CITY OF CLEVELAND
Mayor Justin M. Bibb

2025 City of Cleveland

Landmarks Commission

Month DD, 2025

Julie Trott, Commission Chair
Daniel Musson, Secretary

CITY OF CLEVELAND
Mayor Justin M. Bibb

Certificates of Appropriateness

August 14th, 2025

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

Case 25-055

Certificate of Appropriateness

Joseph and Feiss Factory

Menlo Park Academy Water Tower
2149 West 53rd Street

TAF Art Garden Menlo Park Academy Mural
Project Representatives: Luis Rivas, Metro West Development Corp.; Ariel Vergez, Lead Artist
Ward 3: Councilmember McCormack

Support from:

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACK BRAIN GROUP

THE ART GARDEN

art trail beauty to uplift the human spirit

BLACK BRAIN GROUP

Support from:

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACKBRAIN GROUP

Summary of Project

Art Garden: Cultivating Sustainable Art for Cleveland

Public Art (Mural):2149 W 53rd St, Cleveland, OH 44102

BlackBrain Group's *Art Garden* is a transformative public art initiative supported by Mayor Bibb's Transformative Arts Fund (TAF) in partnership with Metrowest CDC. This project aims to extend its impact through murals and sculptures across the city. Focused on growth, real-world experience, and community.

The murals serve as visual narratives, blending ancient and modern symbols (Cleveland's industrial scene, migration stories, and more) to reflect the city's diverse culture, history, and social evolution.

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The mural will be placed ON the water tower located on the top of Menlo Academy preserving the brick and historic nature

History of Menlo Park and the "Read More Books Building"

In Cleveland's near west side, a former early 20th-century factory—once home to the Joseph & Feiss clothing company—gained new cultural relevance thanks to the bold mural "Read More Books", painted by local street artist The Reader.

Nicknamed the "Read More Books Building," the site sat vacant for years after the factory closed in 1997. In 2017, it was transformed into Menlo Park Academy, a charter school for gifted students. The renovation preserved parts of the graffiti, blending Cleveland's street art legacy with a space dedicated to learning and creativity.

Address:

2149 W 53rd St, Cleveland, OH 44102

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HISTORY

CONTEXT

Address:

2149 W 53rd St, Cleveland, OH 44102

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WALTON AVE

CONTEXT

Address:

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WALTON AVE

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CONTEXT

WALTON AVE

Address:

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CONTEXT

WEST 53rd

Address:

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WEST 53rd

CONTEXT

Address:

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I-90 FREEWAY

CONTEXT

Address:

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CONTEXT

EXIT 169
I-90

Address:

2149 W 53rd St, Cleveland, OH 44102

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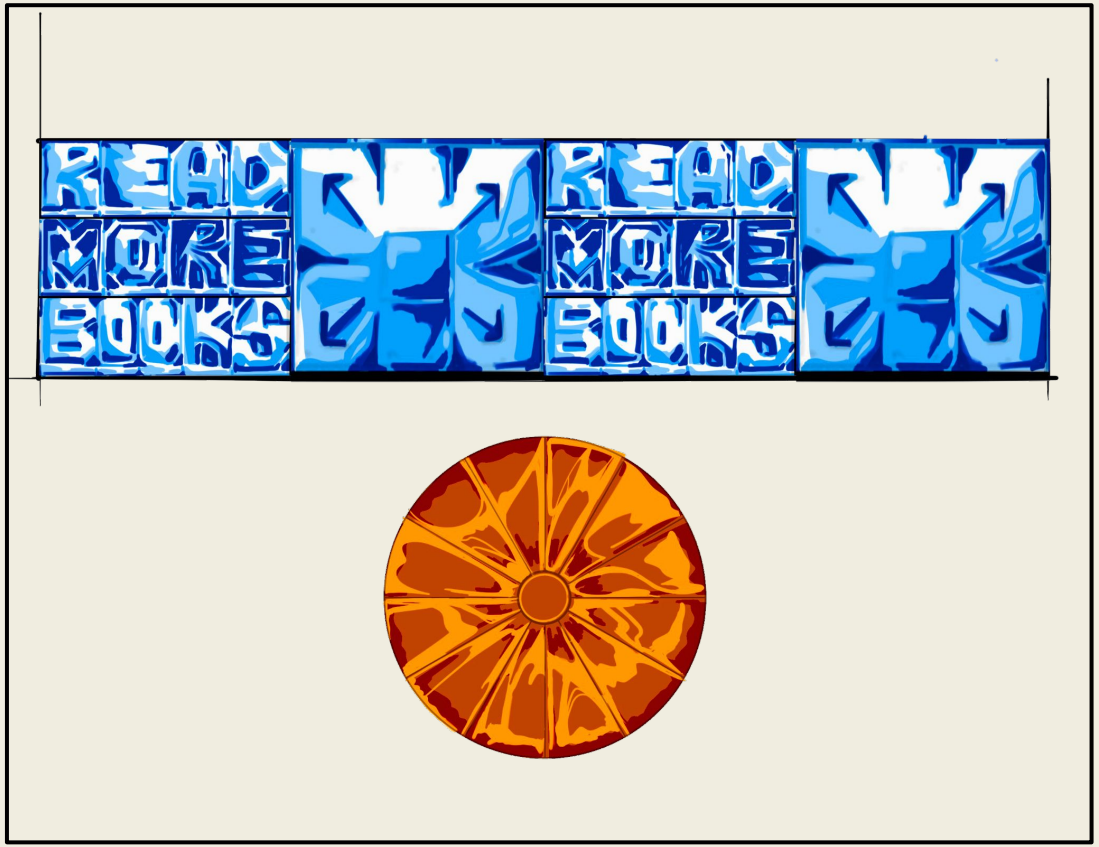
DESIGN



CONTEXT

Address:

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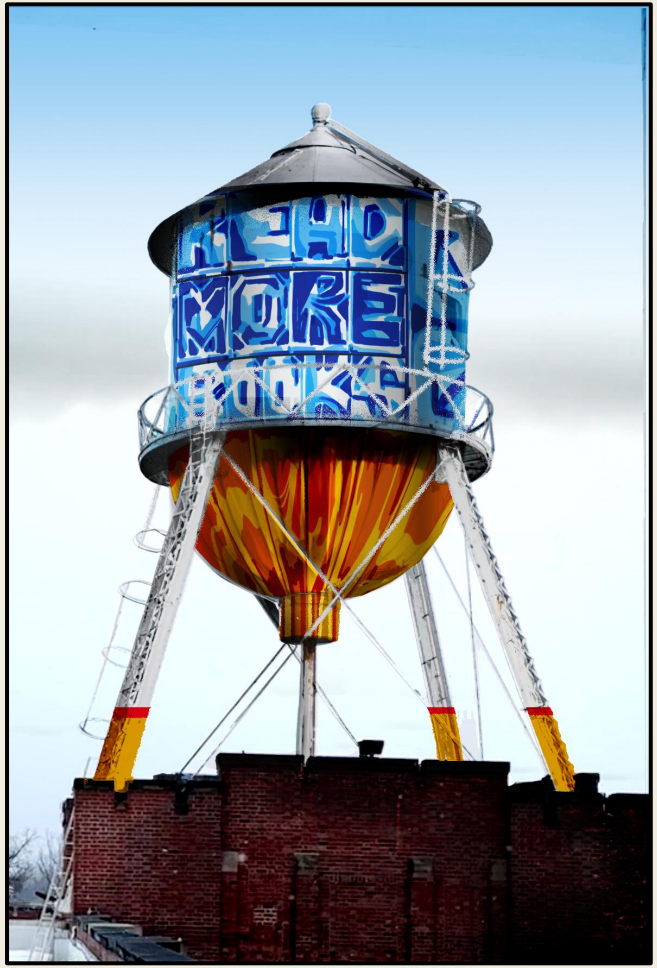
DESIGN



CONTEXT

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DESIGN

CONTEXT

Address:

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Case 25-056

Certificate of Appropriateness

Warehouse Historic District

1215 West 10th Street/950 Main Avenue

Previously approved as Case 23-095 on October 12th, 2023

"Land of Plenty" Debbie Clapper/GNeural Mural

Project Representatives: Eileen Cassidy, Historic Gateway District; Debbie Clapper, Artist

Ward 3: Councilmember McCormack

HWDDC + HGNC

MAIN AVENUE MURAL CONCEPT

ARTWORK PROPOSAL: “Land of Plenty”

July 2025

Created for HWDDC + HGNC, Cleveland, Ohio

Presented by gneural™ / DEBBIE CLAPPER

Playful, Unique, Urban, Vibrant, Joyful, Seamless, & Thoughtful

For this mural concept, Debbie combined her signature asymmetrical Op Art geometry with organic, swirly lines to visualize the idea of the “core to the shore” eclectically.

debbiec@gneural.com 303.596.7348 gneural.com @gneural @gneural
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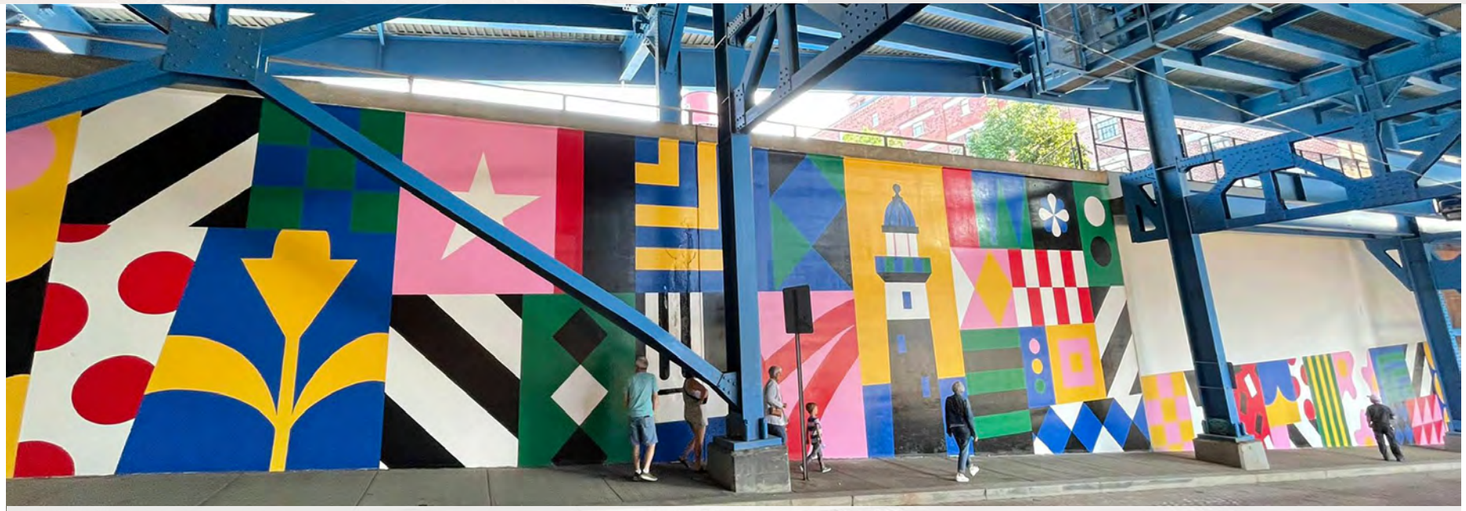
Alan Giberson Murals

Monster Steve and Alex Tang Murals



Ryan Jaenke Mural

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View from about halfway down Main Ave facing towards West 10th.

View from West 10th looking up towards West 9th.

KEY

Indicates outline of proposed site

Straight on view from across the street on Main Ave.

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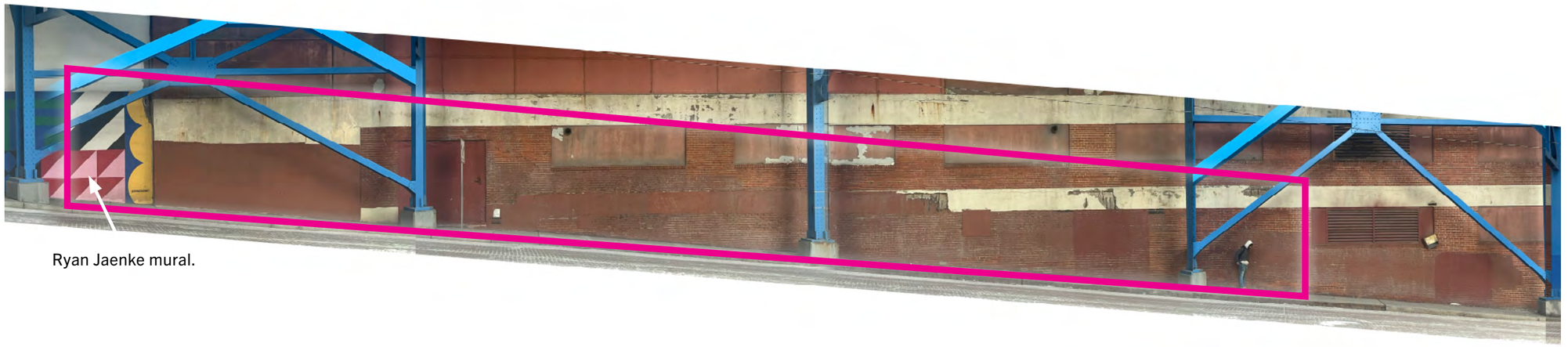
gneural / DEBBIE CLAPPER™

View from about halfway down Main Ave facing towards West 10th.

View from West 10th looking up towards West 9th.

KEY

Indicates outline of proposed site



Straight on view from across the street on Main Ave.

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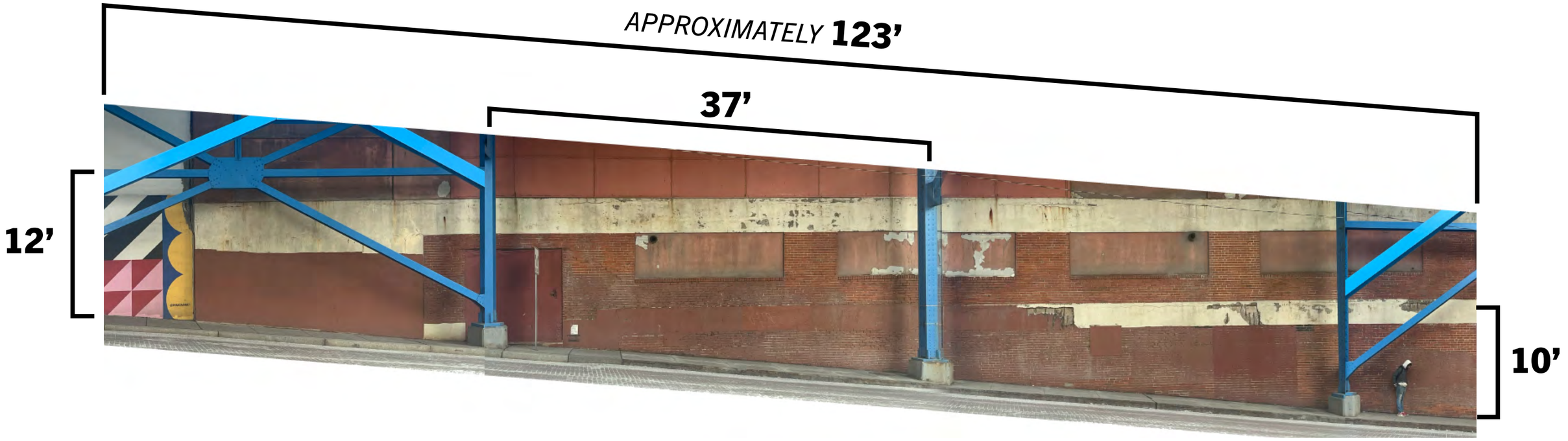
LOCATION & MEASUREMENTS

Main Avenue (north wall of The Archer, near 27 Club Coffee)



Current condition of wall.

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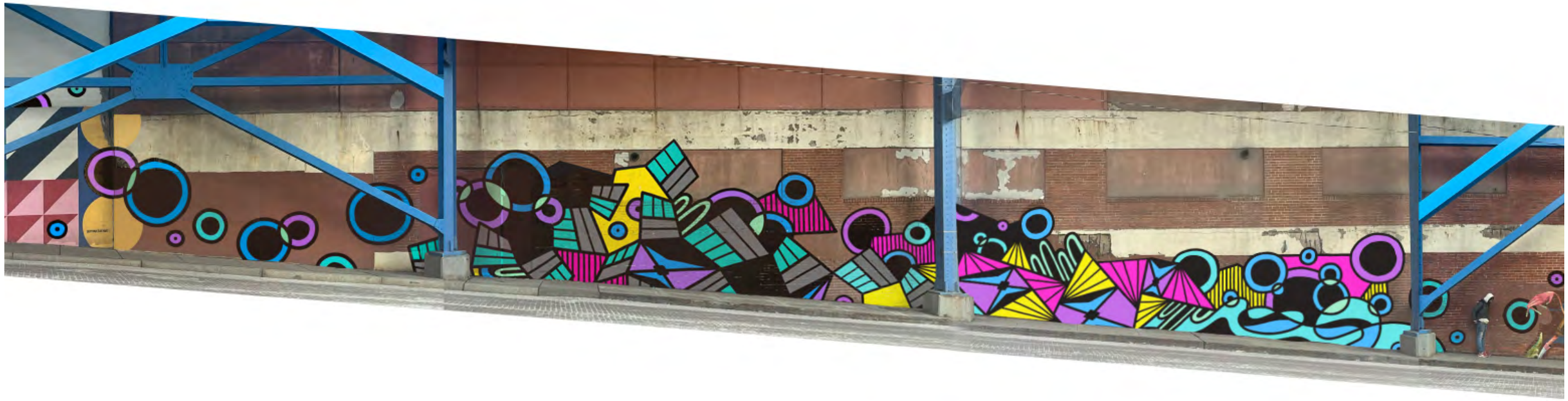
“Land of Plenty” Revised Artwork



Magenta | Bright Yellow | Lively Lime | Seafoam | Bridge Blue | Purple | Black

“Land of Plenty” is vibrant and joyful! Bold colors and dynamic shapes dance along the brick wall, all moving together thoughtfully and connectedly—the use of black outlines and fills balances out the bright colors, creating a harmonious piece of art.

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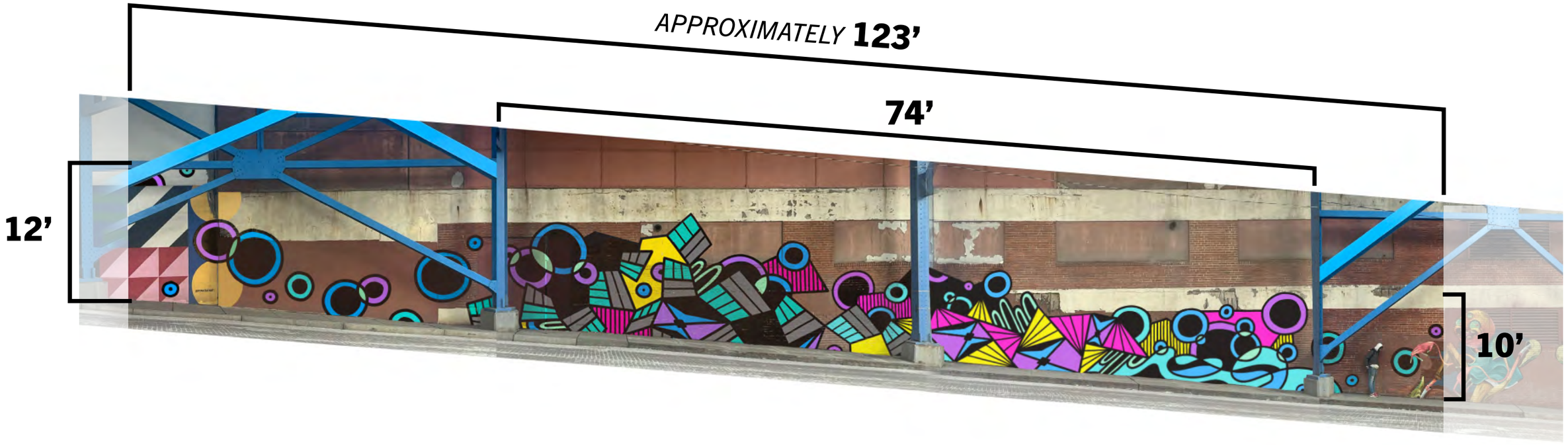
“Land of Plenty” Revised Artwork Measurements



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“Land of Plenty” Full Wall Mockup

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ARTIST PLACARD

Placement of Placard - far right side of the piece; appoximately 19 bricks up from the ground

Close to scale mockup to show how the placards may look next to a piece.

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Proposed Placard Design Specs

MATERIAL AND SIZE SPECS

Placard Size - 11” wide, 14” tall, 1/8” thick

Material - Outdoor Aluminum or Outdoor Acrylic

Installation - 4 drill holes with hardware

DESIGN SPECS

Font Color - Either black or white depending on the chosen background color of the placard

Background Color - Single color that matches a dominant color in the mural or installation

Artwork Title - 60pt heavy sans serif font

Artist Name - 40pt heavy sans serif font

Artwork Specs - 30pt bold sans serif font

Body Copy Headlines - 20pt bold sans serif font; limited to 500 characters in length

Body Copy Text - 18pt regular sans serif font; limited to 575 characters in length

QR Code - 2” x 2”

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1 WALL PREP
Powerwash by Downtown Cleveland Ambassadors

2 APPLICATION
Hand-Painted directly on facade (using rollers and brushes)

3 PAINT
Sherwin-Williams A-100 Exterior Latex Flat paint

4 COMMUNITY ENGAGEMENT
Volunteers will have a hand in beautifying Cleveland by helping paint this mural

5 FINISH
Sealed with Sherwin-Williams Anti-Graffiti Clear Silicone

6 MAINTENANCE
HWDDC + HGNC to maintain mural

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THANK YOU!

LET'S GIVE MAIN AVENUE A VIBRANT, LIVELY MURAL WITH STREET ART FLARE!

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Case 25-057

Certificate of Appropriateness

Warehouse Historic District

1215 West 10th Street/950 Main Avenue

Temporary Sponsored Wall Art/Sign

Project Representatives: Jordan Morales, Infante Arts

Ward 3: Councilmember McCormack

CAVS X SPRITE "SPRITE MAN" MURAL

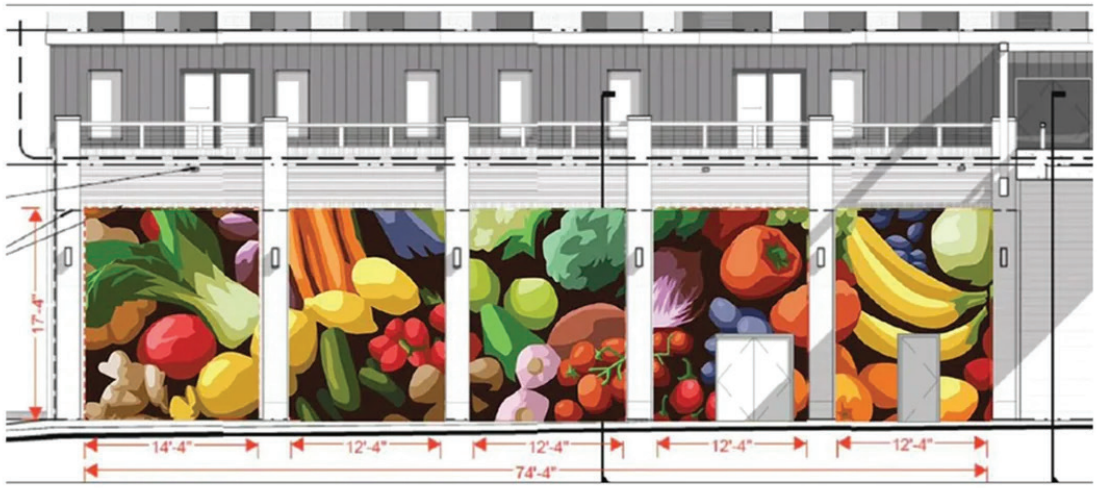
DESIGNED BY:
GLEN INFANTE
MALCOLM BELLEW

950 MAIN AVENUE, CLEVELAND OHIO

950 MAIN AVENUE, CLEVELAND OHIO

REPLACEMENT ART: FACES OF UNITY MURAL

RECENT WORK



meijer
FAIRFAX
· MARKET ·

South Facade Mural · 2190 E. 105th Street · Artist: Glen Infante

RECENT WORK

RECENT WORK

RECENT WORK

RECENT WORK

art by:
@gleninfante
#VOICESOFCLE:
a public art project
that celebrates
the diverse
voices that
elevate
OUR CITY
"Paint a picture
of someone you
love, maybe,
someone who is
no longer with us."
Commissioned
with great
love
for #THE LAND
by
Myles Garrett
#VoicesofCLE
PUBLIC ART PROJECT
@GLENINFANTE

RECENT WORK

MURAL MEASUREMENTS 24FT X 12FT

A commemorative plaque will be installed adjacent to the mural to acknowledge the collaboration between the Cleveland Cavaliers and Sprite, and to provide context about the artwork's significance

Final Installation & Rework Schedule:

August 26 – September 1, 2025

Permanent Mural Installation Process:

– Procure supplies
– Prepare wall surface
– Apply mural paint

Post-Campaign Commitment:

Once the duration of the Sprite x Cavs mural has concluded, InfanteArts will design and install a brand new mural in its place—one that reflects and supports the spirit of the city and community. This ensures the wall remains a vibrant and meaningful part of the neighborhood.

950 MAIN AVENUE, CLEVELAND OHIO

Glen Infante is a nationally recognized mural artist celebrated for his vivid, emotionally charged portraits and large-scale public art pieces. With a background in graphic design and illustration, Glen's murals fuse realism, pop culture, and social commentary into unforgettable visuals that energize both cityscapes and stadiums.

From Cleveland to national stages, Glen has collaborated with major brands and organizations such as Nike, Gatorade, New Balance, the Cleveland Cavaliers, and the Cleveland Guardians — turning walls into meaningful landmarks. His work often reflects themes of identity, empowerment, and legacy, making each piece more than just art — it's a message.

Glen works closely with his creative partner, Jordan Morales, to bring each project to life — from vision to execution. Together, they form a powerhouse team known for producing impactful, high-quality mural work that speaks to communities and stands the test of time.

For more please visit www.gleninfante.com

Case 25-034

Certificate of Appropriateness

Shaker Square Historic District

Colony Apartments
2809-2935 Van Aken Boulevard

Signage

Project Representatives: Brandon Cline, Smartland LLC
Ward 4: Councilmember Gray

Colony Apartments Monument Signs

SMARTLAND®

Project Summary: Colony Apartments Monument Signage Installation

This project proposes the installation of three new freestanding monument signs at Colony Apartments, a historically significant multifamily community. The signage package includes one primary monument sign and two secondary signs, all designed with internally illuminated lettering and surrounding light boxes to enhance visibility and provide a clean, timeless appearance both day and night.

Each sign will be strategically positioned at key locations on the property, set back from sidewalks and pedestrian pathways to preserve open sightlines and ensure safe, unobstructed access. The design and placement of the signage reflect a careful balance between historic sensitivity and modern functionality, reinforcing the property's identity while improving visibility, enhancing curb appeal, and strengthening its presence within the community.

At Smartland, we specialize in revitalizing undervalued properties to enhance neighborhoods and deliver high-quality housing options. Our mission is to provide residents with a unique blend of affordability and luxury through thoughtfully renovated apartment communities. Every applicant undergoes a thorough screening process including background, credit, and employment verification to ensure a safe and respectful living environment. We hold all of our properties to the highest standards, creating communities where residents can enjoy a superior quality of life that stands apart from the rest.

SMARTLAND®

Project Benefits

- Establishes a strong, professional identity for the property
- Enhances curb appeal and creates a positive first impression
- Improves wayfinding for residents, visitors, and emergency services
- Increases visibility from the street, day and night
- Acts as a 24/7 marketing tool to attract prospective tenants
- Signals pride of ownership and quality property management
- Contributes to a clean, cohesive neighborhood appearance
- Promotes safety by reducing confusion at entry points

Existing Conditions

SMARTLAND®

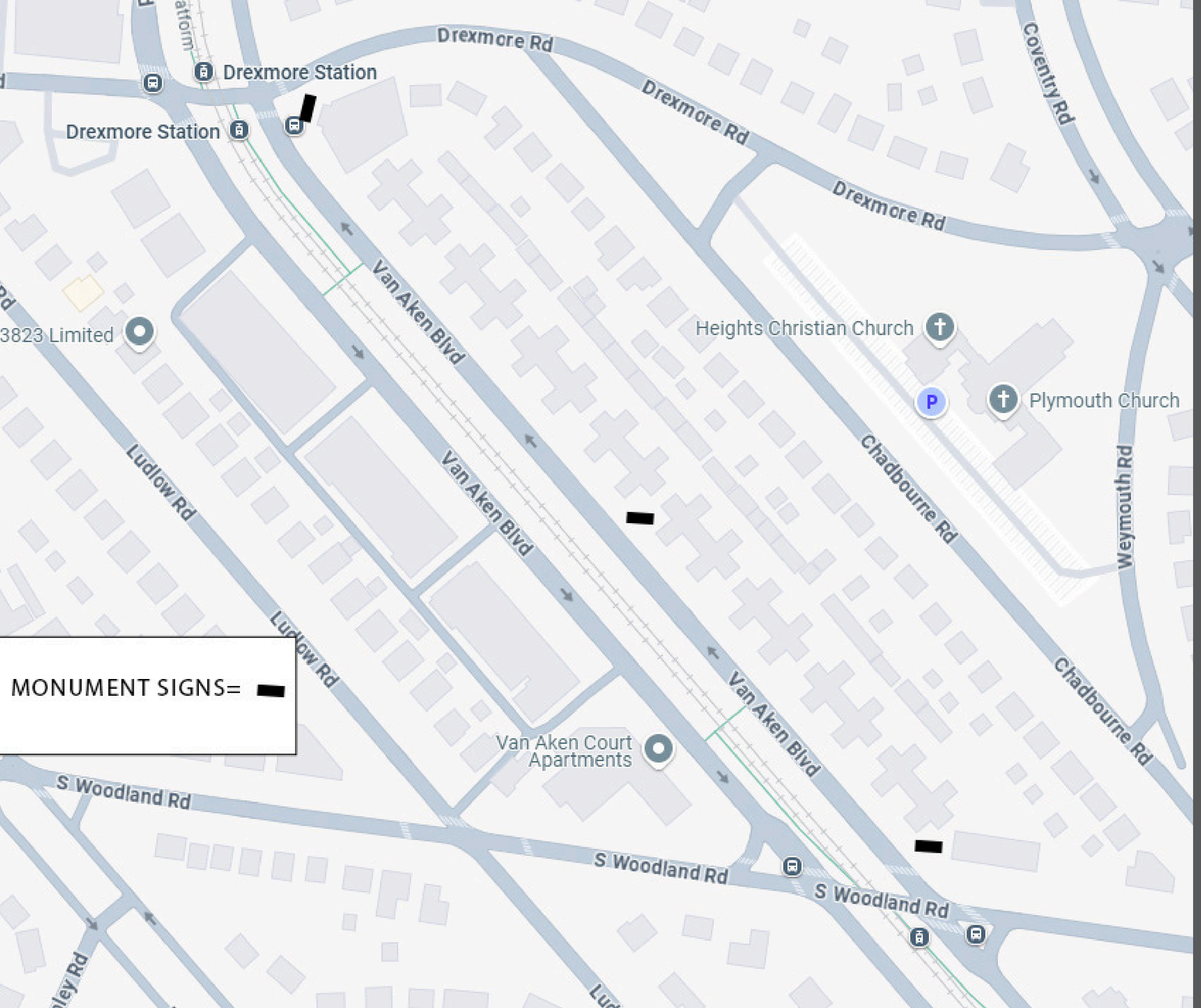
Existing Conditions

SMARTLAND®

Existing Conditions

SMARTLAND®

Signage Locations



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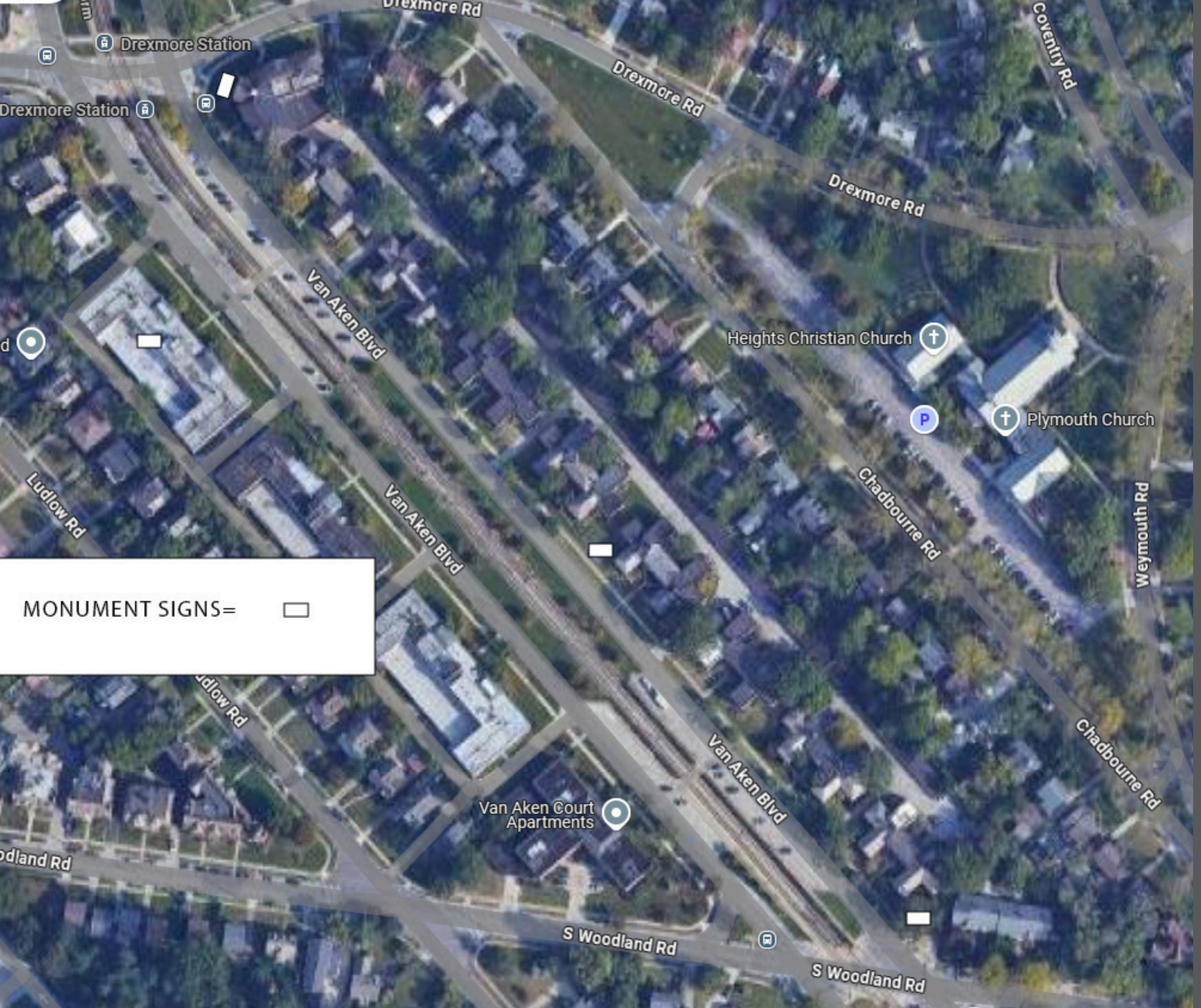
Signage Locations



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The proposed signage locations have been carefully selected to maximize visibility, accessibility, and visual impact for both residents and prospective tenants. The monument signs are strategically placed at each end of the property and at the center along Van Aken Boulevard to ensure clear and consistent identification of the community from multiple directions. These placements take advantage of existing sightlines and natural breaks in the landscaping, allowing the signage to stand out while complementing the historic character of the site. Positioned near key entrances, driveways, and pedestrian pathways, the signs are designed to capture attention, enhance wayfinding, and reinforce the property's presence within the neighborhood. Collectively, this signage approach strengthens identity, supports resident experience, and elevates overall curb appeal in a cohesive and intentional manner.

The sleek, modern design of the monument signs enhances the visual identity of Colony Apartments while maintaining a respectful balance with the property’s historic charm. The signage package includes two signs measuring 9 feet wide by 4.5 feet high, and one measuring 6 feet wide by 3 feet high. Each sign will feature two illuminated text boxes—one displaying "Colony Apartments" and the other "Managed by Smartland." The clean typography, structured layout, and illuminated lettering create a strong, recognizable presence that improves visibility and reinforces the community’s brand identity.

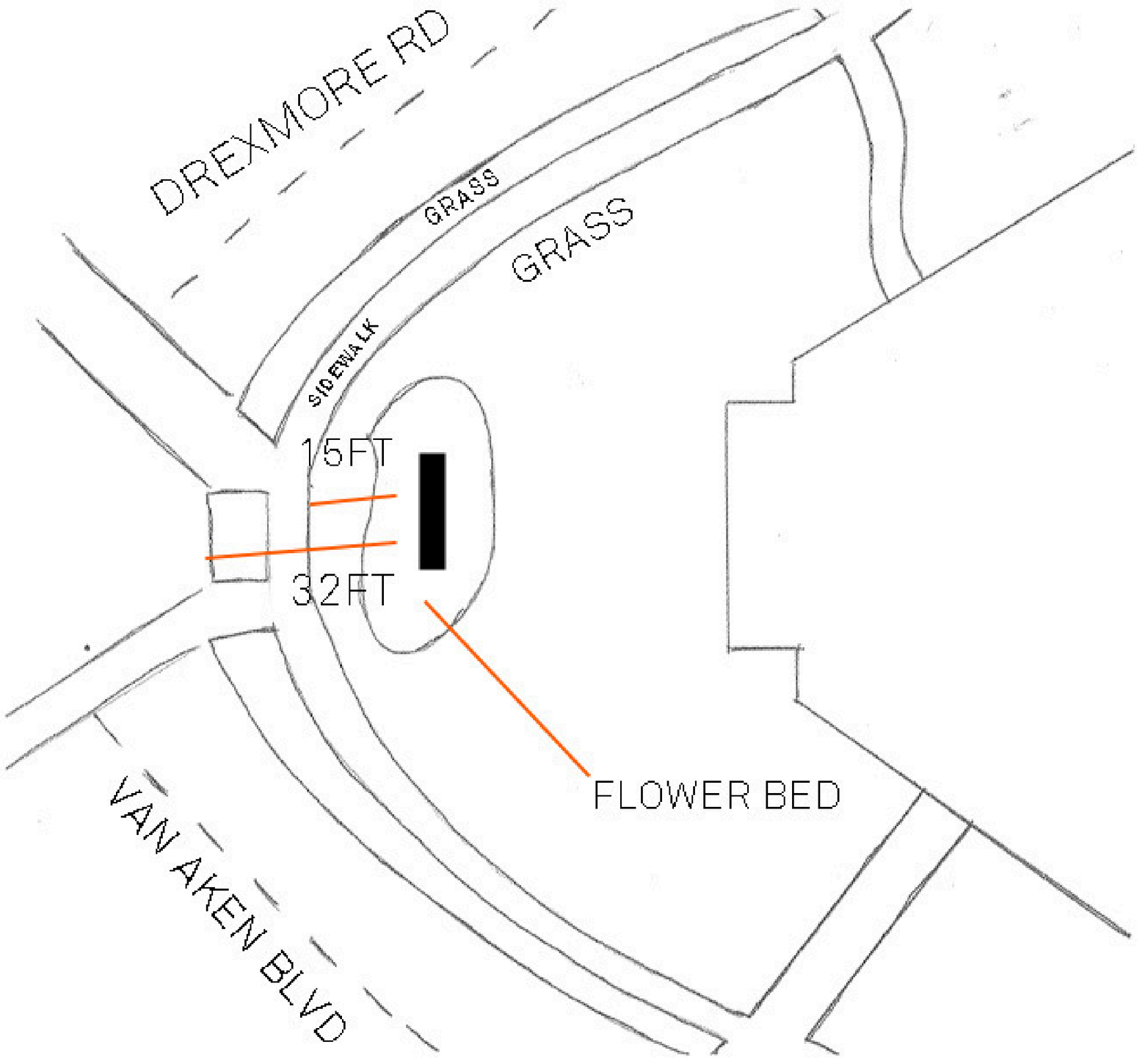
- **Colony Sign 1 and 2**
  4.5ft high, 9ft wide
  “Colony”- 15.1 in tall
  ”apartments”/equal housing logo-3.75 in tall
  “managed by”- 1.75 in tall
  smartland- 4.76 in tall

- **Colony Sign 3**
  3ft high, 6ft wide
  “Colony”- 10.06 in tall
  ”apartments”/equal housing logo-2.5 in tall
  “managed by”- 1.15 in tall
  smartland- 3.35 in tall

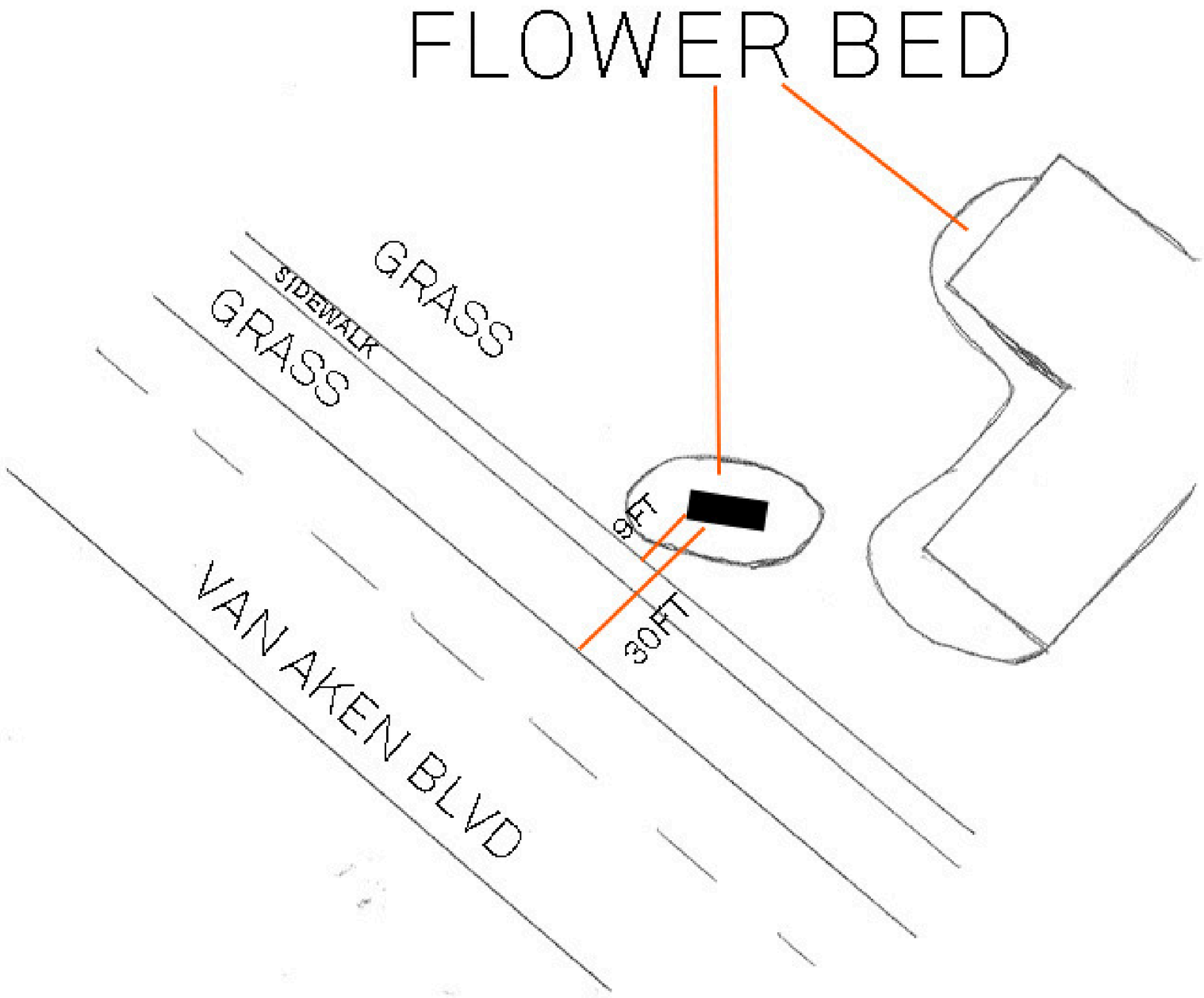
Site Plans/ Materials

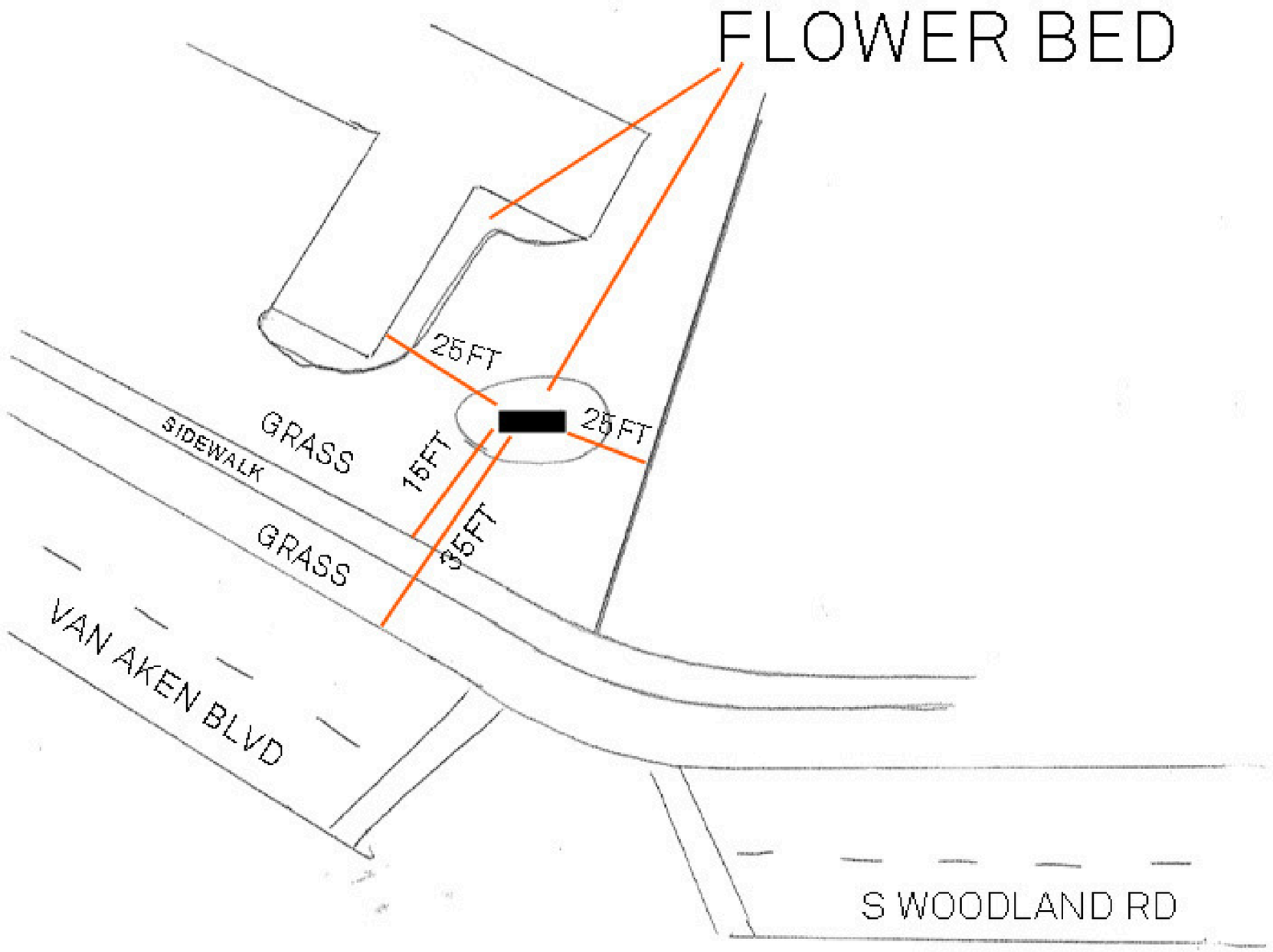
The proposed monument signage package for Colony Apartments includes three freestanding signs designed to enhance visibility, support wayfinding, and reinforce the overall identity of the property. The package consists of two signs measuring 9 feet wide by 4.5 feet high (approximately 35 square feet), and one smaller sign measuring 6 feet wide by 3 feet high (approximately 18 square feet).

All signs will be constructed from high-quality, weather-resistant materials, including stainless steel, aluminum, and acrylic, ensuring long-lasting durability suitable for exterior use. Each sign will feature internally illuminated lettering and surrounding light boxes, incorporating waterproof LED modules to deliver consistent performance in all weather conditions. The lighting system is designed for energy efficiency and low power consumption.
The signs will be freestanding and strategically positioned throughout the property, each placed away from sidewalks and pedestrian paths to maintain open sightlines and ensure safe, unobstructed access. The scale, materials, and illumination of the signage have been thoughtfully designed to complement the historic character of Colony Apartments while meeting modern standards for visibility, functionality, and aesthetic appeal.

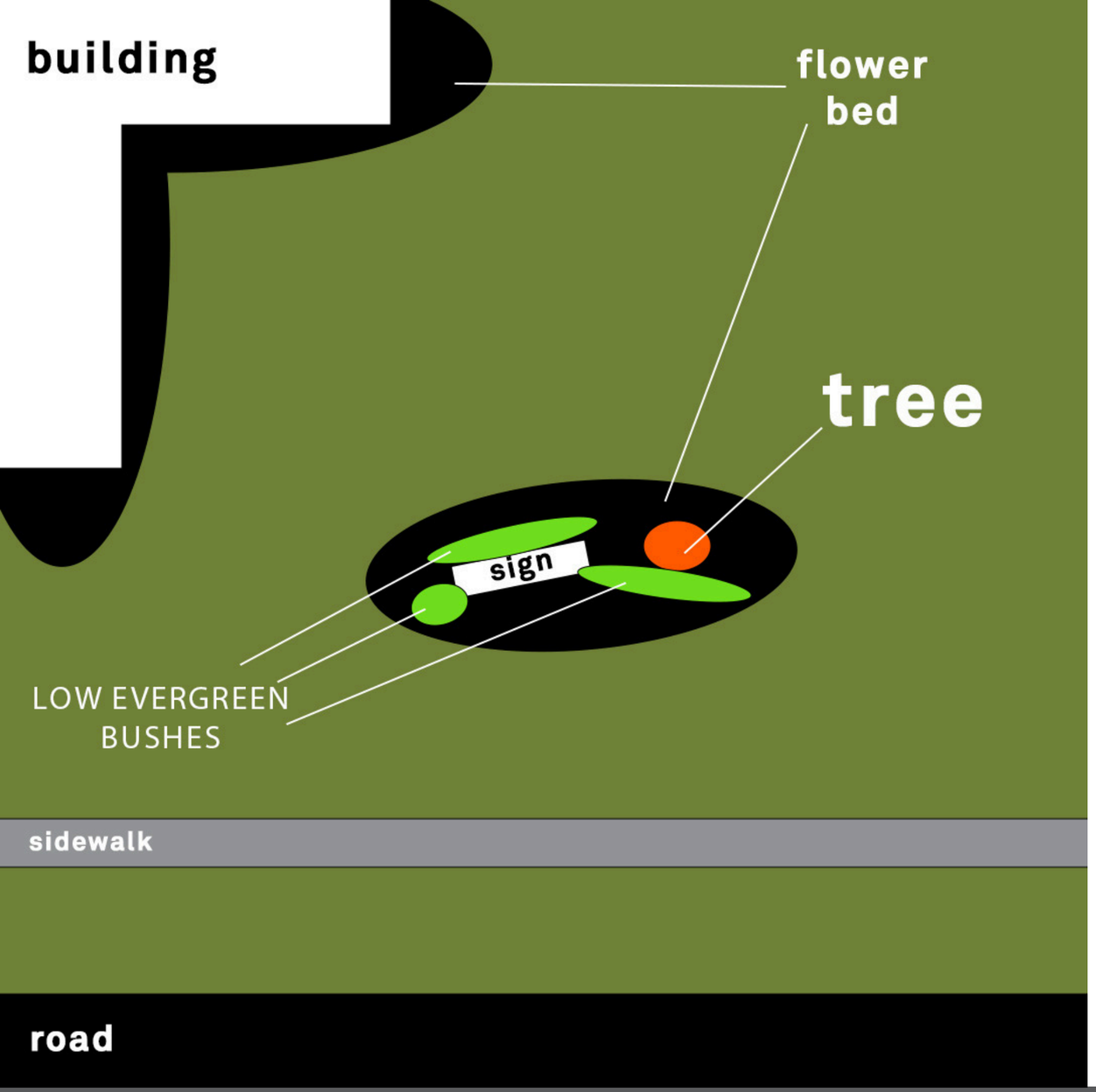

DREXMORE RD
GRASS
GRASS
SIDEWALK
15FT
32FT
FLOWER BED
VAN AKEN BLVD

SMARTLAND®


FLOWER BED
GRASS
SIDEWALK
GRASS
9FT
30FT
VAN AKEN BLVD


FLOWER BED
25FT
25FT
15FT
35FT
SIDEWALK
GRASS
GRASS
VAN AKEN BLVD
S WOODLAND RD

SMARTLAND®



Species of evergreen bushes:
Boxwood

Landscaping Plan

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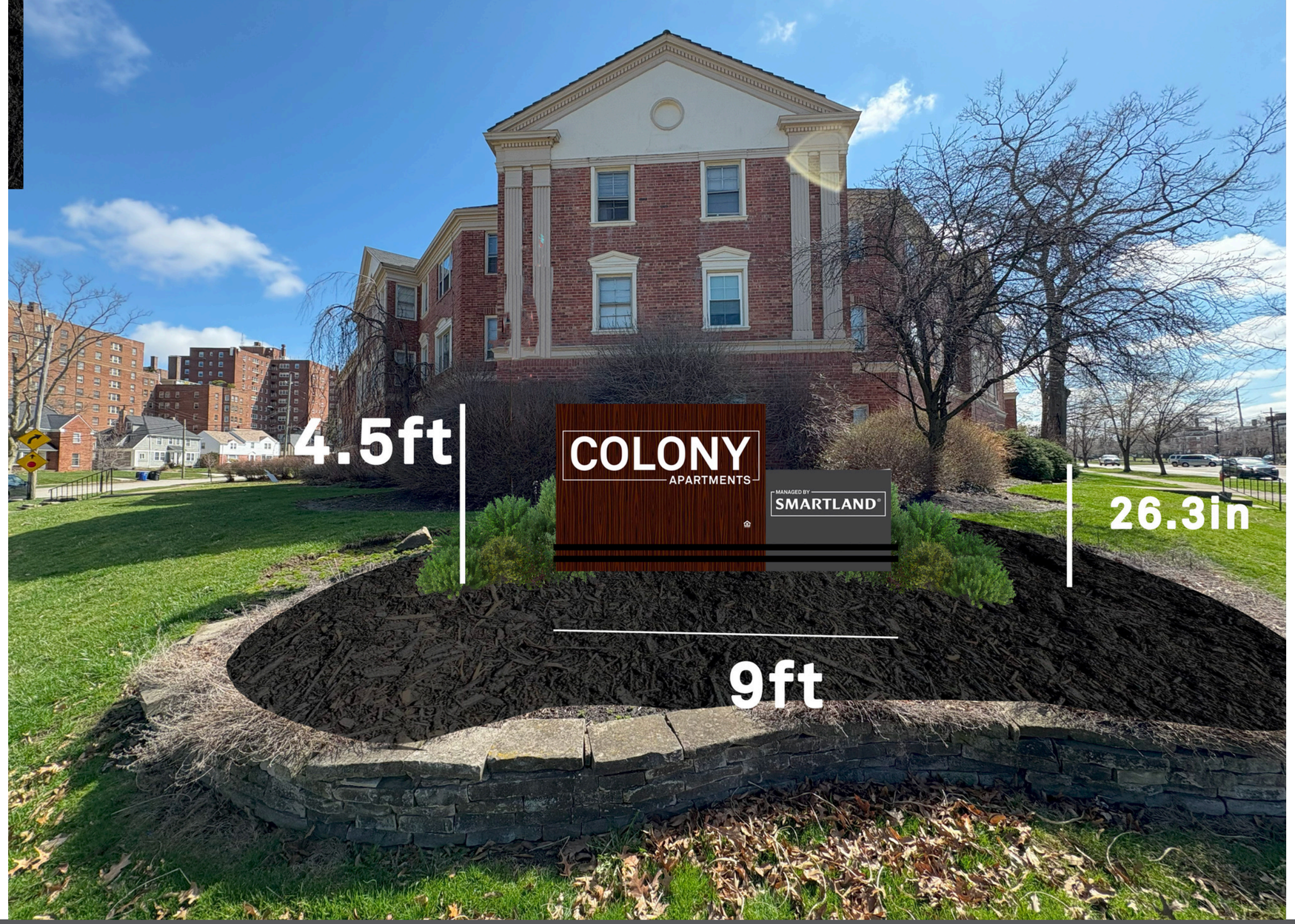

Renderings

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Renderings

SMARTLAND®

Renderings

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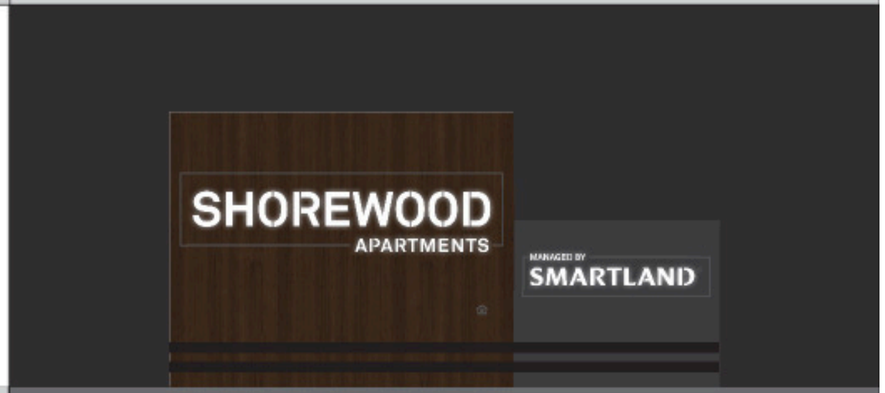
① 第一步
1ST STEP
支架位置挖坑
Choose the installation location and dig a pit

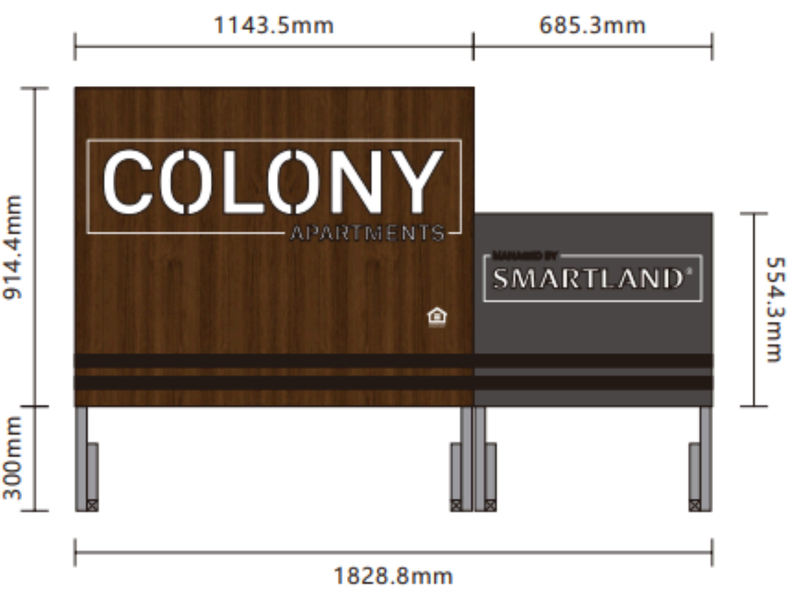
② 第二步
2ND STEP
将立牌支架放入坑中
Place the sign stand into the pit

③ 第三步
3RD STEP
坑内浇灌混凝土
Pouring concrete in pit

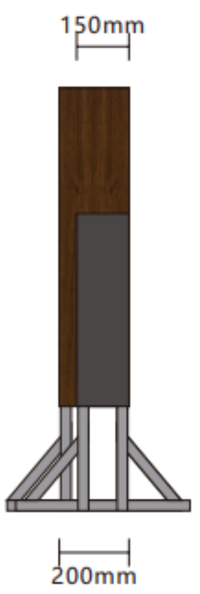
④ 第四步
4TH STEP
等待混凝土凝固后，将沙土回填
After the concrete solidified, fill the sand back

⑤ 第五步
5TH STEP
将立牌线接入插座
Connect the wires for signboard to the socket



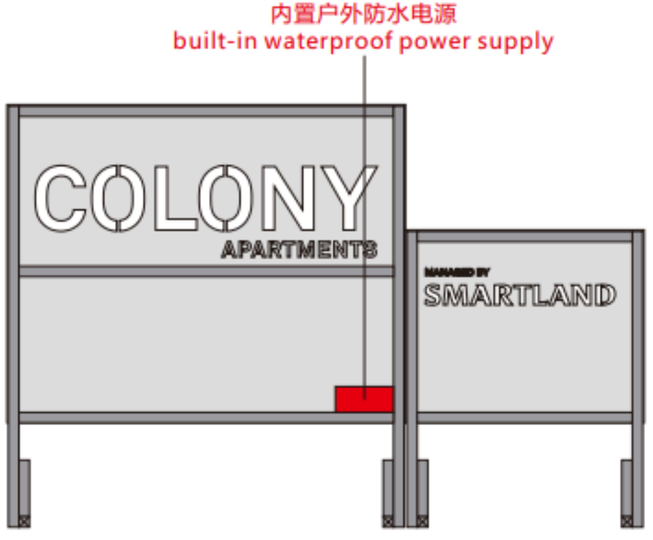


正视图
Front View

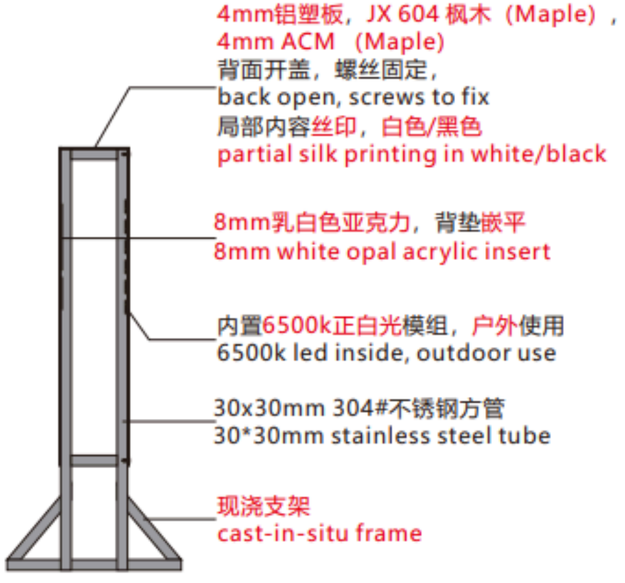


侧视图
Side View

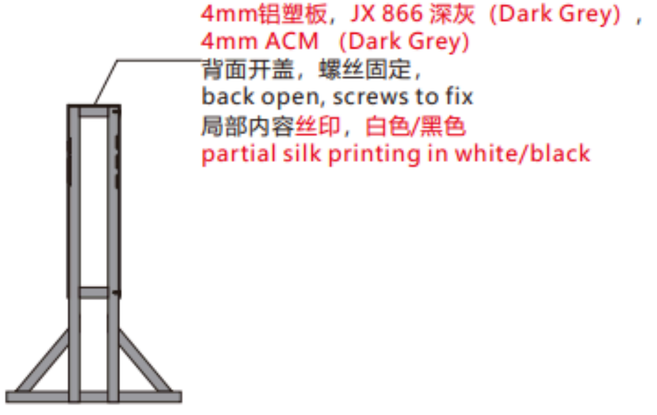
背视图
Back View



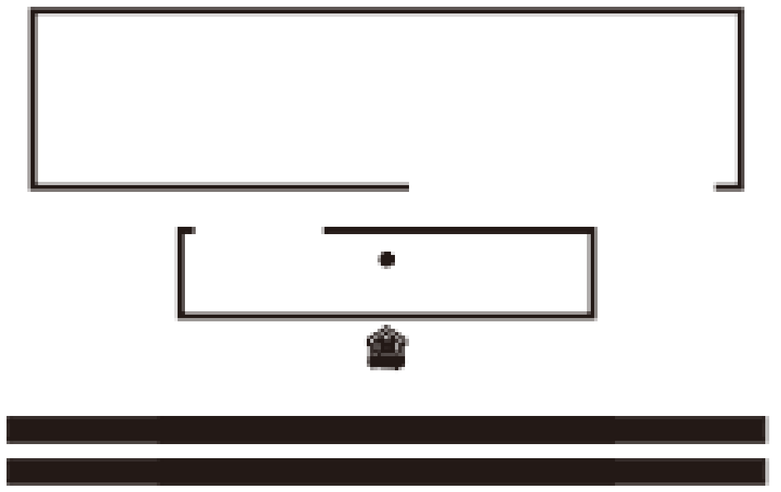
正视图工艺图
Front Overall View



侧视图工艺图
Left Side Overall View



侧视图工艺图
Right Side Overall View



丝印不发光区域
NO LIGHT SILK PRINT PART

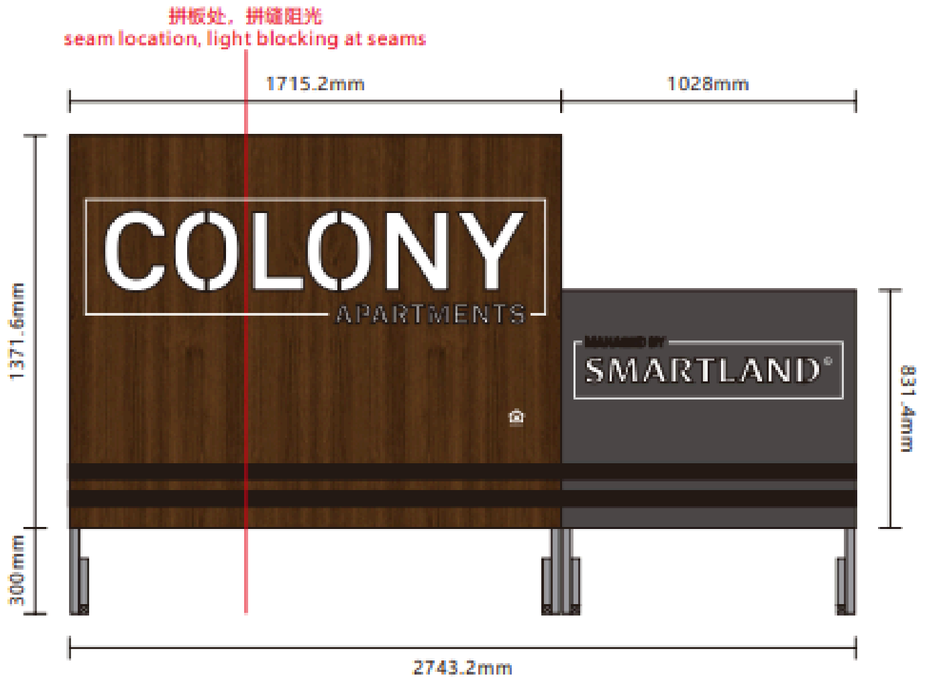
COLONY

APARTMENTS

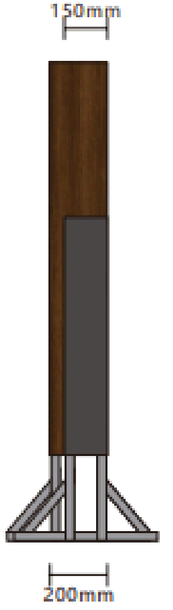
MANAGED BY

SMARTLAND

背垫亚克力发光区域
LIGHT ACRYLIC PART

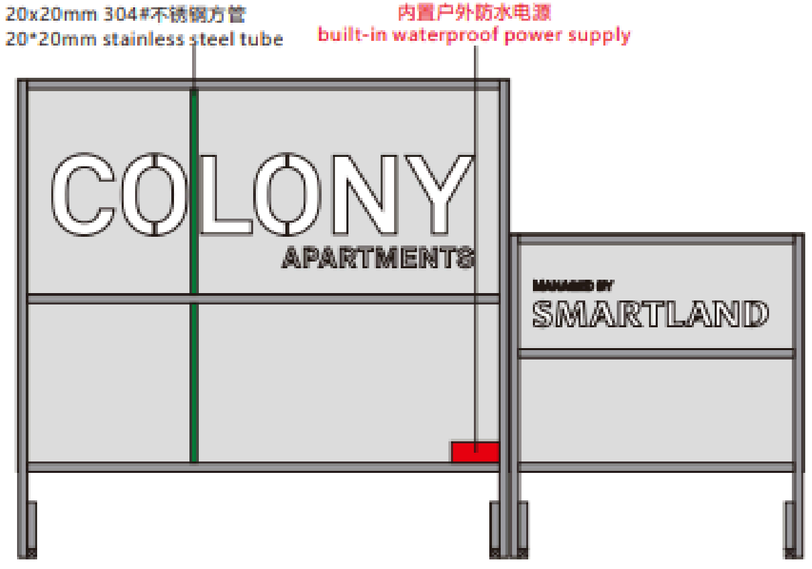


正视图
Front View

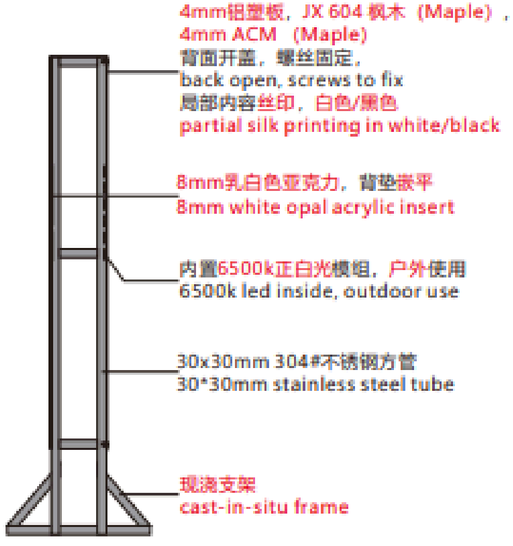


侧视图
Side View

背视图
Back View

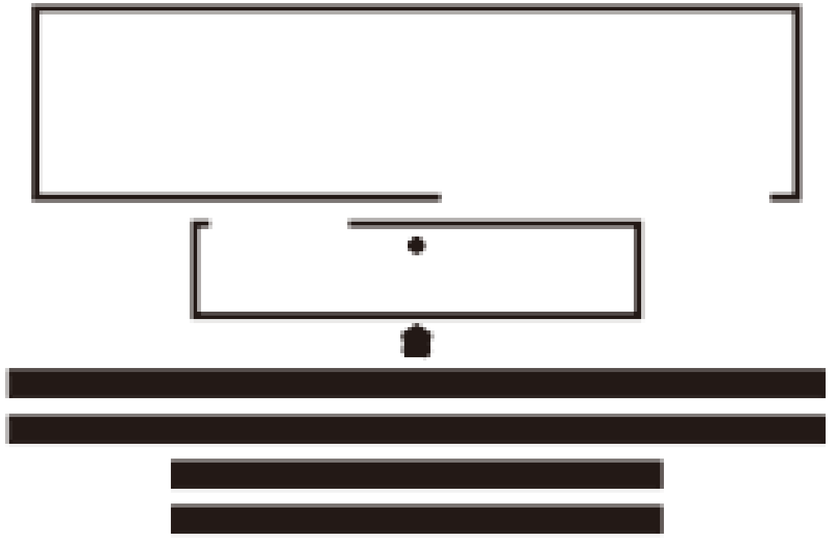


正视图工艺图
Front Overall View



侧视图工艺图
Left Side Overall View

侧视图工艺图
Right Side Overall View



丝印不发光区域
NO LIGHT SILK PRINT PART

COLONY

APARTMENTS

MANAGED BY

SMARTLAND

背垫亚克力发光区域
LIGHT ACRYLIC PART

Case 25-058

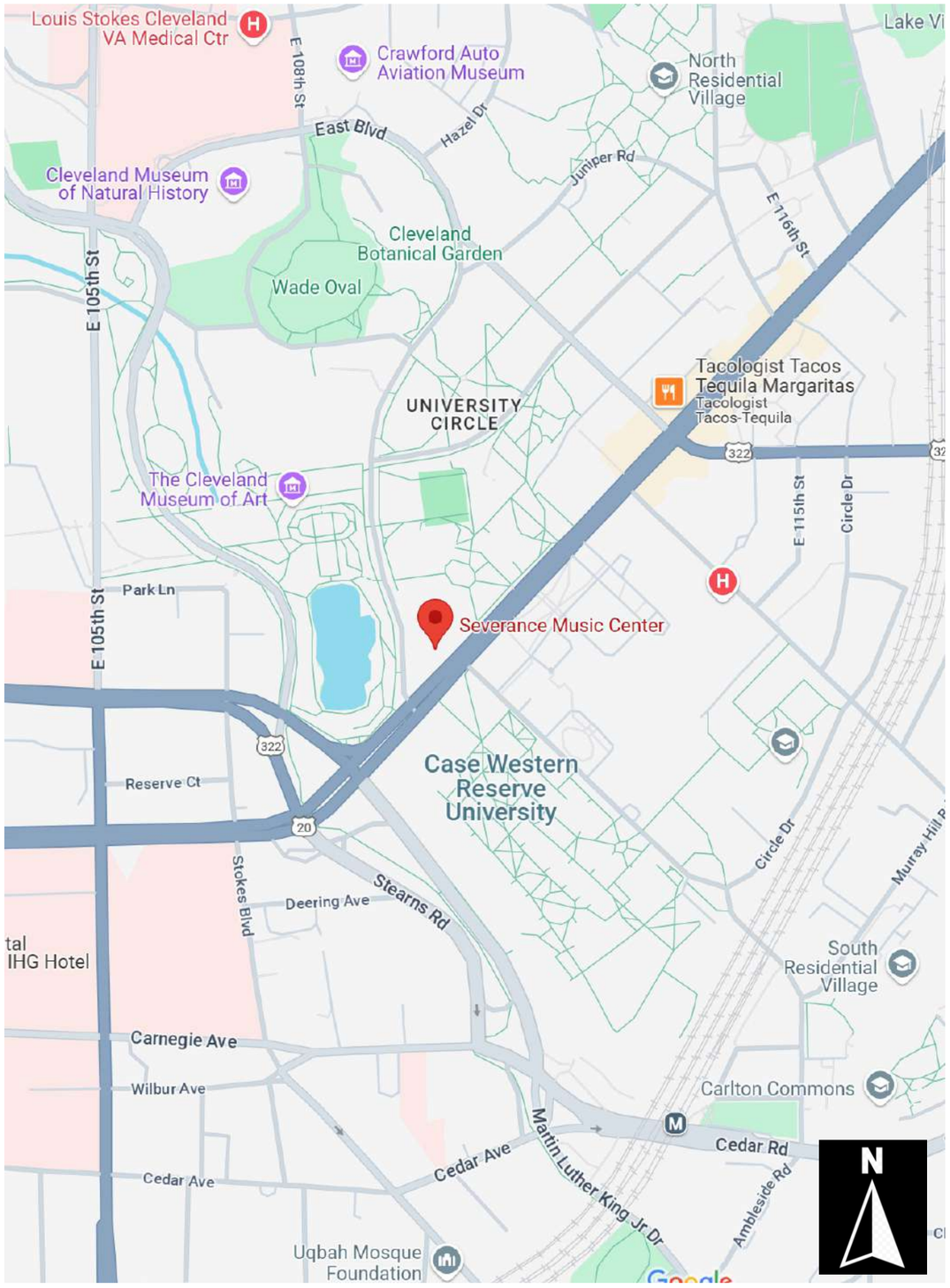
Certificate of Appropriateness

Severance Hall

Mandel Concert Hall at Severance Music Center
11001 Euclid Avenue

Signage

Project Representatives: Richard Levitz, PK Levitz LLC
Ward 9: Councilmember Conwell



MANDEL CONCERT HALL SIDEWALK KIOSK SIGNS AT SEVERANCE MUSIC CENTER
11001 Euclid Ave.
Cleveland, OH 44106

Two new double-sided Sidewalk Kiosk Signs with digital screens, each located at the east and west building entrances fronting East Boulevard and Euclid Avenue.

Inspired by historical precedents, the design blends two existing Severance architectural styles: the interior Deco-style ticket kiosk at Reinberger Concert Hall and the more restrained classical details of the building's exterior.

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

Proud Member Of:

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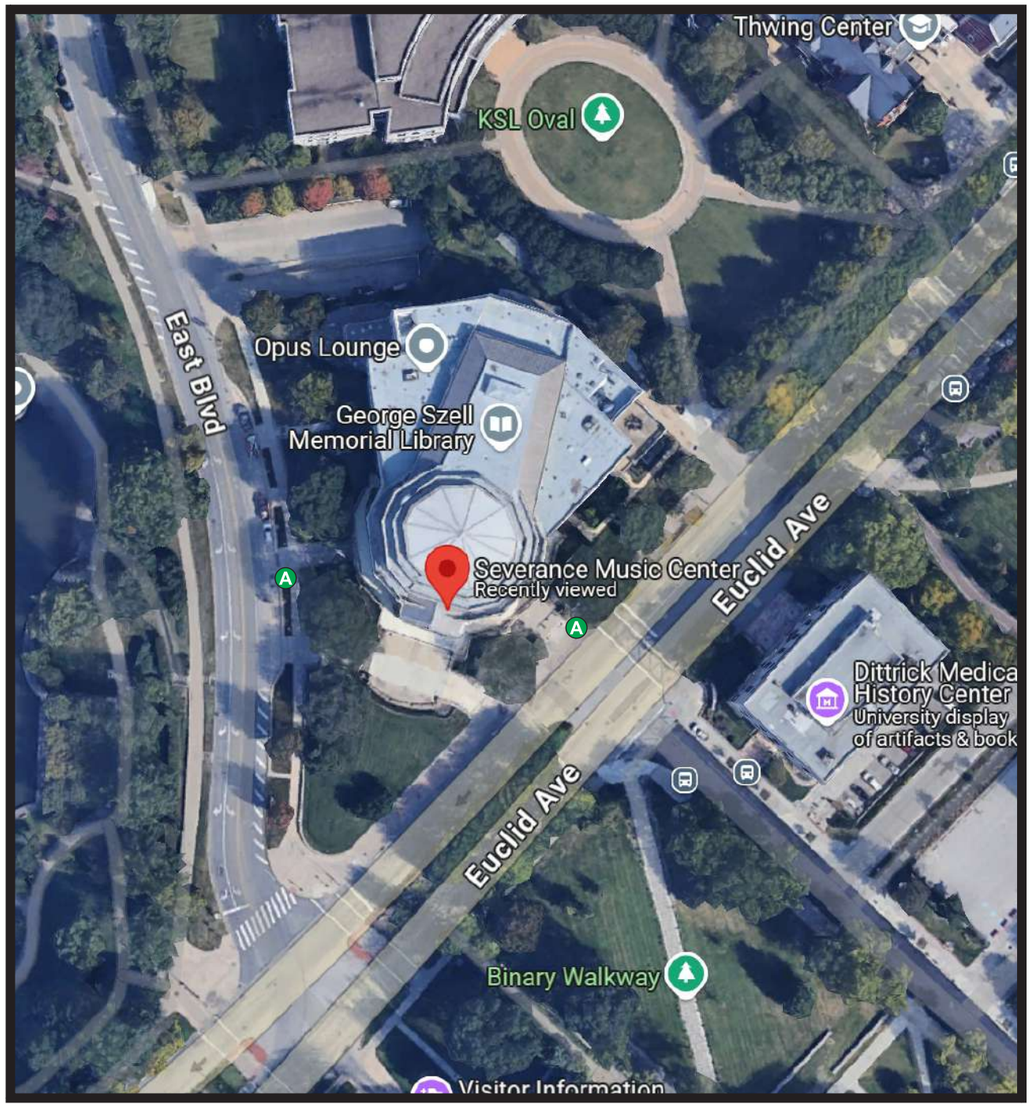
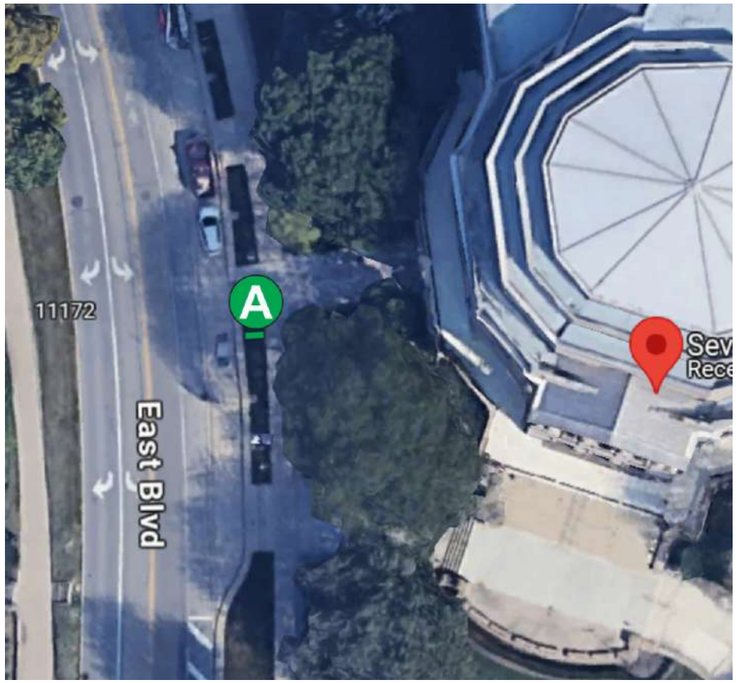
BRADY SIGNS
1721 Hancock Street
Sandusky, OH 44870
419-626-5112
www.bradysigns.com

SITE CONTEXT PLAN

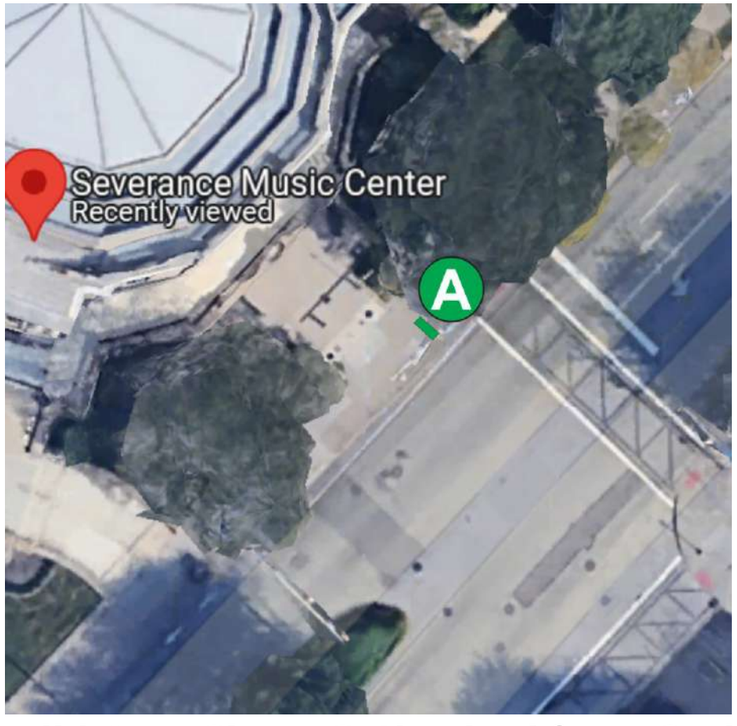
Width of Severance Music Hall facing Euclid Ave: 210’



A Sidewalk Kiosk Signs (East and Euclid)



East Blvd. Sign - Setback 3’ from Curb



Euclid Ave. Sign - Setback 5’ from Curb

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

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SITE CONTEXT

Severance Hall (Building)

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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419-626-5112
www.bradysigns.com

SITE CONTEXT

Severance Hall (Signs on Property)

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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419-626-5112
www.bradysigns.com

SITE CONTEXT

Euclid Ave. Across Street

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

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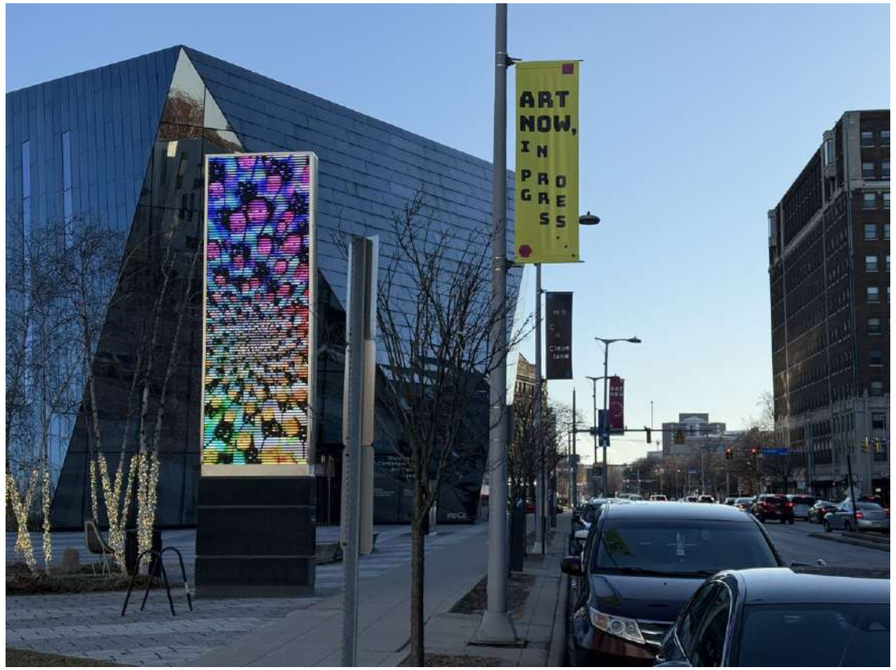
SITE CONTEXT

Euclid Ave. to the Northeast



SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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SITE CONTEXT

Euclid Ave. to the Northeast (Continued)

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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419-626-5112
www.bradysigns.com

SITE CONTEXT

Miscellenous University Circle

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

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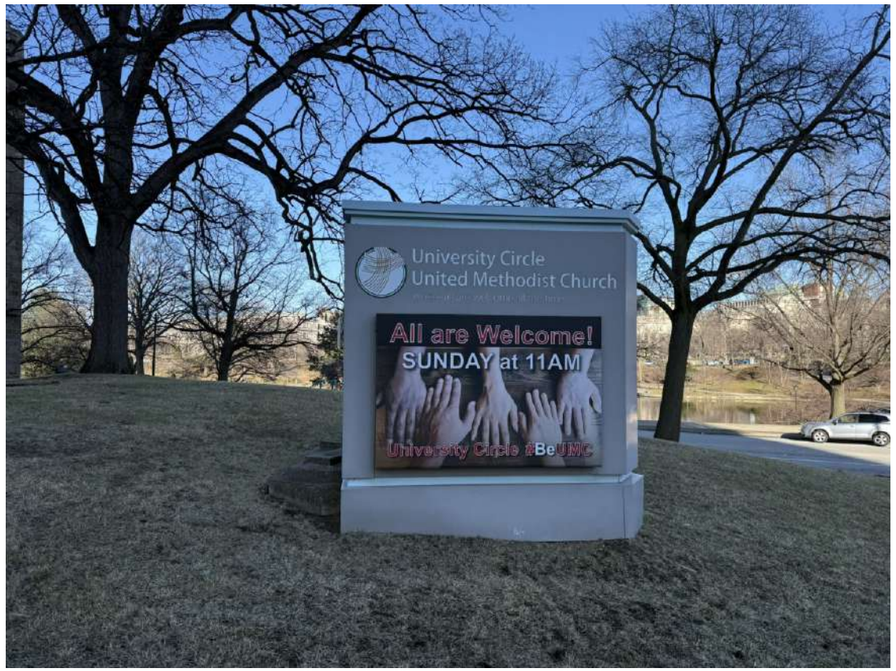
SITE CONTEXT

United Methodist Church



SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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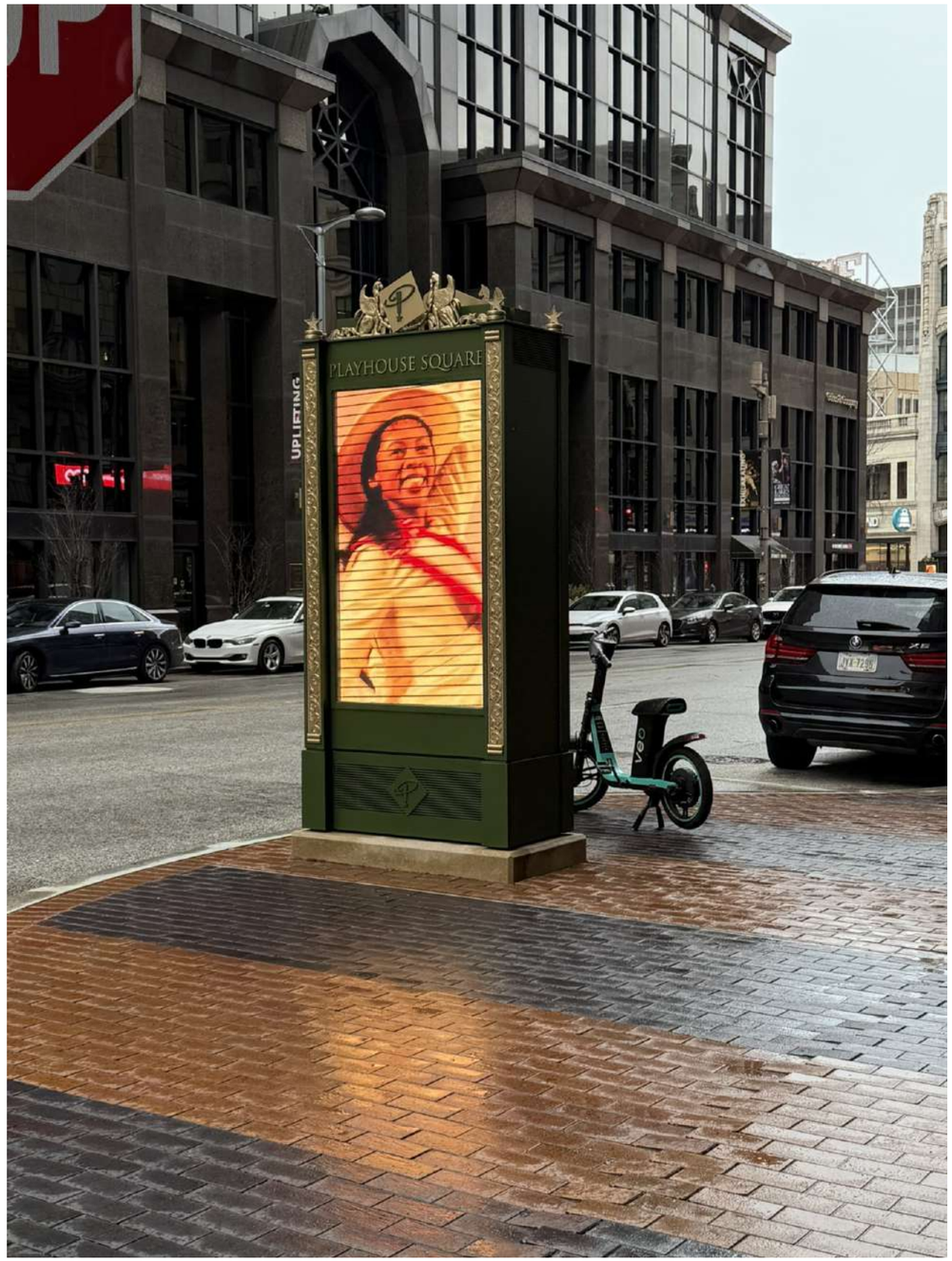
DESIGN INSPIRATION



EXISTING PLAYHOUSE SQUARE SIDEWALK KIOSK SIGNS USED AS DESIGN INSPIRATION FOR PROPOSED SIGNS

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE
- PAINT: TO MATCH BLDG COLOR TBD
- PAINT: MP BRUSHED ALUM.
- OPAQUE VINYL: SILVER (SPECIFIC COLOR TBD)

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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MONUMENT SIGN WITH EMC

EUCLID AVE. ENTRANCE SIGN

EAST BLVD. ENTRANCE SIGN

EXISTING SIGNS USED AS DESIGN INSPIRATION FOR PROPOSED SIGN

SIGN TYPE
New Monument Sign

SCALE
NTS

COLOR PALLETE

DATE
01/17/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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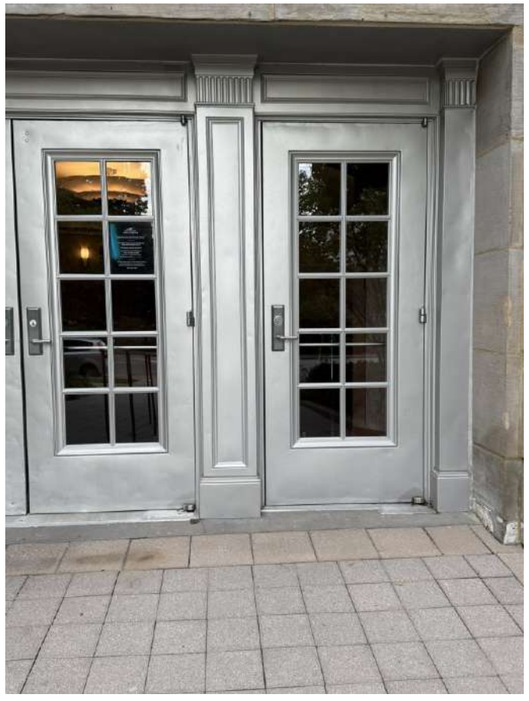
DESIGN INSPIRATION



EXISTING SEVERANCE HALL ARCHITECTURAL FEATURES USED AS DESIGN INSPIRATION FOR PROPOSED KIOSK SIGNS

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE
- PAINT: TO MATCH BLDG COLOR TBD
- PAINT: MP BRUSHED ALUM.
- OPAQUE VINYL: SILVER (SPECIFIC COLOR TBD)

DATE
07/24/2025

FILENAME
Dwg74081A

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Severance Music Hall
11001 Euclid Ave
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Sign

Print

Title

Date

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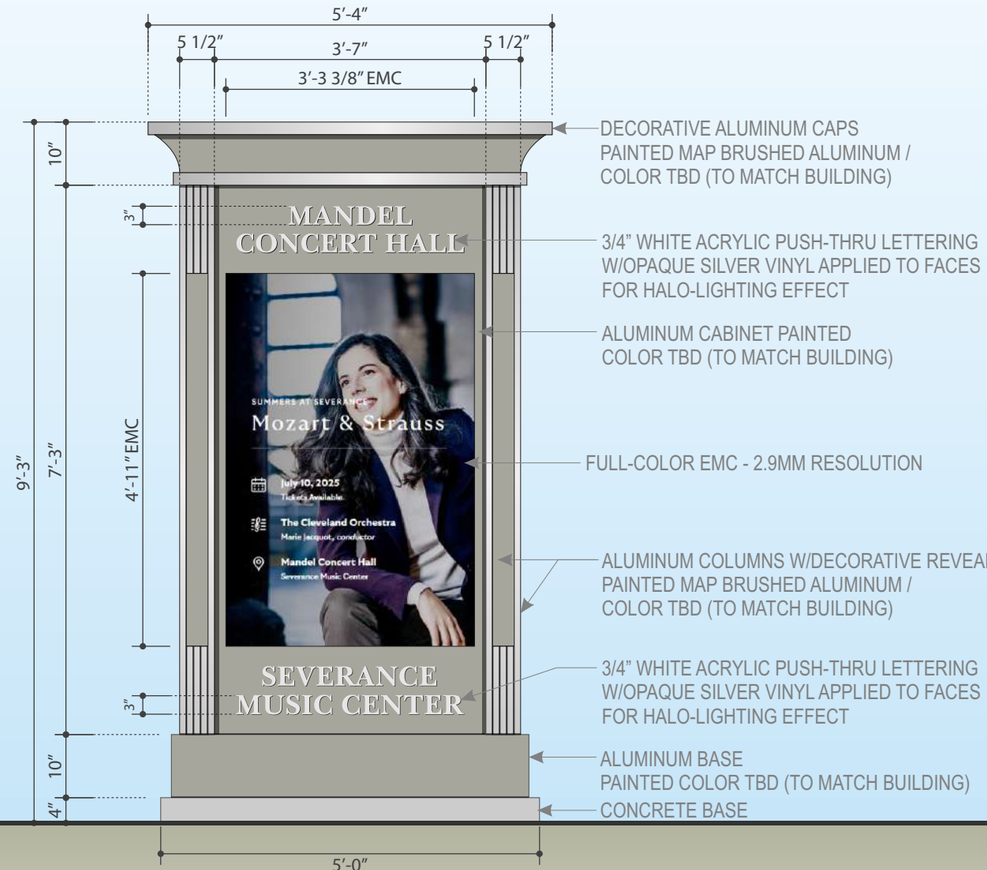
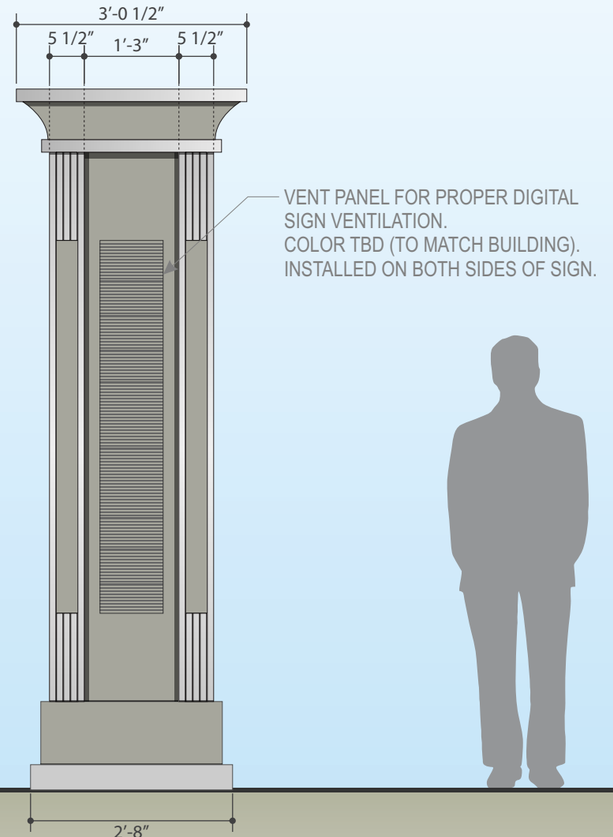
SIDEWALK KIOSK SIGN

A

SIGN SF: 49.3



FRONT VIEW - SIDE A
SIDE B IDENTICAL



END VIEW

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
1/2″ = 1′-0″

COLOR PALLETE
- PAINT: TO MATCH BLDG COLOR TBD
- PAINT: MP BRUSHED ALUM.
- OPAQUE VINYL: SILVER (SPECIFIC COLOR TBD)

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

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Print

Title

Date

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SIDEWALK KIOSK SIGN

A

FRONT VIEW - NIGHTTIME

SIGN TYPE

Sidewalk Kiosk Signs

SCALE

1/2" = 1'-0"

COLOR PALLETE

- PAINT: TO MATCH BLDG COLOR TBD
- PAINT: MP BRUSHED ALUM.
- OPAQUE VINYL: SILVER (SPECIFIC COLOR TBD)

DATE

07/24/2025

FILENAME

Dwg74081A

CUSTOMER / ADDRESS

Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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SIDEWALK KIOSK SIGN

A

PROPOSED SIGNAGE - EUCLID AVE - EAST ELEVATION

PROPOSED SIGNAGE - EUCLID AVE - WEST ELEVATION
LOCATION IS 5' FROM CURB FOR EUCLID AVE.

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE
- PAINT: TO MATCH BLDG COLOR TBD
- PAINT: MP BRUSHED ALUM.
- OPAQUE VINYL: SILVER (SPECIFIC COLOR TBD)

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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SIDEWALK KIOSK SIGN

A

PROPOSED SIGNAGE - EAST BLVD. - NORTH ELEVATION

PROPOSED SIGNAGE - EAST BLVD. - SOUTH ELEVATION
LOCATION IS 3' FROM CURB FOR PARKING AREA ON EAST BLVD.

SIGN TYPE
Sidewalk Kiosk Signs

SCALE
NTS

COLOR PALLETE
- PAINT: TO MATCH BLDG COLOR TBD
- PAINT: MP BRUSHED ALUM.
- OPAQUE VINYL: SILVER (SPECIFIC COLOR TBD)

DATE
07/24/2025

FILENAME
Dwg74081A

CUSTOMER / ADDRESS
Severance Music Hall
11001 Euclid Ave
Cleveland, OH 44106

CLIENT APPROVAL

Sign

Print

Title

Date

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Case 25-059

Certificate of Appropriateness

Cultural Gardens

Cleveland Cultural Gardens/Rockefeller Park Martin Luther King Jr. Drive

Audio Tour Signage

Project Representatives: Thomas Turkaly, Cleveland Cultural Gardens Federation

Ward 9: Councilmember Conwell; Ward 10: Councilmember Hairston

The Cleveland Cultural Gardens Federation

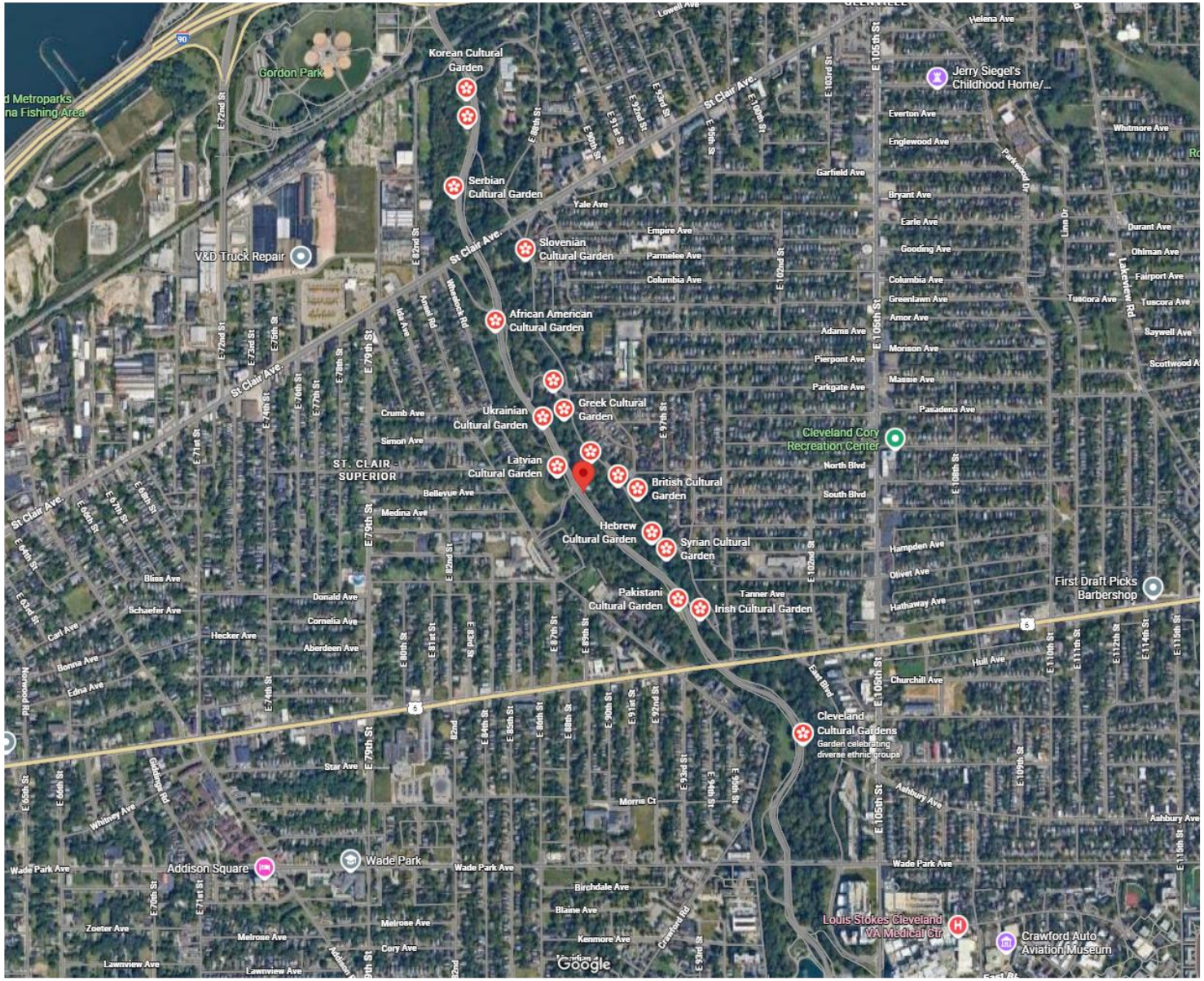
Audio Tour Signs

Cleveland Landmarks Commission submission

Purpose: The Cleveland Cultural Gardens is adding a self guided audio tour so that visitors can learn about the Gardens as they visit them. Each Garden wrote their own script and were professional recorded. The audio last 90 seconds each. The audio is loaded onto an app that can be accessed by download or QR code

- Since there is no entry point to the Gardens overall, people who visit may start at any Garden. Therefore there be will a sign at each Gardens entry point. Otherwise they would miss the tour until they happen upon a sign.
- Some Gardens that have two levels will have an additional sign.
- The location varies by Garden because not all the Garden signs are uniformly placed and/or physically accessible for the visitor, or the walking pattern from one Garden to an other makes an other location better.
- Signs will all be the same. The QR code will take the visitor to the general app where all the Gardens are listed alphabetically.

CLEVELAND CULTURAL GARDENS



SCOPE OF PROJECT

i. Forty-five (45) garden stake plaques w/ vinyl graphics

i.

COLORS

Black

Digital prints (TBD)

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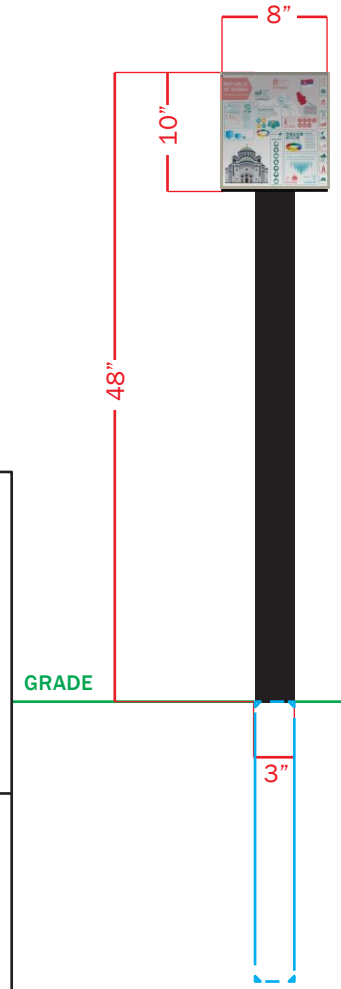
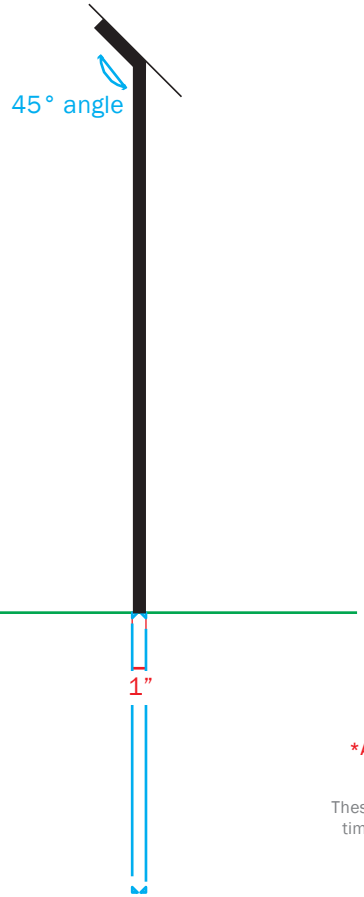
CLEVELAND CULTURAL GARDENS	VERSIONS	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
	V1: 06/18/25	06/18/25	ANNA A.	LOCATION & SCOPE	1 OF 3

FRONT & SIDE VIEWS

FRONT VIEW



DIRECT SIDE VIEW



ORTHOGRAPHIC VIEW

MATERIALS

PLAQUE: .125 aluminum, painted black, w/ vinyl graphics

GRAPHICS: Digitally-printed & laminated opaque vinyl graphics (art to be provided by customer)

MOUNTING: Plaque welded to 1” x 3” (.125” wall) aluminum tube for direct burial 18” below grade; Painted black where visible above grade

COLORS

Black

Digital prints (TBD)

***ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.**

These drawings are the exclusive property of Xacto Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the

used for any purpose without written consent from Xacto Signs.

CLEVELAND CULTURAL GARDENS	OVERALL DIMENSIONS 8” W x 4’ - 0” H SQUARE FOOTAGE 2 - 2/3 ft²	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
		1 : 10	06/18/25	ANNA A.	FRONT VIEW	2 OF 3

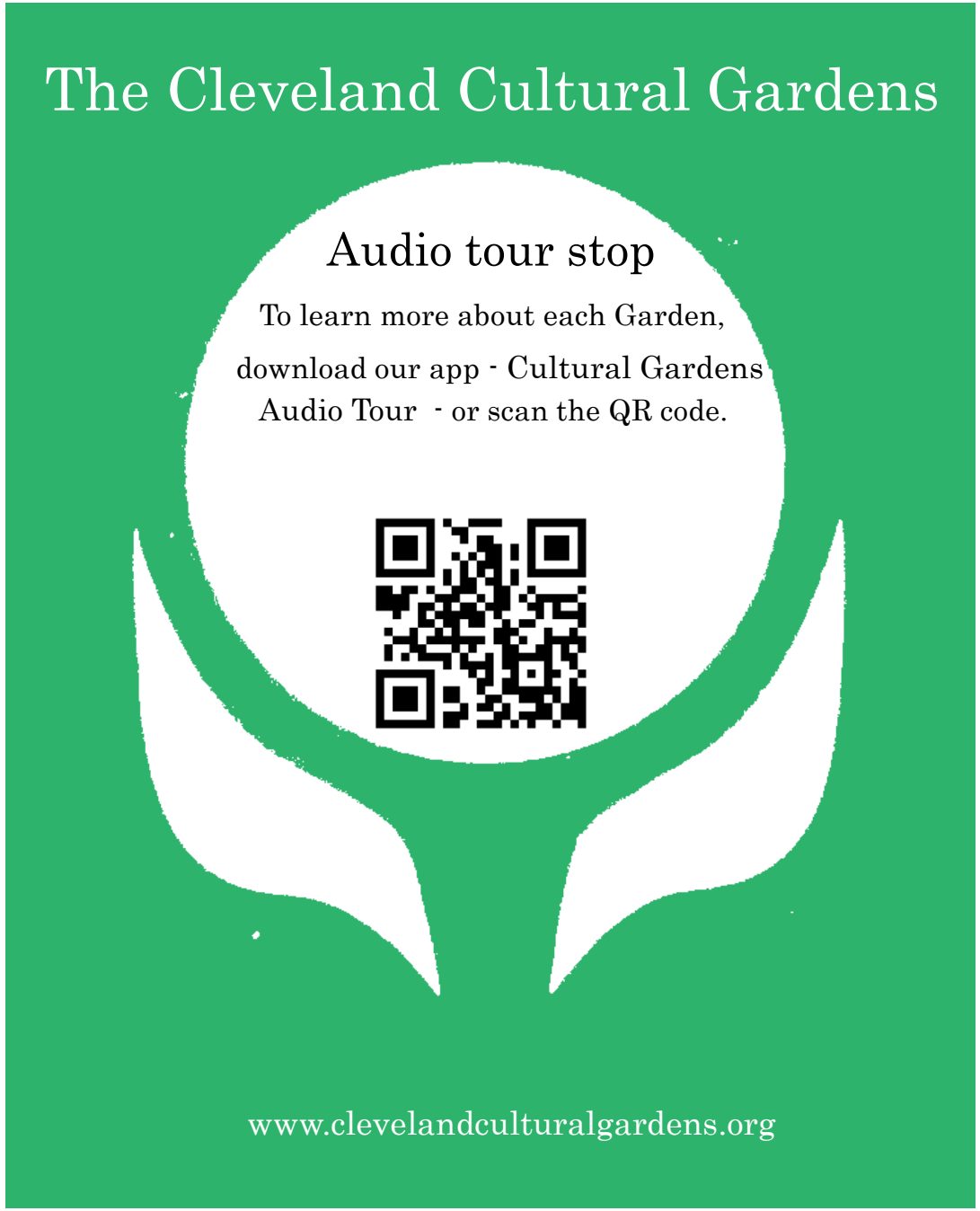
MOCK-UP ON SITE (EXAMPLE)

***ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.**

These drawings are the exclusive property of Xacto Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be

CLEVELAND CULTURAL GARDENS	OVERALL DIMENSIONS 8” W x 4’ - 0” H SQUARE FOOTAGE 2 - 2/3 ft²	SCALE	DATE	PROJECT MANAGER	PAGE DESCRIPTION	PAGE NO.
		AS NOTED	06/18/25	ANNA A.	MOCK-UP ON SITE	3 OF 3

Proposed sign - 8” x 10”.
All identical.



Sample locations of the signs

Near the Garden sign

At entry point if sign not accessible

Further into the Garden

Case 25-060

Certificate of Appropriateness

East Boulevard Historic District

9816 Westchester Avenue

Window Replacement

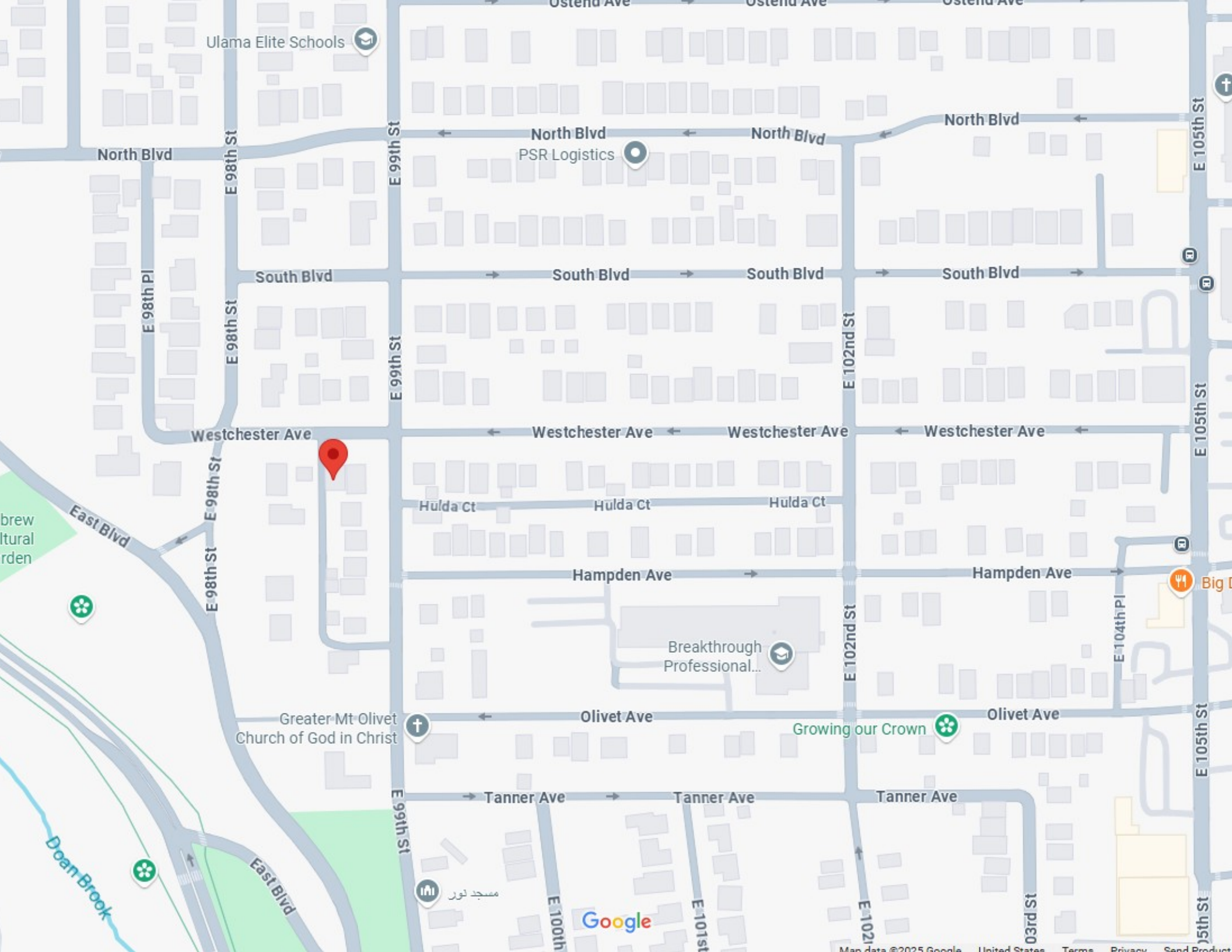
Project Representatives: Window Nation

Ward 9: Councilmember Conwell

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

CLEVELAND LANDMARKS COMMISSION


Ulama Elite Schools
North Blvd
E 98th St
E 99th St
PSR Logistics
E 105th St
South Blvd
E 98th Pl
E 102nd St
Westchester Ave
Hulda Ct
East Blvd
Hampden Ave
Big D
E 104th Pl
Breakthrough Professional...
Greater Mt Olivet Church of God in Christ
Olivet Ave
Growing our Crown
Tanner Ave
Doan Brook
مسجد نور
Google
E 100th St
E 101st St
E 103rd St

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services listed on the accompanying specification sheets, in accordance with the prices and terms described in the Custom Remodeling and Improvement and the Product Specifications (collectively, this "Agreement").

Windows - Imperial LS Inclusions: Beveled Exterior Frame, Stealth sash lock, Recessed tilt latch, Engineered sloped sill on double hung windows, Special Formula uPVC, Ultrasmart triple fin weather-stripping, Integral ergonomic lift rail, Enduraforce balance system on double hung window, Robotically fusion-welded seams, Comfort Foam insulation in sash and frame, K-Beam Kevlar composite reinforced meeting rails, Vent latches on double hung windows, Endur warm edge spacer, Mortise-cut sill dam wall, double strength glass, exterior custom capping, installation by a certified crew, clean up and haul away of all job related debris.

DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES.

It is agreed and understood by and between parties that the Product Specifications, along with the Custom Remodeling and Improvement Agreement, constitutes the entire understanding between the parties, and replaces any and all prior negotiations, representations, or agreements, either written or oral. The Product Specifications may not be changed, modified, or varied in any way (with exception that installation materials may be substituted with similar products when inventory shortages exist) unless such changes are in writing and signed by both Buyer(s) and Window Nation, LLC. Buyer(s) hereby acknowledge that Buyer(s) has read the Product Specifications.

I have read and received each page of this Product Specification.

Window Nation

Signature of Exterior Design Consultant

Joshua Dickey - License #: 2089965

Buyer(s)

Buyer Name: Lavon Thomas

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
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Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Work Order Details:

1

Model: Imperial LS W:53.0" H: 62.0" Location: 1st Floor, Living Room Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: Half Grids or Ends Only > Match Base > Colonial > Contour
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)

2

Model: Imperial LS W:48.0" H: 70.0" Location: 1st Floor, Living Room Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Glass: Triple Silver Glass > Standard > Not OBS
Grids: No Grids
Screen: Flex Screen (Full)

3

Model: Imperial LS W:38.0" H: 30.0" Location: 1st Floor, Living Room Quantity: 2

Style: Picture Window
Color: Interior White > Exterior White
Glass: Triple Silver Glass > Standard > Not OBS
Grids: Full Grids > Match Base > Colonial > Contour
Screen: No Screen

4

Model: Imperial LS W:34.0" H: 70.0" Location: 1st Floor, Family Room Quantity: 3

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Work Order Details:

5

Model: Imperial LS W:38.0" H: 60.0" Location: 2nd Floor, Office Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)

6

Model: Imperial LS W:44.0" H: 58.0" Location: 2nd Floor, Office Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)

7

Model: Imperial LS W:22.0" H: 42.0" Location: 2nd Floor, Office Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Tempered Full > Not OBS
Screen: Flex Screen (Full)

8

Model: Imperial LS W:44.0" H: 58.0" Location: 2nd Floor, Bedroom Owner Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Work Order Details:

9

Model: Imperial LS W:22.0" H: 42.0" Location: 2nd Floor, Bedroom Owner Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Tempered Full > Not OBS
Screen: Flex Screen (Full)

10

Model: Imperial LS W:28.0" H: 60.0" Location: 2nd Floor, Bedroom Owner Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)

Additional Items:

(13) EPA Lead Containment Install - Window (Per Opening)

4350 Renaissance Parkway
Warrensville Heights, OH 44128
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WINDOW NATION
WINDOWS • SIDING • DOORS

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Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Special Instructions:

Customer wants to keep wood sills with no trim she is having the home painted.

Installation Details:

Window Removal Type: Wood	Additional products needed in the future: No
Exterior Trim: G8	Customer agrees to allow Window Nation to post a yard sign until 30 days after install: Yes
Exterior Trim Color: Glacier White	Year house was built: 1915
Sealant: OSI Quad Max	EPA Lead Containment Required: Yes
Insulation Around Window: OSI Quad Foam	EPA Lead Testing Required: No
Clean Up and Haul Away: Yes	HOA Approval Required: No

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WINDOW NATION
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Date of Agreement:
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Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services of Window Nation, LLC. ("Contractor") in accordance with the prices and terms described in this document and the Product Specifications, which are incorporated as part of the Agreement (collectively, this "Agreement"). This Agreement represents a cash sale of goods and services. Buyer(s) agrees to pay the cost of the goods and services purchased as described herein, regardless of timing or approval of any financing Buyer(s) may seek for their purchase.

Sale Total	$14,990
Setup & Disposal Fee	$349
Permit Administration	$100
Total Sale Price	$15,439
Sales Tax (0.0%)	$0
Total Amount Due	$15,439
Down Payment	$5,095
Down Payment Type	Check - 548
Balance Due	$10,344
Amount Financed	$0
COD (Payable at time of install)	$10,344

Estimate Project Start: 6-8 Weeks
Estimate Project Finish: 1 to 3 days after start

Buyer(s) acknowledge that definite start and completion dates are NOT of the essence. Delays beyond Contractors control not included in calculating timeframes. See Section 6 of the Terms and Conditions.

This Agreement constitutes the entire agreement and understanding between the parties, and this Agreement replaces any and all prior negotiations, representations, or agreements, either written or oral. No amendment, modification or waiver of this Agreement shall be valid or effective unless in writing and signed by both parties. Buyer(s) hereby acknowledge that Buyer(s) 1) has read the entire Agreement and has received a completed, signed, and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above and 2) was orally informed of his/her right to cancel this transaction.
Buyer(s) also agrees and understands that if Buyer(s) finance the work with a third-party, the terms of that financing will be contained on separate documents, including any finance charge. Price includes all discounts and promotions.

I have read and received each page of this Agreement.

Window Nation

Signature of Exterior Design Consultant

Joshua Dickey - License #: 2089965

Buyer(s)

Buyer Name: Lavon Thomas

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Dealer Quotation - Quote 624793

SoftLite Windows & Doors
10250 Philipp Pkwy
Streetsboro, OH 44241
www.soft-lite.com
Phone: (330) 528 3400
Fax: (330) 528 3501

QUOTE EXPIRES
30 DAYS FROM REQUESTED

Bid For

WINDOW NATION - CLE DELIVERY
1910 SUMMIT COMMERCE PARKWAY
TWINSBURG, OH 44087
Business: 410 766 8488
Fax:

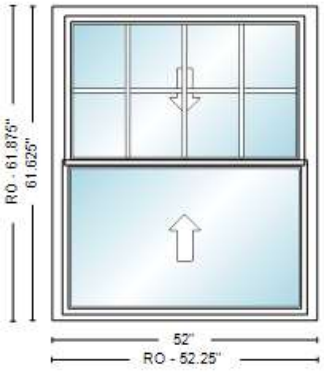
Shipping Address

1910 SUMMIT COMMERCE PARKWAY
TWINSBURG, OH 44087

Quote Name: PRJ495650 THOMAS 9816

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	7/10/2025	hbissell

Line	Qty	Description	Each	Total
10-1	1	ELITE Double Hung Double Hung 52 x 61.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
1FLR FAMILY RM
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength
Unit 1 Bottom: None
Unit 1 Top: Contour
Unit 1 Top: Colonial
Unit 1 Top: Grid Color = Soft-Lite White
Unit 1 Top: 3W1H

Comment

1FLR FAMILY RM

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

SCREEN.FULL

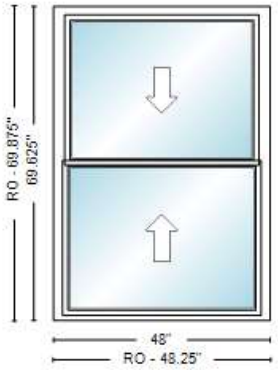
Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Upper Sash
GRID.TYPE.KP

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
20-1	1	ELITE Double Hung Double Hung 48 x 69.625		



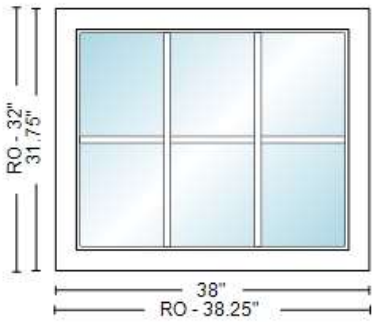
NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
1FLR FAMILY RM
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment	Breakdown
1FLR FAMILY RM	Base Price
	Upper Sash GLASS.PKG.KP
	Lower Sash GLASS.PKG.LK
	SCREEN.FULL
	Upper Sash GLASS.SPACER.KP
	Lower Sash GLASS.SPACER.LK

Line	Qty	Description	Each	Total
30-1	2	ELITE Direct Set 38 x 31.75		



NFRC Values

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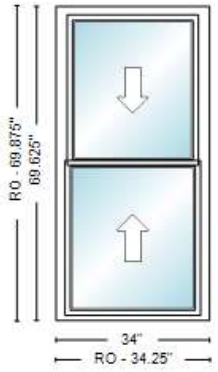
VT	**CR**
0.46	63

Viewed from Inside
Base Color = Soft-Lite White
Sill Expander = Y
Foam Fill = Spray Foam
Install Note = Yes
1FLR FAMILY RM
Life Warranty = Yes
Contour
Colonial
Grid Color = Soft-Lite White
2W1H
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment	Breakdown
1FLR FAMILY RM	Base Price
	GLASS.PKG
	GLASS.SPACER
	GRID.TYPE

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
40-1	3	ELITE Double Hung Double Hung 34 x 69.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
1FLR LIVING RM
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

1FLR LIVING RM

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

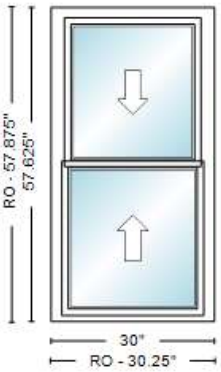
Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Line	Qty	Description	Each	Total
50-1	1	ELITE Double Hung Double Hung 30 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OFFICE
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OFFICE

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

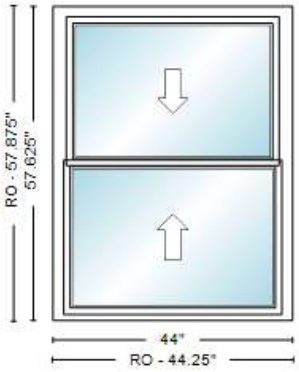
SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
60-1	1	ELITE Double Hung Double Hung 44 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OFFICE
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OFFICE

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

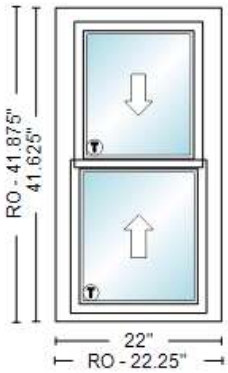
Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Line	Qty	Description	Each	Total
70-1	1	ELITE Double Hung Double Hung 22 x 41.625		



NFRC Values

U-FACTOR	SHGC
0.26	0.2
VT	**CR**
0.46	60

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OFFICE
Life Warranty = Yes
Reinforced Sash = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Tempered = Yes
Argon Gas
Stainless Spacer
Double Strength

Comment

2FLR OFFICE

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

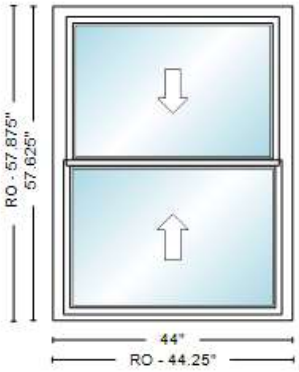
SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
80-1	1	ELITE Double Hung Double Hung 44 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OWNERS BED
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OWNERS BED

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

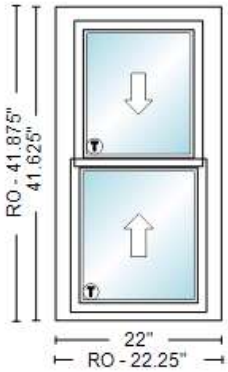
Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Line	Qty	Description	Each	Total
90-1	1	ELITE Double Hung Double Hung 22 x 41.625		2



NFRC Values

U-FACTOR	SHGC
0.26	0.2
VT	**CR**
0.46	60

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OWNERS BED
Life Warranty = Yes
Reinforced Sash = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Tempered = Yes
Argon Gas
Stainless Spacer
Double Strength

Comment

2FLR OWNERS BED

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

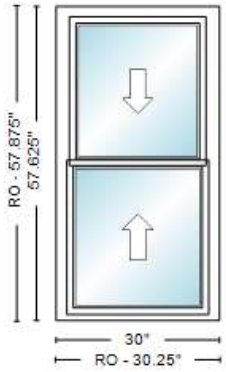
SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
100-1	1	ELITE Double Hung Double Hung 30 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OWNERS BED
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OWNERS BED

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Total Qty: 13	Total Material	+	EMI	+	Processing	+	7.00 % Tax	=	Total

M&I Labor:

BED
OFFICE
FAMILY ROOM

2:39PM Thu Jul 3
LTE @ 98%
OFFICE
FAMILY ROOM

FRONT
BED

Case 25-061

Certificate of Appropriateness

Ohio City Historic District

West 29th Open Street
West 29th Street

Streetscape/Site Improvements

Project Representatives: Calley Mersmann & Britany Pabon, City of Cleveland
Ward 3: Councilmember McCormack

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

West 29th Open Street:

Informational Update for Landmarks

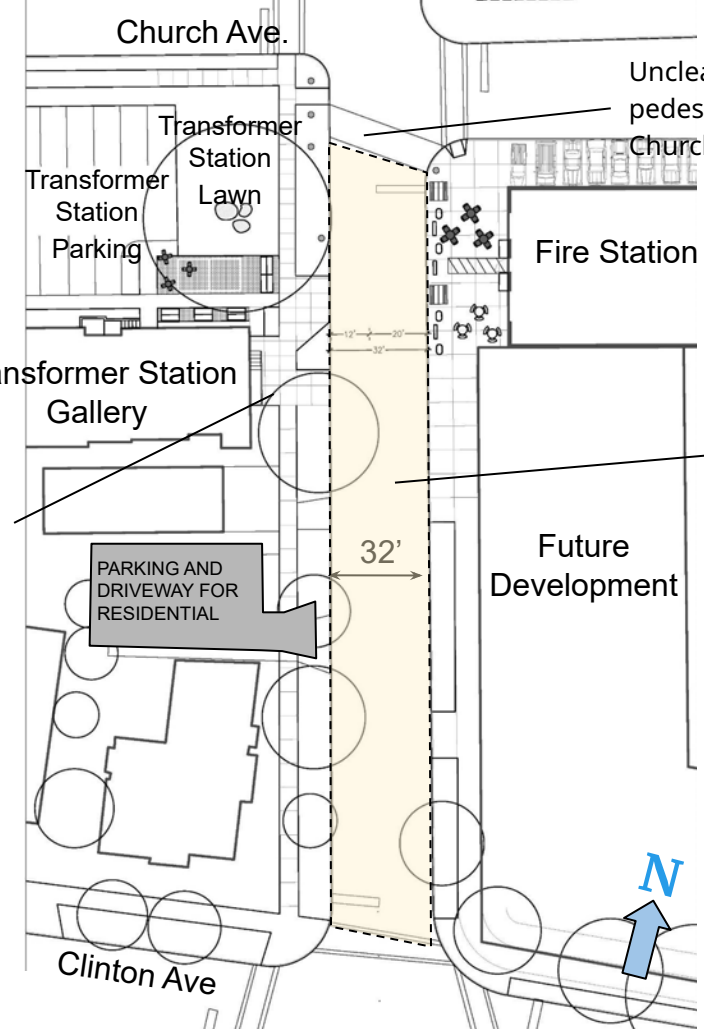
A Mayor Initiative

Project for Public Spaces

Calley Mersmann
Director of City Planning
City of Cleveland

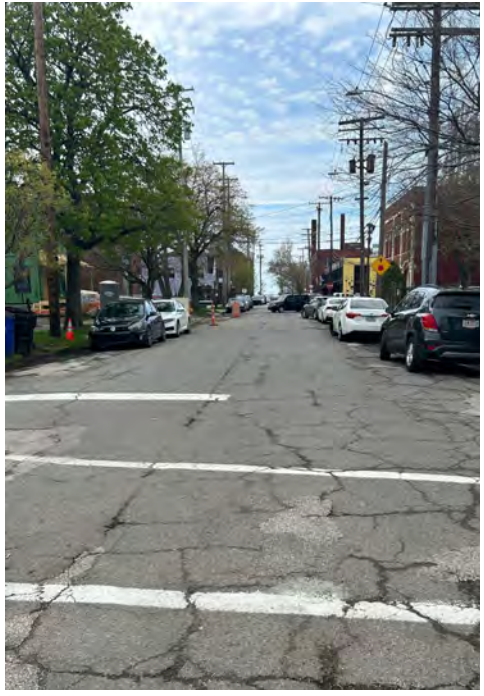
Britany C Pabon
Near Westside City Planner
City of Cleveland

Existing conditions



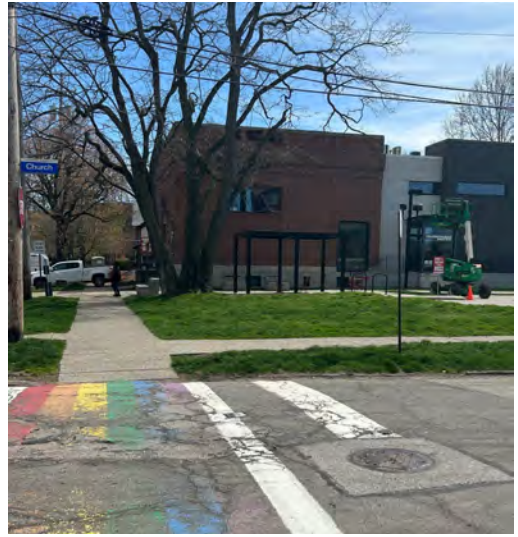
Proposed area closed to traffic 1 /3 of the street, rest to remain, intersection open.

Existing Photos: Transformer Station outdoor area and Street



Existing Photos:

Transformer Station outdoor area and Lawn



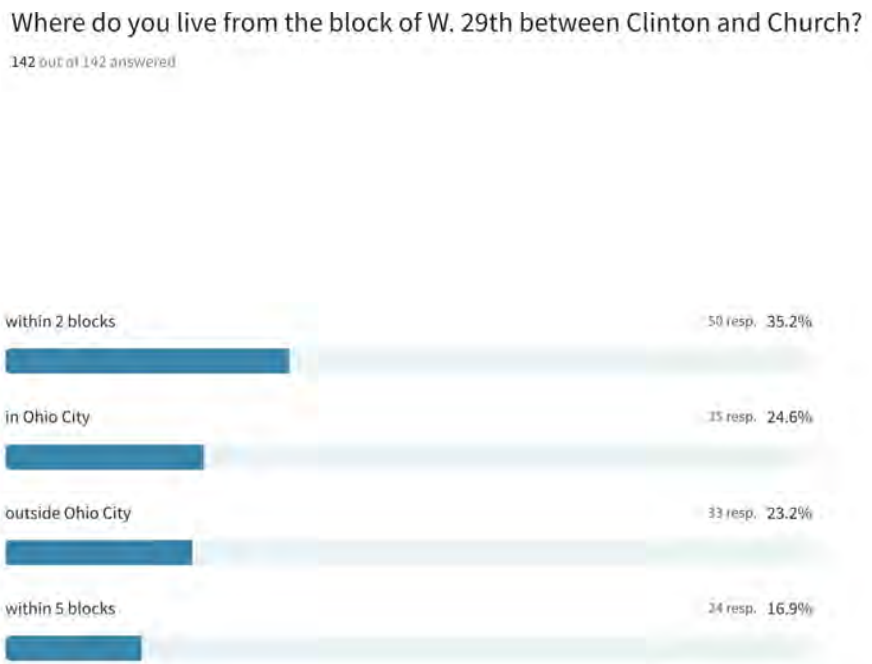
Timeline Engagement so Far:

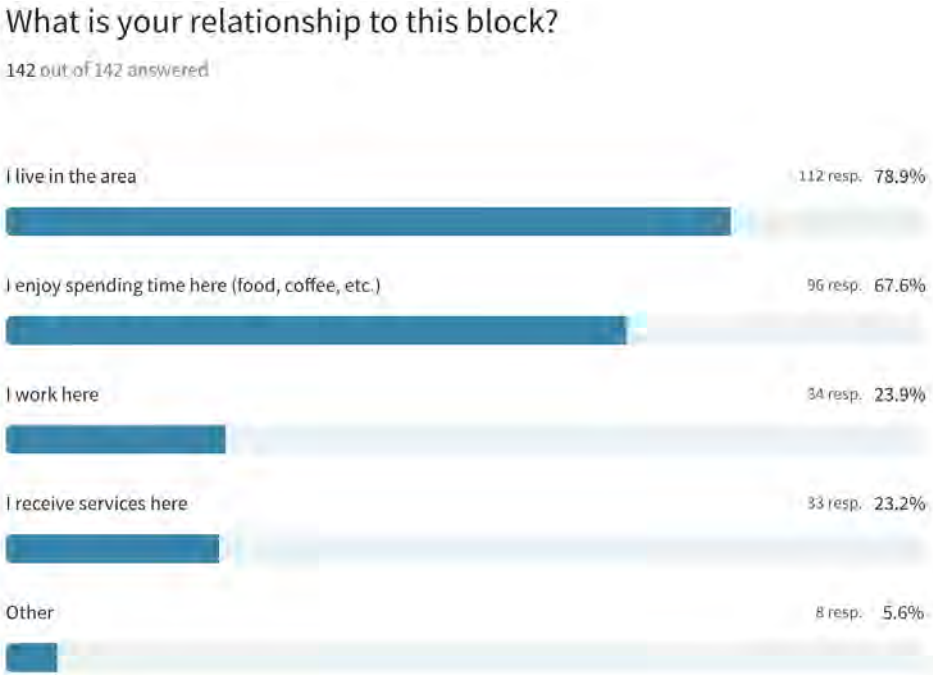
- Award granted at the end of 2023
- Publicly released at Franklin-Clinton Block club in February 2024
- Steering Committee with grantor's: Project for Public spaces, City Planning, OCI, stakeholder in bi-weekly meetings
- A focus group of 7 stakeholders and business owners from the immediate block
- 4 stakeholder meetings with a mix of residents, business owners, and other community members (40 attended)
- 3 community meetings attended for informing the public (Well-attended)
- About 100 community members attended an all-ages open-house style workshop in April at Larder
  - Not counting babies or dogs!
- Survey
- Temporary two-week Closure (well-attended)

Ongoing:

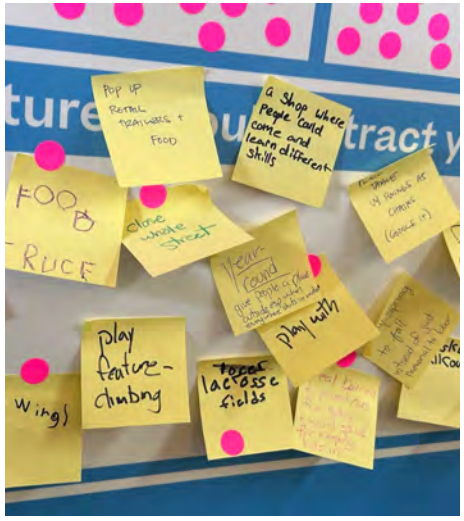
- Steering Committee
- Two informational pop-ups on July 10th for businesses and residents
- Landmarks Commission
- Following up with businesses on Augst 21st

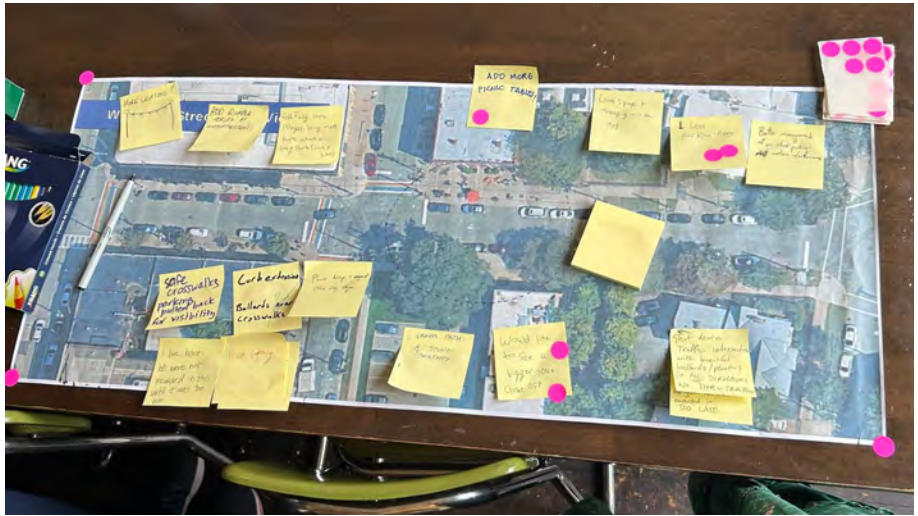
We've also collected online surveys from 142 community members so far.





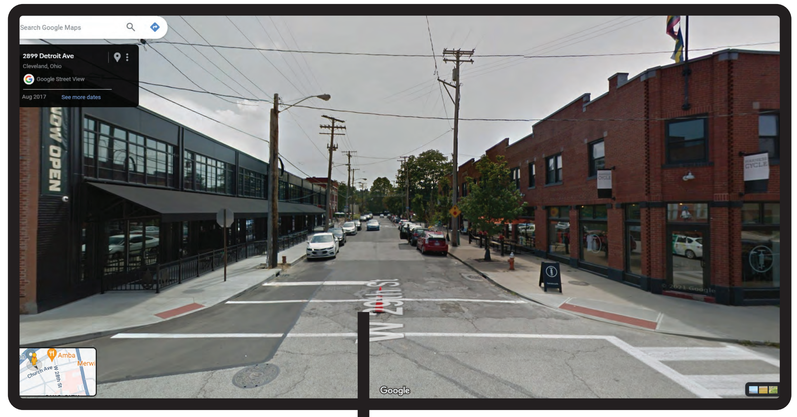
Open House:
April 20th, 2024





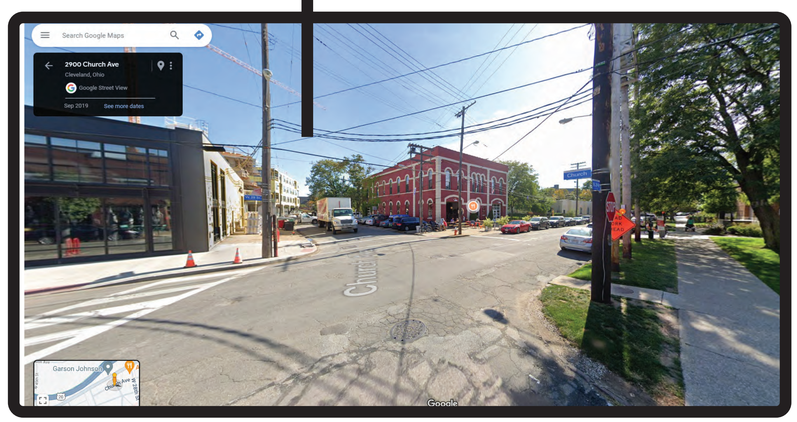
JOY MACHINES BIKE SHOP

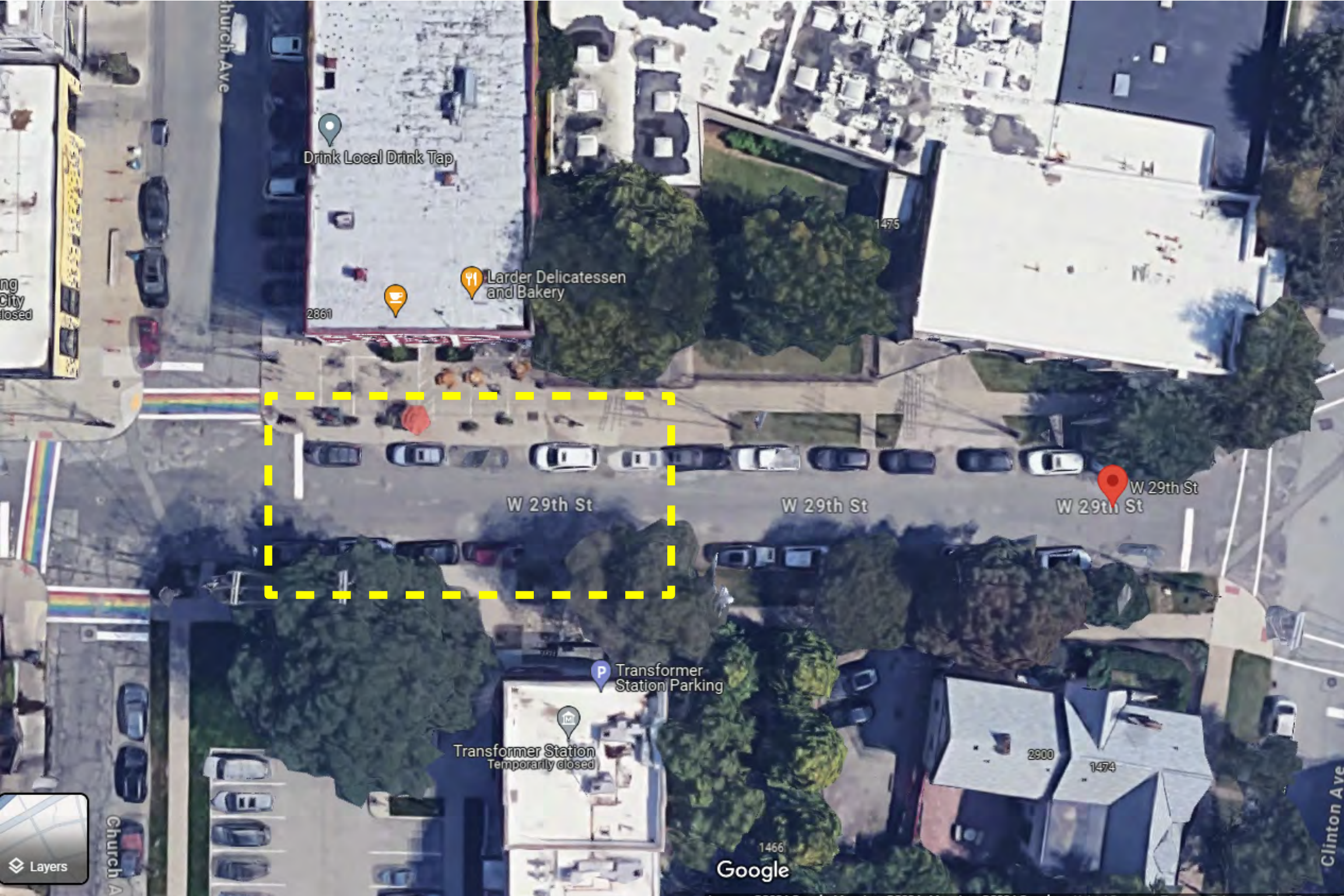
Welcome
TO OUR OPEN STREET



West 29th Open Street Focus Area

- 100k dollars Grant
- Placemaking/open streets with a focus on safety and joy
- Recreational activities for all to enjoy
- Church Ave. will remain open
- Conversations with major stakeholders ongoing

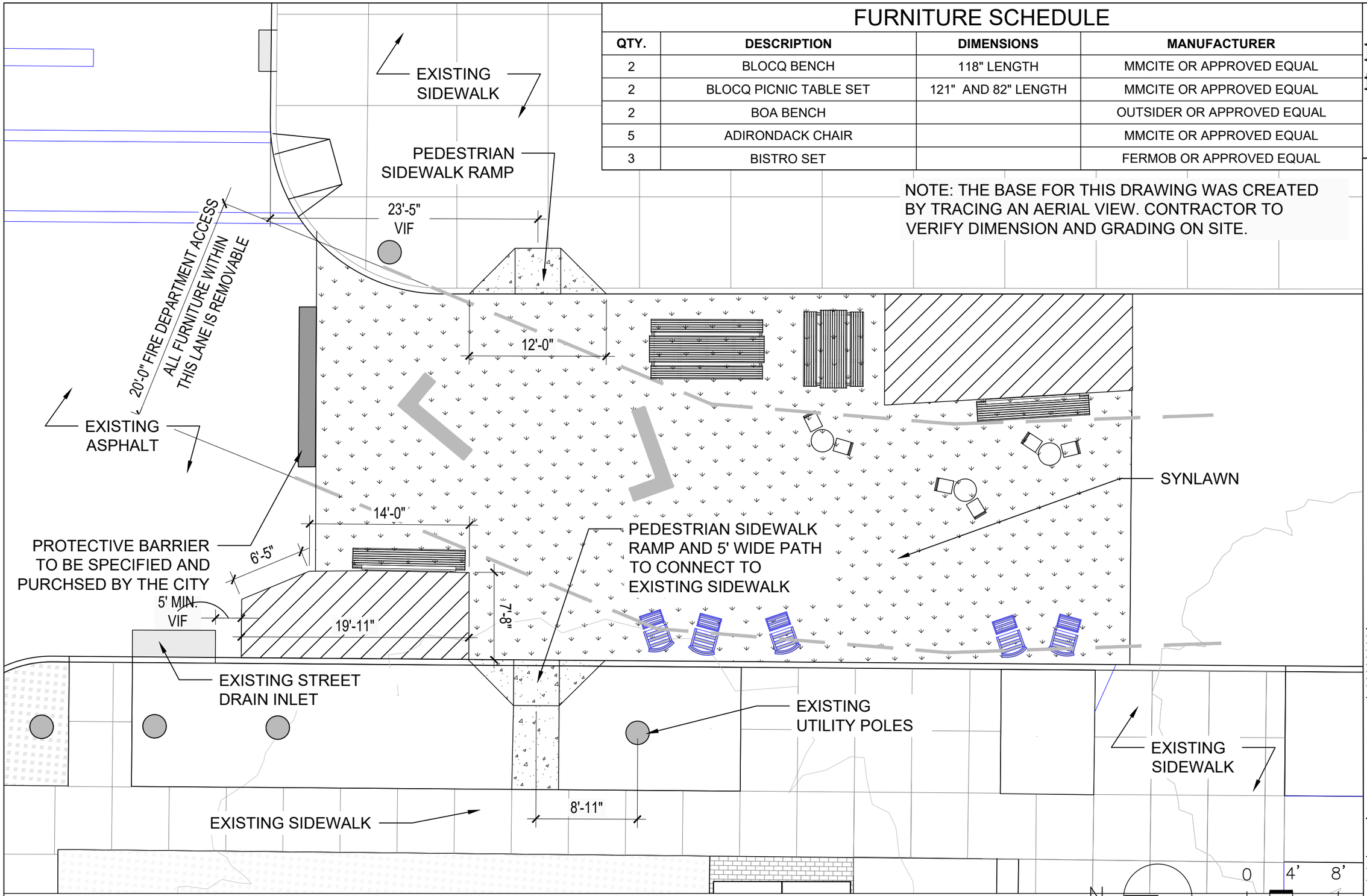



Drink Local Drink Tap
Larder Delicatessen and Bakery
2861
1475
W 29th St
W 29th St
W 29th St
W 29th St
Transformer Station Parking
Transformer Station
Temporarily closed
2900
1474
1466
Layers
Google
Clinton Ave

FURNITURE SCHEDULE

QTY.	DESCRIPTION	DIMENSIONS	MANUFACTURER
2	BLOCQ BENCH	118" LENGTH	MMCITE OR APPROVED EQUAL
2	BLOCQ PICNIC TABLE SET	121" AND 82" LENGTH	MMCITE OR APPROVED EQUAL
2	BOA BENCH		OUTSIDER OR APPROVED EQUAL
5	ADIRONDACK CHAIR		MMCITE OR APPROVED EQUAL
3	BISTRO SET		FERMOB OR APPROVED EQUAL

NOTE: THE BASE FOR THIS DRAWING WAS CREATED BY TRACING AN AERIAL VIEW. CONTRACTOR TO VERIFY DIMENSION AND GRADING ON SITE.



01 FURNITURE & FIRE LANE PLAN

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

UPDATE 2: August 4, 2025

Project for Public Spaces

Open Street @ W 29th Street, Ohio City, Cleveland, OH

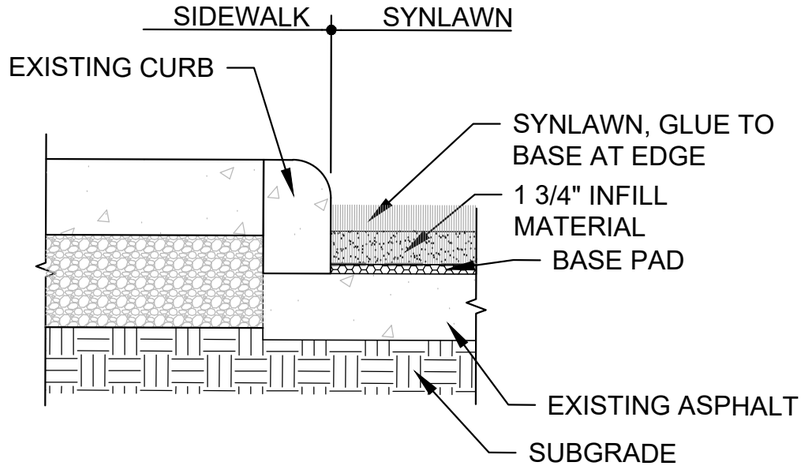
REVISION

NUMBER	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

DRAWING TITLE: FURNITURE PLAN & SCHEDULE, & FIRE LANE PLAN

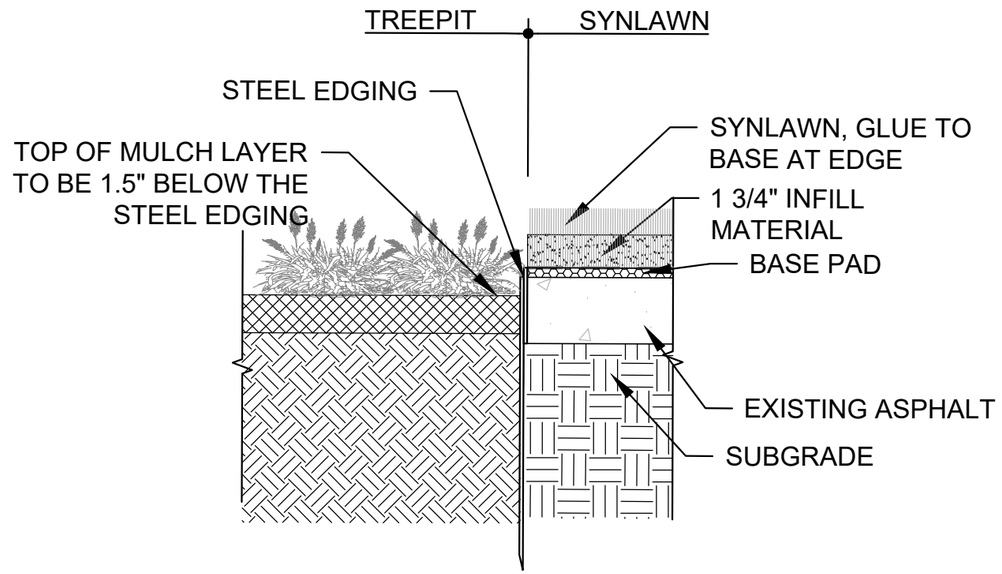
DRAWN BY:	CHECKED BY:
SCALE:	DATE: 04/23/2025
SEAL:	DRAWING NUMBER: L-5

SHEET NUMBER: OF



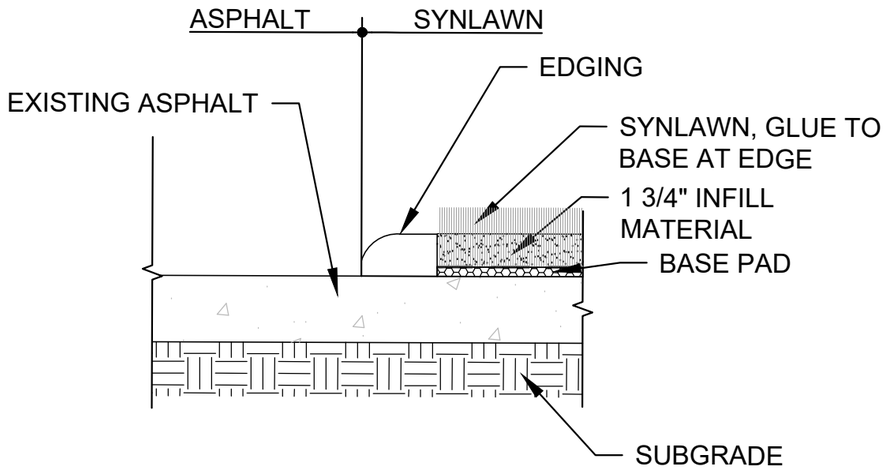
01 DETAIL – SYNLAWN @ CURB

SCALE: 1–1/2"=1'–0"



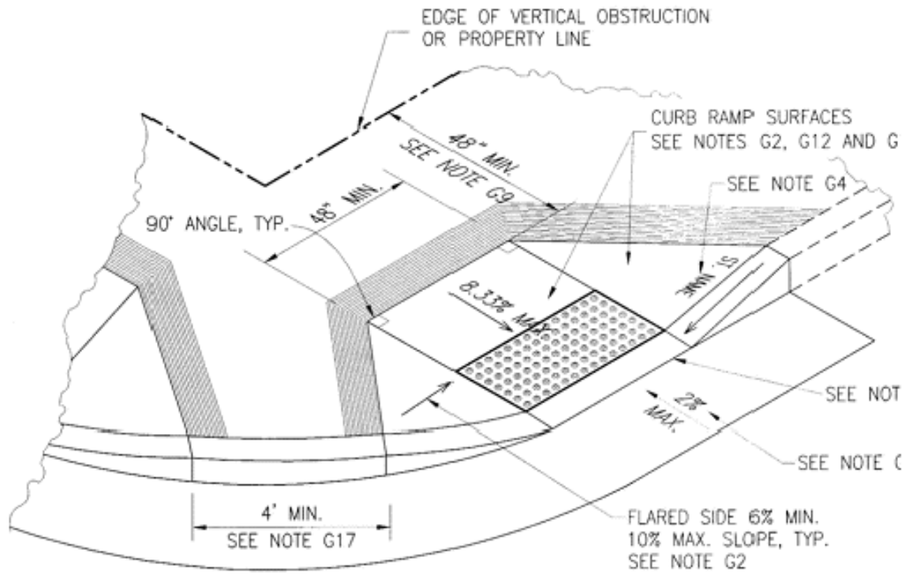
02 DETAIL – SYNLAWN @ TREE PIT

SCALE: 1–1/2"=1'–0"



03 DETAIL – SYNLAWN EDGING

SCALE: 1–1/2"=1'–0"



03 DETAIL – SIDEWALK CURB RAMP

SCALE: 1–1/2"=1'–0"

NOTE: The base for this drawing was created by tracing an aerial view. It is for reference only and should not be used for construction purposes.

Project for Public Spaces

Open Street @ W 29th Street, Ohio City, Cleveland, OH

REVISION

NUMBER	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

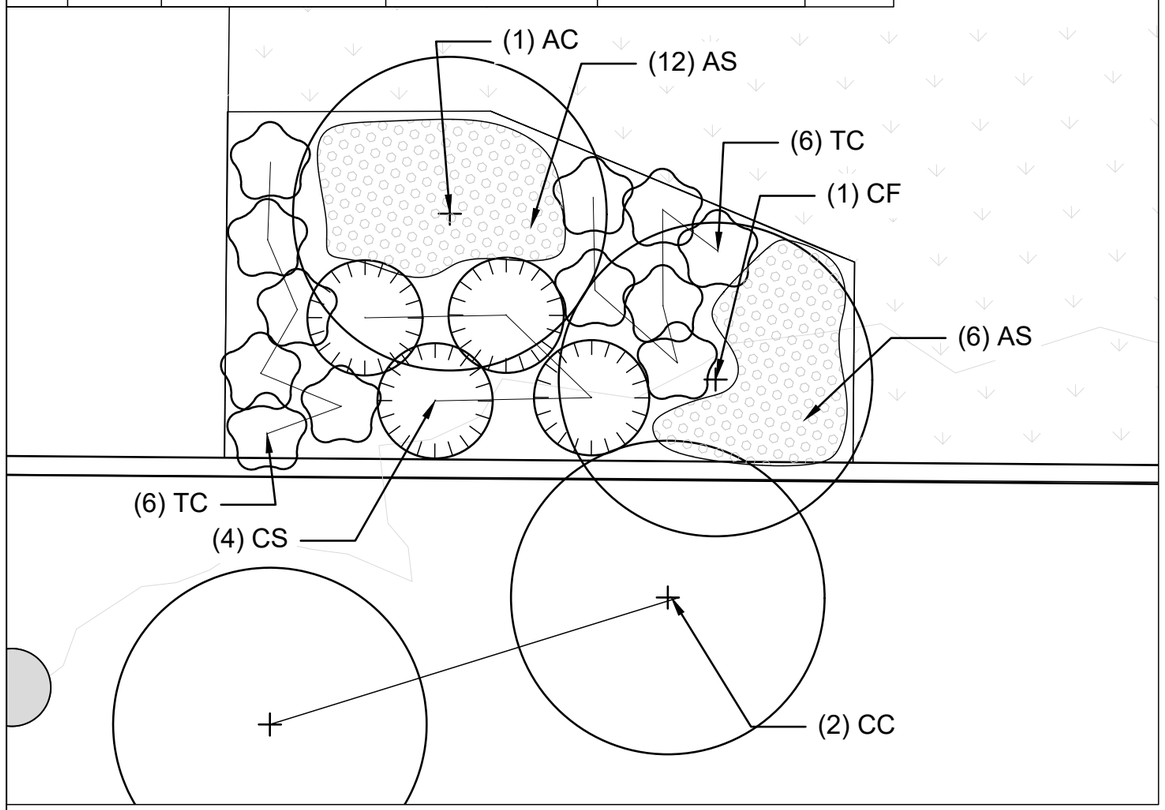
DRAWING TITLE:
PAVING DETAILS

DRAWN BY:	CHECKED BY:
SCALE:	DATE: 04/23/2025
SEAL:	DRAWING NUMBER: L-8

SHEET NUMBER:
OF

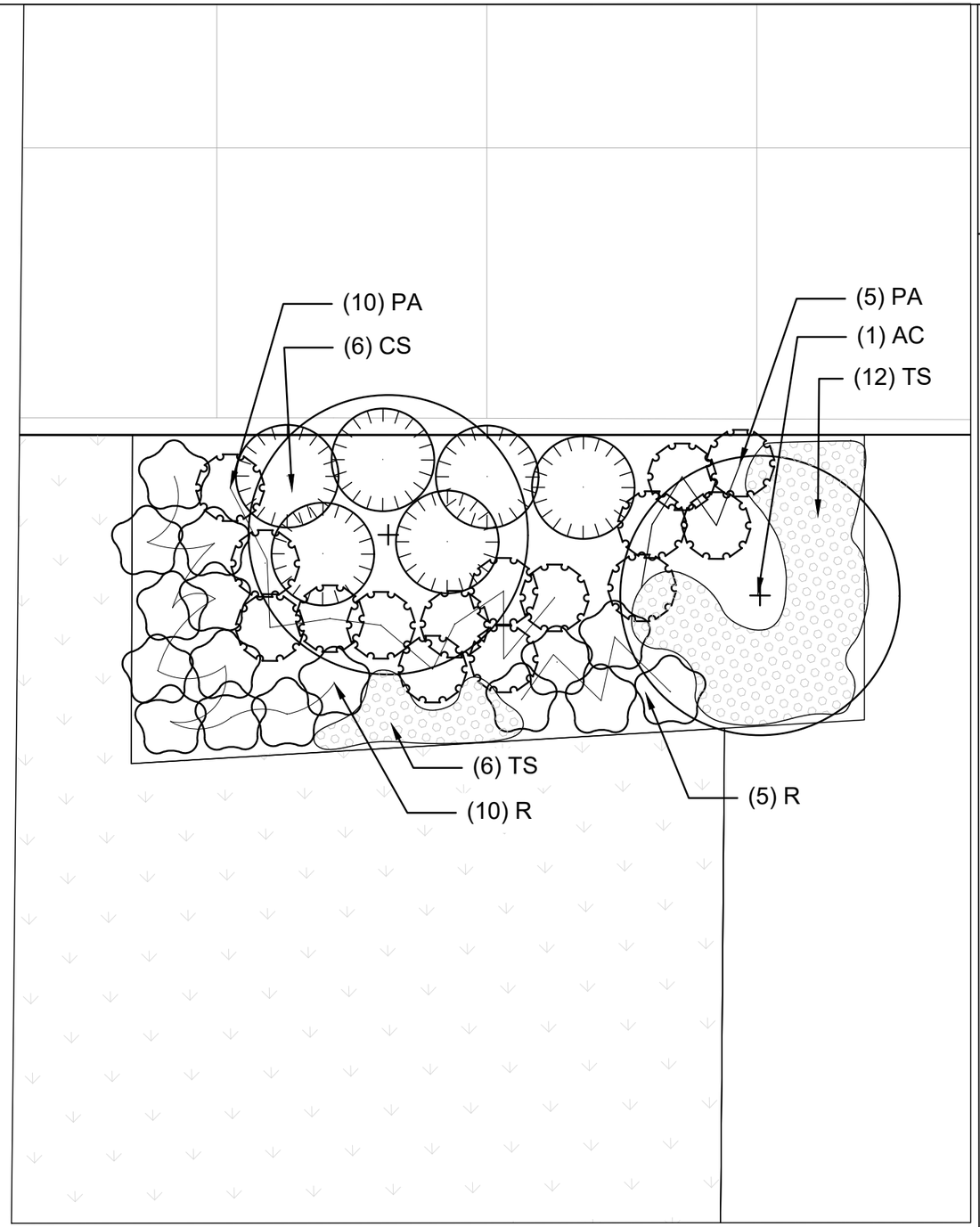
PLANTING SCHEDULE

QTY.	SYMBOL	LATIN NAME	COMMON NAME	NOTES
TREES				
2	AC	Amelanchier canadensis	Shadblow Serviceberry	
2	CC	Carpinus caroliniana	American Hornbeam	
2	CF	Cornus florida	Flowering Dogwood	
PERENNIALS				
18	AS	Asarum canadense	Canadian Wild Ginger	24" SPACING
15	PA	Perovskia atriplicifolia	Russian sage	36" SPACING
12	TC	Tiarella cordifolia	Heartleaf foamflower	24" SPACING
10	CS	Cornus sericea	Redtwig Dogwood	3' SPACING
18	TS	Thymus Serpyllum	Creeping Thyme	9" SPACING
15	R	Rudbeckia fulgida 'Goldsturm'	'Goldsturm' Black-eyed Susan	15" SPACING



01 ENLARGEMENT PLAN – STORMWATER TREE PIT A

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



02 ENLARGEMENT PLAN – STORMWATER TREE PIT B

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

NOTE: The base for this drawing was created by tracing an aerial view. It is for reference only and should not be used for construction purposes.

N

0 2' 4'

¼" = 1'-0"

Project for Public Spaces

Open Street @ W 29th Street, Ohio City, Cleveland, OH

REVISION

NUMBER	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

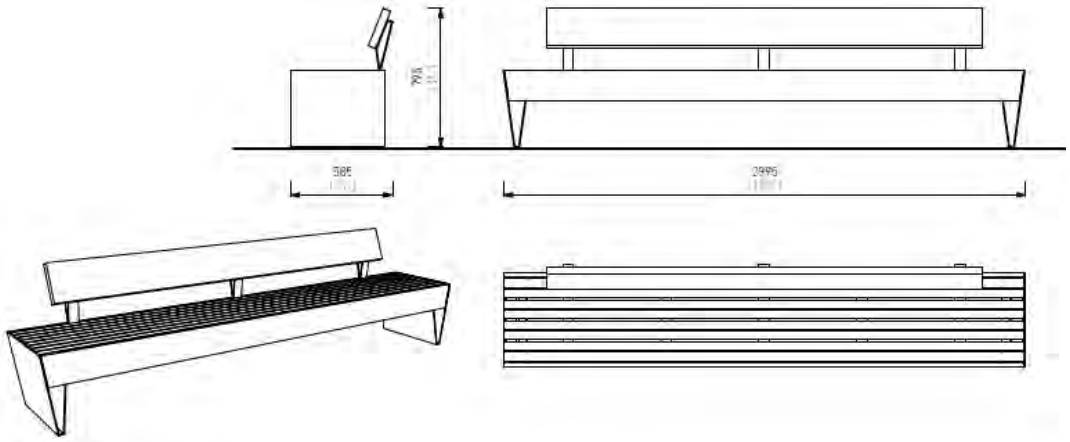
DRAWING TITLE:
STORMWATER PLANTER PLANTING PLANS

DRAWN BY:	CHECKED BY:
SCALE:	DATE: 04/23/2025
SEAL:	DRAWING NUMBER: L-6

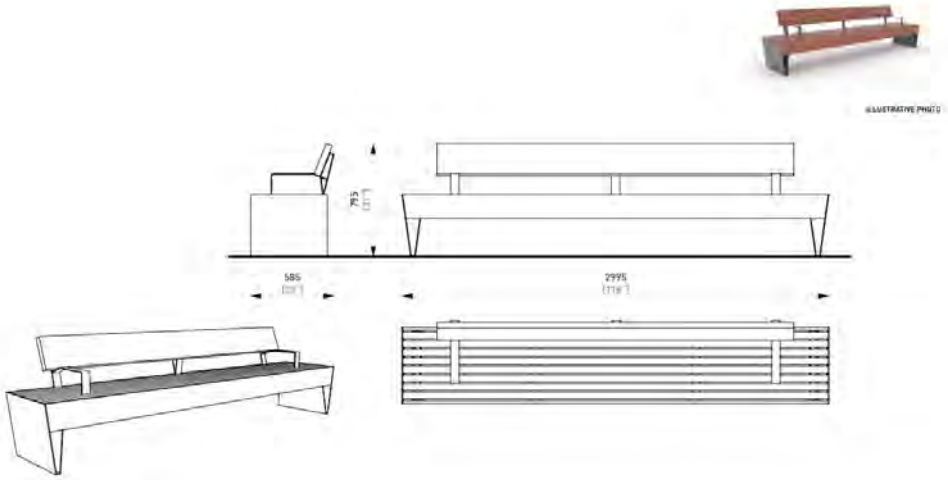
SHEET NUMBER:
OF

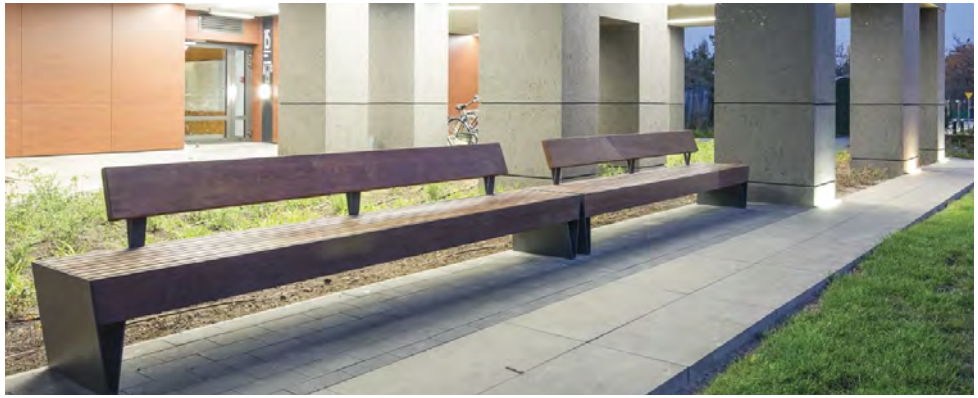
Mmcite: Blocq Benches or equivalent

Blocq LBQ150



Blocq LBQ155

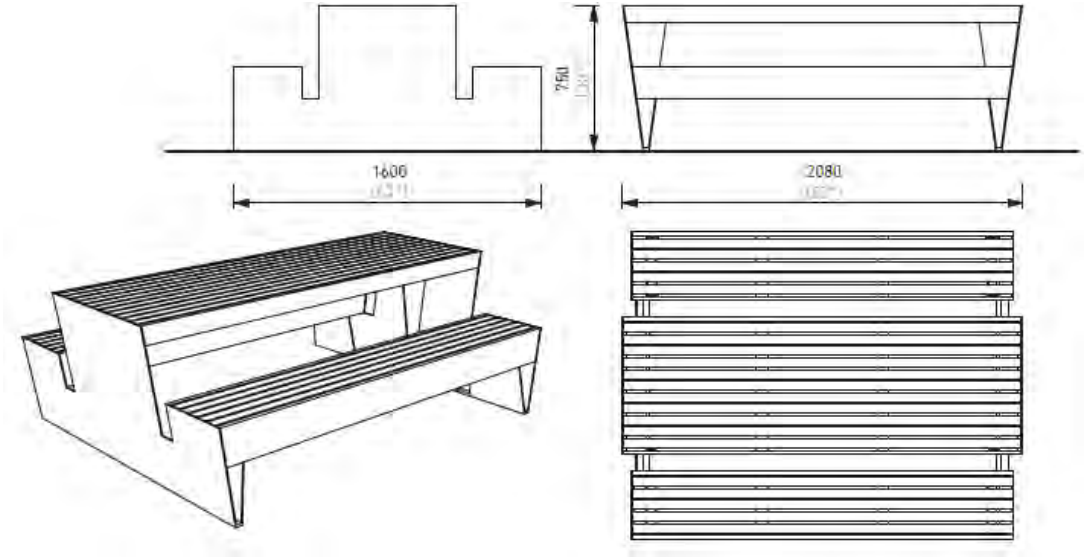




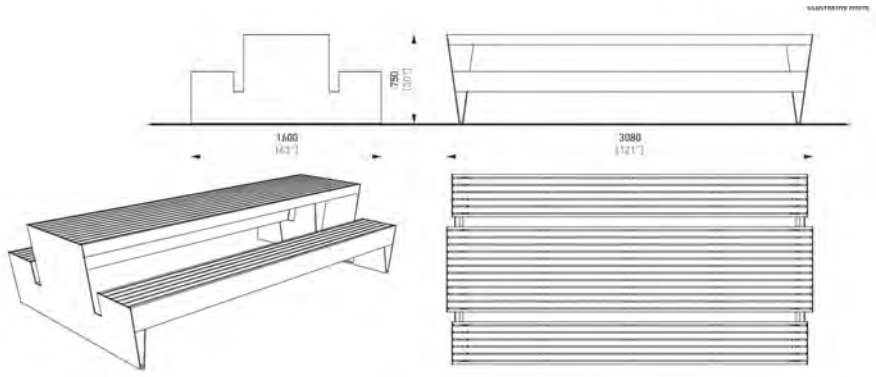
The product photo is for illustrative purposes only. Dimensions are in mm [and inches] and can be rounded.

Blocq Picnic Tables or equivalent

Blocq LBQ962



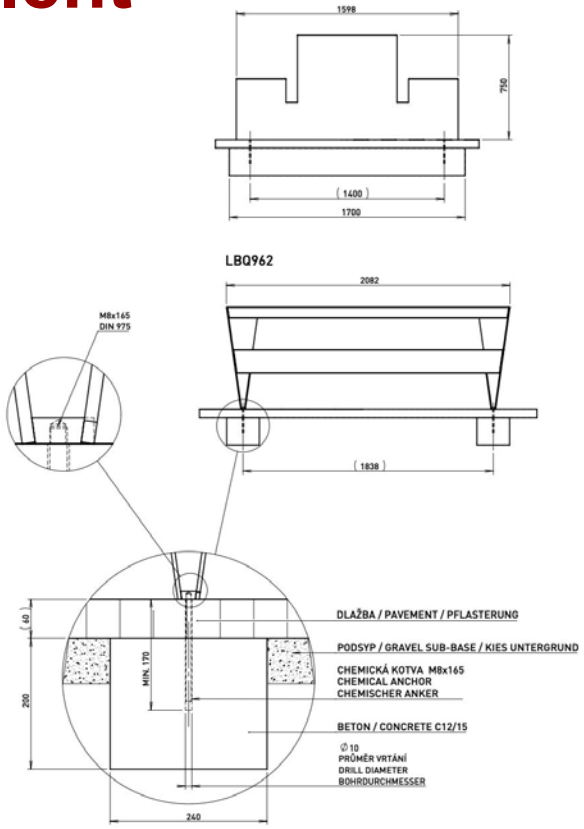
Blocq LBQ960



The product photo is for illustrative purposes only. Dimensions are in mm [and inches] and can be rounded.

Blocq Picnic Table 81” or equivalent

Blocq Picnic – set of table and benches without backrest, 2080 mm (81,9“) long
Versions: LBQ962b pine wood
LBQ962t tropical
Structure type: steel structure connected with wooden plates and lamellas by stainless steel screw joints.
Supporting frame: weldments made of steel sheets.
Seats and table board: plates and lamellas made of hardwood of rectangular section.
Powder coating: steel structure is treated with protective zinc and powder coating.
Colour options: Red side panels
Anchoring: anchoring on the paving into concrete foundation using threaded rods M8 – see the anchoring drawing.
All street furniture elements must be properly anchored according to the manufacturer´s instructions. The manufacturer declines
responsibility for any damages caused by careless use or by non-compliance with the instructions.
Weight: LBQ962b 202,4 kg (446,2 lb)
LBQ962t 237,1 kg (522,7 lb)



Outsider: Boa or equivalent

TECHNICAL DATA

Material
Rotation moulded polyethylene, 6-7 mm thick, dyed. Moulded in one piece. UV-resistant, stands up to weather, wear and tear. The material is suitable for granulation and recycling.

Surfaces and friction
The products have a textured/granulated surface due to abrasive blasting of the mold. This process enhances the friction and makes the surface less slippery.

Authentication
TÜV approved as playground equipment acc. EN1176.

Dimensions
L2400 x B1200 x H1200mm.
Volume: 630L
3-5 seats. Turnable

Fixation
Fill with water (450 litres) / sand (450kg) through integrated plugs. Or surface fixation (brackets to be ordred separately).
The height varies from 40 to 120cm. We recommend EN-1176 standard safety surfacing within a 150cm radius of Boa.

Recycled and ecolabelled*
Recycled version is made from 100% recycled polyethylene plastic, of which 85% comes from internal waste and production surplus, while 15% comes from. polyethylene bags.
Recycled version is ecolabelled, promoting circular economy and fulfils UN's sustainable development goal no.12 – Responsible consumption and production.
Recycled version is available in anthracite variant, yet colour can vary from order to order.

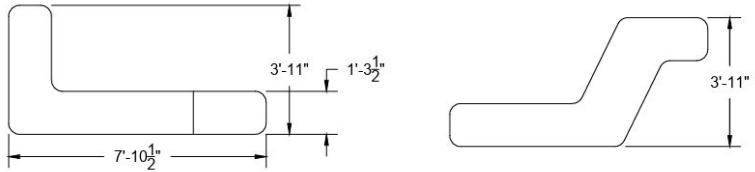
Maintenance
This product withstands most cleaning agents and chemicals and can be cleaned using a high-pressure cleaner. The colour can be revived using vinyl cleaner or similar

Standard colours
(approx. RAL)

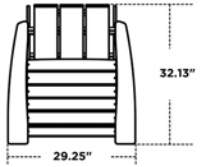
- Red: RAL 3020
- Lime green: RAL 120 70 60
- Orange: RAL 2003

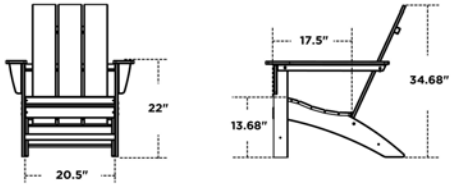
Variant colours
(approx. RAL)

- Yellow: RAL 1018
- Purple: RAL 4004
- Sandstone
- Grey: RAL 7015
- Blue: RAL 5010
- Pastel blue: RAL 5024
- Mokka brown: RAL 8028
- Olive green: RAL 6025
- White: RAL 9003

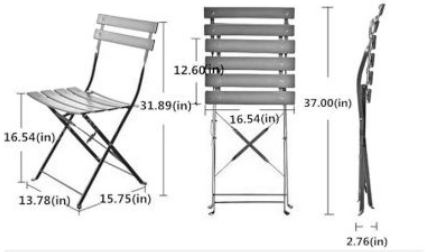


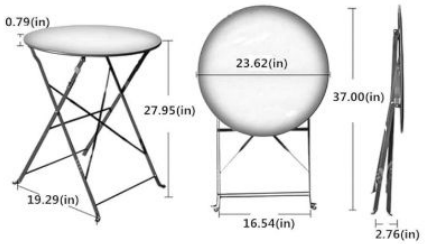
Pollywood: Modern Adirondack or equivalent





Amazon Bistro Tables or equivalent





Approved M50 crash barrier by the fire Department or equivalent

CLEVELAND GUARDIANS

ASTM F2656-16 Certified

SafeZone™ Pin Down

Best and smartest temporary steel barrier

- Handles an impact velocity of 62 mph and an impact angle of 15°
- Low working width from 37"
- 20+ year expected lifespan

Options: angle pieces, variable length barriers, connection pieces for guardrails, and crash attenuators.

THOMAS BARRIERS

Case 25-062

Certificate of Appropriateness

Lorain Avenue Historic District

45 West
4344 Lorain Avenue

New Construction

Project Representatives: Chad Kertesz, My Place Group
Ward 3: Councilmember McCormack

Previously approved as Case 23-093 on October 26th, 2023

MY PLACE GROUP

45 West Site Specific Rezoning

Development &
Management of Luxury
Residential, Prime Retail
and Boutique Office

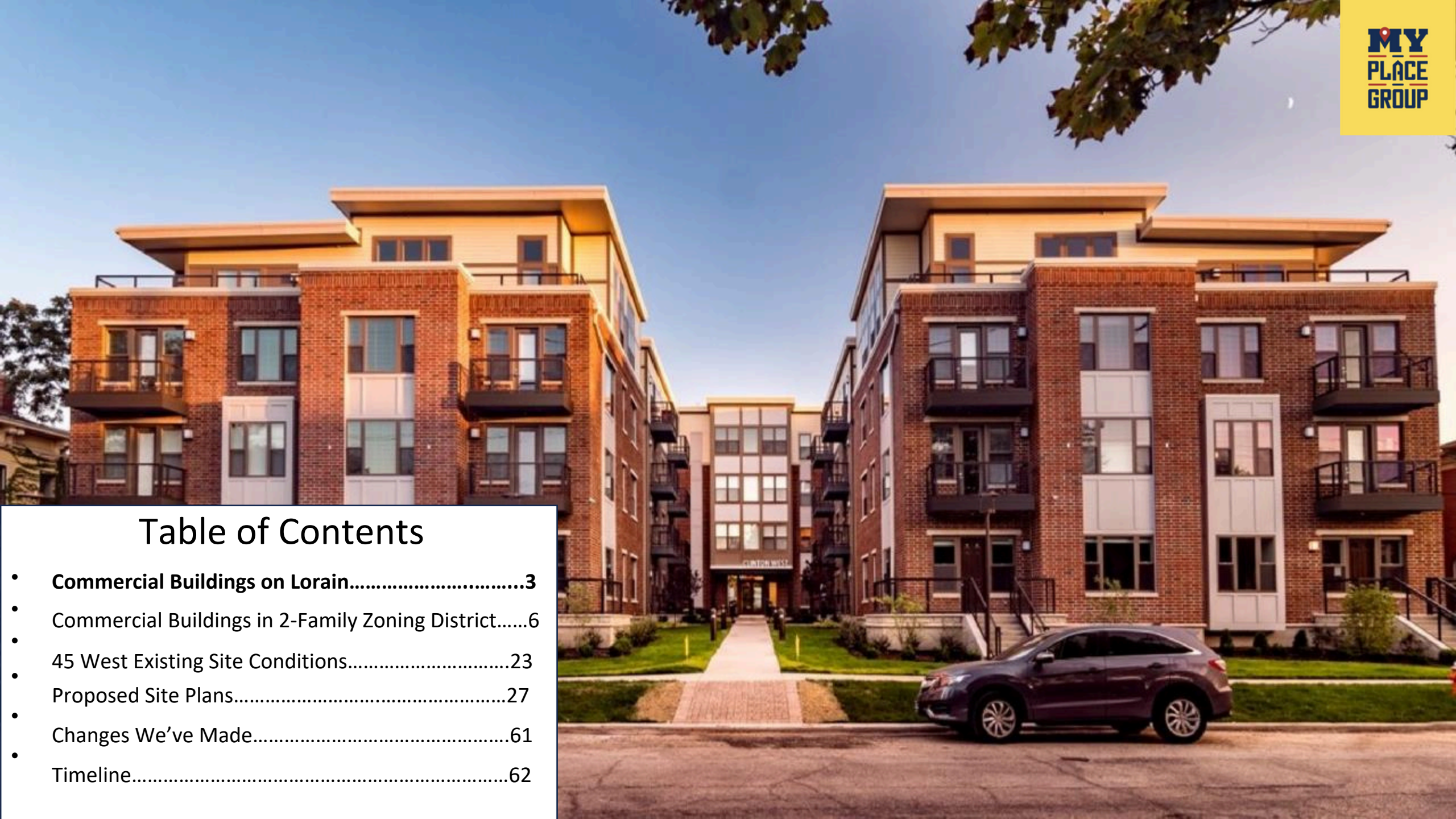


Table of Contents

- **Commercial Buildings on Lorain……..3**
- Commercial Buildings in 2-Family Zoning District……6
- 45 West Existing Site Conditions……23
- Proposed Site Plans……27
- Changes We've Made……61
- Timeline……62

Commercial Buildings on Lorain Ave. from W.28th to W.58th that Protrude North of Lorain Ave. in or towards the Two-Family District

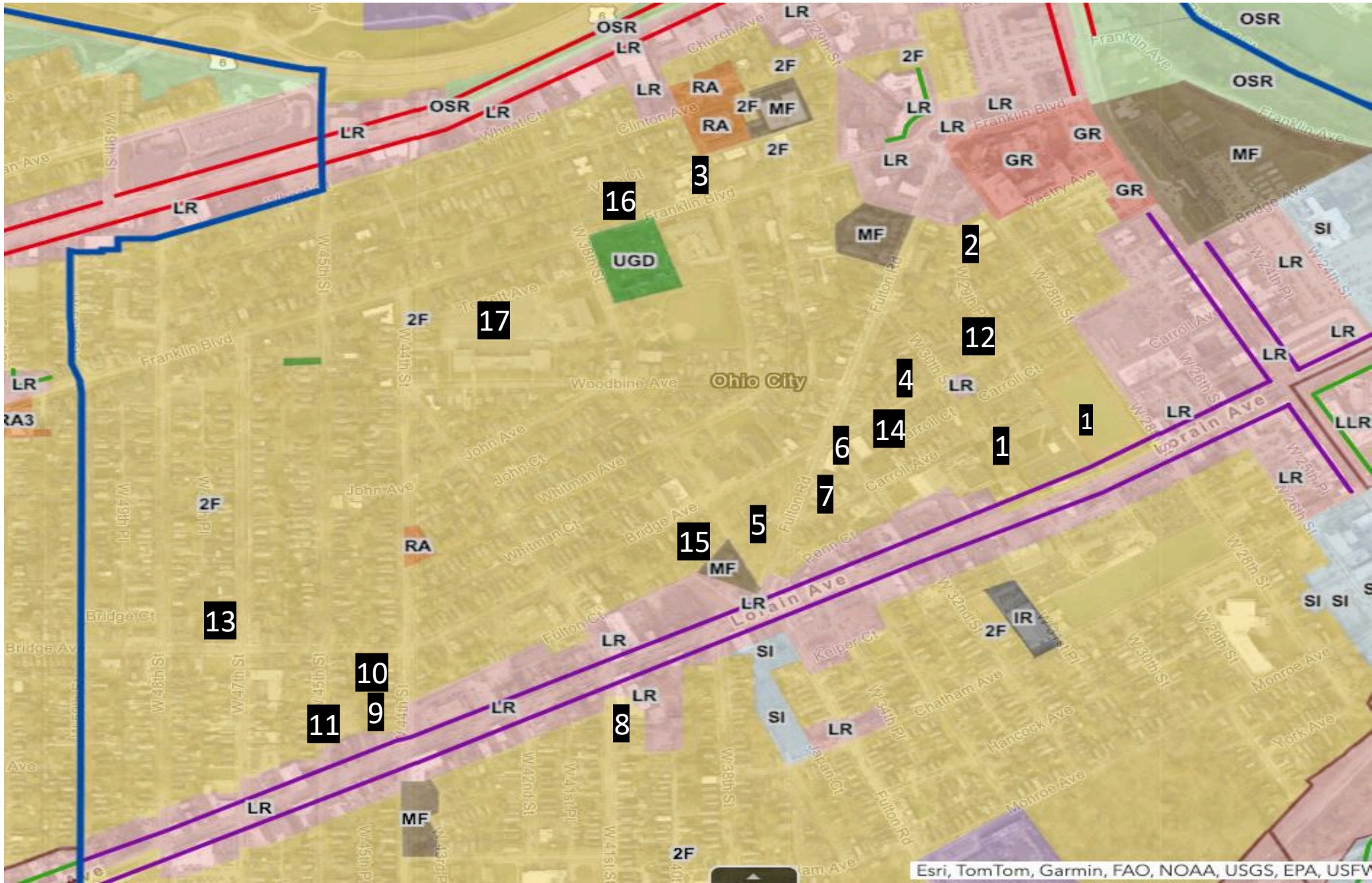
- **45 West proposed would be 180 ft North of Lorain**
- Lorain and W. 28th = 950 ft north of Lorain
  - St. Ignatius Field and Great Lakes Production Facility
- Lorain and W.32nd = 340 ft north of Lorain
  - Ohio City Provisions Building and St. Ignatius Facility
- Lorain and Fulton Rd = 300 ft north of Lorain
  - 5 Story Office Building (our office)
- Lorain and W.41st. = 135 ft north of Lorain
  - 41 West
- Lorain and W.44th = 200 ft north of Lorain
  - McCafferty Building and Gas Station
- Lorain and W.45th = 360 ft north of Lorain
  - Community Housing Solutions - Lutheran Tool Shed
- Lorain and W.47th = 300 ft north of Lorain
  - Knez Townhomes and Seamous-O Building
- Lorain and W.48th = 240 ft north of Lorain
  - Byright Auto Sales Car Lot
- Lorain and W.50th = 200 ft north of Lorain
  - Automotion, Inc Car Lot
- Lorain and W.52nd = 190 ft north of Lorain
  - Retail Buildings
- Lorain and W.54th = 160 ft north of Lorain
  - Champion Fire Equipment
- Lorain and W.57th = 200 ft north of Lorain
  - Commercial Building
- Lorain and W.58th = 570 ft north of Lorain
  - Townhome style apartments

Buildings of 3-5 Stories Next to Residential Houses

- Clinton West – 3007 Clinton
- 41 West – 4010 Lorain Ave.
- The Dexter – 2800 Franklin (multiple sides)
- The Guernsey Apartments – 2836 Franklin
- The Nikolai Condos – 3703 Clinton
- Phoenix Coffee building on W.30th and Bridge (both sides)
- Cleveland Seed Bank - 3606 Bridge
- K2M design – 3121 Bridge
- Le Petit Triangle Café – 1881 Fulton
- The Heyse apartments at 1702 W.28th
- Lutheran Hospital (multiple sides) – 1730 W.25th
- Fairview Gardens – 3207 Franklin
- St. Ignatius (multiple sides) – 1911 W.30th
- Knez Townhomes on W.47th – 1980 W.47th
- West Virginia Building at 1840 W.28th St.
- Cleveland Seed Bank at 3606 Bridge
- Franklin Loft Condos – 3200 Franklin
- Franklin West Apartments – 4815 Franklin
- Franklin Manor – 5212 Franklin The
- Nikolai Condos – 3703 Clinton Kolou's
- Marketplace – 4700 Bridge 31st and
- Franklin – 3105 Franklin
- Rhodes Mansion – 2905 Franklin

Commercial Buildings in the Two-Family Zoning District

1. St. Ignatius School
2. Ohio City Apartments
3. TheGuernsey Apartments
4. PhoenixCoffee Company and Apartments, and Heck's Cafe
5. Cleveland Public Library
6. Le Petit Triangle Café, Johnny Mango, Momocho, Ohio City Brewshop.
7. Jennings Apartments are inthe 2-Familyzoning d istr ic t
8. The41 Apartments
9. May Dugan Center (Social Services Organization)
10. Masons Creamery
11. Community Housing Solutions - Lutheran Tool Shed
12. West Virginia Apartment
13. 14Kolou'sMarket K2MDesign
15. Cleveland Seed Bank
16. Franklin Plaza Skilled Nursing Facility
17. Joseph Gallagher School



Commercial Buildings in Two-Family Zoning District in Ohio City

Apartments:

- 41 West – 4010 Lorain
- Franklin West Apartments – 4815 Franklin
- Franklin Manor – 5212 Franklin
- Clinton West – 3007 Clinton
- West Virginia Building (Cleveland Lofts) at 1840 W.28th St.
- The Guernsey Apartments – 2836 Franklin
- The Heyse apartments at 1702 W.28th
- 29th Street Apartments – 1577 W. 29th
- Franklin Loft Condos – 3200 Franklin
- Franklin Plaza – 3600 Franklin
- The Nikolai Condos – 3703 Clinton
- Knez Townhomes on W.47th and Lorain

Hospitals:

- Lutheran Hospital

Retail:

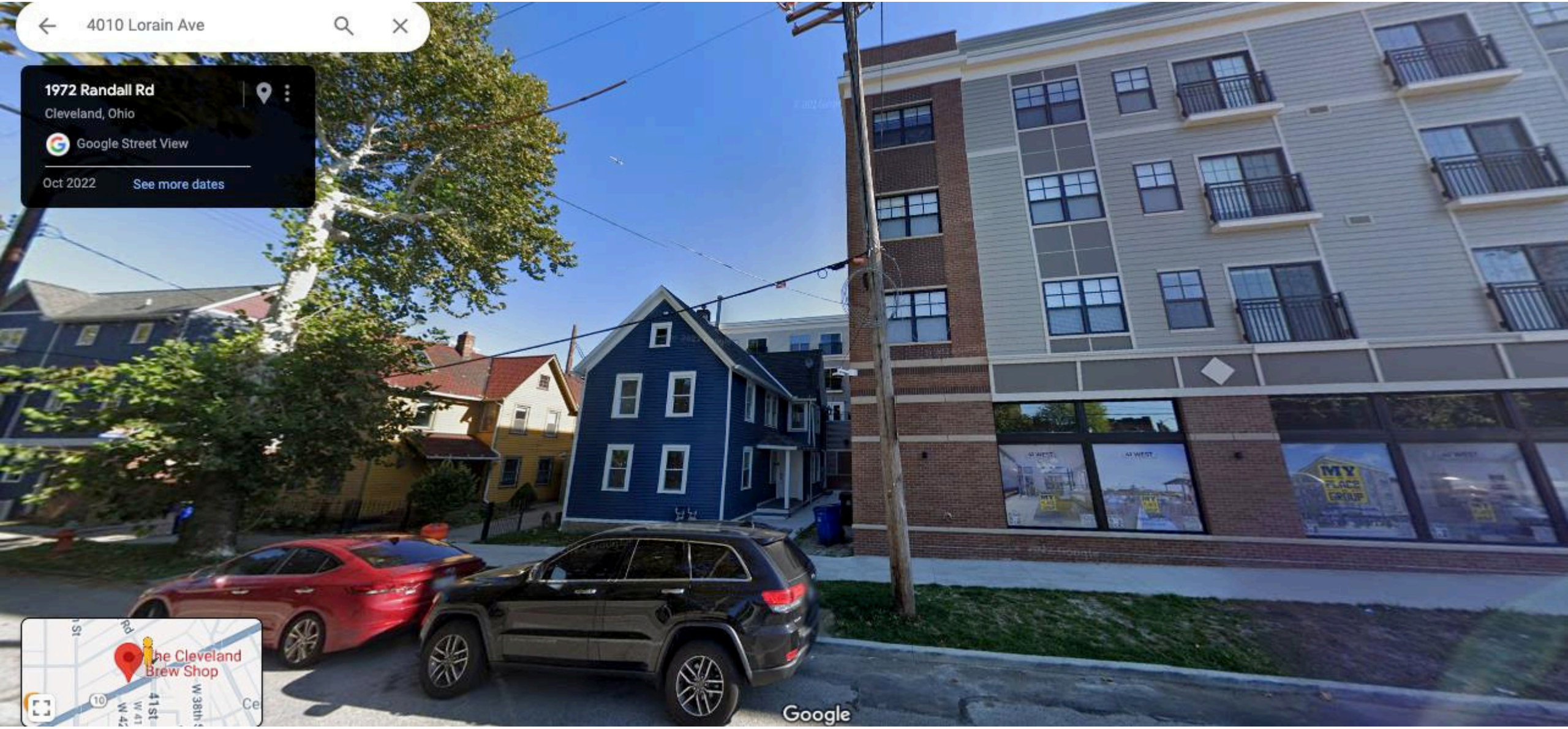
- Community Housing Solutions on W.45th and Lorain (adjacent to 45 West)
- Ohio City Provisions Building on W.32nd and Lorain
- Phoenix Coffee building on W.30th and Bridge
- Le Petit Building on Bridge and Fulton
- Kolou's Marketplace – 4700 Bridge
- Masons Creamery on W.44th and Bridge

Office:

- Seamus-O Building on W.47th and Lorain
- K2M Design Building at 3121 Bridge Cleveland Seed Bank at 3606
- Bridge West Side Cleaning Company Building at 4005 Bridge May
- Dugan Social Services Building at 4115 bridge Cleveland Public
- Library – Carnegie West Branch is in the 2-family district on Fulton Rd.

Commercial Buildings in 2-Family Zoning District in Ohio City

- 41 West ApartmentBuildingonLorainandW.41 st



Commercial Buildings in 2-Family Zoning District in Ohio City

- Knez TownhomesonLorainandW.47 th

Commercial Buildings in 2-Family Zoning District in Ohio City

- Clinton West –3007Clinton

Commercial Buildings in 2-Family Zoning District in Ohio City

- Coral Clinton Building–3607Clinton

Commercial Buildings in 2-Family Zoning District in Ohio City

- The Dexter–2800Franklin(multiplesides)

Commercial Buildings in 2-Family Zoning District in Ohio City

- The GuernseyApartments–2836Franklin

Commercial Buildings in 2-Family Zoning District in Ohio City

- The Heyse apartmentsat1702W.28 th

Commercial Buildings in 2-Family Zoning District in Ohio City

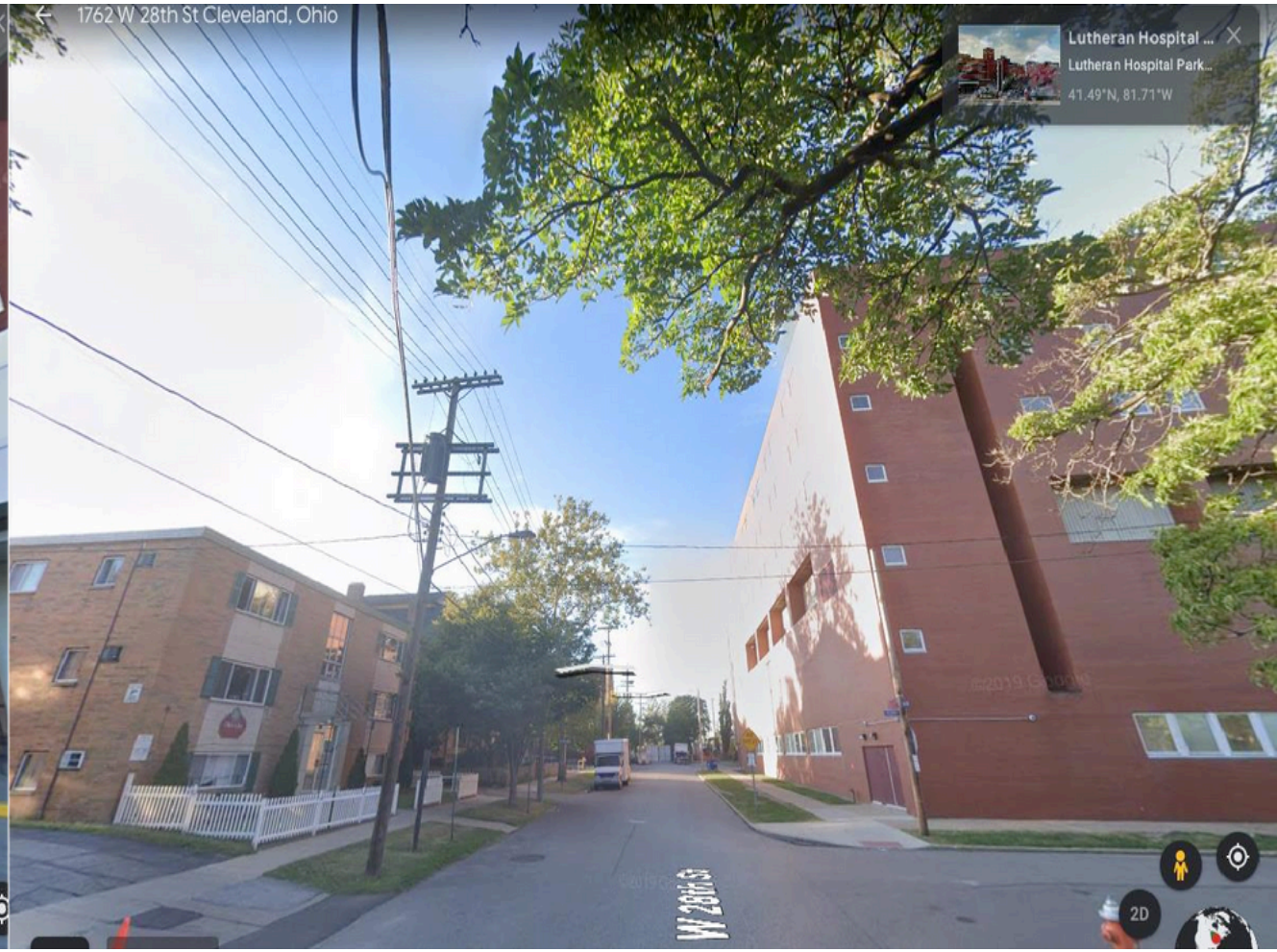
- The Nikolai Condos–3703Clinton

Commercial Buildings in 2-Family Zoning District in Ohio City

- St. Ignatius School

Commercial Buildings in 2-Family Zoning District in Ohio City

- Lutheran Hospital(multiplesides)



Commercial Buildings in 2-Family Zoning District in Ohio City

- Phoenix Coffee building on W.30th and Bridge (both sides)

Commercial Buildings in 2-Family Zoning District in Ohio City

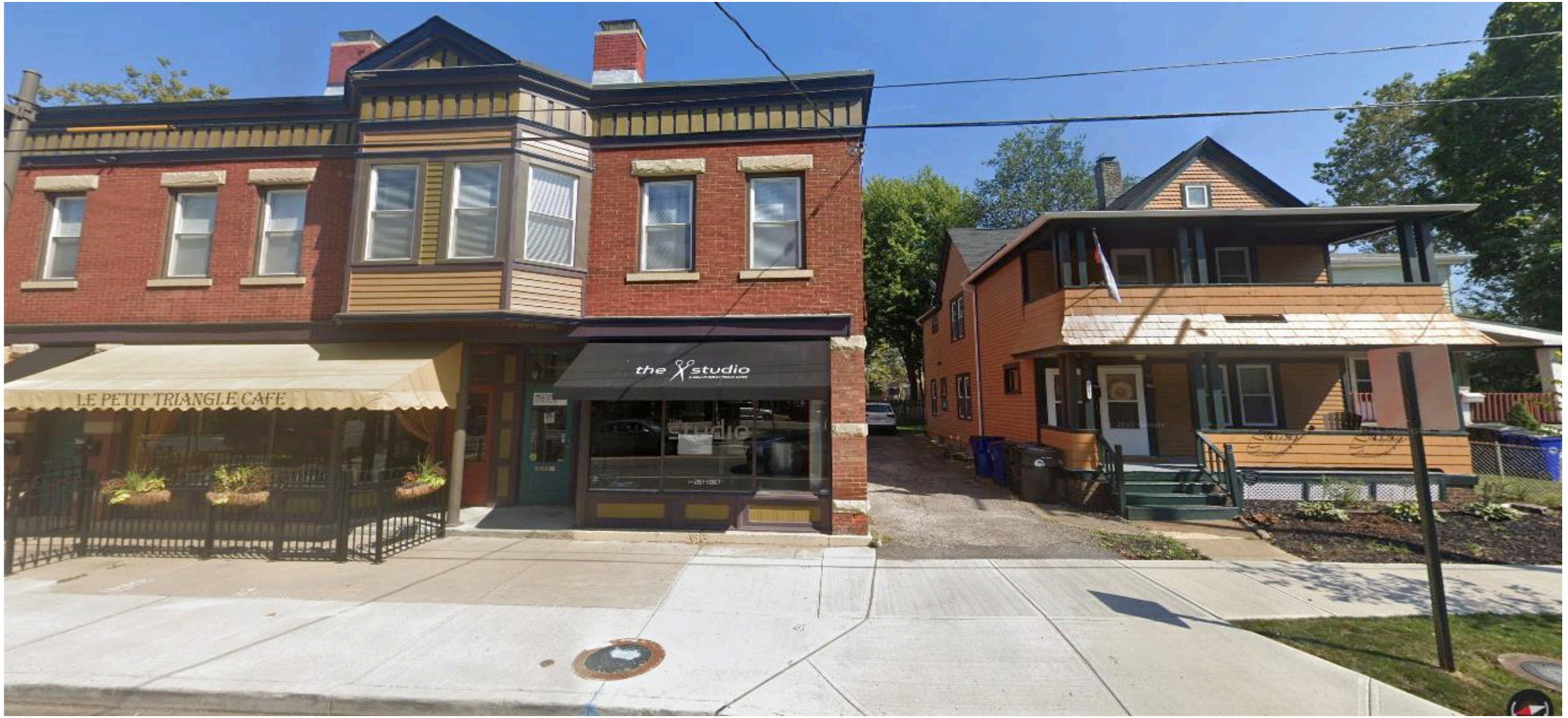
- Cleveland Seed Bank - 3606 Bridge

Commercial Buildings in 2-Family Zoning District in Ohio City

- K2M design

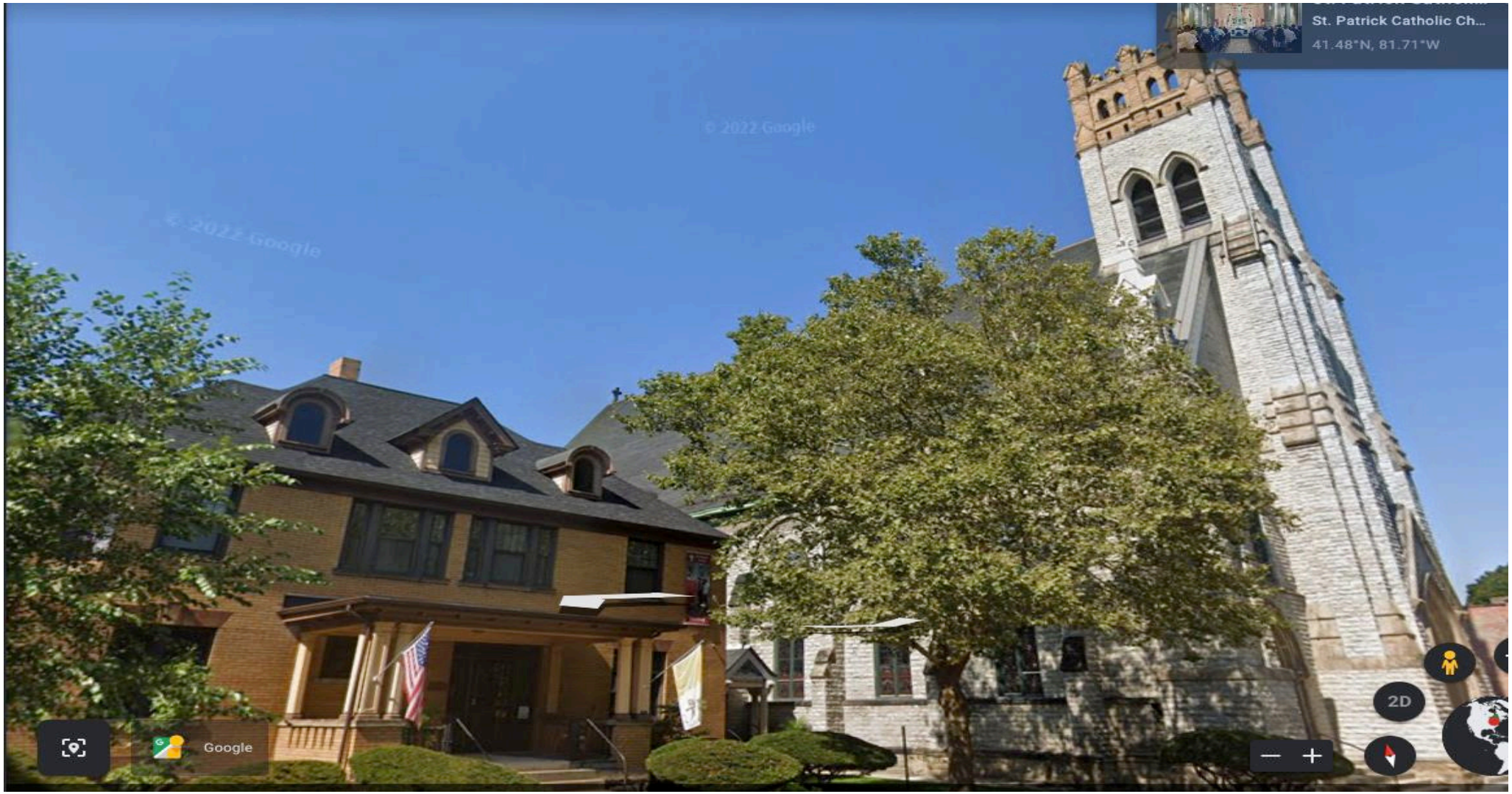
Commercial Buildings in 2-Family Zoning District in Ohio City

- Le Petit TriangleCafé–1881Fulton

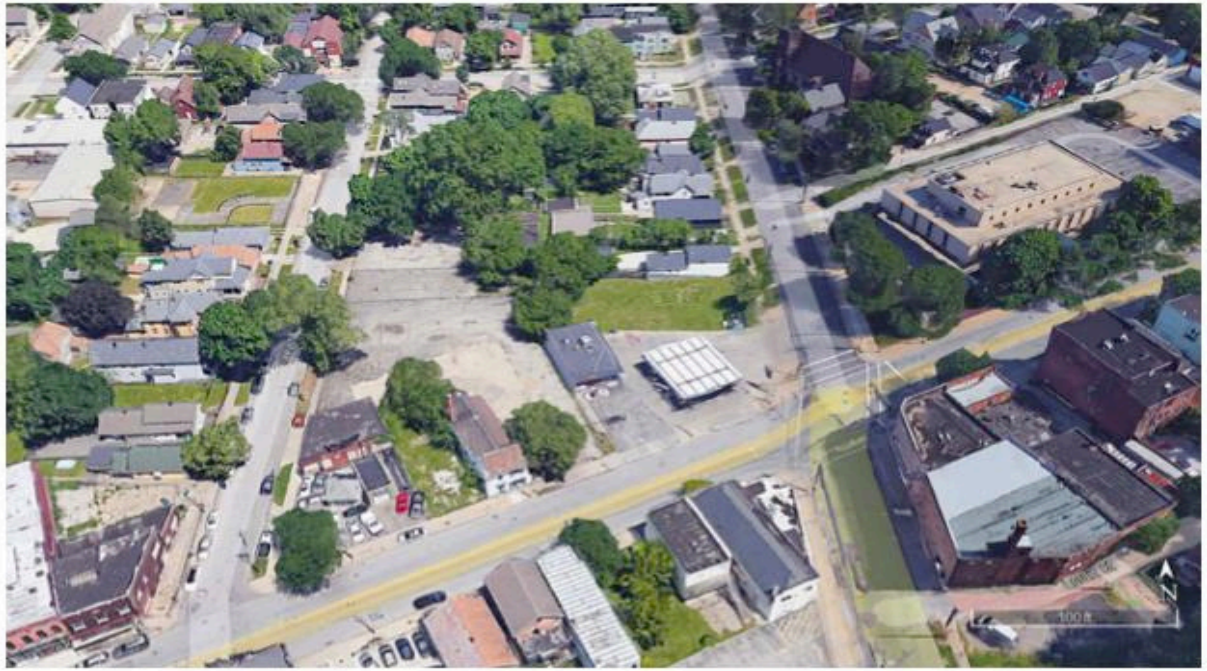


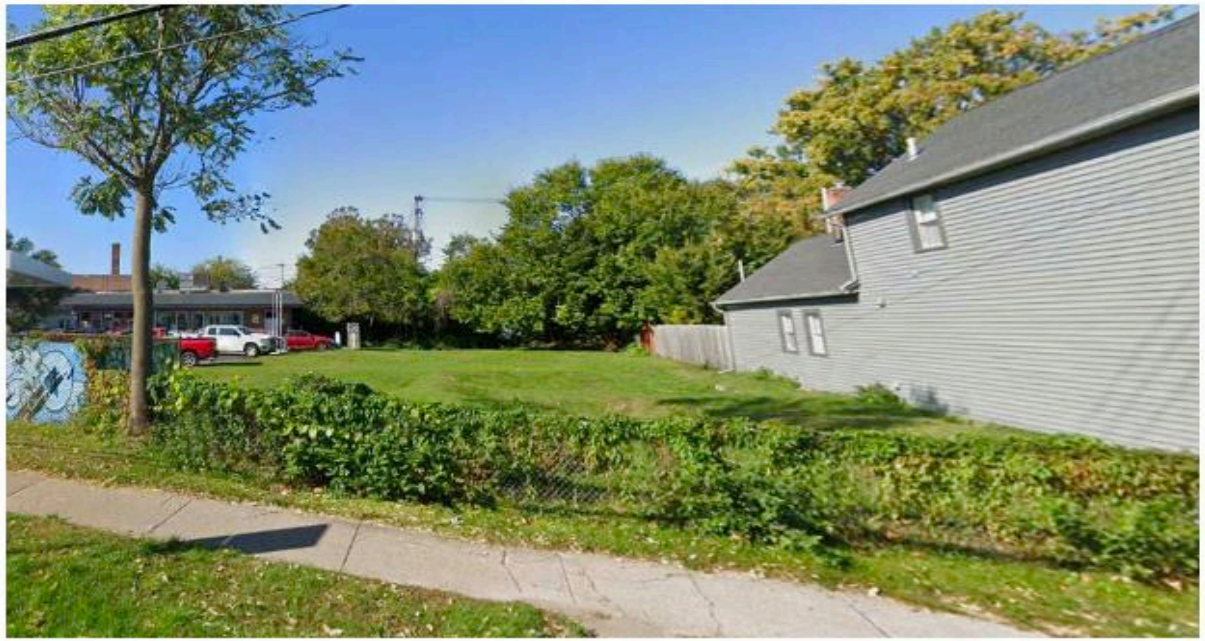
Commercial Buildings in 2-Family Zoning District in Ohio City

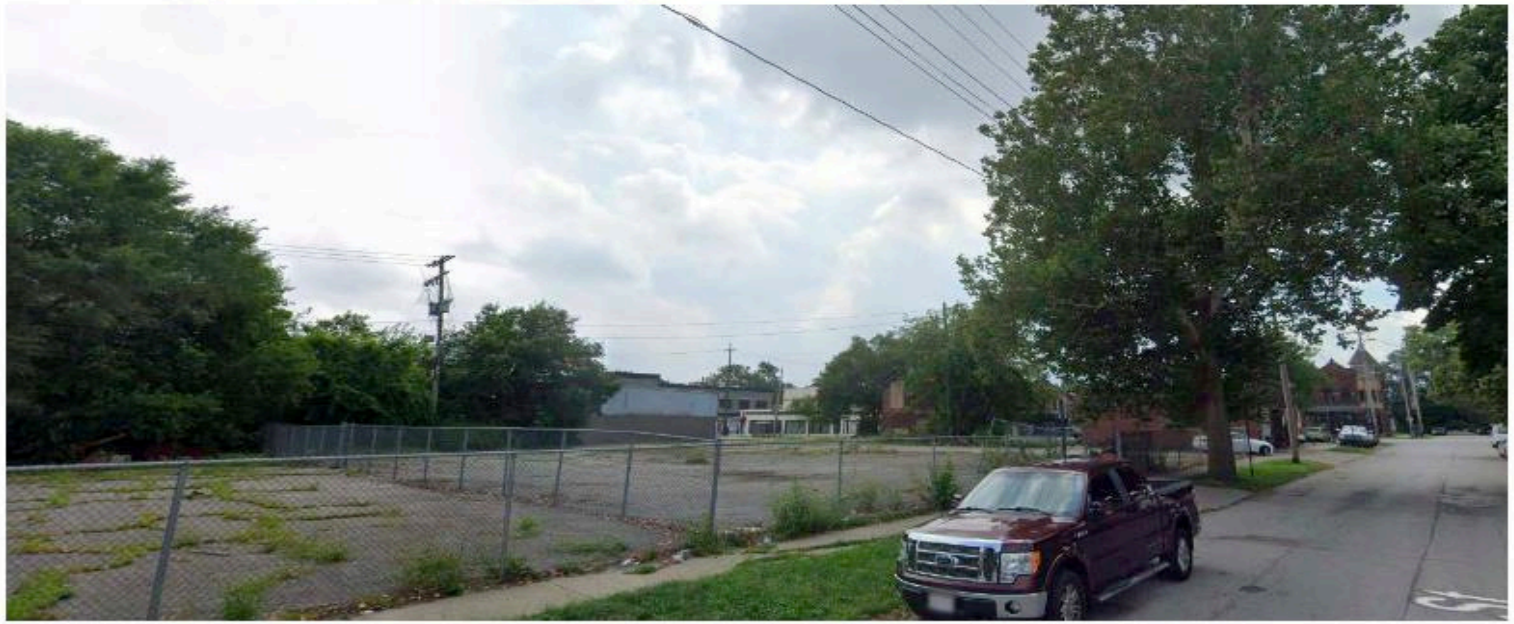
- Saint Patrick CatholicChurch–3602BridgeAve



45 West Existing Site Conditions





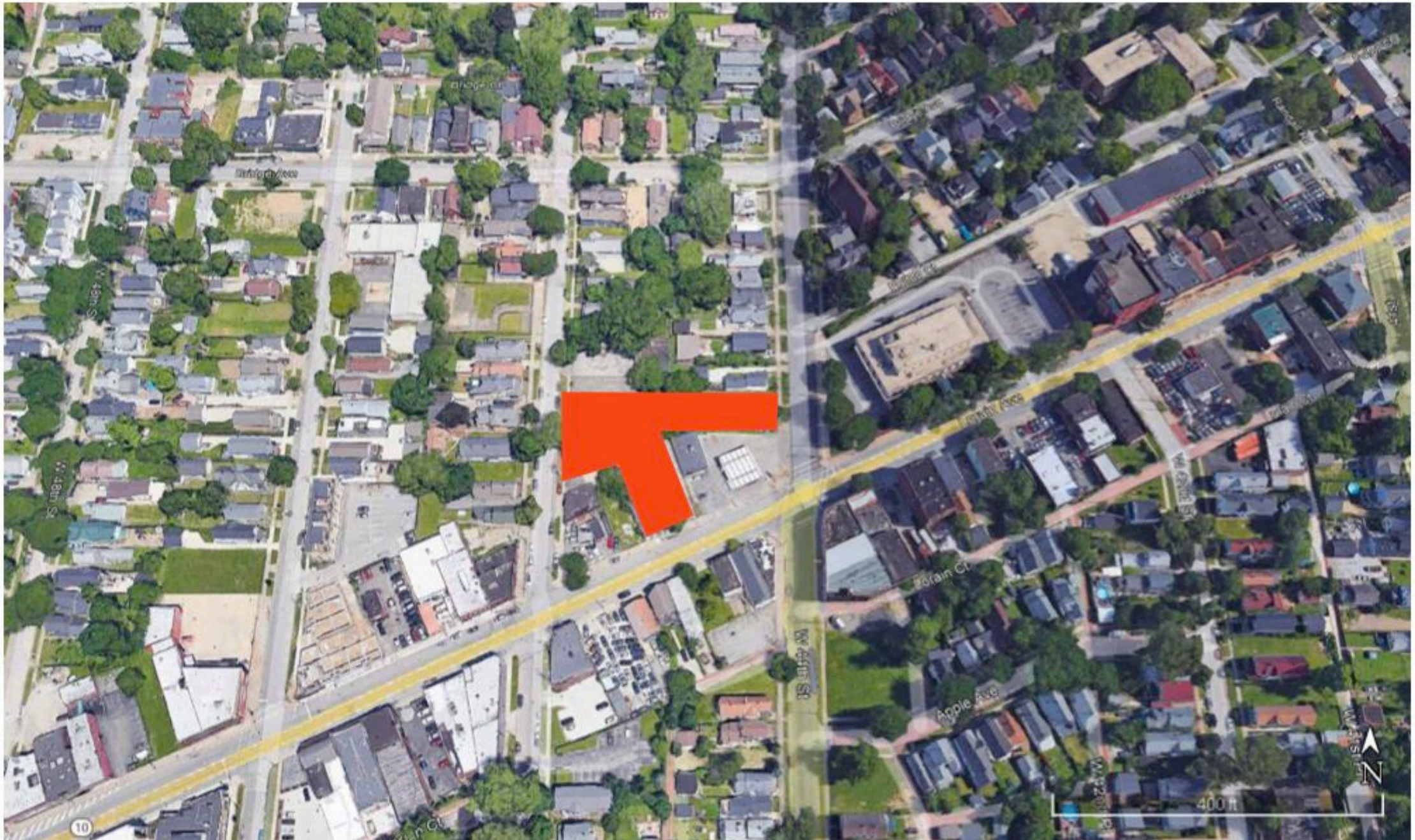


45 West Existing Site Conditions

Site Context Plan

Site Context Plan

Site Context Plan



2/16/23 Proposed Site Plan

O vervi ew

One 4-story building

- 90 – units
- 61 – Parking Spaces

FINISH FLOOR ELEVATION	0'-0"

SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
PARKING	329	20,084	61
BIKE PARKING	10	389	36
LOBBY	1,481	1,481	1
RETAIL	1,620	1,620	1
STUDIO	470	2,354	5
1 BEDROOM	706	706	1
GROSS SF	30,646	NET SF	28,877

SITE PLAN

44TH & LORAIN • 22386 • 03.02.2023

2/16/23 Proposed Rendering

VIEW FROM 44TH & LORAIN

2/16/23 Proposed Rendering

VIEW FROM 45TH TOWARDS SOUTH

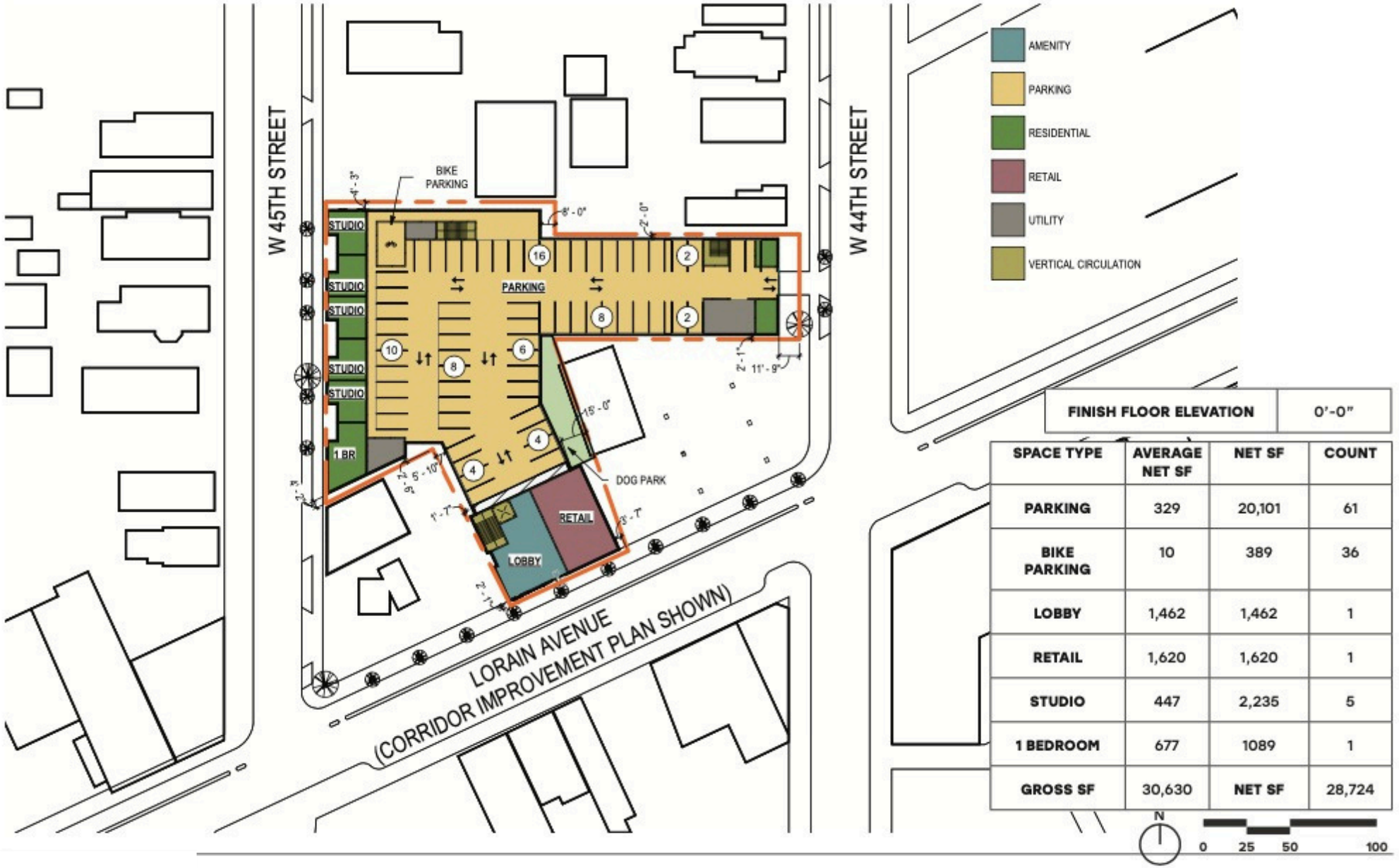
4/13/23 Proposed Site Plan

Overview

- One 4-story building
- 101 units
- 61 Parking Spaces

Changes We Made:

- Evaluated Ingress and Egress
- Dropped W.44th Building to 3-stories
- Took balconies off the North side and Lorain to address neighbor and design review feedback
- Instead of tearing down building on Lorain, we are maintainingthemajorityofthebuilding
- Simplify materials on the building and make the façade less busy



FINISH FLOOR ELEVATION	0'-0"

SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
PARKING	329	20,101	61
BIKE PARKING	10	389	36
LOBBY	1,462	1,462	1
RETAIL	1,620	1,620	1
STUDIO	447	2,235	5
1 BEDROOM	677	1089	1
GROSS SF	30,630	NET SF	28,724

SITE PLAN

44TH & LORAIN • 22386 • 04.13.2023

4/13/23 Proposed Rendering

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VIEW FROM 44TH &

44TH & LORAIN • 22386 •

4/13/23 Proposed Rendering

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VIEW ALO

44TH & LORAIN • 22

6/14/23 Proposed Site Plan

O vervi ew

- One 4-story building
- 101 units
- 60 Parking Spaces

Changes We Made:

- Evaluated Ingressand Egress
- Setback thebuilding off Lorain Ave and the North side of the building
- Add additional bike parking storage and made more accessible for tenants
- Adjusted commercial store front to have a more traditional appearance and tofollow styles of the existing retailon Lorain
- Flipped stair tower
- Moved trash access point

FINISH FLOOR ELEVATION	0'-0"

SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
PARKING		19,900	60
BIKE PARKING		514	43
LOBBY	1,663	1,663	1
RETAIL	1,517	1,517	1
STUDIO	448	2,238	5
1 BEDROOM	577	1,321	1
GROSS SF	30,985	NET SF	28,680

N

0 25 50 100

SITE PLAN

45 WEST • 22386 • 06.15.2023 8

6/14/23 Proposed Rendering

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VIEW FROM 44TH

45 WEST • 2238

6/14/23 Proposed Rendering

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VIEW ALO
45 WEST • 223

9/21/23 Current Site Plan Approved by Landmarks & OCI Design Review

O vervi ew

- One 3-story building on W.44th
- One 3-story building on W.45th
- One Five-story building with set backs off Lorain
- 87 Units
- 48 Parking Spaces

Changes We Made:

- Created an alleyway to give separation from our site to existing houses
- Separatedbuildingsinto three separatebuildings
- Adjust façade to blend in more with houses on the street,
- giving thema brownstone Townhomedesign
- Changed façade to differentiate between the existing
- building and the newly built building
- Adjusted roof lines so they flow withtheresidential
- houses on the street
- Added tree planters on all sides ofourbuildings
- Added greenery screens for more privacy from the gas
- station and residential houses

Adjusted color patterns and material selections
Simplifying window details, types and styles
Modifying the windows in theexisting buildingsoithasa more active use appearance
Removed green wall parking screen and replaced with art i nsta l la ti on s

LAN

9/21/23 Proposed Rendering

BUILDING 2 - LORAIN AVENUE ELEVATION

9/21/23 Proposed Rendering

VIEW WEST ALONG LORAIN AVENUE | PROPOSED

9/21/23 Proposed Rendering

VIEW EAST ALONG NEW ALLEY | PROPOSED

9/21/23 Proposed Rendering

VIEW EAST FROM W. 45TH | PROPOSED

9/21/23 Proposed Rendering

VIEW EAST ALONG LORAIN AVENUE | PROPOSED

7/24/2025 Proposed Rendering

O vervi ew

- One 3-story building on W.44th
- One 3-story building on W.45th
- One Five-story building with set backs off Lorain
- 96 Units
- 58 Parking Spaces

Changes We Made:

- Created an alleyway to give separation from our site to existing houses
- Separated buildings into three separate buildings
- Adjust façade to blend in more with houses on the street, givingthem a brownstoneTownhomedesign
- Changed façade to differentiate between the existing building and the newlybuiltbuilding
- Adjusted roof lines so they flow with the residential houses on the street
- Added tree planterson allsidesof ourbuildings
- Added greenery screens for more privacy from the gas station and residential houses
- Adjusted color patterns and material selections
  Simplifying window details, types and styles
  Modifying thewindowsintheexistingbuildingso it has a more active use appearance
  Removed green wall parking screen and replaced with art i nsta l la ti on s

7/24/2025 Proposed Rendering

4434 LORAIN AVENUE | PROJECT DATA AND MASSING

Building 1		
Level 01		
Circulation		755 SF
Rentable Area		4,220 SF
Level 02		
Circulation		422 SF
Rentable Area		4,661 SF
Level 03		
Circulation		422 SF
Rentable Area		4,661 SF
Total Gross Area		**15,181 SF**

Building 1 Rentable Area		
Unit Type	**SF**	**Unit Count**
1-BR	12,296	21
Studio	1,246	3
Total Rentable Area	**13,542 SF**	**24**

Building 2		
Level 01		
Circulation		1,416 SF
Parking Garage		10,033 SF
Level 02		
Circulation		1,599 SF
Rentable Area		9,863 SF
Level 03		
Circulation		1,599 SF
Rentable Area		9,863 SF
Level 04		
Circulation		1,599 SF
Rentable Area		9,691 SF
Level 05		
Amenitites		400 SF
Circulation		1,517 SF
Rentable Area		8,245 SF
Total Gross Area		**55,705 SF**

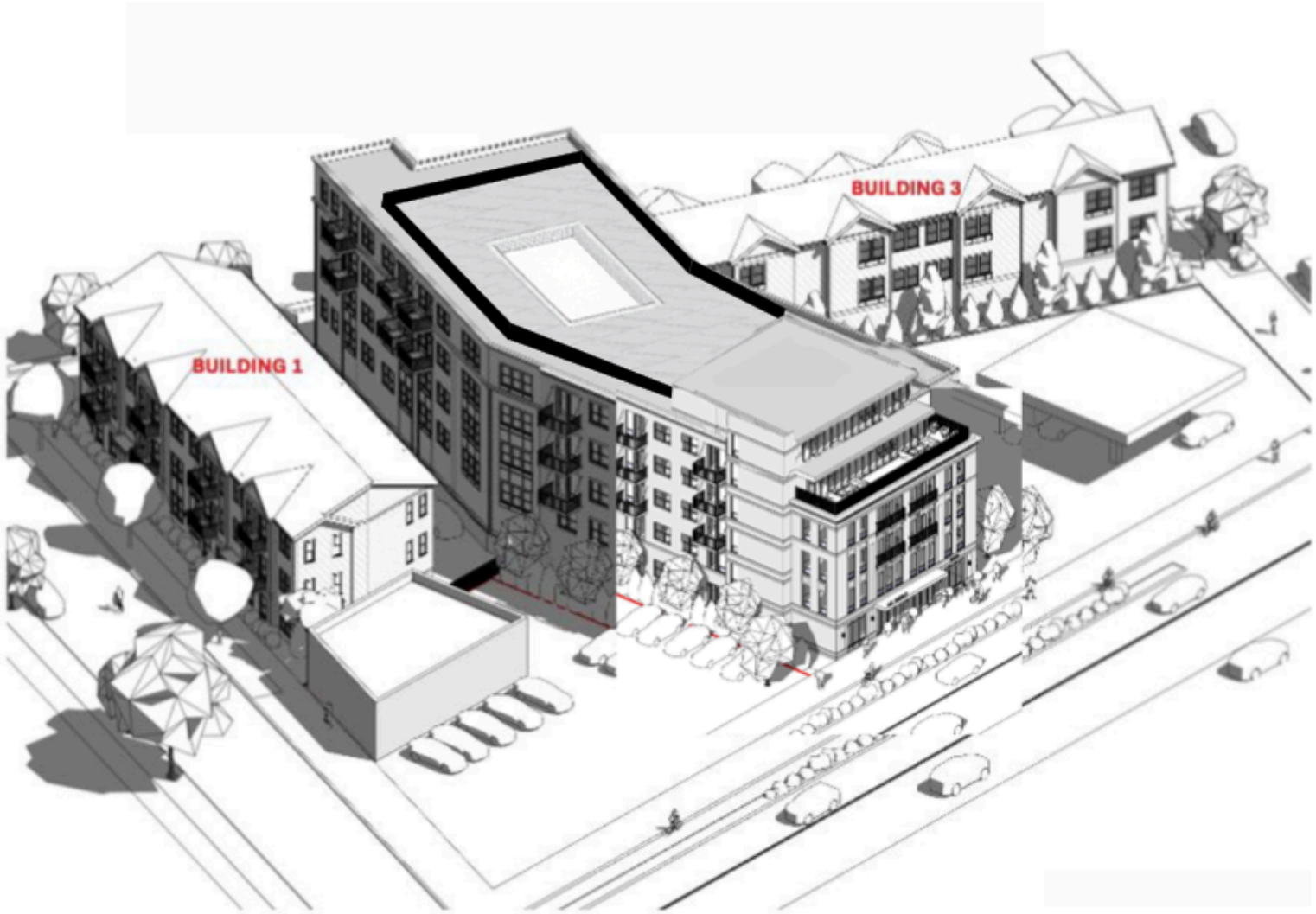
Building 2 Rentable Area		
Unit Type	**SF**	**Unit Count**
1-BR	30,090	46
Studio	7,572	18
Total Rentable Area	**37,662**	**64**

Building 3		
Level 01		
Circulation		466 SF
Rentable Area		2,844 SF
Level 02		
Circulation		466 SF
Rentable Area		2,974 SF
Level 03		
Circulation		446 SF
Rentable Area		2,974 SF
Total Gross Area		**10,129 SF**

Building 3 Rentable Area		
Unit Type	**SF**	**Unit Count**
1-BR	2,710	4
2-BR	3,238	4
Total Rentable Area	**5,948**	**8**

Project Summary		
Building	**Rentable Area**	**Unit Count**
Building 1	13,542 SF	24
Building 2	37,662 SF	64
Building 3	5,948 SF	8
Total Rentable Area	**57,152 SF**	**96**
Average Unit Size	**595 SF**	
	Parking Totals	
Building 2 (Lift Parking)	**18**	
Building 2	**29**	
Building 3	**10**	
Total Parking	**57**	

Bicycle Parking	
Indoor Parking Racks	
Building 1	0
Building 2	39
Building 3	10
	49
Outdoor Parking Racks	
Building 1	24
Building 2	24
	48
Grand Total	**97**



7/24/2025 Proposed Rendering

7/24/2025 Proposed Rendering

VIEW WEST ALONG LORAIN AVENUE | PROPOSED

7/24/2025 Proposed Rendering

VIEW EAST ALONG NEW ALLEY | PROPOSED

7/24/2025 Proposed Rendering

VIEW SOUTH ALONG W. 45TH | PROPOSED

7/24/2025 Proposed Rendering

VIEW EAST FROM W. 45TH | PROPOSED

7/24/2025 Proposed Rendering

BUILDING 1 - W. 45TH STREET ELEVATION

7/24/2025 Proposed Rendering

BUILDING 1 - EAST ELEVATION

7/24/2025 Proposed Rendering

BUILDING 1 - NORTH ELEVATION

7/24/2025 Proposed Rendering

BUILDING 1 - SOUTH ELEVATION

7/24/2025 Proposed Rendering

BUILDING 2 - W. 45TH STREET ELEVATION

7/24/2025 Proposed Rendering

BUILDING 2 - NORTH ELEVATION

7/24/2025 Proposed Rendering

BUILDING 2 - EAST ELEVATION

7/24/2025 Proposed Rendering

7/24/2025 Proposed Rendering

BUILDING 3 - NORTH ELEVATION (ALONG NEW ALLEY)

7/24/2025 Proposed Rendering

BUILDING 3 - SOUTH ELEVATION

7/24/2025 Proposed Rendering

BUILDING 3 - EAST ELEVATION

7/24/2025 Proposed Rendering

BUILDING 3 - WEST ELEVATION

7/24/2025 Proposed Rendering

STREET TREE
ZELKOVA

COLUMNAR
DECIDUOUS TREE
ENGLISH OAK

EVERGREEN SCREENING

PERENNIAL AND EVERGREEN FOUNDATION PLANTING
HYDRANGEA

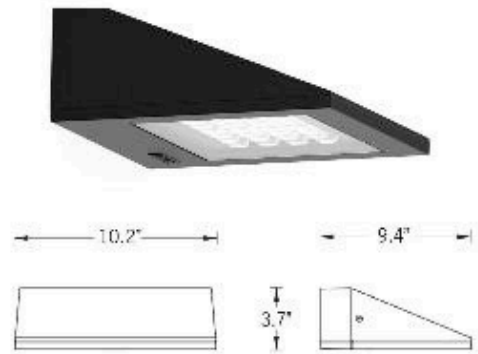
INKBERRY HOLLY

7/24/2025 Proposed Rendering

LIGHTING PLAN

WALL-MOUNTED LANTERN

WALL-MOUNTED AREA LIGHT
LIGMAN: VEKTER

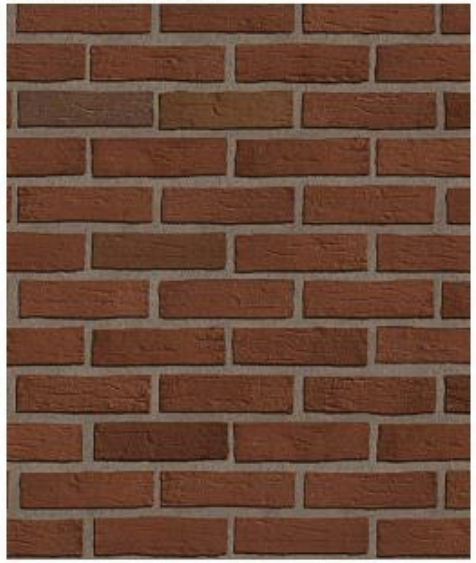


7/24/2025 Proposed Rendering

BUILDING MATERIALITY

FACE BRICK

GLEN GERY : SHELBY



FIBER CEMENT LAP SIDING

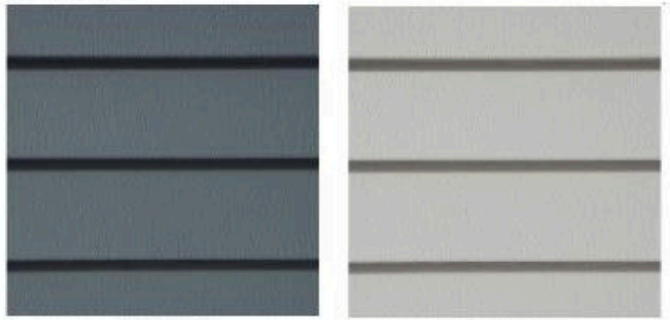
BUILDING 1 WEST ELEVATION

PAINTED TO MATCH PACIFIC BLUE

PAINTED TO MATCH STERLING GRAY

VINYL SIDING : CERTAINTEED MONOGRAM SERIES

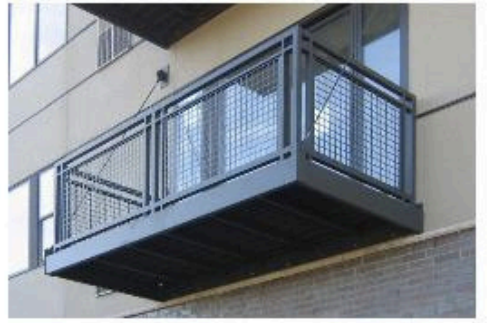
BUILDING 1



PACIFIC BLUE

STERLING GRAY

Aluminum Balconies and Railings



Vinyl Window

BUILDING 2

RUSTIC BLEND

SABLE BROWN

Composite/Fiberglass Window

ALL TRIM BOARDS ARE TO BE SYNTHETIC BOARDS PAINTED TO MATCH ADJACENT SIDING MATERIAL

Changes We've Made

- We have evaluated the ingress and egress betweenW.44th and W.45th
  - We have plans to help coordinate speed bumps or traffic control
  - Created an alleyway to give separation from our site to existing residential homes on W.44th and W.45th
- Separated one structure into three smaller buildings
- On W.44th and W.45th buildings, we have adjusted the façade and blended it in more with the houses on street, giving them a brownstone Townhome de si gn
- Took balconies off the North side of the building and off Lorain Avenue to address neighbor and design review feedback
- Instead of tearing down the existing building on Lorain we are maintaining the majority of the building
- Made commercial store front have a more traditional appearance to follow styles of the existing retail on Lorain
- Changed thefaçadeto differentiate between the existing building andthe new building
- Set new building back from existing building on Lorain
- Set back the 5th floor on the South side and North Side of our building.
- Adjusted roof lines so they go more with the residential houses on the street
- Added tree planters on all sides of our building, and greenery screens for more privacy and separation from neighbors
- Simplified materials on the building to make façade less busy
- Adjusted color patterns and material selection. Using less grey on buildings, and increasing brick façade on Lorain
- Simplifying window detail. Adjusted window detail, types and styles
- Modifying the windows in the existing building so it has a more active use appearance
- Removed green wall parking screen and replaced with art installations
- We adjusted parking many times to find the best and mot efficient parking plan
- We have no visible parking from the street view
- Opened the north side of building so that the façade is not continuous.
- Make bike parking more accessible
- Added additional bike storage from original proposal
- Removed slanted privacy divider
- Flipped stair towers

  Moved trash access point

45 West Past Timeline

- 2/21/23 – Presented at Urban Community School
- 3/15/23 – My Place Group hosted a meeting at our office on Lorain Blvd
- 3/16/23 – First meeting at OCI Design Review
- 4/6/23 – Second meeting at OCI Design Review
- 4/13/23 – First Meeting at Landmarks Commission
- 5/4/23 – Third meeting at OCI Design Review
- 6/15/23 – Fourth meeting at OCI Design Review – disapproved 4-1 vote
- 7/27/23 – Second meeting at Landmarks Commission
- 9/21/23 – Fifth meeting at OCI Design Review
- 10/19/23 – Sixth meeting at OCI Design Review – Approved 4-2 vote
- 10/26/23 – Third meeting at Landmarks Commission – Approved 7-1 vote with contingencies to adjust the façade
- 4/4/24- City Planning Approved

Let’s Stay in Touch

Email: Contact@myplacecleveland.com
Phone: 216.224.2221
Office: 3500 Lorain Avenue, Suite 100
Cleveland OH 44113

CITY OF CLEVELAND
Mayor Justin M. Bibb

Schematic Plan Review

August 14th, 2025

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

Case 25-063

Schematic Plan Review

Clifton/West Boulevard Historic District

WestCliff Townhomes
SW Corner of Clifton & West Boulevards

New Construction

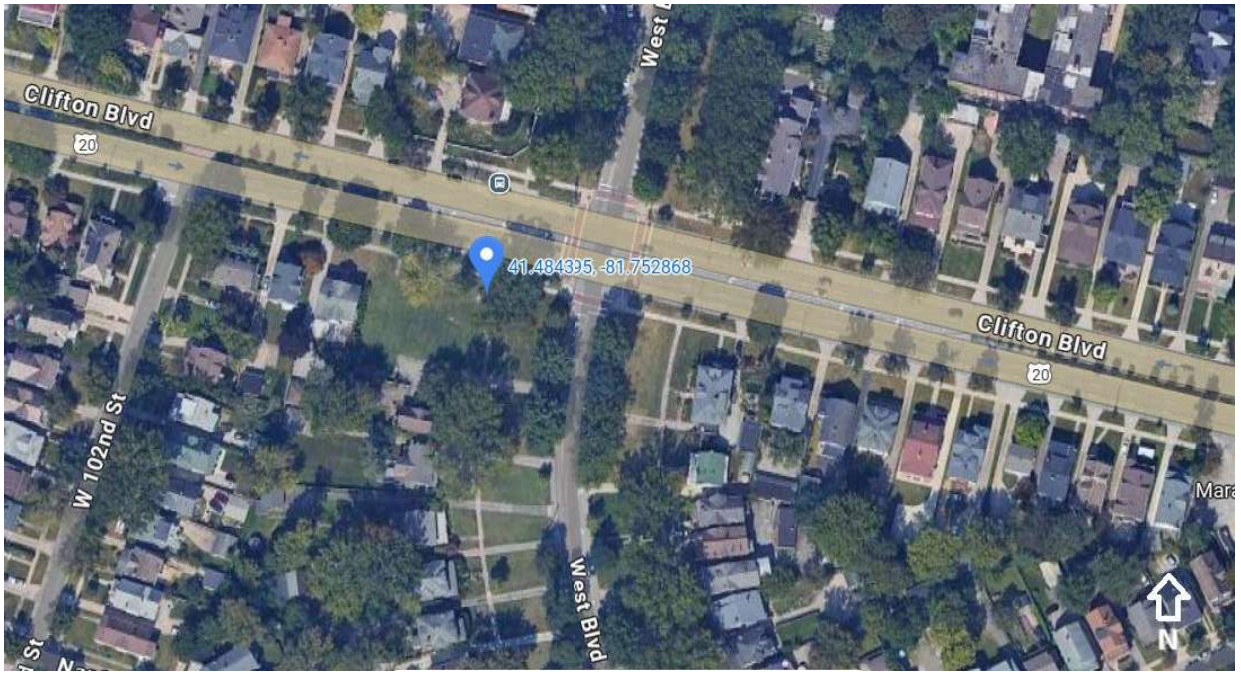
Project Representatives: Ryan Arth, Smart Build Development LLC
Ward 11: Councilmember Kelly

WestCliff Townhomes

S.W. Corner of West Blvd and Clifton
PPN 001-12-089 and 001-12-090
Contact: Ryan Arth (216) 832-1935
ryan@smartbuilt.co
7/19/25

Map

S.W. Corner of Clifton and West Blvd



Two Vacant Parcels
001-12-089
001-12-090

Context

Historical: There was a home on the Western side of the site as recent as 2002. The lots have been vacant since.

Approved plans for six units tabled in 2022 due to construction costs.

Context

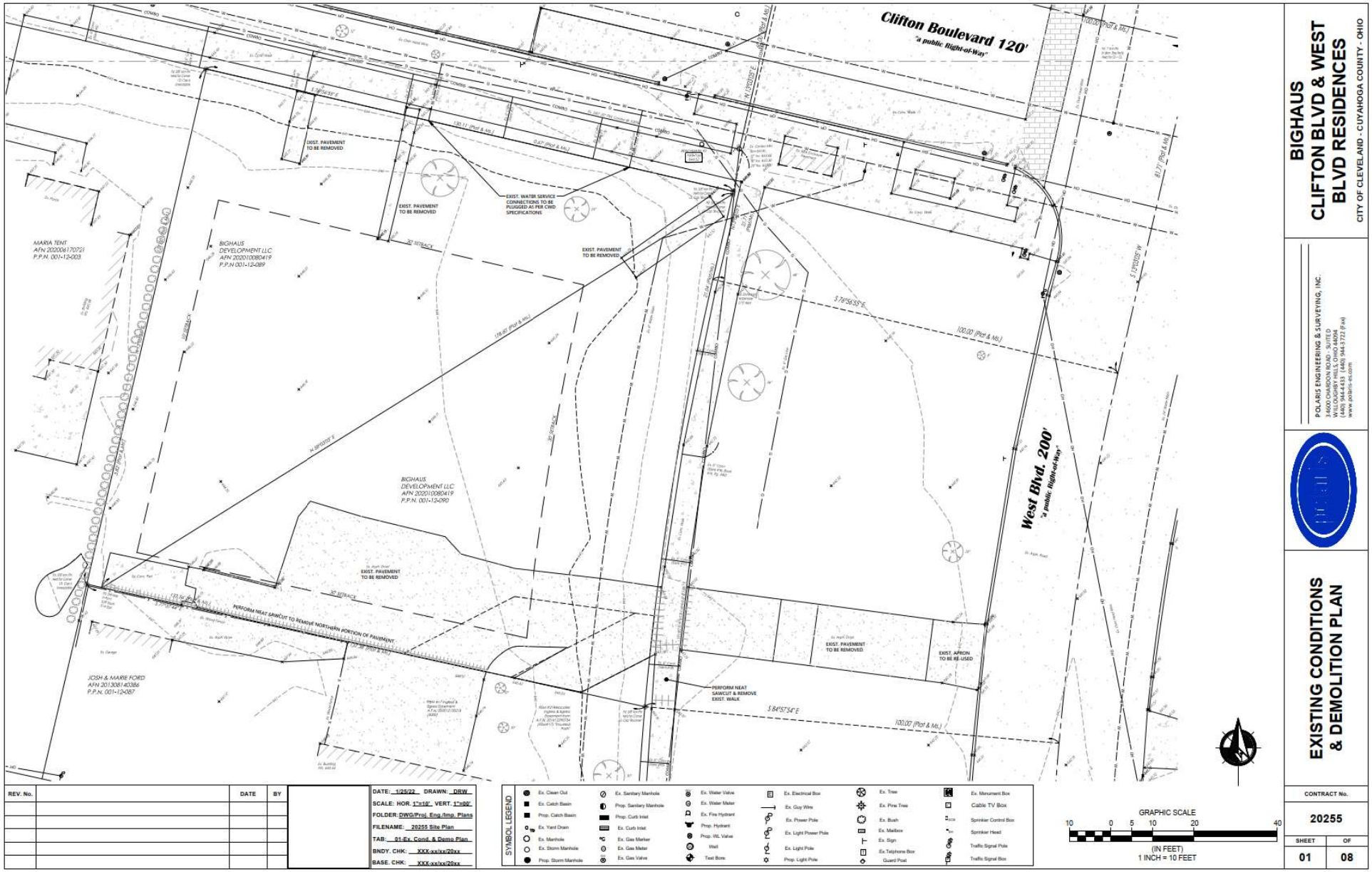
Current Views From Clifton

Current Views from West Blvd

Site Plan

- To build one three unit townhome structure on each of two lots
- Six units previously approved for the site 2022
- 16,674s. f. = .38 Acres
- Zoning: A = 1 family
- Expand the existing driveway off West Blvd that the neighbor shares
- Each unit with two garage spaces. Three guest spaces on site.

Site Plan



REV. No.		DATE	BY

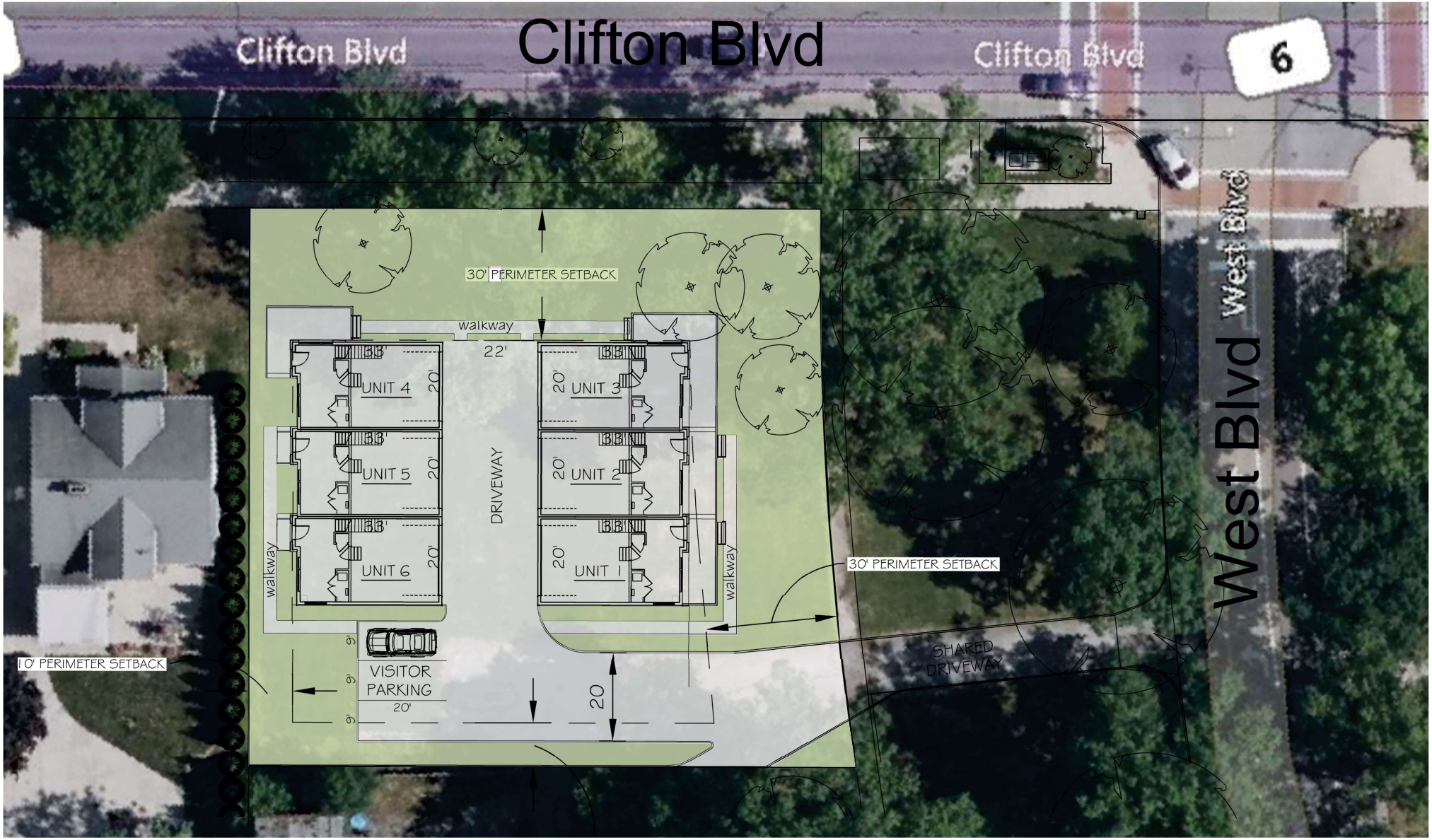
DATE: 1/25/22 DRAWN: DRW
SCALE: HOR. 1"=10' VERT. 1"=00'
FOLDER: DWG/Proj. Eng./Imp. Plans
FILENAME: 20255 Site Plan
TAB: 01-Ex. Cond. & Demo Plan
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx

BIGHAUS
CLIFTON BLVD & WEST BLVD RESIDENCES
CITY OF CLEVELAND - CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

EXISTING CONDITIONS & DEMOLITION PLAN

CONTRACT No. 20255
SHEET 01 OF 08



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Cleveland, OH

SP Conceptual Site Plan
1" = 20'
JULY 17, 2025

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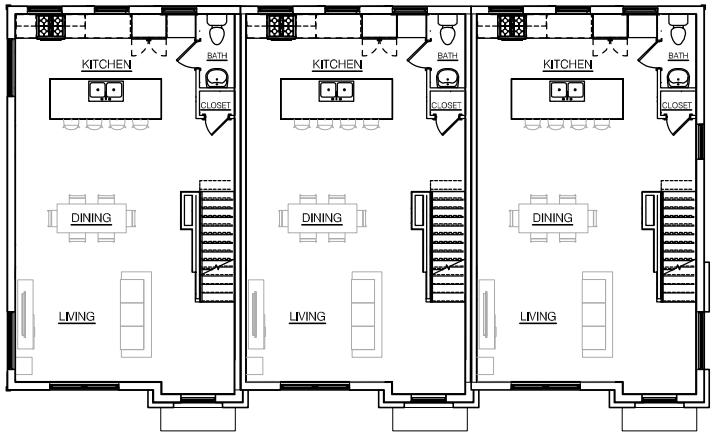
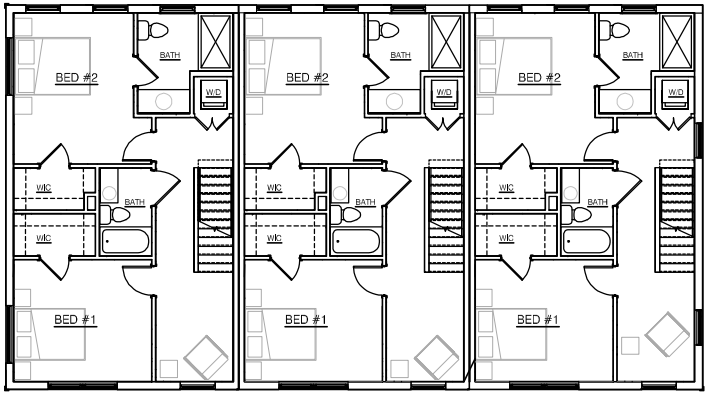
UNIT AREAS

UNITS 1-6

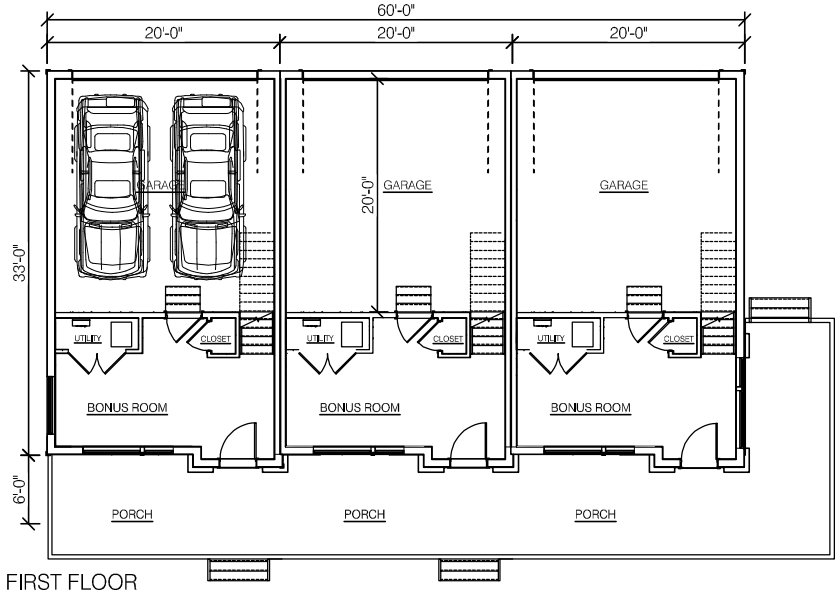
FIRST FLOOR	225 SF
SECOND FLOOR	600 SF
THIRD FLOOR	595 SF
TOTAL FINISHED AREA:	1,420 SF
GARAGE:	375 SF



2 SECOND FLOOR
SCALE: 3/16" = 1'-0"



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



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

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FLOOR PLANS
JULY 17, 2025

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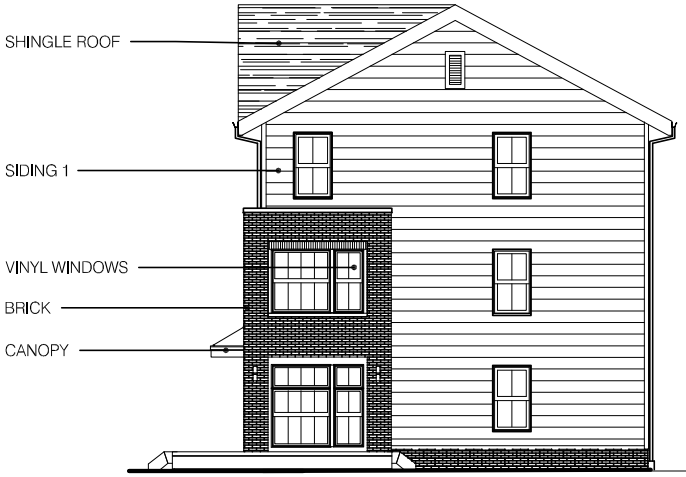

A SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A SIDE ELEVATION
SCALE: 1/4" = 1'-0"

C FRONT ELEVATION
SCALE: 1/4" = 1'-0"

D BACK ELEVATION
SCALE: 1/4" = 1'-0"

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CLIFTON AND WEST
Cleveland, OH

ELEVATIONS
JULY 17, 2025

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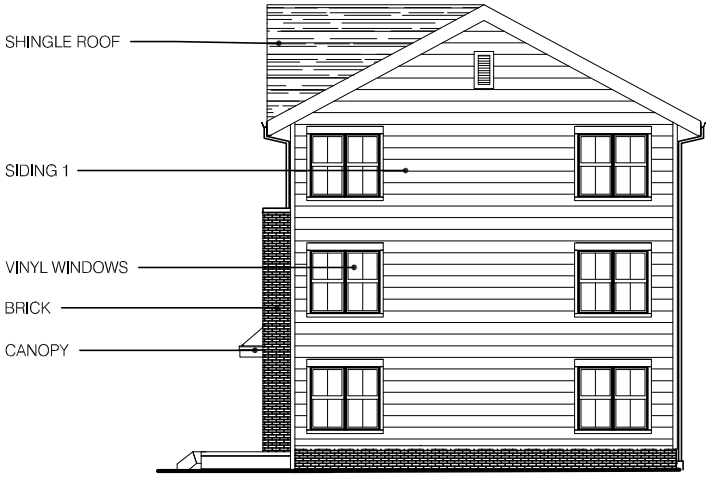

A SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A SIDE ELEVATION
SCALE: 1/4" = 1'-0"

E BACK ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS
JULY 17, 2025

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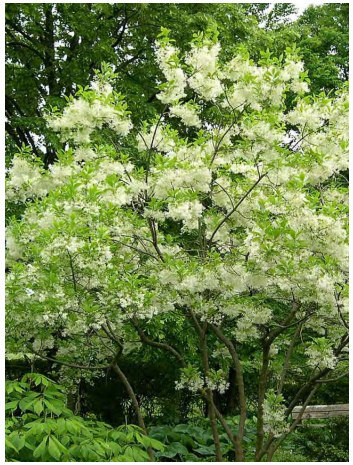
Honey Locust

Adirondack Crabapple



Fringetree

Serviceberry

Emerald Arborvitae

Boxwood

Grey Owl Juniper

Blue Pacific Juniper

Double Play Spirea

Lime Hydrangea

Heavy Metal Switchgrass

Catmint

Prairie Dropseed

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PLANTINGS

JULY 17, 2025

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CLIFTON AND WEST

Cleveland, OH

JULY 17, 2025

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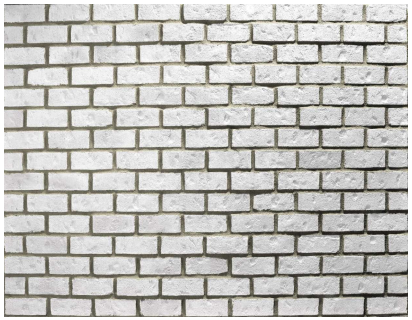
Materials



Delaware Thin Brick - Buff Grout

Siding 2 - Willowbrook Cedar Grain Clay

Windows - Sandstone

Siding 1 - Willowbrook Cedar Grain Linen

Shingle - Oakridge Driftwood

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ALTERNATE CORNER ENTRY

JULY 17, 2025

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