



# Cleveland City Planning Commission

Friday, May 21, 2021

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

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

# Cleveland City Planning Commission

## Preamble

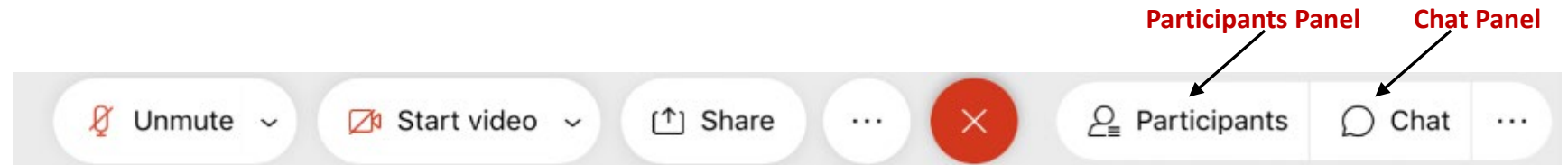
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING \*6



May 21, 2021



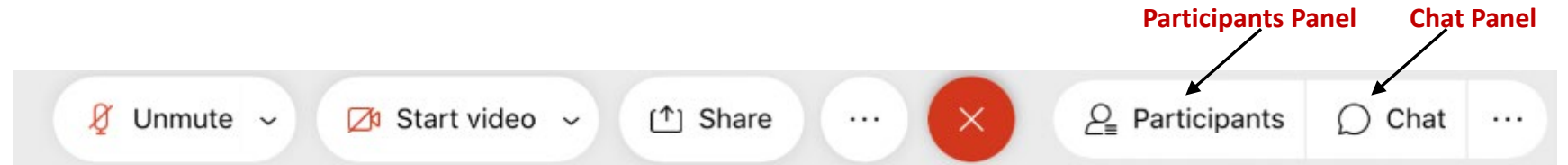
# Cleveland City Planning Commission

## Preamble

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

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

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



May 21, 2021

# Cleveland City Planning Commission

## Call to Order and Roll Call

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May 21, 2021

# Cleveland City Planning Commission

## Special Presentations – Public Art

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May 21, 2021



# Special Presentation

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May 21, 2021

CPL Harvard-Lee Branch Rotating Mural

**Address: 16918 Harvard Avenue**

Presenter: Erin Guido, LAND Studio

# **Rotating Mural Proposal for the Cleveland Public Library Harvard-Lee Branch**

Southeast Design Review, May 12th 2021



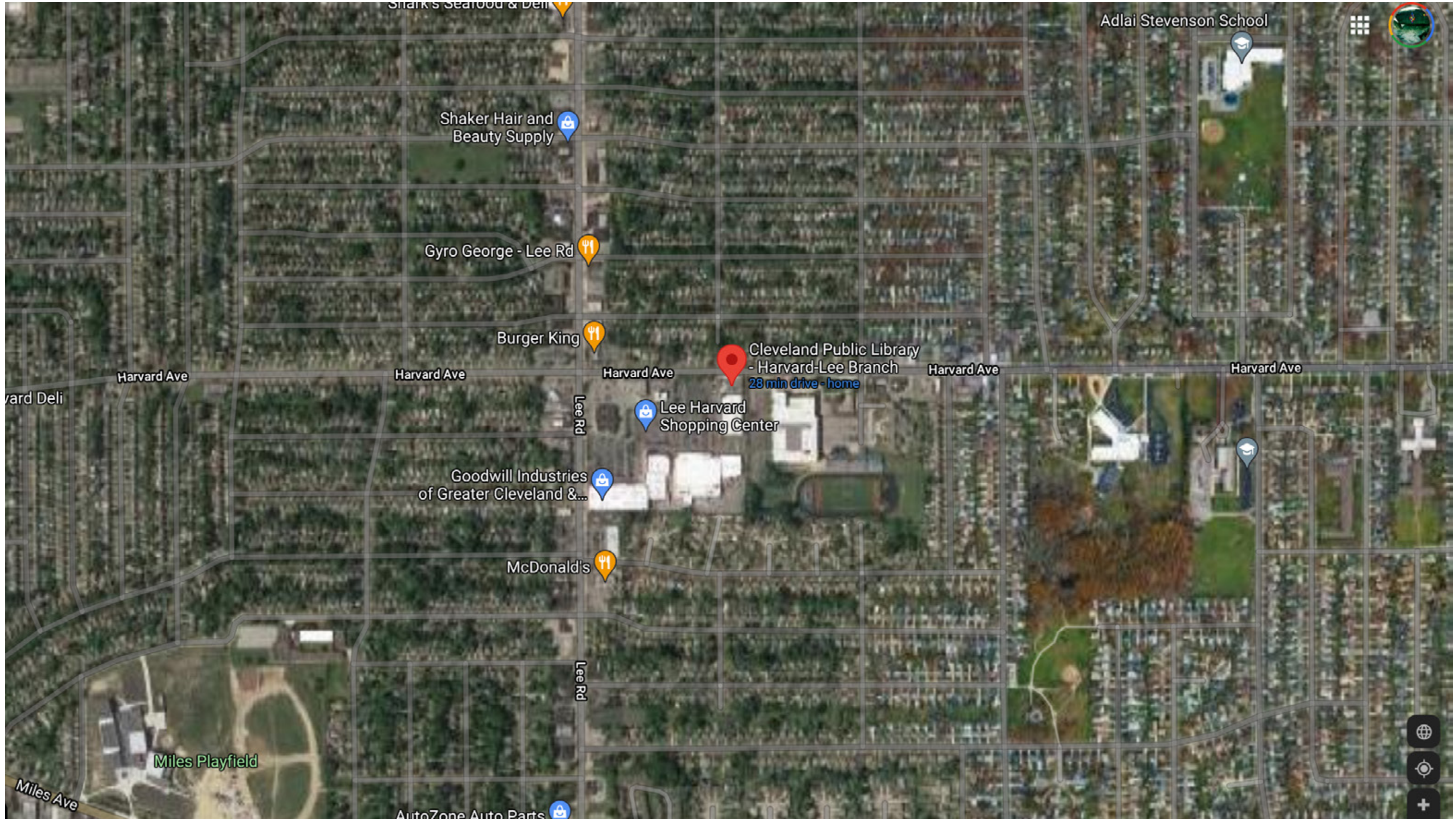
**History of Partnership with Cleveland Public Library: See Also in the Eastman Reading Garden**





## Harvard-Lee Branch Site

Branch is located at 16918 Harvard Avenue within the shopping plaza at the intersection of Harvard Avenue and Lee Road.





## Harvard-Lee Branch Site

Site context photos (viewing from Harvard Ave.) The branch originally opened in 1953, but this current (second) location was dedicated in 1979.





## Harvard-Lee Branch Site

Site context photos of mural site on side/back of building near parking lot and main entrance.





## Rotating mural system precedent

Similar to the mural on Public Square, we are proposing installing a rotating mural system that allows for the change out of printed vinyl murals. (Size is 32'x10.8')





## Rotating mural system precedent (continued)





## Rotating mural system installed at the Harvard-Lee Branch

**Proposed overall size: 25'x10'.**

The dimensions the artist needs to work with is 308" wide x 128" tall. These dimensions include 4" of bleed on all 4 sides to aid in our installation. The final image once installed and trimmed will be 300" wide x 120" tall (25'x10').

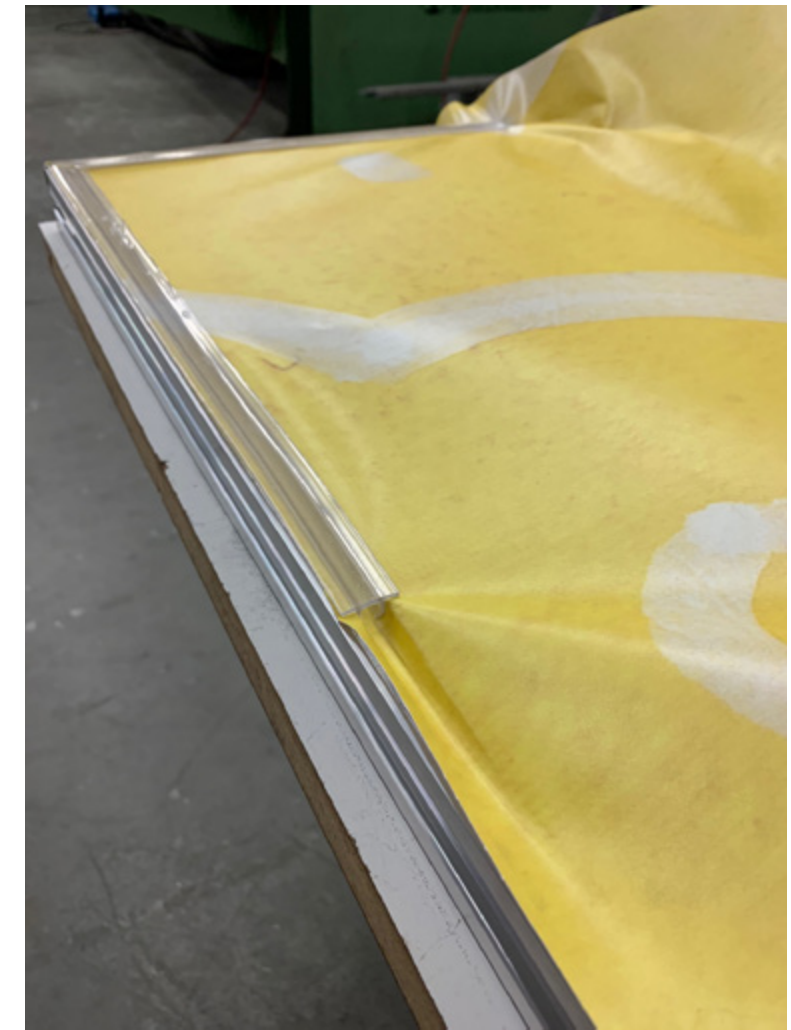
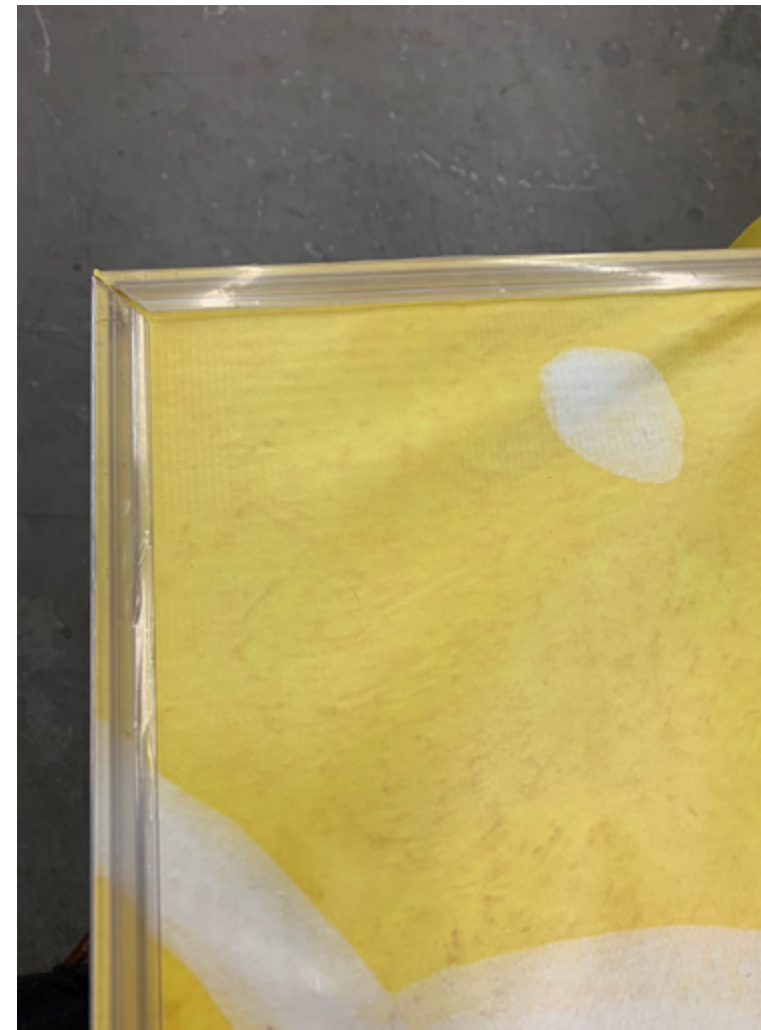
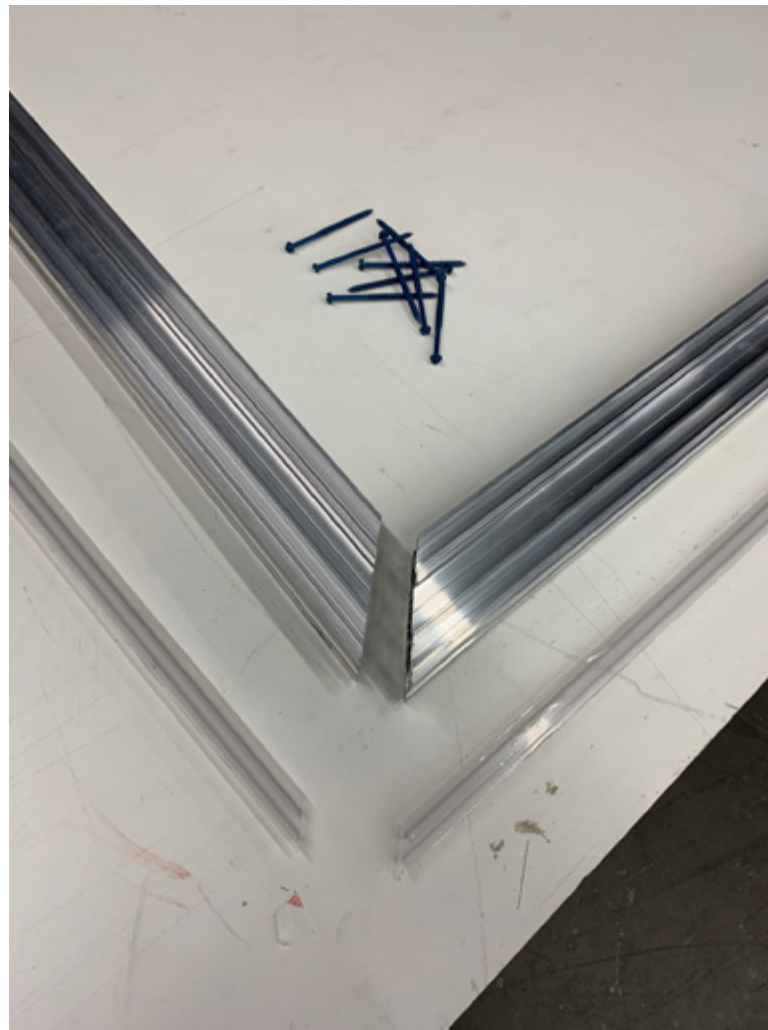




## Rotating mural tension system

Images of the tensioning structure that will be installed and mocked up corner of a banner install.

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



# **Mural Design**



## Local artist Darius Steward

Darius Steward (1984) is an American Artist from East Cleveland, Ohio. Outliving the neighborhood, he grew up in, Steward is one of a select few whose determination got him out of the zip code. Completing his undergrad at the Cleveland Institute of Art in 2008 and his MFA at the University of Delaware in 2010 he recognized the importance of education and mentorship, investing himself and his creative process in the future of humanity. Symbolically and literally, he addresses cultural and societal conflicts and opens conversation across racial, socioeconomic, gender and cultural lines.

### Art Statement

I believe that visual communication is a agent for change. I believe that through communication racial barriers can be broken. Through visual communication I'm able to show my truth and start a honest conversation. My creativity deals with social issues of identity, race and placement within western culture. I am a mash up artist. By appropriating various ideas and inspirations from art history, I adapt this imagery to illustrate my own vision from painting to painting. I use this working method as a metaphor to express both the connection and disconnection of African Americans in our society.

My portraits of my son Darius II are symbolic of my "baggage" of life, western history and modern media. Through Darius II, I examine my place in the contemporary culture and the art world through the eyes of my son. It shows aspirations for a better life for him and all peoples. This is what I perceive my current place in the art world and my future contributions to culture are.





See Also 2021: Sculptures in the Eastman Reading Garden





## In Search of New Beginnings

"In Search of New Beginnings is a part of my Baggage Claim series that is a narrative centered around the thought of eliminating some of the baggage that you carry in your life. My children in this body of work serves as my guides. They are showing me how to get through these turbulent times. With Baggage Claim the main question was, what would it look like if we physically carried around all the emotional baggage for everyone else to see.

With In Search of New Beginnings, I am focused on exposing the baggage so that I can deal with it. If we come to terms with what is holding us down emotionally, would that help us move on physically? After the loss of my mother I have been deeply invested pursuing true freedom and happiness. I realized that what has truly kept me caged is my emotional baggage. When I look at my kids I see the potential they have and that makes me seek out opportunities for me to grow as a human being. Because I know they are watching me."





**Mural concept**







©2019 Google

©2019 Google

# Goals and Process

- **Goal of the process is to work with CPL on 1-3 mural change outs per year**
- **Process will be worked into See Also budget for project and staff support**
- **Future murals will feature emerging artists and artists of color**
- **LAND will work with CPL on curation and selection process**
- **Project is meant to build on the success of the Public Square Art Wall as a model: we are now on our 13th Mural and have two more planned this year.**

# Special Presentation

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May 21, 2021

The Grand Piano Pursuit Temporary Public Art Exhibit

**Addresses: 50 Public Square, 15605 Waterloo, 5805 Euclid, 11100 Euclid**

Presenter: Nicole Mieske Knab, Piano Cleveland



# PRESENTATION FOR CITY PANNING COMMISSION



PRESENTED BY



**PIANO**  
CLEVELAND





*Piano Cleveland Presents*

# THE GRAND PIANO PURSUIT

## THE GRAND PIANO PURSUIT PROJECT SUMMARY:

Piano Cleveland aims to host a piano scavenger hunt this summer to commemorate the upcoming 2021 Cleveland International Piano Competition called **The Grand Piano Pursuit**. The program will feature pianos that have been uniquely repurposed by Cleveland artists and reimagined into new artwork.

The public art pieces encourage the exploration of The Land and, after a long, challenging year, gives our community a reason to get out and safely explore with friends and family in search of one-of-a-kind art in a one-of-a-kind city for a chance to win prizes before the Cleveland International Competition begins in July!

**Dates of The Grand Piano Pursuit:** June 11 - July 8, 2021

**Number of Participating Organizations:** 15

**Number of Locations that Need City Planning Approval:** 8





*Piano Cleveland Presents*

# THE GRAND PIANO PURSUIT



## WHY ARE WE PUTTING THIS PROJECT TOGETHER:

**Encourage Clevelander's to Explore The Land:** The Cleveland International Piano Competition is a world-known piano competition and brings in viewers from across the world. The Grand Piano Pursuit will help build local anticipation and buzz around the competition through the roll-out of public art pieces throughout Cleveland.

**To Give Purpose:** We are enthusiastic about the opportunity to support artists to help create in a time where the community desperately needs inspiration. Through The Grand Piano Pursuit, we have commissioned 15 artists and are giving them a chance to share their expressions of music through art pieces located throughout Cleveland.

Additionally, with many events being canceled this past year, this program gives our partner organizations a new avenue to create awareness and buzz around each of their own participating locations. People can participate via social media or by downloading the Map Quest on [pianocleveland.org](http://pianocleveland.org), ultimately driving traffic to our partner/ artists' website and social pages.

**To Repurpose:** Our partners at Steinway & Sons Cleveland have an excess of unused and unwanted pianos. Through this program, we can re-home these pianos that would otherwise have gone to the wayside and repurpose them into local artwork.





## WHAT ORGANIZATIONS ARE WE WORKING WITH?

Piano Cleveland is working with 15 local partners, through relationships established through the organization, to help facilitate the project. Of the 15 partner organizations, 8 will be housing their pianos/artwork outside of their establishment. These organizations have either supplied their own artist, or Piano Cleveland has placed them with an artist through our partnerships with Waterloo Arts and Julia De Burgos organizations.

### **Locations for Approval:**

- Waterloo Arts
- The Music Settlement
- Wade Oval via University Circle Inc.
- University Hospitals Seidman Cancer Center
- University Hospitals Rainbow Babies And Children's Hospital
- BOP STOP @ The Music Settlement
- Cleveland Public Square
- Julia De Burgos Cultural Arts Center



# WATERLOO ARTS: CONTEXTUAL PHOTO

Address: 15605 Waterlook Road, Cleveland, OH 44110

Piano Type: Upright Piano



**PIANO  
PLACEMENT**



# WATERLOO ARTS: RENDERING

Artist: Jamie Cohen-Kiraly - Instagram: @jayyy\_ck, Facebook: @jayyyck, website: jayckarts.com





# UH SEIDMAN CANCER CENTER: CONTEXTUAL PHOTO

Address: 11100 Euclid Ave MCCO 5062, Cleveland, Ohio 44106

Piano Type: Upright Piano



**PIANO  
PLACEMENT  
OUTSIDE  
MAIN  
ENTRANCE**



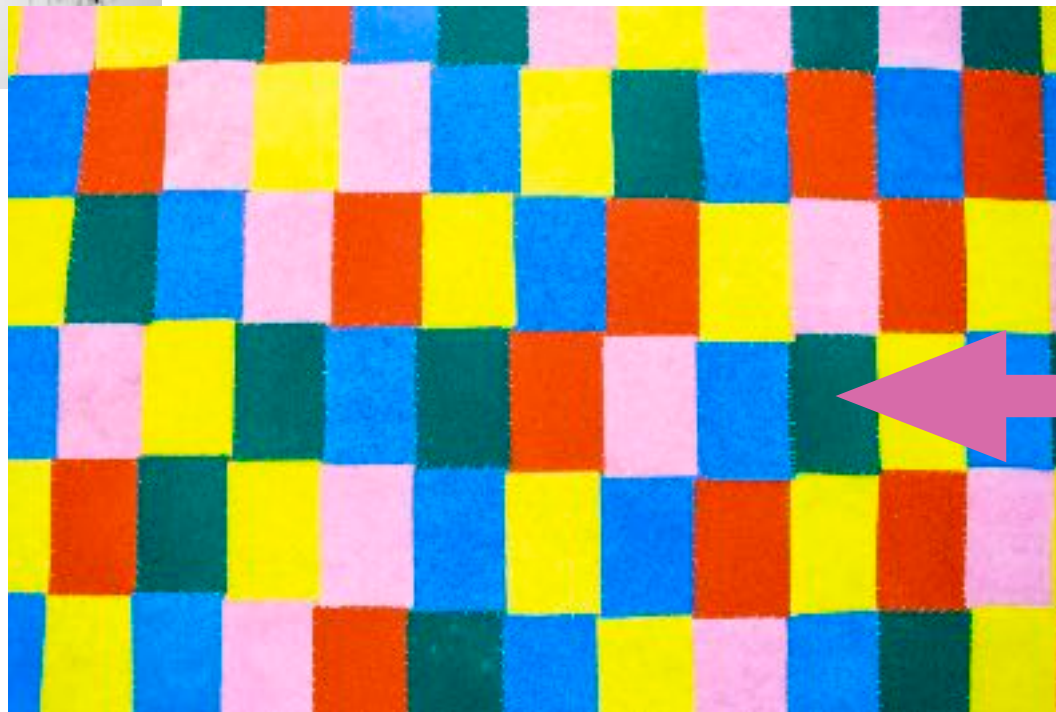
# UH SEIDMAN CANCER CENTER: RENDERING

Artist: Megan Young, Instagram @notmeganmakes



**PREVIOUS  
WORKS FROM  
ARTIST.**

**MEGAN WILL BE  
COVERING HER  
PIANO IN SOFT  
PIECES OF  
FABRIC - NOTE  
SQUARE DESIGN**





# UH RAINBOW BABIES AND CHILDREN'S HOSPITAL: CONTEXTUAL PHOTO



Address: 11100 Euclid Ave, Cleveland, OH 44106, Piano Type: Upright Piano



**PIANO  
PLACEMENT  
OUTSIDE  
MAIN  
ENTRANCE**



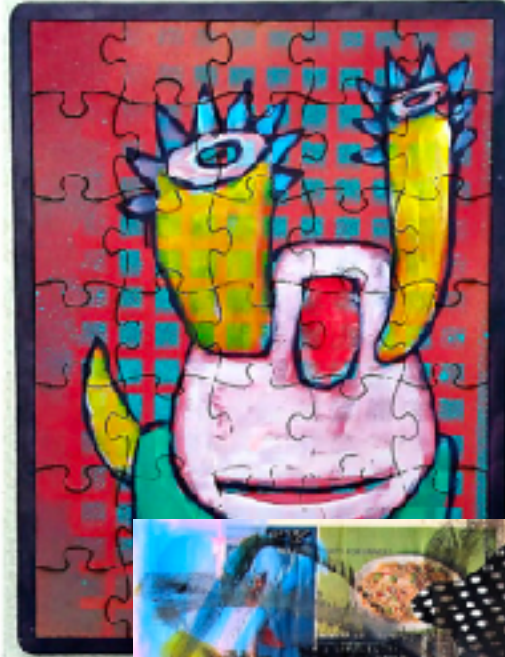
# UH RAINBOWS BABIES & CHILDREN HOSPITAL : ARTIST SAMPLE WORK

Artist: Scott Pickering, Instagram @ScottPickering

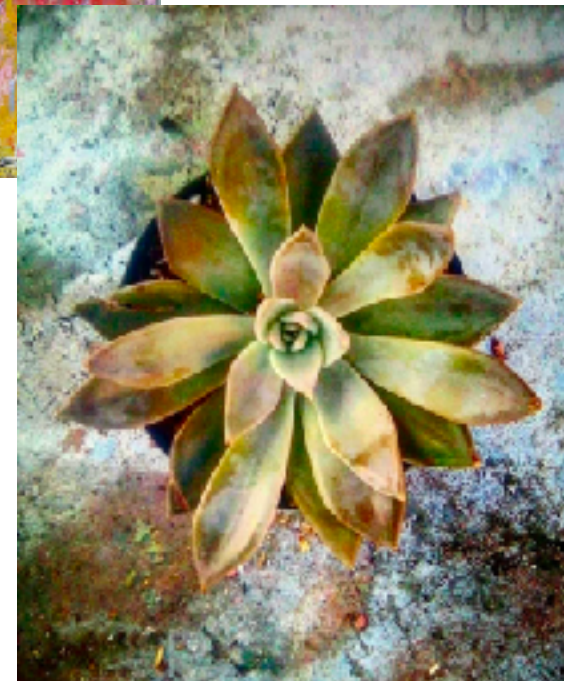


**PREVIOUS  
WORKS FROM  
ARTIST**

**ARTIST PLANS  
ON CREATING A  
CHILD-FRIENDLY  
SCULPTURE  
PIECE**



puzzle 5 f

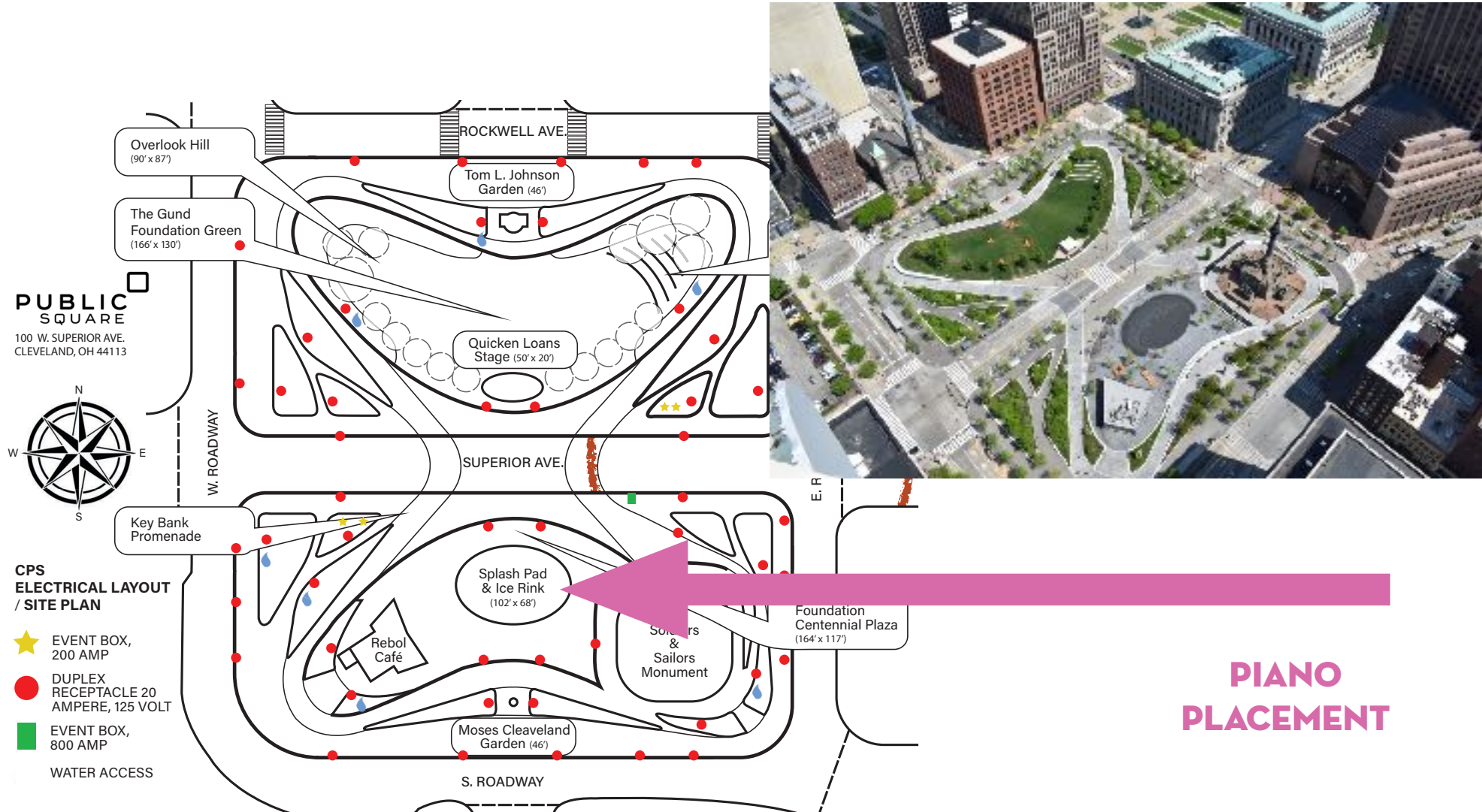




# CLEVELAND PUBLIC SQUARE: CONTEXTUAL PHOTO

Address: 50 Public Square Suite 1910, Cleveland, Ohio 44113

Piano Type: Upright Piano



**PIANO  
PLACEMENT**



# CLEVELAND PUBLIC SQUARE: RENDERING

Artist: Anthony Andreoli, Andreoli Restoration, Instagram @andreoli restoration

Piano Type: Upright Piano





Thank you for your time and consideration.  
Please reach out directly to  
Nicole Knab at [nicole.knab@pianocleveland.org](mailto:nicole.knab@pianocleveland.org)  
with any questions.





# Special Presentation

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May 21, 2021

Julia De Burgos El Museo de Mi Barrio Mural

**Address: 3140 West 25<sup>th</sup> Street**

Presenter: McKenzie Merriman, Julia De Burgos Cultural Arts Center



# El Museo de Mi Barrio | Arches location

Design Review Presentation



# Project Summary

El Museo de Mi Barrio is the public art initiative at Julia de Burgos Cultural Arts Center to bring a collection of new, vibrant artworks by latino/a/x artists to the Clark-Fulton/Brooklyn Center neighborhood.

**Location:** 3140 W. 25th St., Weber Building

**Scale:** 106" wide x 92" tall (each panel)

**Funded by:** The Cleveland Foundation Creative Fusion program

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## Location

3140 W. 25th St.,  
Weber Building



## Additional views



Facing South on W. 25th

Facing North on W. 25th



## Additional views



West side of W. 25th, between  
Clark Ave. and Althen Ave





Gilberto Rivera



**Bruno Casiano**





**Gabriel Marciano**

# Mock-up 1



**Weber Building, 3140 W. 25th St.**  
Three Panels: 106" wide x 92" tall



# Mock-up 2



**Weber Building, 3140 W. 25th St.**  
Three Panels: 106" wide x 92" tall

# Installation details

**Materials:** Aluminum tension frame with image stretched across and trimmed. Rental of scissor lift required.

**Signage:** Aluminum panel with metal bolts.

**Fabrication and installation:**  
WestCamp

**Permitting:** Ready to pursue building permits as recommended.



Same installation process as public square public art.

Same signage method as previous W. 25th public art projects.



# Project supported by:

- MetroWest Community Development Organization
- North East Ohio Hispanic Center for Economic Development, building owner
- The Cleveland Foundation

# Special Presentation

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May 21, 2021

Graffiti HeART Euclid-Green Mural Phase II

**Address: 16700 Euclid Avenue**

Presenter: Charlie Townsend, Famicos Foundation





Euclid Green Mural Phase II

*Graffiti HeArt Project*

*May 18, 2021*

Ward 10 Mural Project  
16700 Euclid Ave.

# 2020 Community Feedback



Dedicate one block of the wall to Councilman Hairston

Exiting mural from depictions of a former artist can be painted over - this artist is no longer in the area, and relative recommended not to restore

History of neighborhood

Euclid Park school - engage the students in this process (ideas and installation)

Cleveland Trust Bank

Booth Memorial Hospital

Nick's Deli

What streets encompass Euclid Park

Emplemen as a root of a tree/ the streets can be the branches

Colonial Heights

Euclid Heights

Sweetwater

Street signs

Bob's Big Boy

King Cole Pizza

Continental Bank

Whitmore's Barbecue

Collinwood High School & the Railroaders

Manufacturing - TRW, Parker Hannifin,

Chandler Car (Parker)

Cleveland Clinic (IT, Finance building)

Dugan Park

Grotin Park

Little League

Bowling Ally

Euclid Green

Euclid Green politicians/ councilmen over time [Voinovich;Coats (councilman);Webers (councilman)]

The Good Shepherd Baptist Church

Inspirational messages and quotes

We Got to Live Together

Different Strokes for Different Folks

I am Everyday People; I am no Better.... No Less.. And Neither are You... We are thes Same.. Whatever we Do.. Sha Sha

Stand Stand

We are the World, We are the Children

Rise, Again we Rise

Icons/ youth in the neighborhood

Meet with students in their school

Modern transportation

Topography



# Euclid Park School Feedback Session



SPLASHING WATER  
FOREST WITH PATH & ANIMALS  
• BEAR BASKETBALL GAMES  
HIGH SCHOOL TRANSITION  
TOWER STING RAYS  
• CARS SOCIAL STUDIES  
ART ECA  
PANTHERS DEER

HOUSES SCIENCE  
FOOTBALL GYM  
SWIMMING ART  
PLAYGROUNDS  
INSTRUMENTS  
• CITIES & BUILDINGS  
& STATES FARM  
RAP WITH POEMS  
DANCE CLASSES  
AQUARIUM ZOO

# Project Specifics



- Left portion of the exterior wall of Euclid Green Park, located at 16700 Euclid Avenue, Cleveland Oh 44112
- Artists: Bob Peck, Miguel Garcia, Chris Rodriguez, others TBD
- Focal point: Left portion of the Euclid Green Wall
- Dimensions: Approximately 130 ft. long
- Paint: Aerosol and exterior latex
- Installation parameters: Ladders and ground level; no lift requirements.
- Installation to occur June 12, 13, 14





# Partners

- Greater Collinwood Development Corp, Famicos Foundation, and Ward 10: Councilman Anthony Hairston
- Funded through Neighborhood Connections Grant, Graffiti HeArt funds, Councilman Hairston, and Famicos Foundation
- Mural concept was designed based on prior feedback from a series of 3 public community meetings
- Community members will assist with portion of the mural same as Phase I of the right section last year

# Aerial View Phase II



Chrome File Edit View History Bookmarks People Tab Window Help

www (39) GH P C All yo C Home C Home C Salm GH S www Babb GH P Camr Micro Mail Goog G X G how +

https://earth.google.com/web/search/16700+Euclid+Avenue,+Cleveland,+OH,+USA/@41.54758063,-81.56378123,203.07591703a,194.66205141d,35y,82.579410t

Paused

Euclid Green Mural

2D

Google 100%

Rising Star Missionary Baptist Camera: 300 m 41°32'52"N 81°33'42"W 225 m

Taskbar icons: Chrome, Firefox, Edge, Word, Excel, PowerPoint, Outlook, OneDrive, Teams, Zoom, etc.



# Front View- Phase II



# Euclid Green Wall-Phase II





# Euclid Green Wall-Phase I





*Inspiring health and art in the community*

A<sub>rtists</sub>

W<sub>alls</sub>

e<sub>ducation</sub>

S<sub>erving</sub>

O<sub>ur</sub>

m<sub>ission</sub>

e<sub>verywhere</sub>

#graffitiheart



# Cleveland City Planning Commission

## Zoning Map Amendments

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May 21, 2021

# Zoning Map Amendments

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May 21, 2021

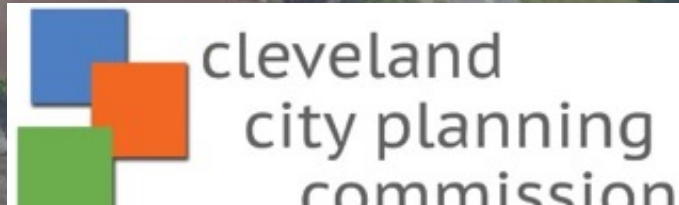


Ordinance No. xxx-2021(Ward 5/Councilmember Gray): Changing the Use, Area & Height Districts of parcels of land south of the future Opportunity Corridor Boulevard between East 75<sup>th</sup> Street and East 79<sup>th</sup> Street.



# MAP CHANGE 2641

CITY PLANNING COMMISSION  
MAY 19, 2021



# Proposal

Changing the Use, Area & Height Districts of parcels of land south of future Opportunity Corridor Boulevard between East 75<sup>th</sup> Street and East 79<sup>th</sup> Street (Map Change 2641)

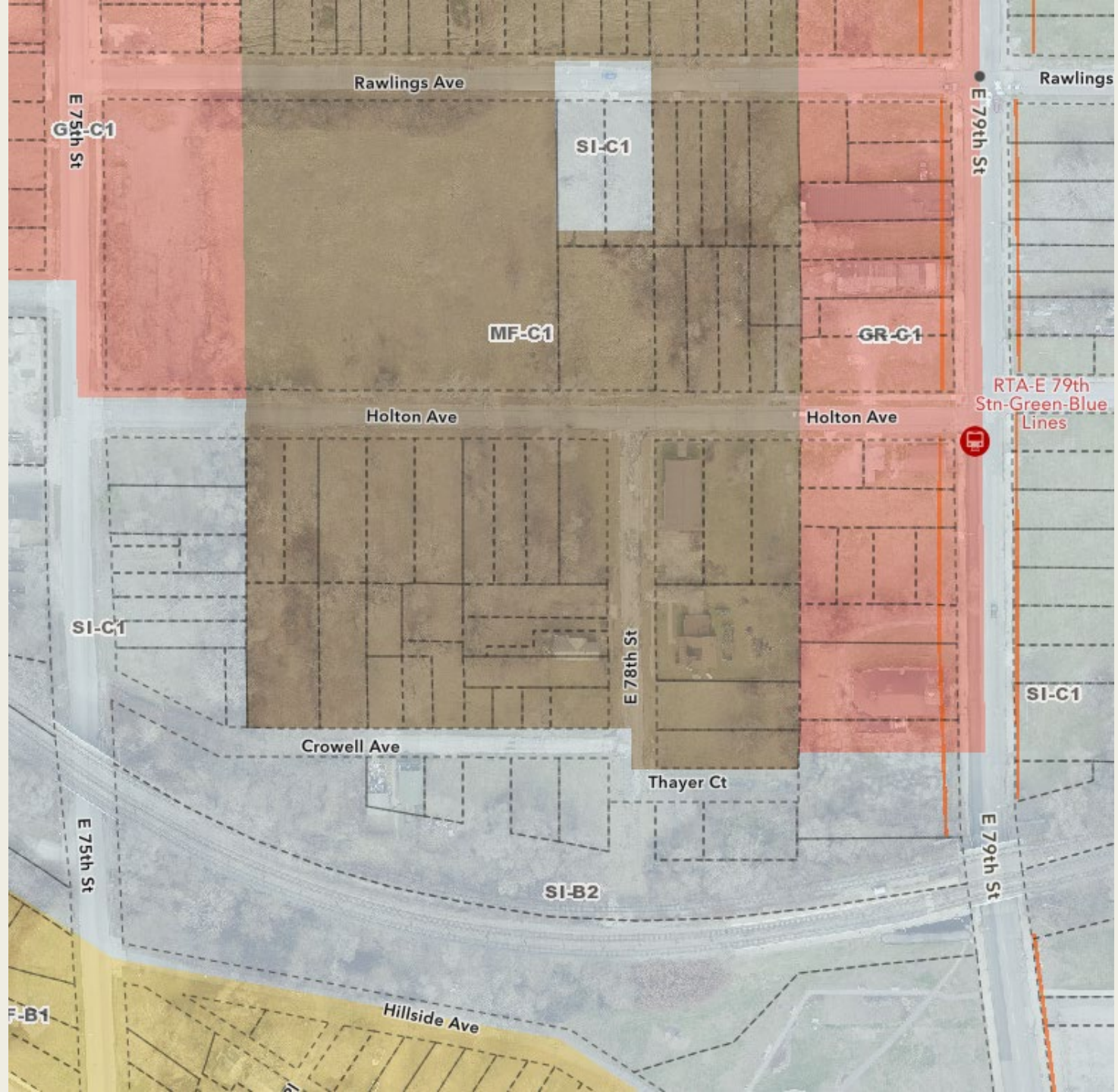
# Purpose

To ensure that the NEO Food Hub – Cold Storage Facility development can move forward in line with the Job Generation District and activity center of the East 79<sup>th</sup> Street Corridor Vision Plan + Proposed FBC Job Core Area.





# Current Zoning



# Job Generation District (E. 79<sup>th</sup> Corridor Study)

Map Change 2641



- Primary gateway between neighborhood & Opportunity Corridor
- Serve as Job Center/Activity Center
- Regionally focused tenants
- Mixed Use Buildings line the street, providing a strong edge and sense of arrival.
  - 3-5 story buildings to create walkable neighborhood with higher-density housing, business and commercial uses.
  - Retail/restaurants & amenities
- Will serve neighborhood residents, area employees, transit riders
- Active daytime/nighttime uses.

B – Commercial/Retail

C – High-Density Retail

D – Community/Public Space

F – Buildings to Create Strong Street Edge

M – Linear Greenway

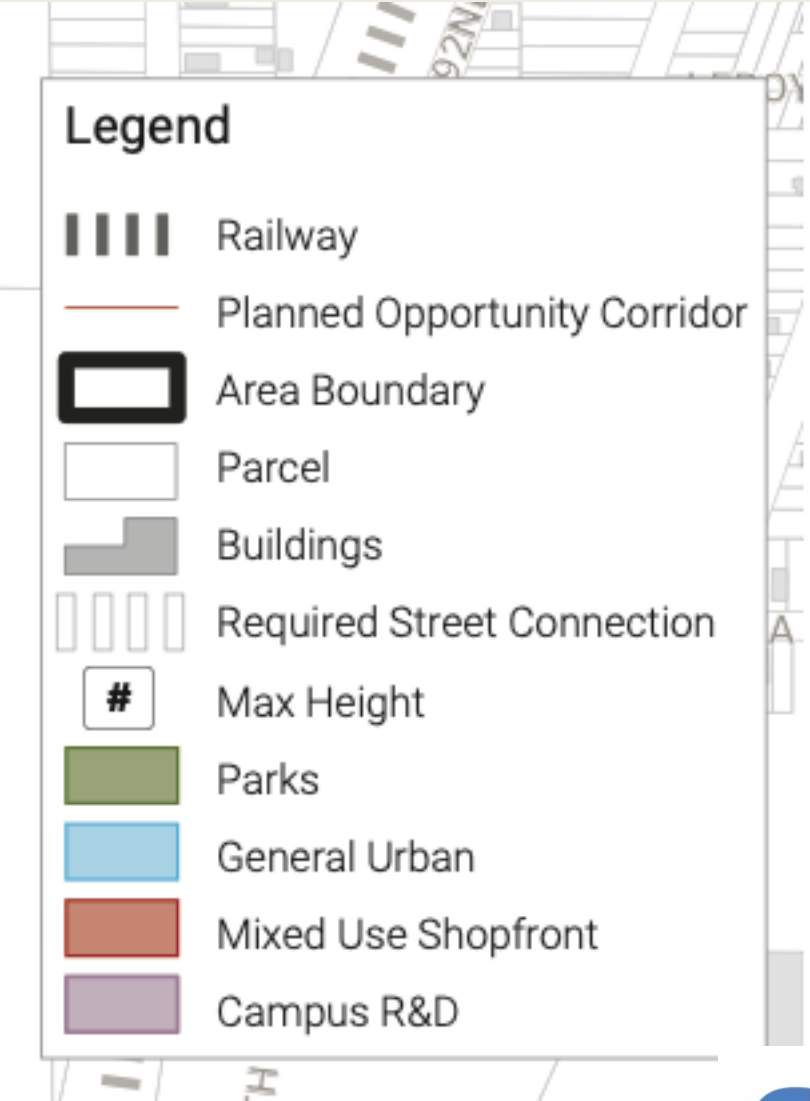
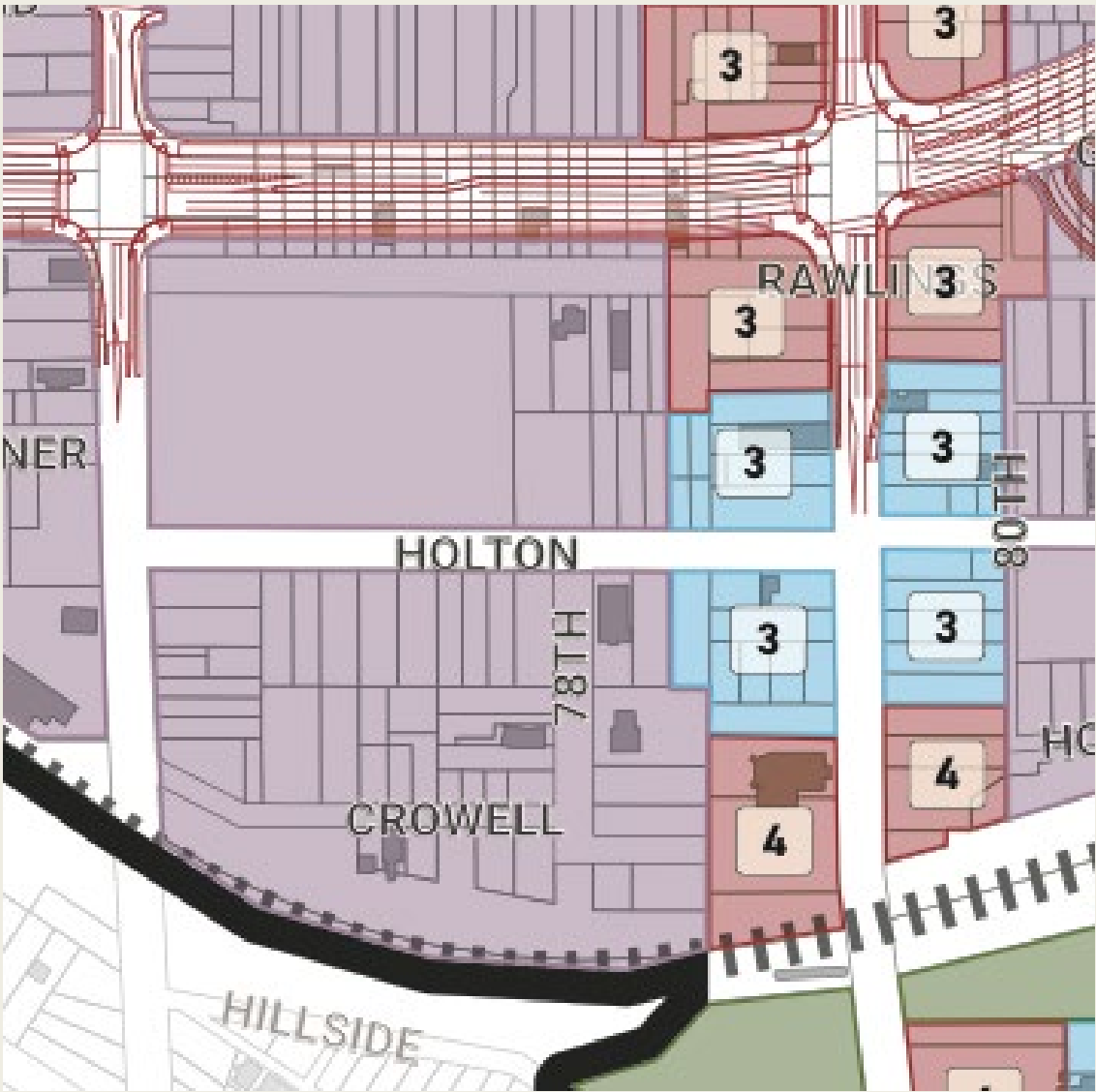
P – Greenway Plan





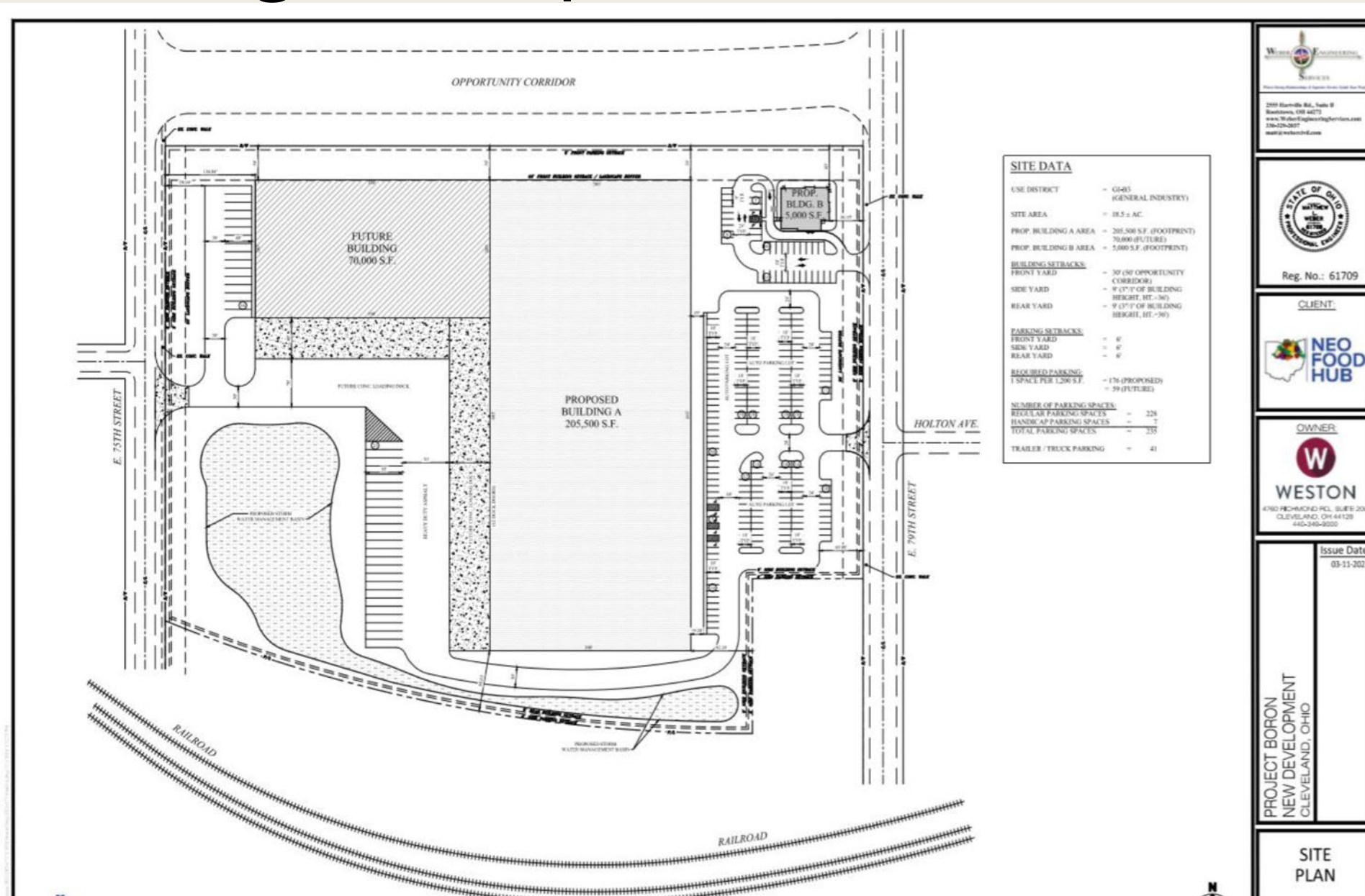
# FBC - Job Core Area

Map Change 2641



# Original Proposal: NEO Food Hub

Map Change 2641



**SITE DATA**

USE DISTRICT	- G485 (GENERAL INDUSTRY)
SITE AREA	- 18.5 ± AC.
PROP. BUILDING A AREA	- 205,500 S.F. (FOOTPRINT)
	70,000 (FUTURE)
PROP. BUILDING B AREA	- 5,000 S.F. (FOOTPRINT)
<b>BUILDING SETBACKS:</b>	
FRONT YARD	- 30' (50' OPPORTUNITY CORRIDOR)
SIDE YARD	- 9' (17' IF OF BUILDING HEIGHT, HT. < 30')
REAR YARD	- 9' (17' IF OF BUILDING HEIGHT, HT. < 30')
<b>PARKING SETBACKS:</b>	
FRONT YARD	- 0'
SIDE YARD	- 0'
REAR YARD	- 0'
<b>REQUIRED PARKING:</b>	
1 SPACE PER 1,200 S.F.	- 17% (PROPOSED)
	- 39 (FUTURE)
<b>NUMBER OF PARKING SPACES:</b>	
REGULAR PARKING SPACES	= 224
HANDICAP PARKING SPACES	= 7
TOTAL PARKING SPACES	= 231
TRAILER / TRUCK PARKING	= 41

**WESTON ENGINEERING**  
 2557 Huron Rd., Suite B  
 Beachwood, OH 44122  
 www.WestonEngineering.com  
 330-226-2017  
 www.westonohio.com

STATE OF OHIO  
 WESTON ENGINEERING  
 PROFESSIONAL ENGINEER  
 Reg. No.: 61709

CLIENT:  
**NEO FOOD HUB**

OWNER:  
**WESTON**  
 4780 RICHMOND RD., SUITE 200  
 CLEVELAND, OH 44128  
 440-248-9000

Issue Date:  
 03-11-2021  
 PROJECT BORON  
 NEW DEVELOPMENT  
 CLEVELAND, OHIO

SITE PLAN

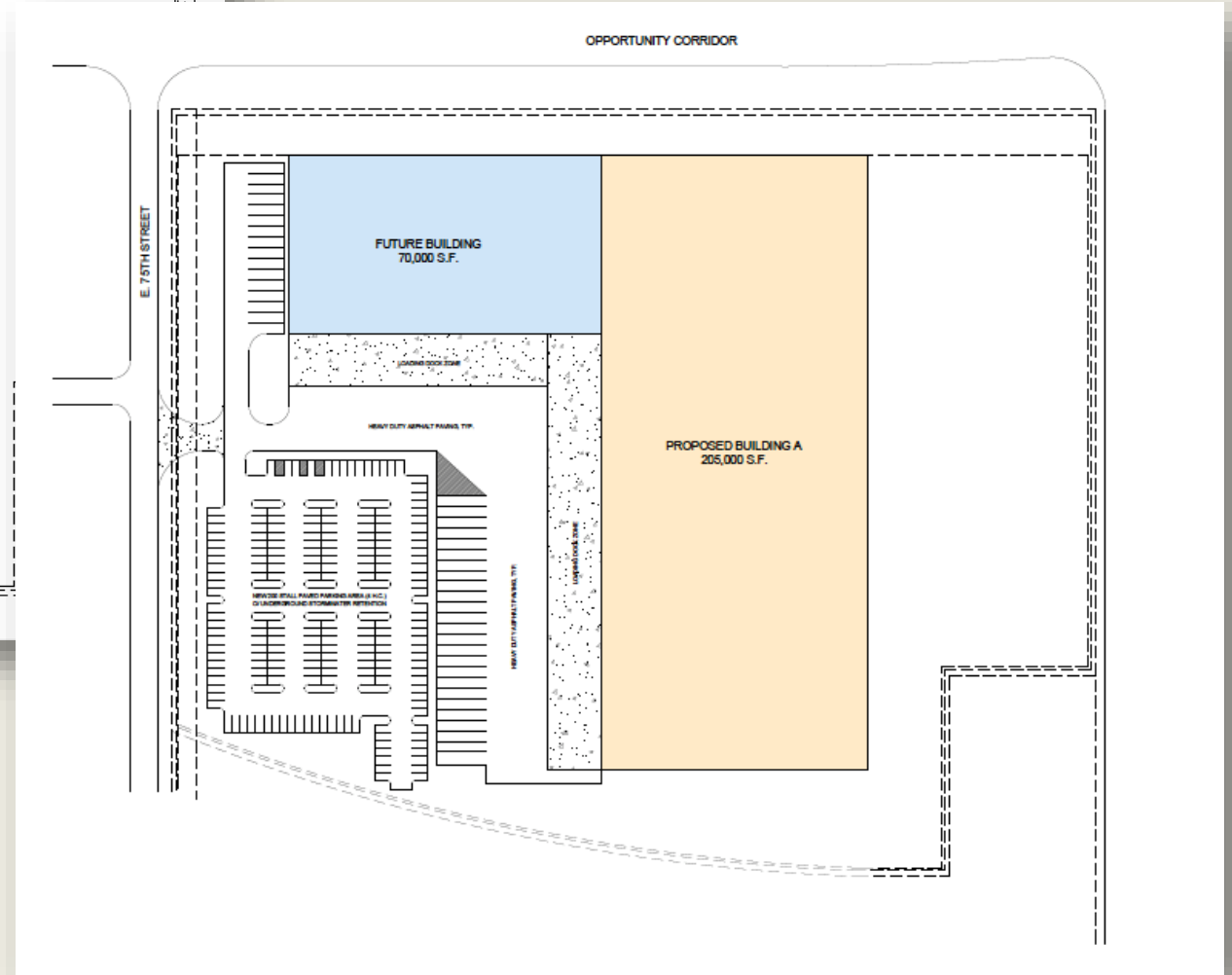
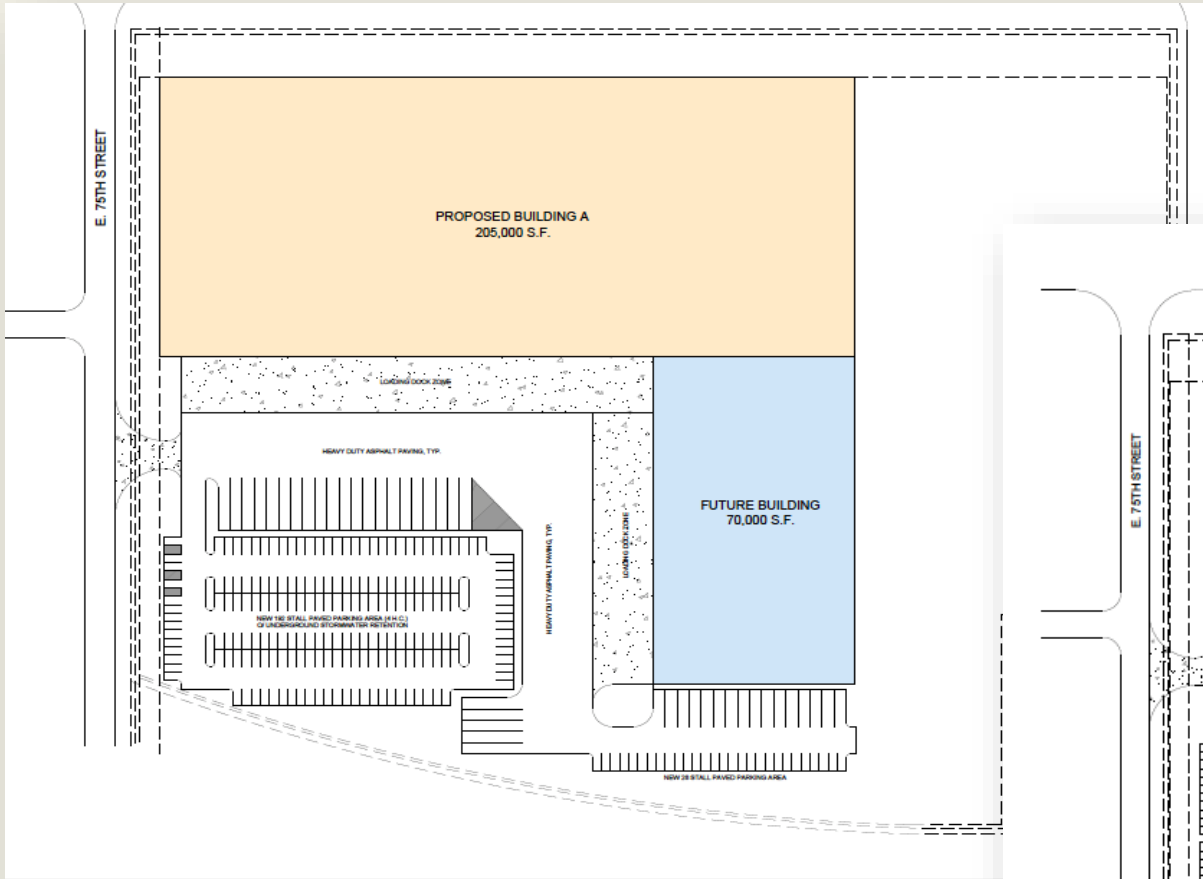


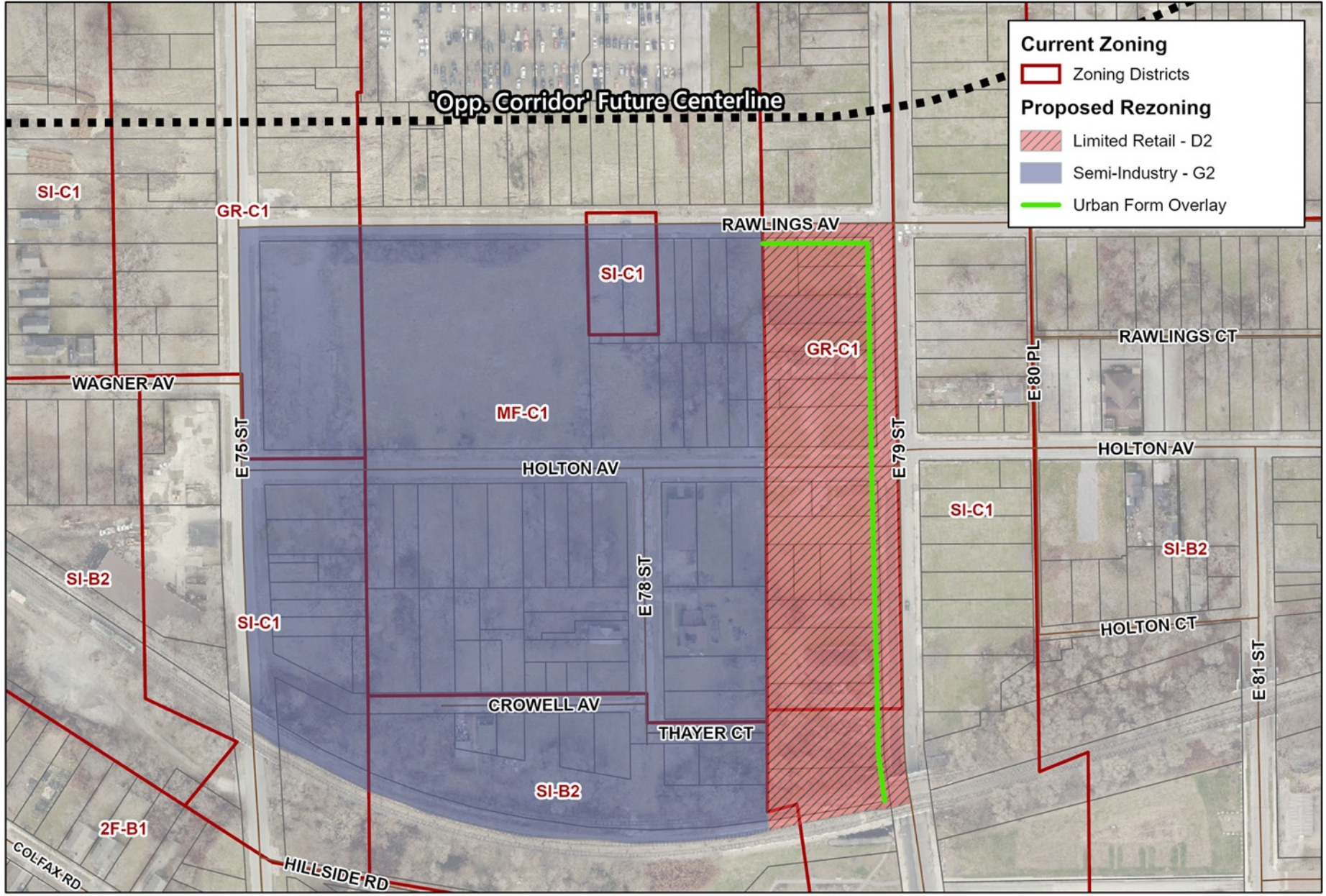


# Alternative Building Designs



Map Change 2641

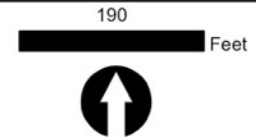




May 11, 2021

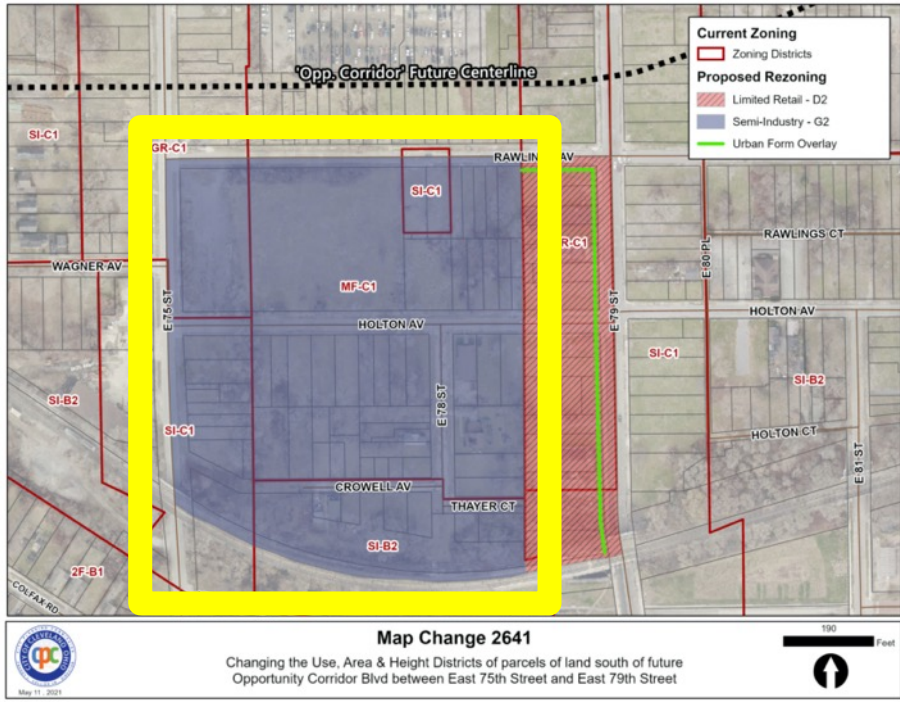
### Map Change 2641

Changing the Use, Area & Height Districts of parcels of land south of future Opportunity Corridor Blvd between East 75th Street and East 79th Street





# Proposed Zoning

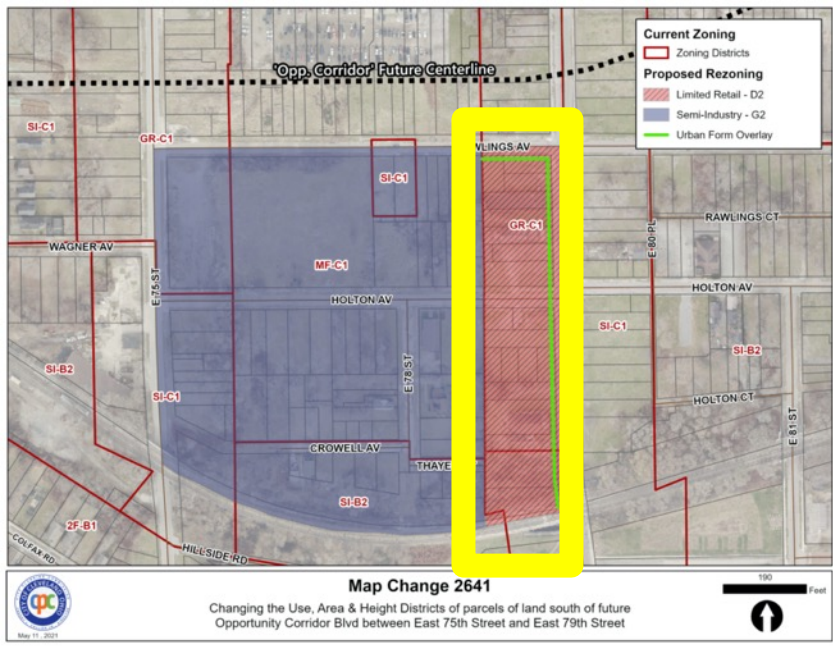


- Zone project site Semi-Industry – G2 to accommodate use, square footage & height
- Aligns with Job Generation District & Future FBC
- Consolidates MF, SI, GR Districts





# Proposed Zoning



- Zone parcels fronting Opp Corridor & E. 79<sup>th</sup> Limited Retail –D2
- Aligns with Job Generation District & Future FBC for Mixed Use Retail/Housing
- Consolidates MF, SI, GR Districts





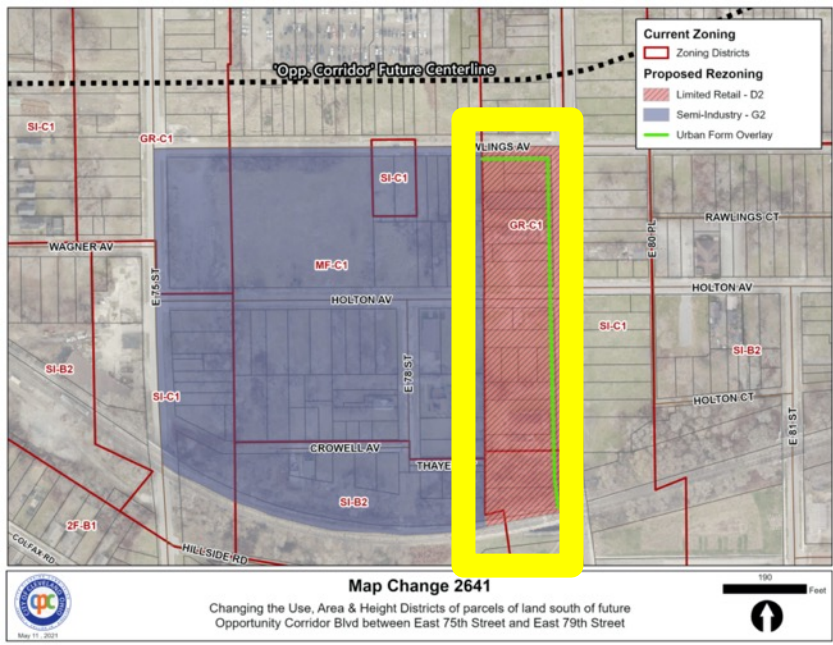
# Urban Form Overlay

## Goals

- Support walkable neighborhoods & mixed-use districts
- encourage alternative transit methods
- Establish strong urban form



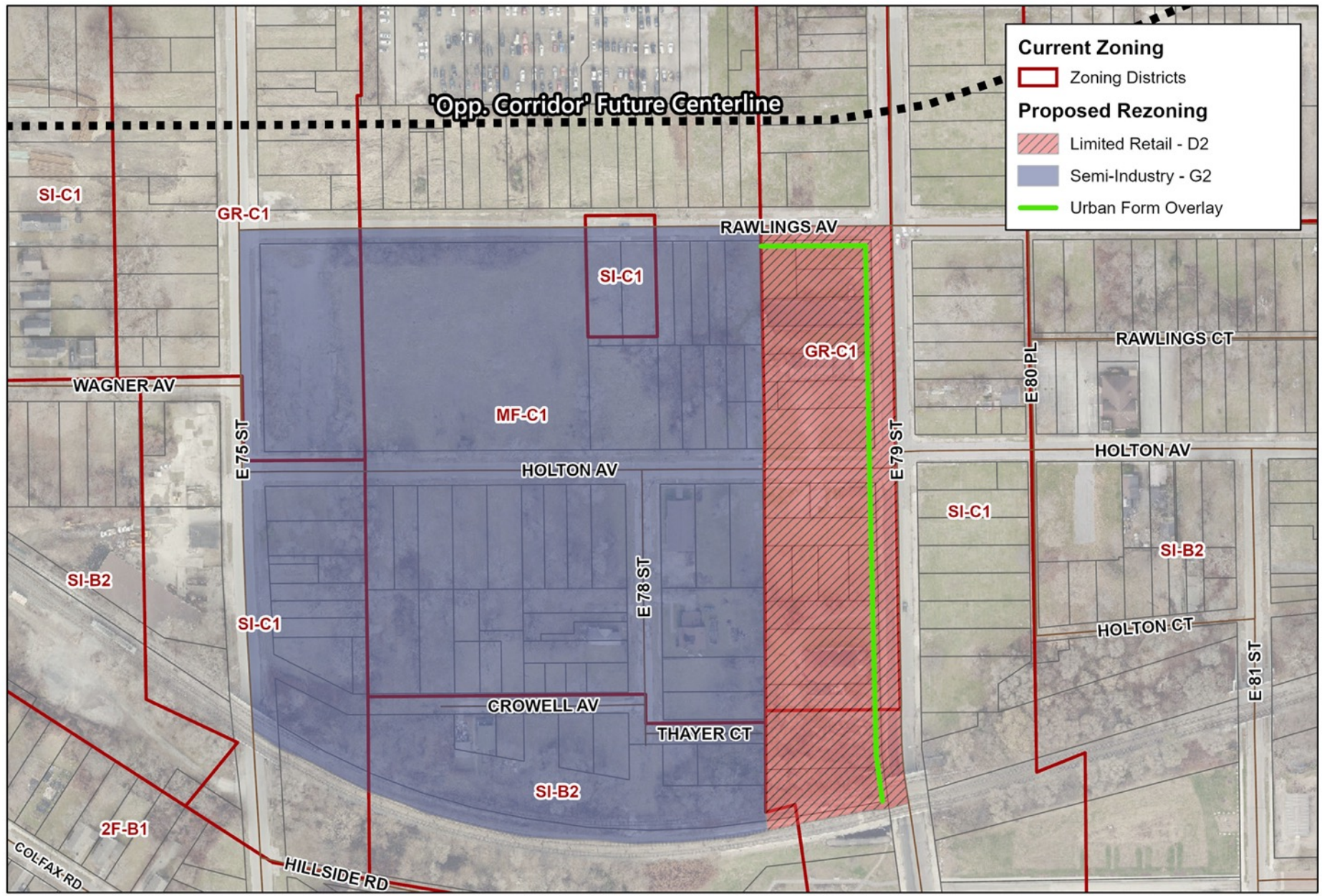
# Proposed Zoning



- Establish UFO along E. 79<sup>th</sup> Street to promote equity/safety by encouraging a vibrant pedestrian experience to serve as gateway to neighborhood



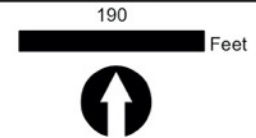




May 11, 2021

### Map Change 2641

Changing the Use, Area & Height Districts of parcels of land south of future Opportunity Corridor Blvd between East 75th Street and East 79th Street



# Cleveland City Planning Commission

## Planned Unit Development

---



May 21, 2021





**NOTHING SCHEDULED TODAY**

# Cleveland City Planning Commission

## Telecommunication Towers

---



May 21, 2021





**NOTHING SCHEDULED TODAY**

# Cleveland City Planning Commission

## New Townhouse Development In a 2-Family District

---



May 21, 2021



# Townhouse Development in a 2-Family District

---



May 21, 2021

For PPNs# 002-15-107 & -108

**Project Location: West 58<sup>th</sup> Street, b/w West Clinton and Franklin Blvd.**

vocon.

CLEVELAND PLANNING COMMISSION PRESENTATION

MAY 21, 2021

An architectural rendering of a row of townhomes at dusk. The central townhome is a three-story brick building with a dark metal roof and large windows that are illuminated from within. To its left is a two-story white townhome with a gabled roof. To its right is a single-story white townhome. The scene includes several trees, a paved driveway with a few cars, and a person walking on a path. The sky is a mix of light blue and pinkish-orange, suggesting sunset or sunrise.

**LEW GROUP  
W 57TH & W 58TH ST TOWNHOMES**



01

**SITE DESIGN**

PROJECT SITE AND CONTEXT | Zoning Analysis

PARCELS:

- PPN 002-15-107
- PPN 002-15-108

EXISTING ZONING:

- PLANNING DISTRICT 2F-B1
- AREA DISTRICT B
- HEIGHT DISTRICT 1
- USE Two-Family

PROPOSED ZONING:

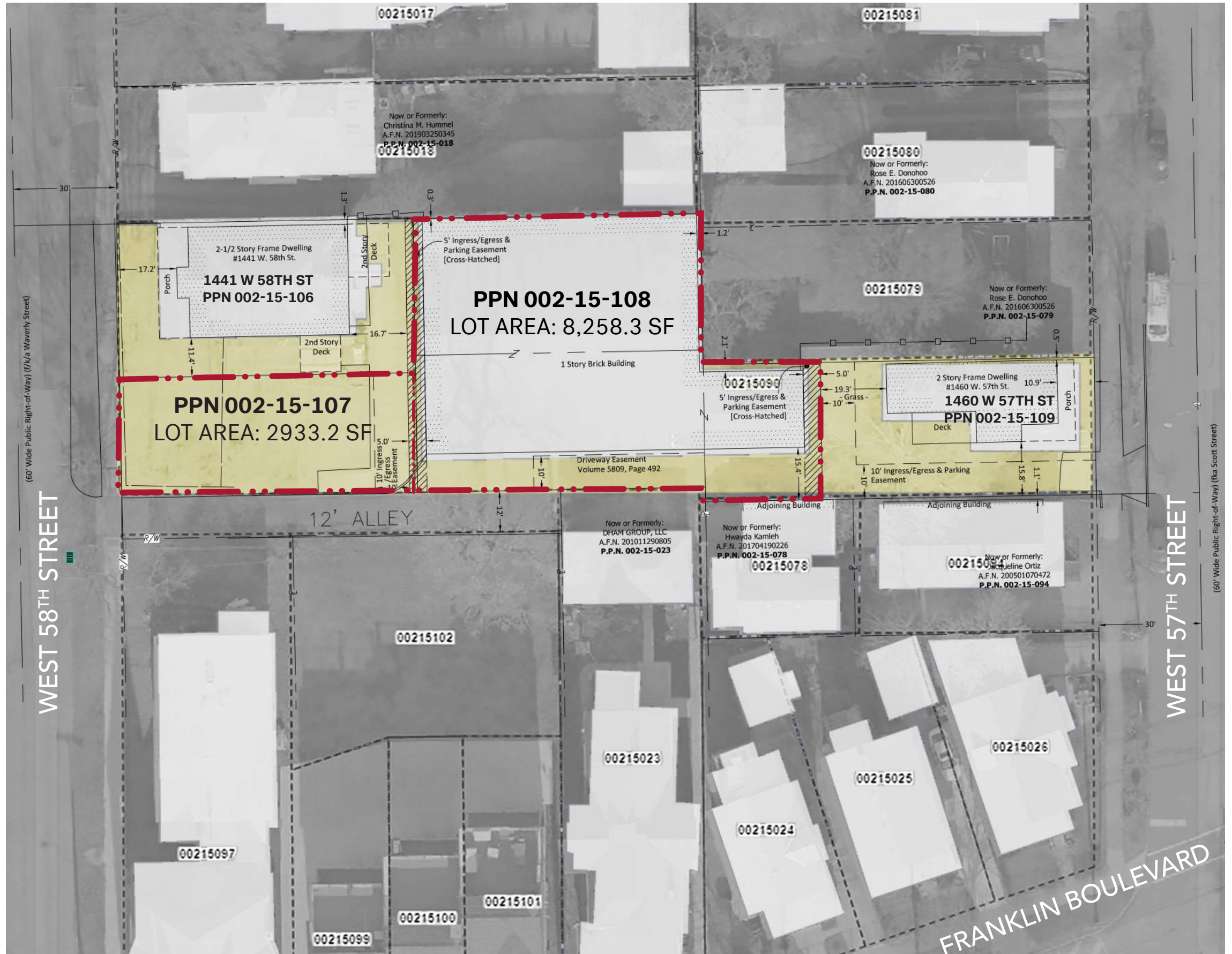
- PLANNING DISTRICT Townhouse
- (RA-2 & RA-3)

§ 353.01 BUILDING HEIGHT

- HEIGHT DISTRICT: 1 = D, not to exceed 35'
- D = Distance to centerline of street
- D = 40'
- Max Height Limit = 35'

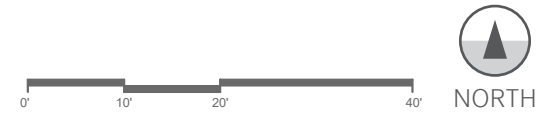
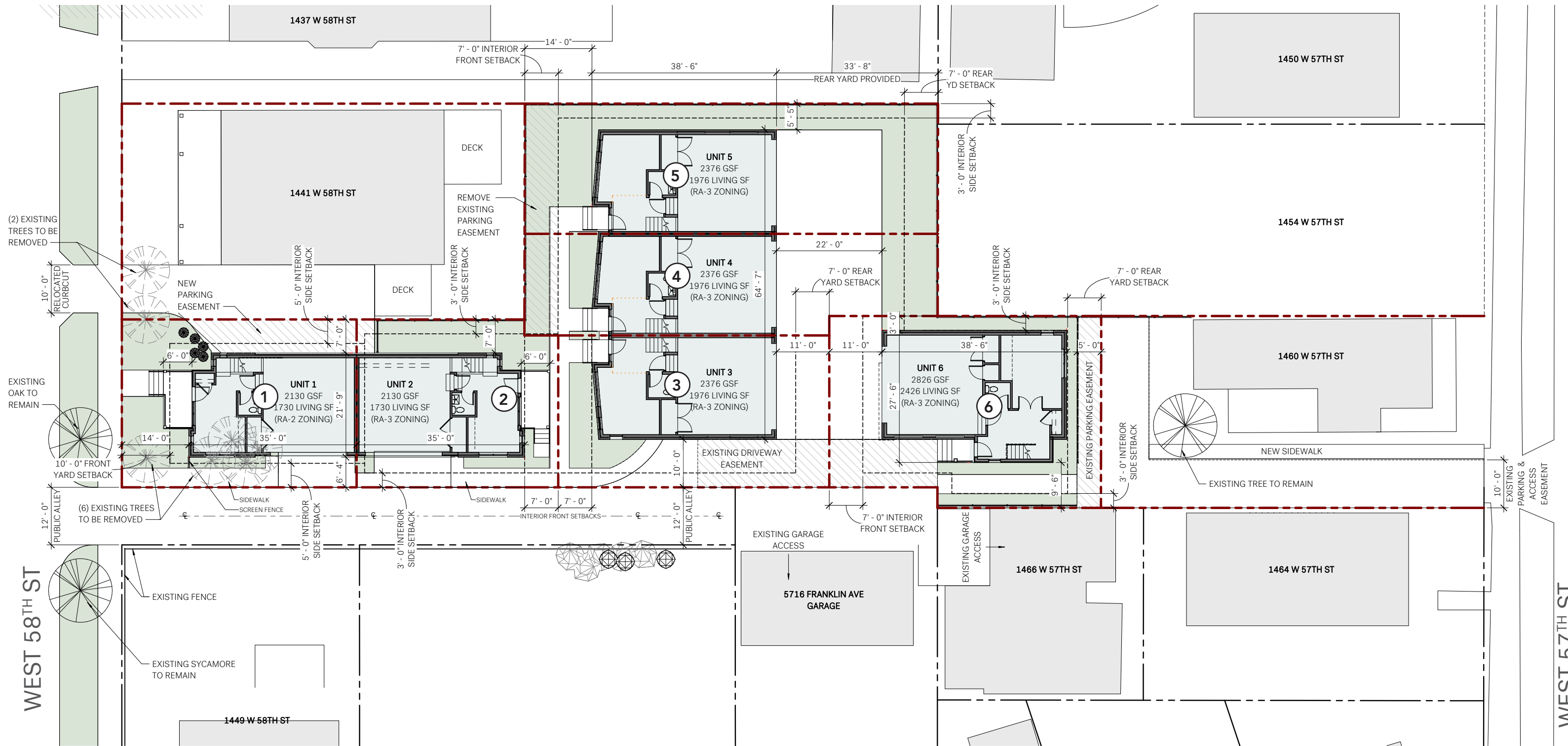
§ 337.031 TOWNHOUSE (RA) DISTRICTS

	RA-2	RA-3
PRINCIPAL FRONT YARD SETBACK	10'-20'	0'-12'
SECONDARY FRONT YARD SETBACK	5' MIN	0' MIN
INTERIOR FRONT YARD SETBACK	8' MIN	7' MIN
INTERIOR SIDE YARD SETBACK	5' MIN	3' MIN
REAR YARD SETBACK	10' MIN	7' MIN
FLOOR AREA RATIO	NO RESTRICTIONS	

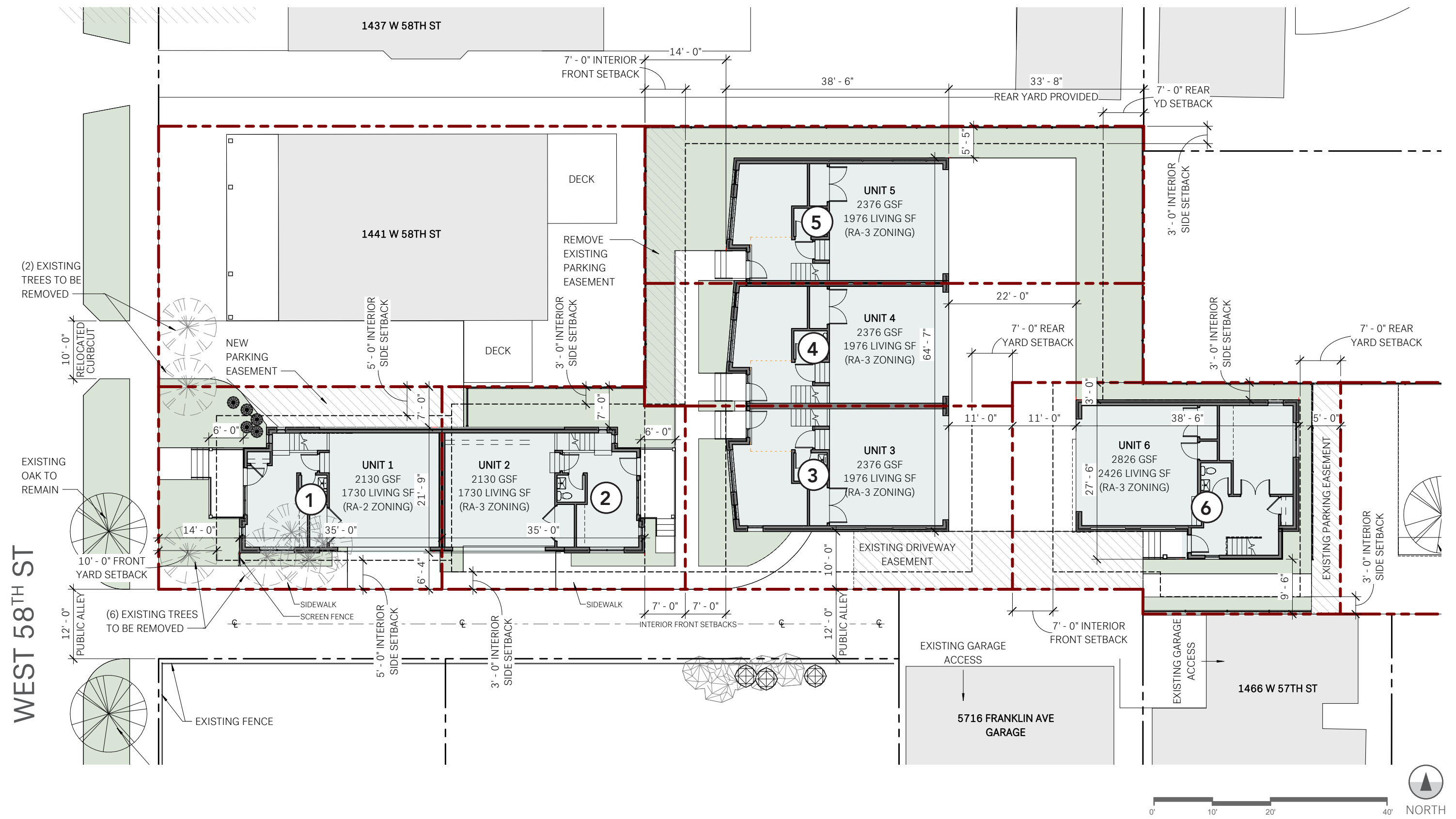




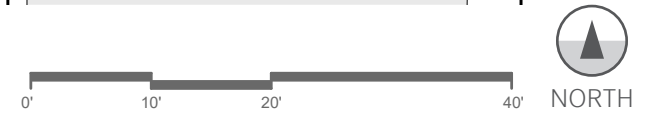
SITE DESIGN | Site Plan



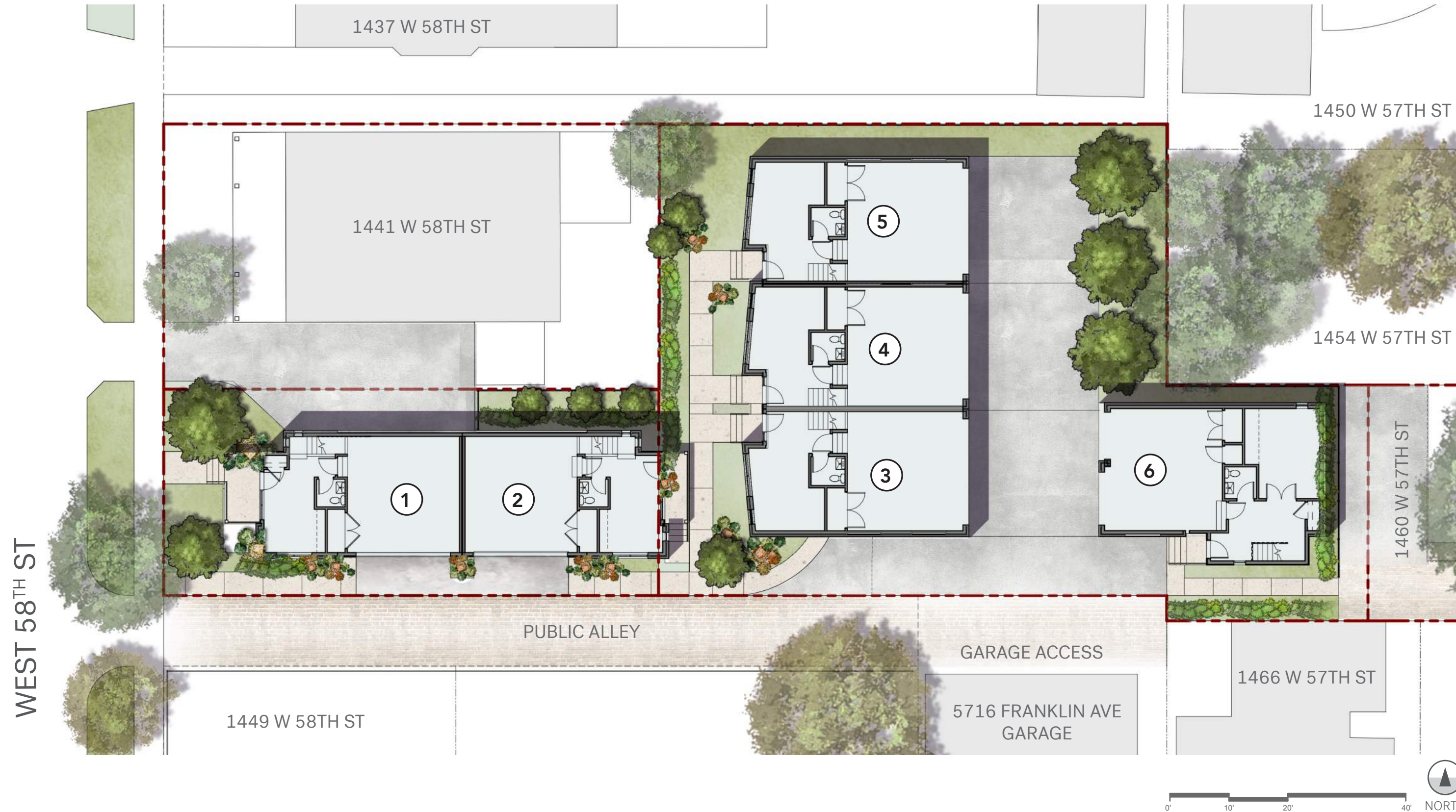
SITE DESIGN | Enlarged Site Plan



WEST 58TH ST







WEST 58<sup>TH</sup> ST

1437 W 58TH ST

1441 W 58TH ST

1450 W 57TH ST

1454 W 57TH ST

1460 W 57TH ST

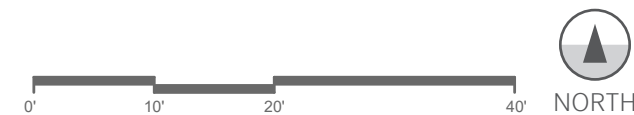
1449 W 58TH ST

PUBLIC ALLEY

GARAGE ACCESS

5716 FRANKLIN AVE  
GARAGE

1466 W 57TH ST









02

**BUILDING DESIGN**



# NEIGHBORHOOD CONTEXT

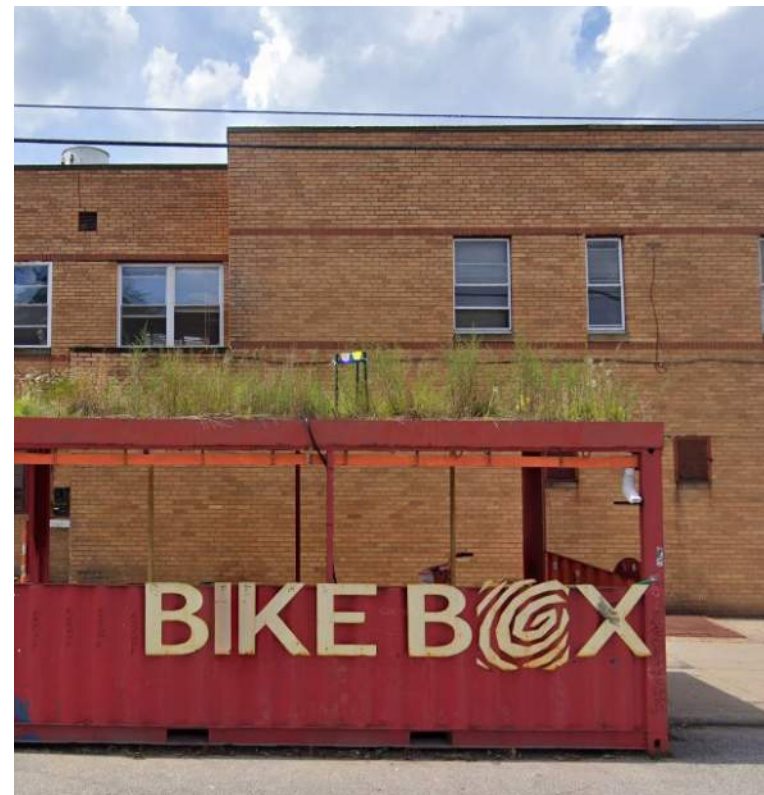
2-3 toned color palettes



porches at primary street frontages



pitched roofs / repetition of forms



historic brick structures

modern interventions

transitional neighboring buildings



MATERIAL MOOD BOARD



buff / tan brick tones



wood toned plank



board and batten



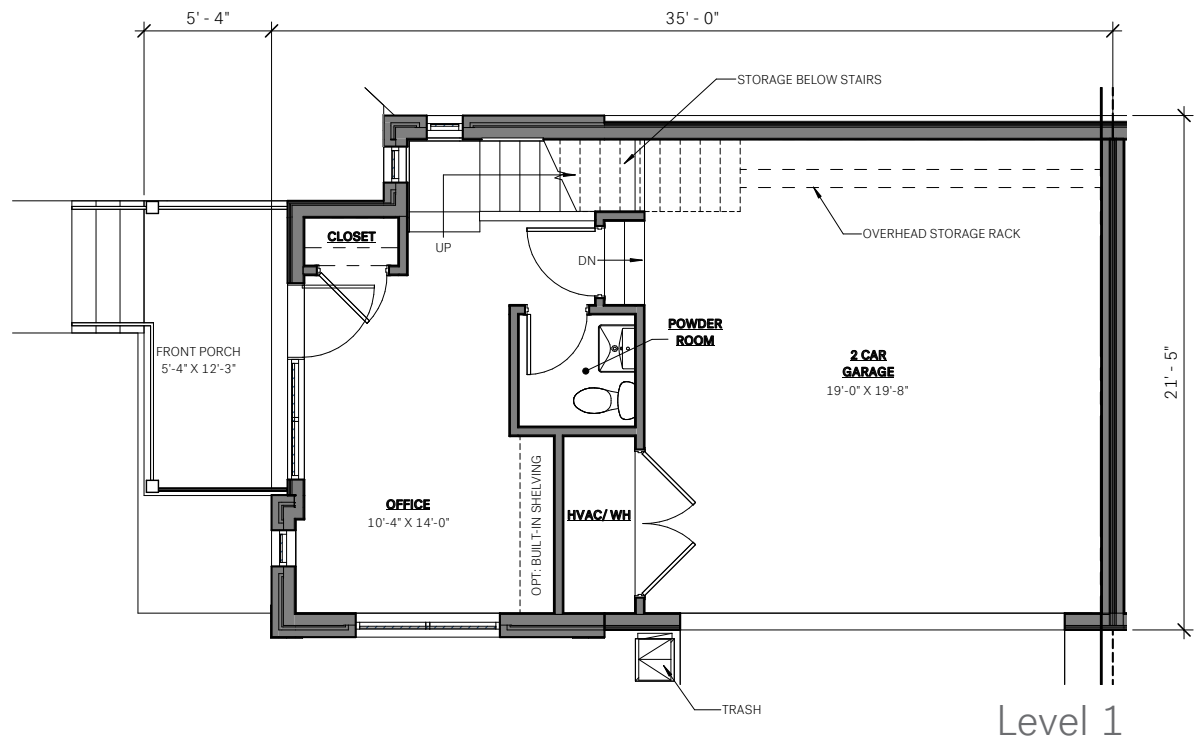
shingled roofs



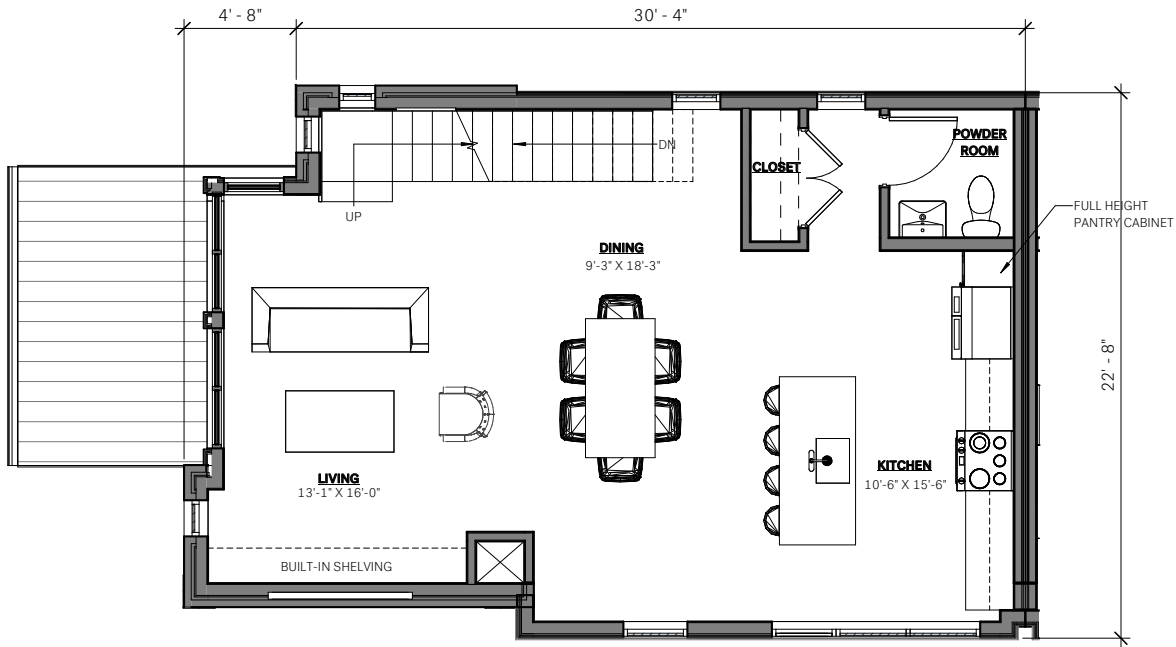
brick accent details



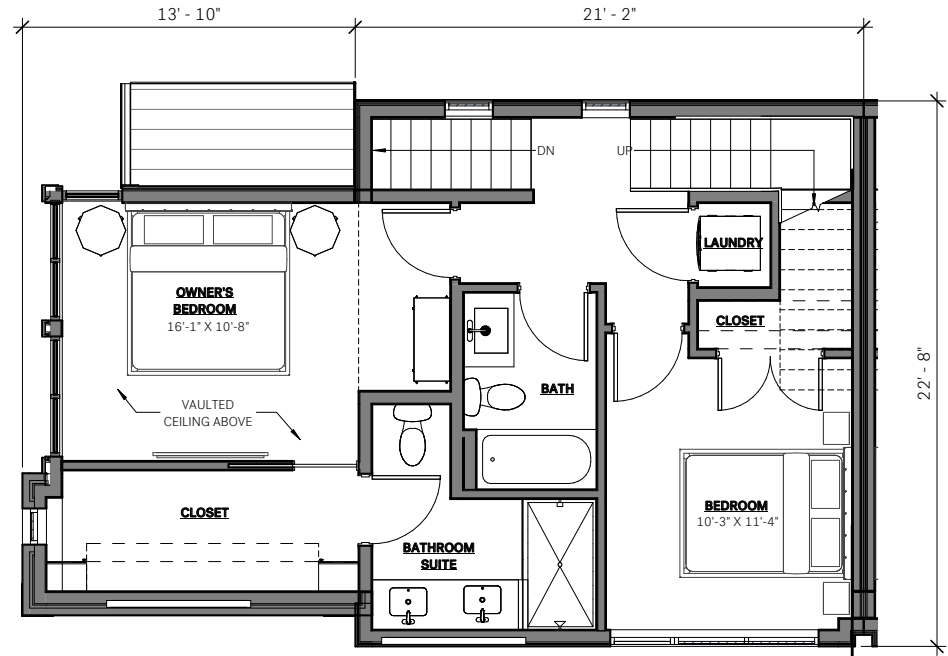
BUILDING DESIGN | Floor Plans | Unit 1 (Unit 2 similar and opp. hand)



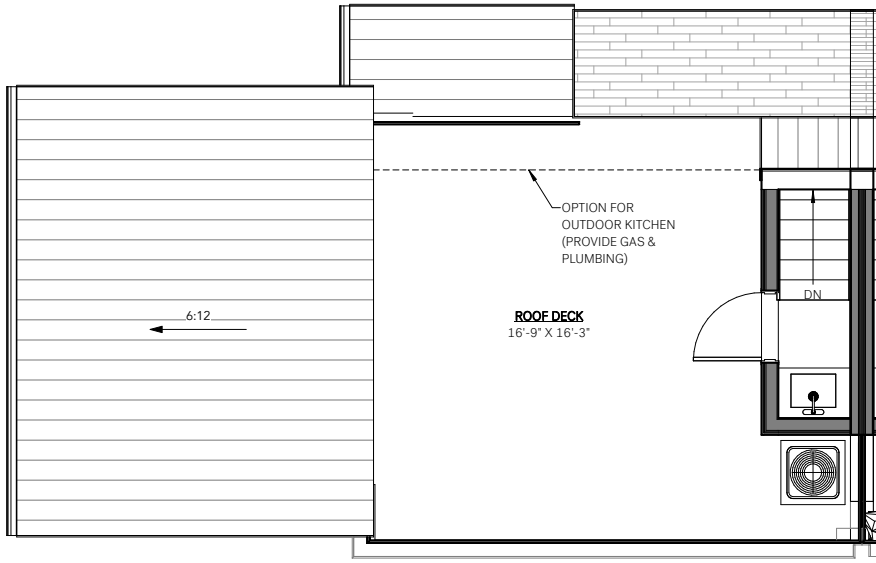
Level 1



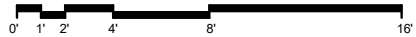
Level 2



Level 3

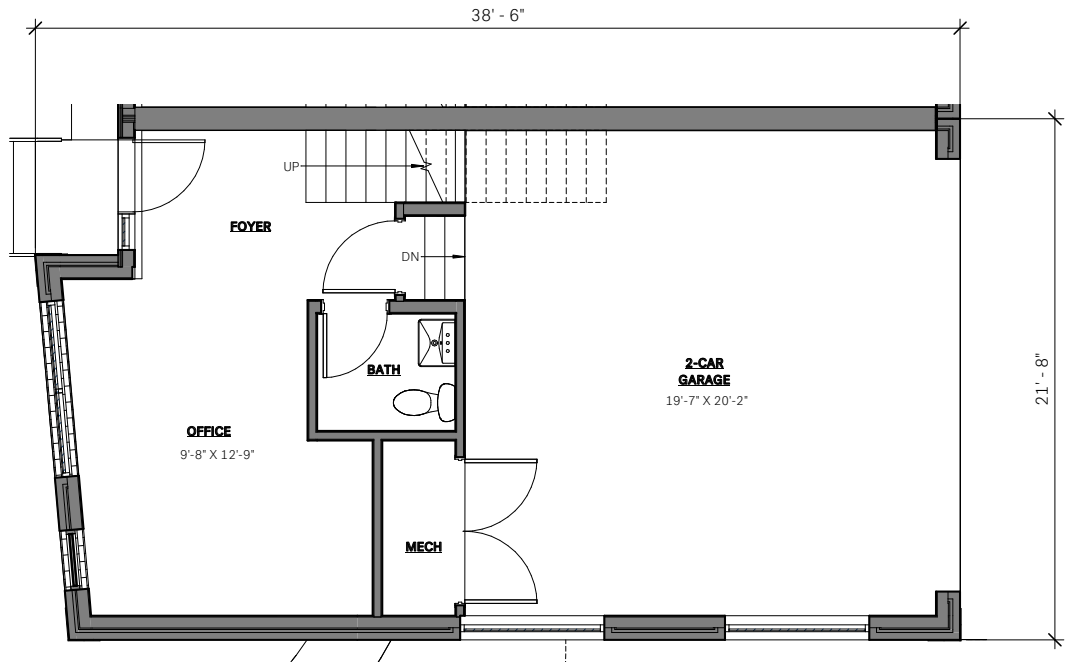


Roof Level

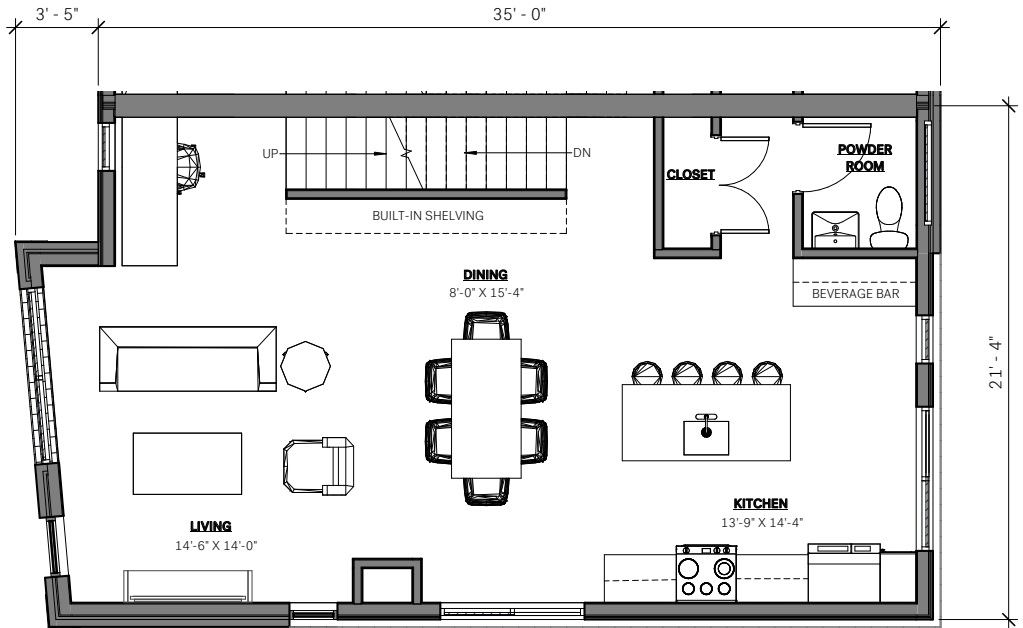




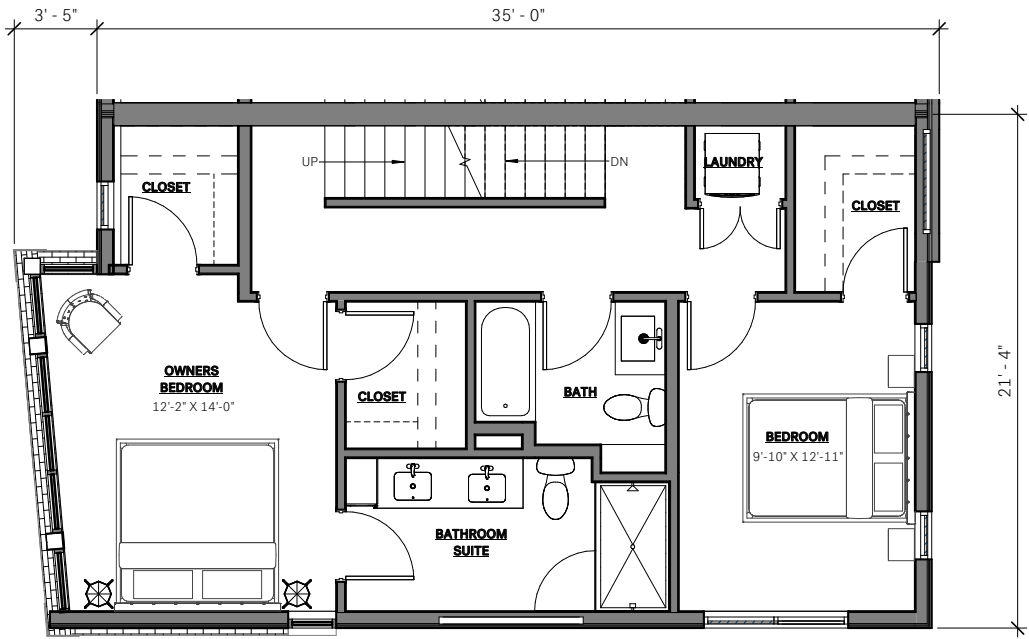
BUILDING DESIGN | Floor Plans | Unit 3 (Units 4 & 5 similar and opp. hand)



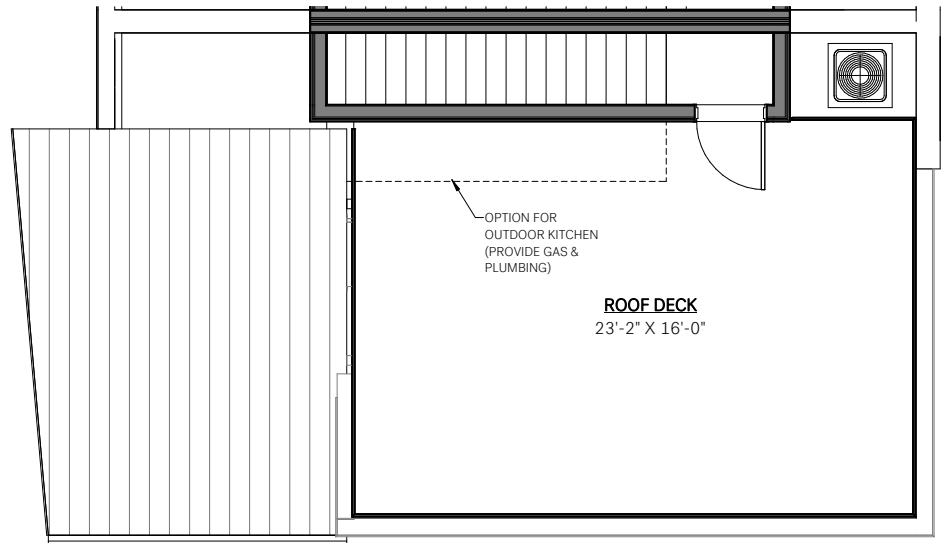
Level 1



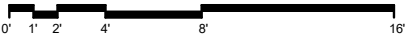
Level 2

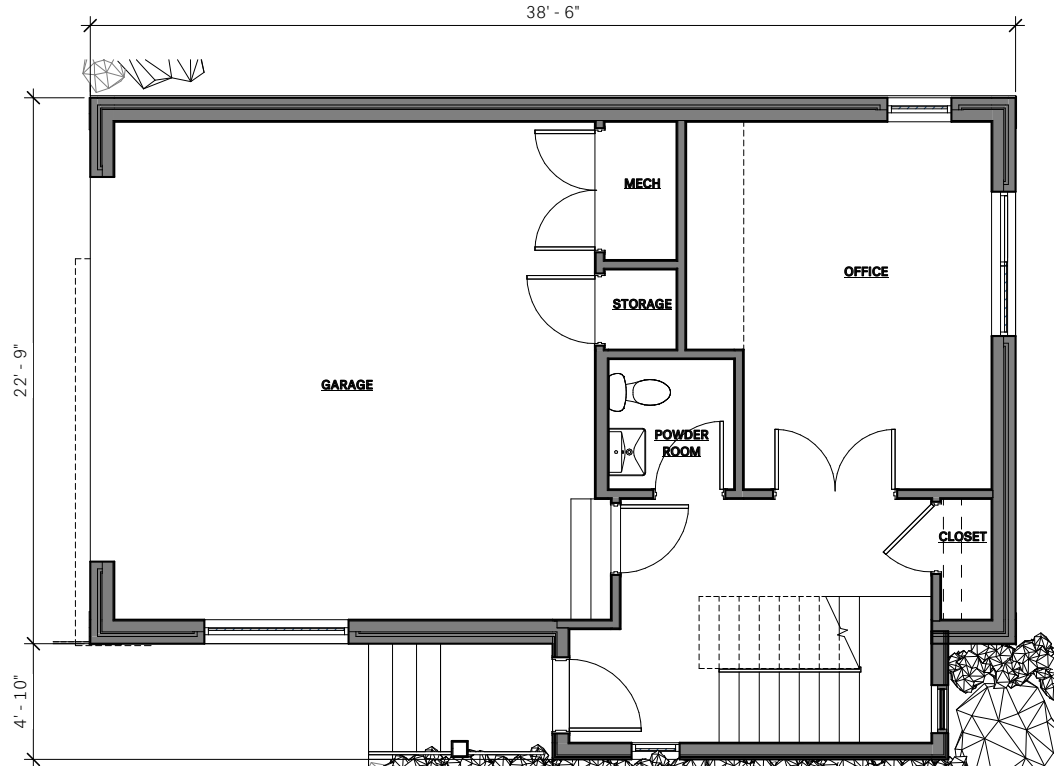


Level 3

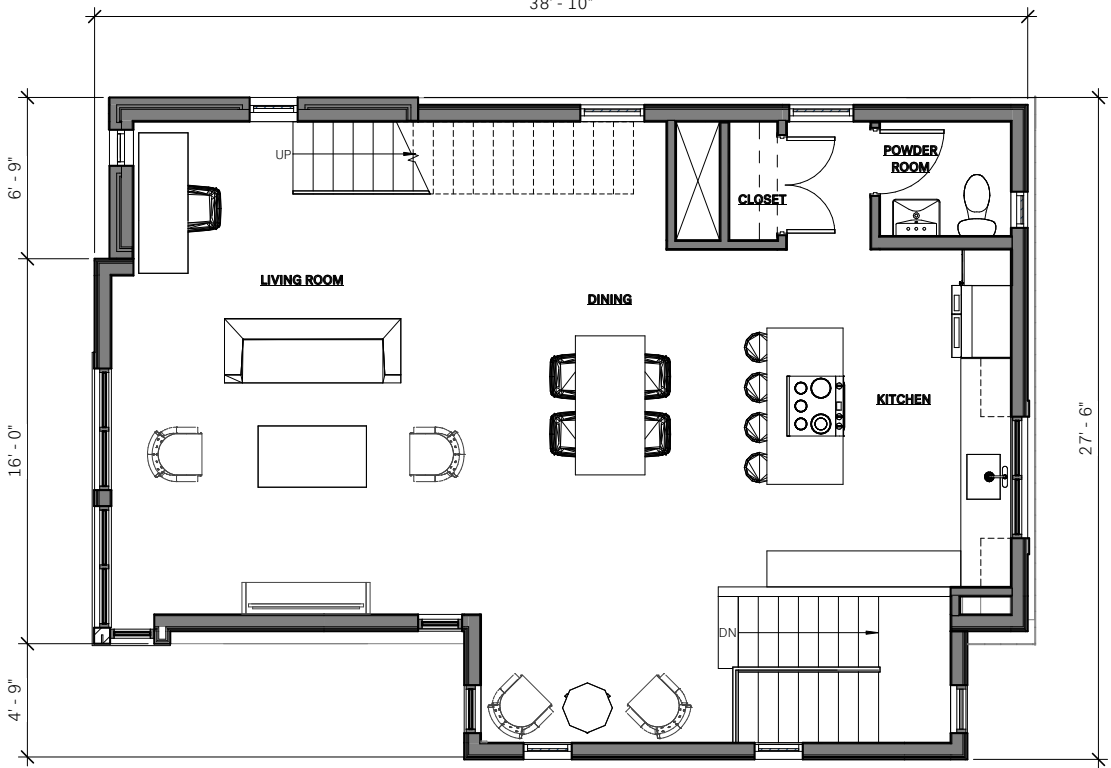


Roof Level

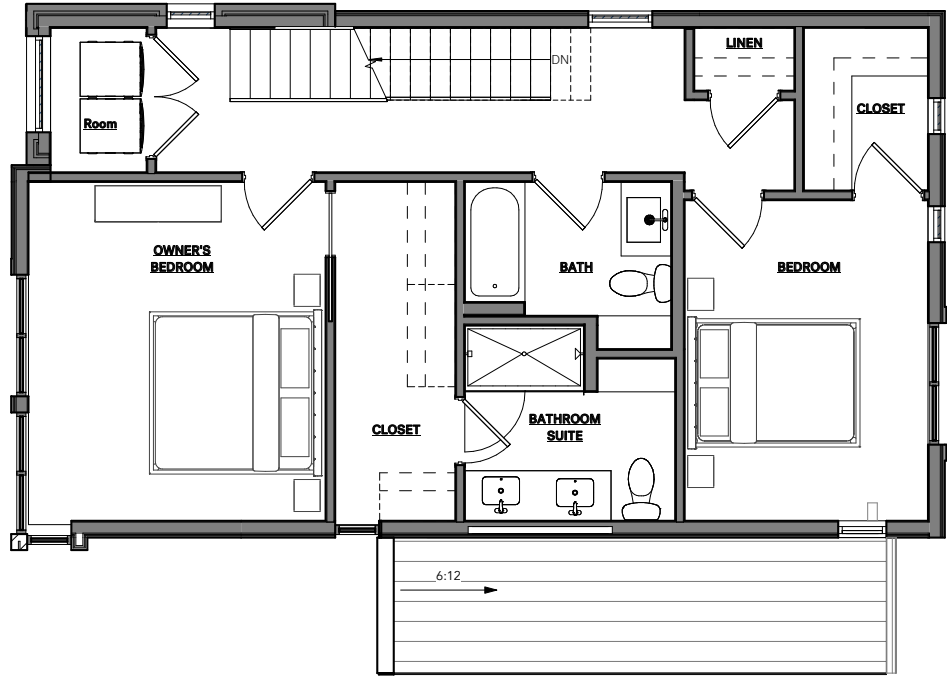




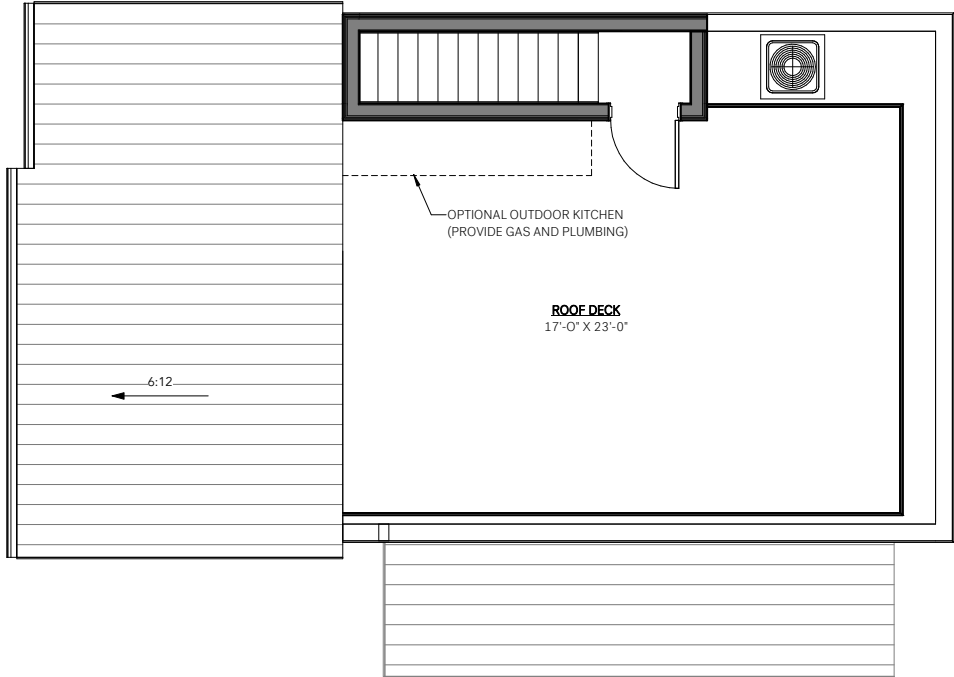
Level 1



Level 2



Level 3



Roof Level









































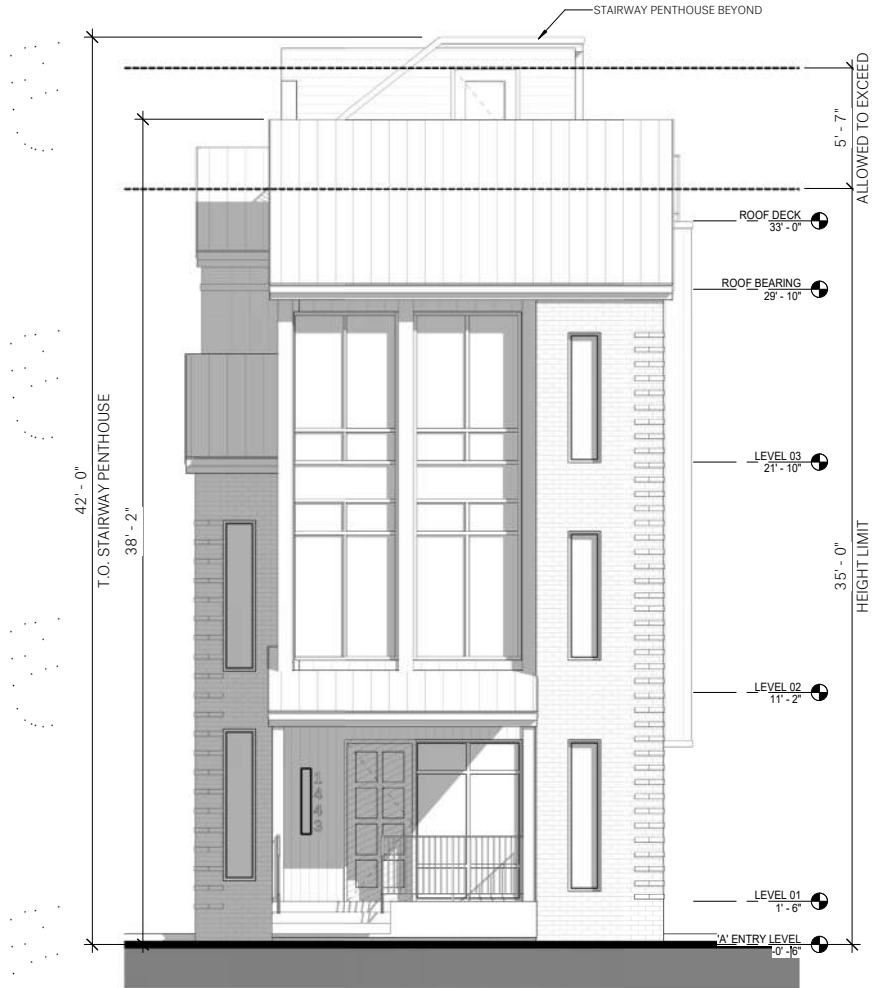






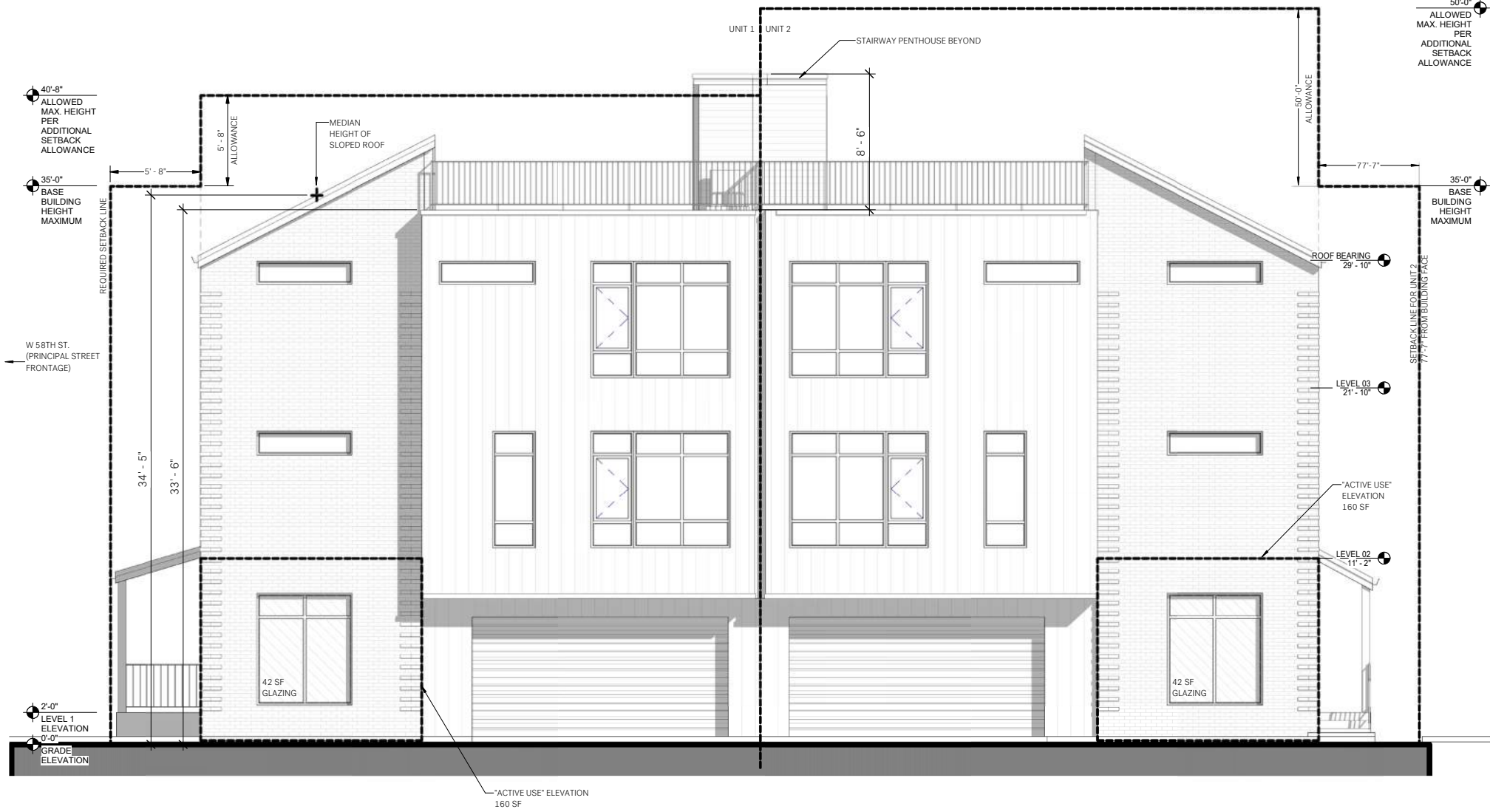




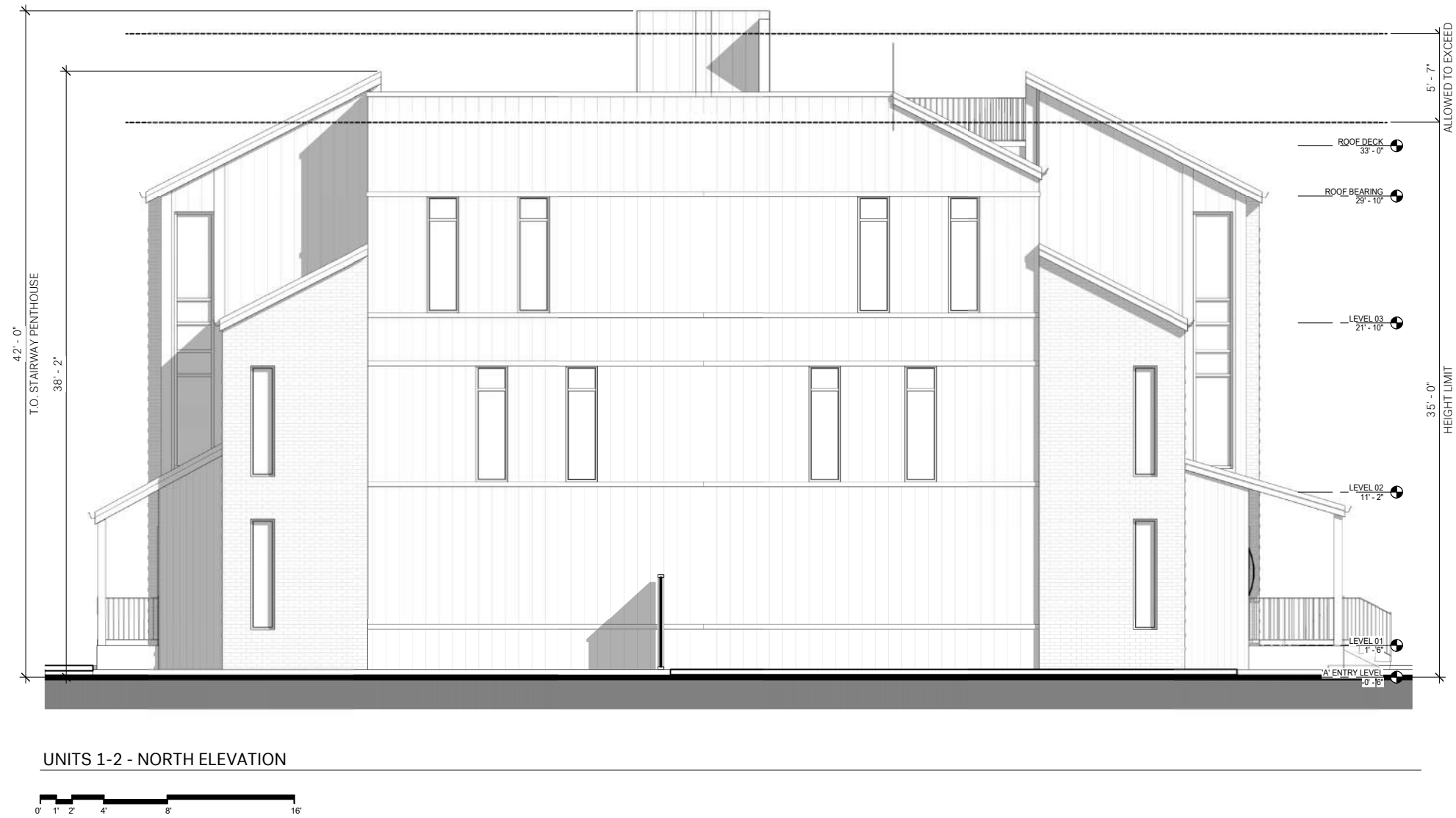


UNITS 1-2 - WEST ELEVATION

EAST ELEVATION SIMILAR & OPP. HAND



UNITS 1-2 - SOUTH ELEVATION







UNITS 3-5 - WEST ELEVATION

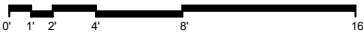


UNITS 3-5 - SOUTH ELEVATION

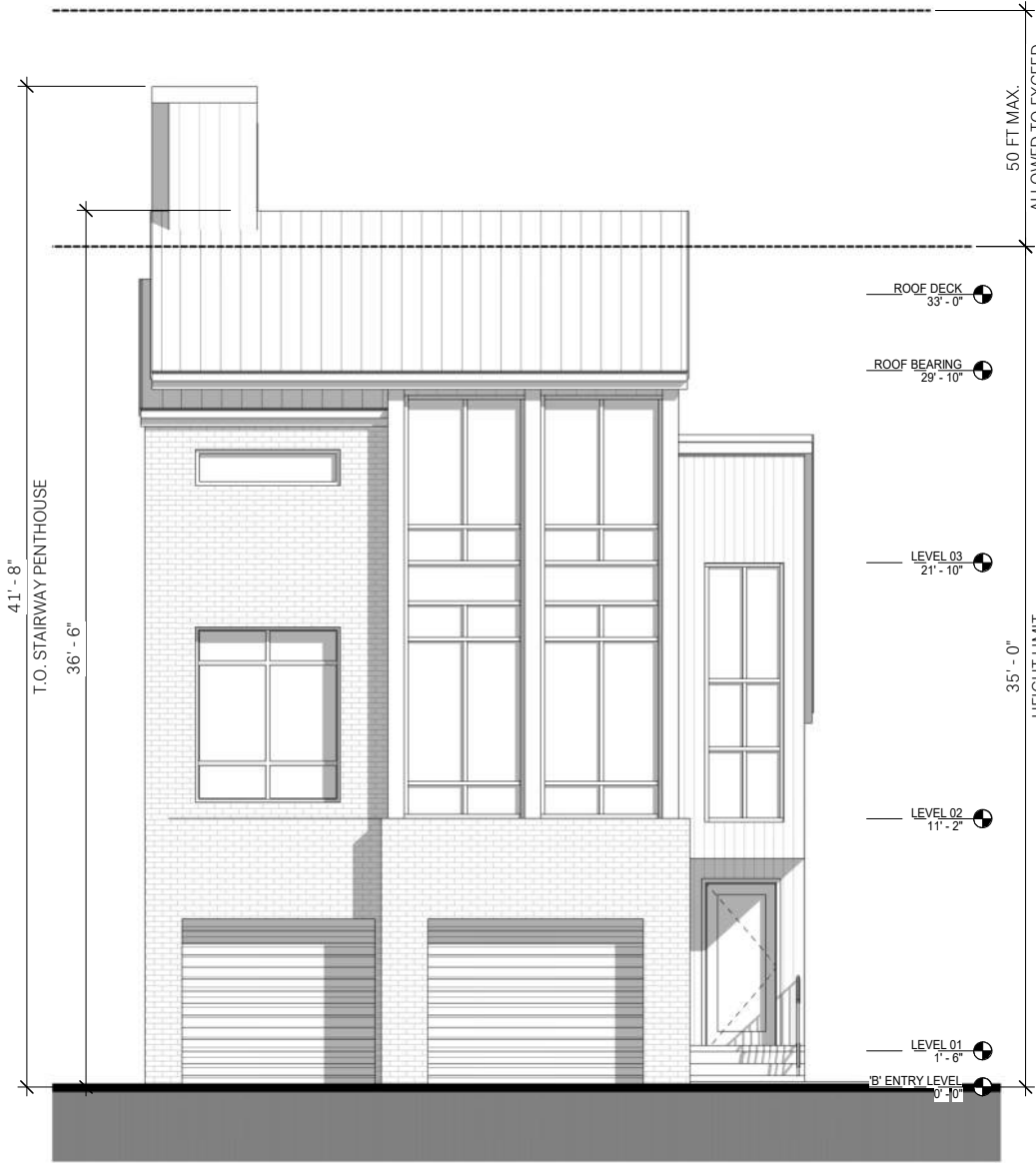
NORTH ELEVATION SIMILAR AND OPP. HAND



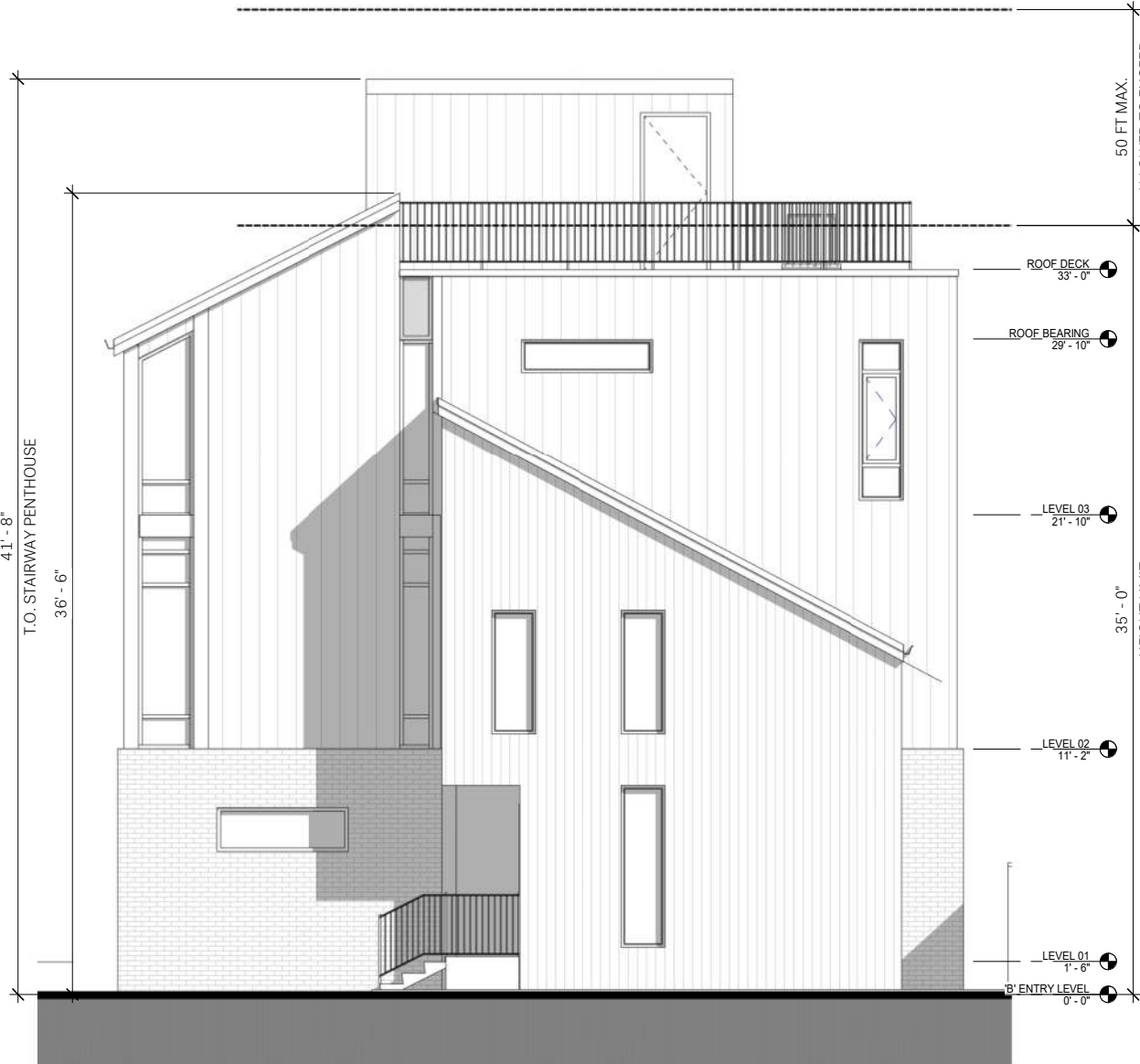
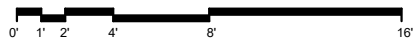
UNITS 3-5 - EAST ELEVATION







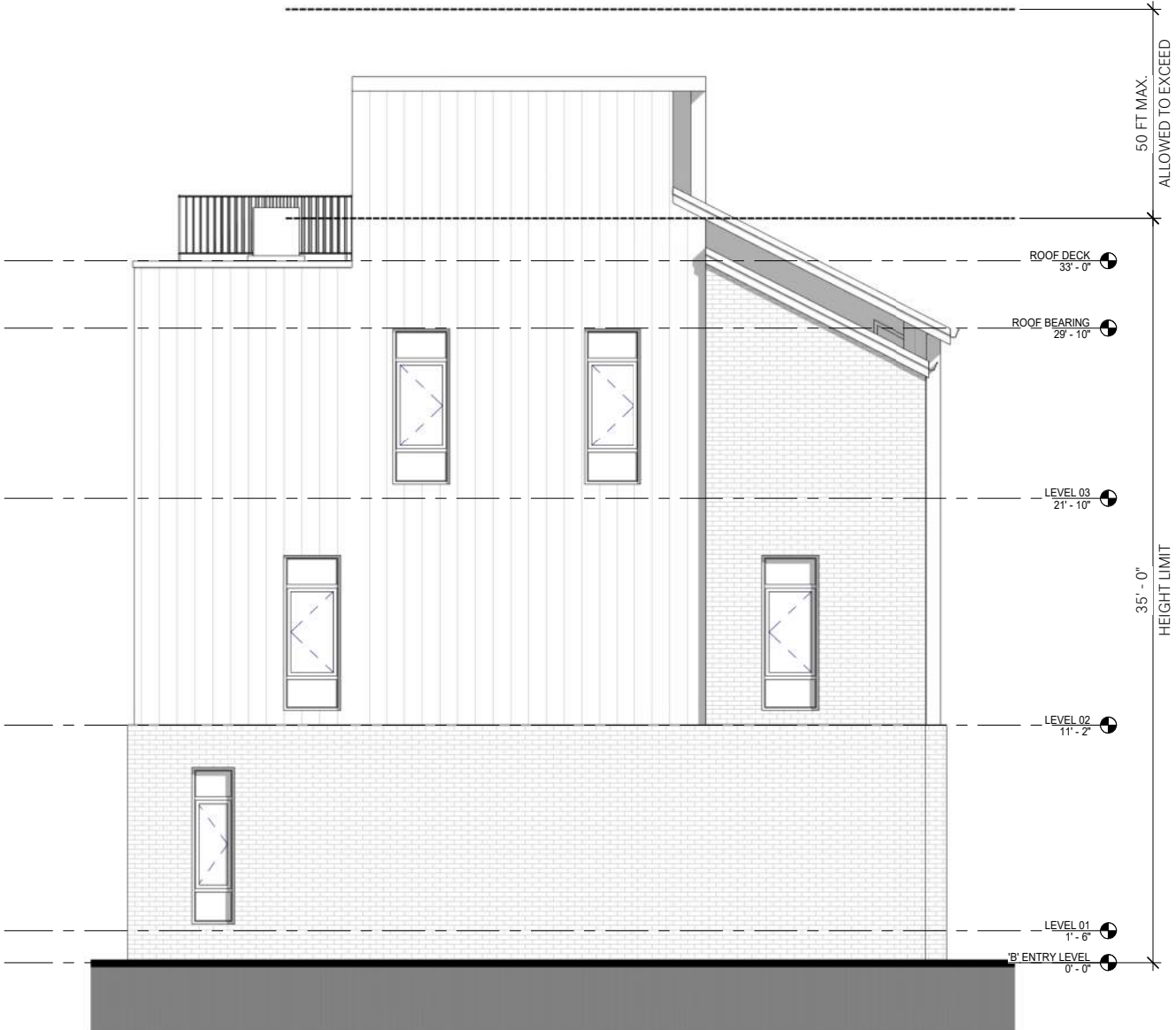
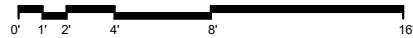
UNIT 6 - WEST ELEVATION



UNIT 6 - SOUTH ELEVATION



UNIT 6 - EAST ELEVATION



UNIT 6 - NORTH ELEVATION







03

# PROJECT SITE AND CONTEXT





1 1441 W 58th Street



2 1449 W 58th Street





PROJECT SITE AND CONTEXT | Context map and current conditions



3 Across W 58th Street from project site



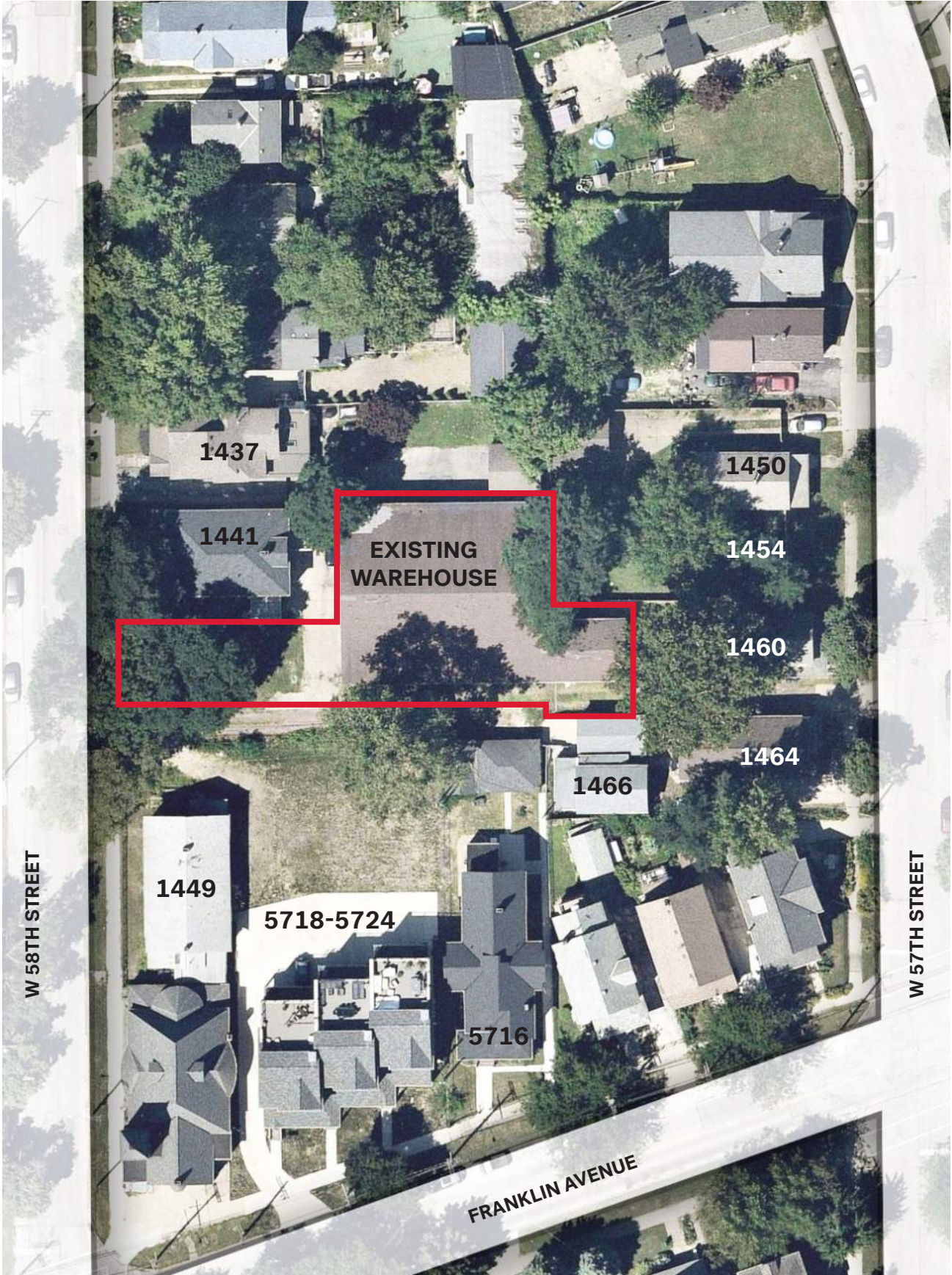
4 View looking south from project site



5 Adjacent property at 1460 W 57th





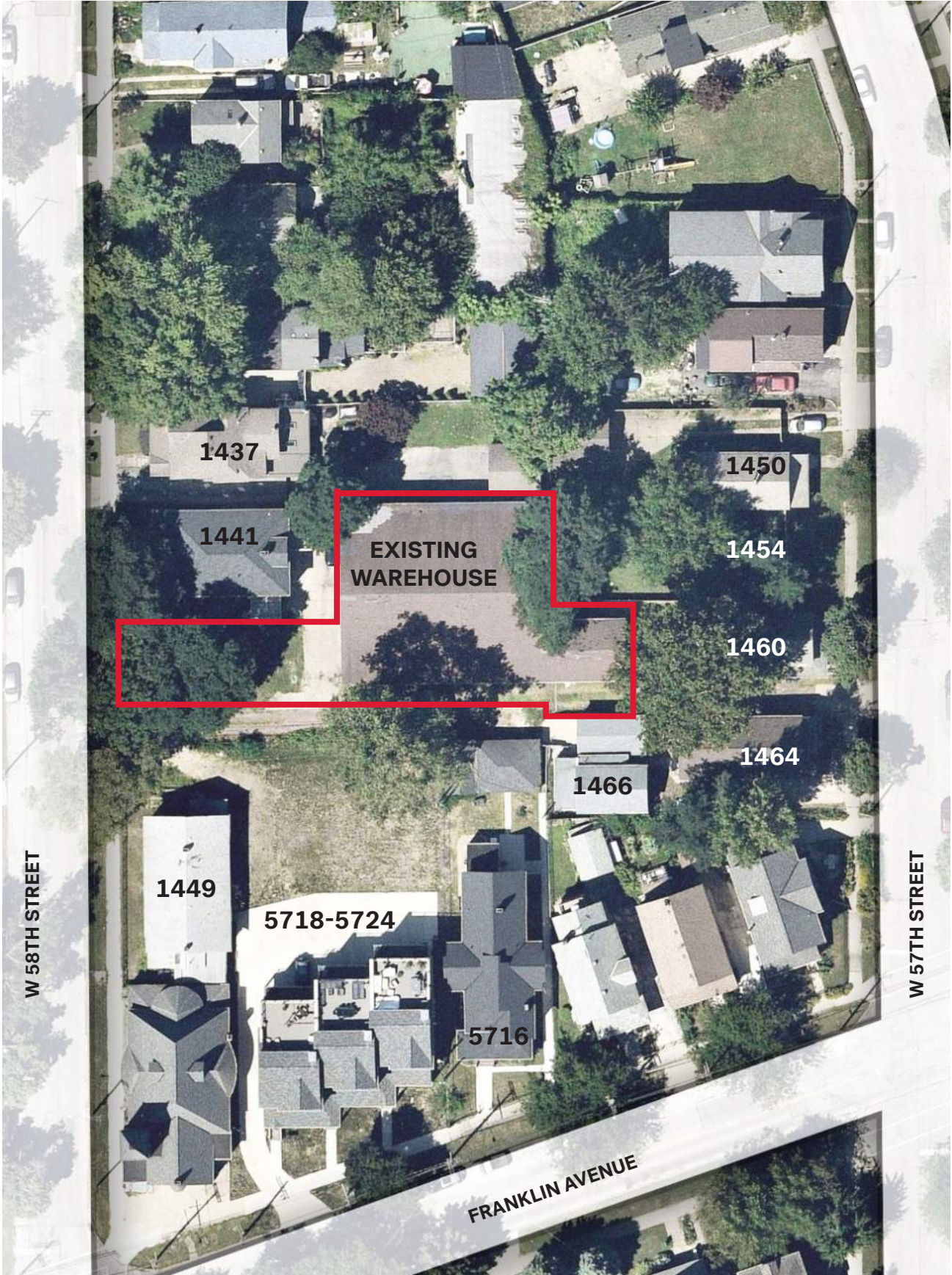


Existing Warehouse | To be demolished





PROJECT SITE AND CONTEXT | Context map and current conditions



Existing Warehouse | To be demolished









# PROJECT SITE AND CONTEXT | Zoning Analysis

## PARCELS:

PPN 002-15-107  
PPN 002-15-108

## EXISTING ZONING:

PLANNING DISTRICT 2F-B1  
AREA DISTRICT B  
HEIGHT DISTRICT 1  
USE Two-Family

## PROPOSED ZONING:

PLANNING DISTRICT Townhouse  
(RA-2 & RA-3)

## § 353.01 BUILDING HEIGHT

HEIGHT DISTRICT: 1 = D, not to exceed 35'  
D = Distance to centerline of street  
D = 40'  
Max Height Limit = 35'

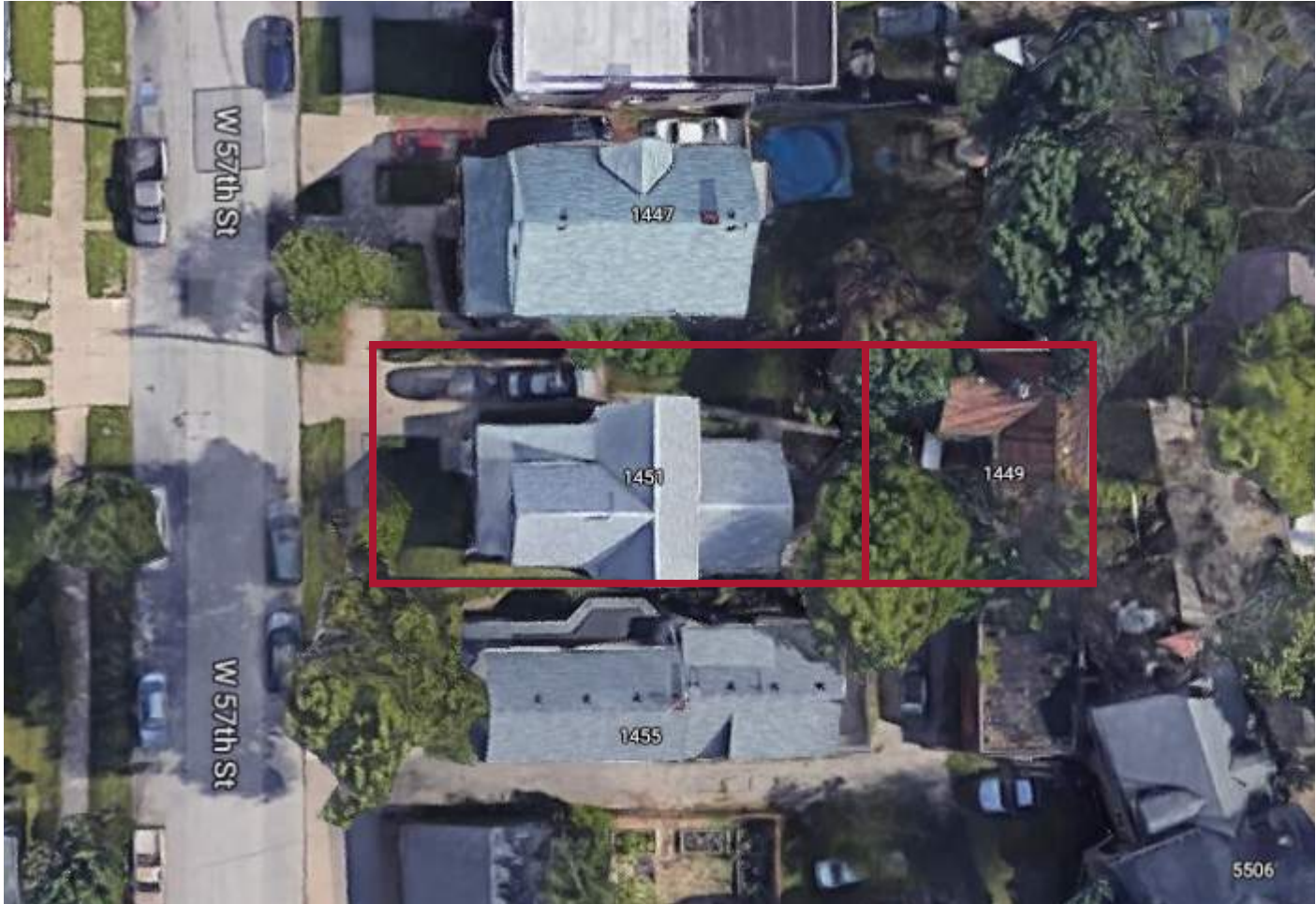
## § 337.031 TOWNHOUSE (RA) DISTRICTS

	RA-2	RA-3
PRINCIPAL FRONT YARD SETBACK	10'-20'	0'-12'
SECONDARY FRONT YARD SETBACK	5' MIN	0' MIN
INTERIOR FRONT YARD SETBACK	8' MIN	7' MIN
INTERIOR SIDE YARD SETBACK	5' MIN	3' MIN
REAR YARD SETBACK	10' MIN	7' MIN
FLOOR AREA RATIO	NO RESTRICTIONS	





NEIGHBORHOOD CONTEXT | 1449 & 1451 W 57th Street





NEIGHBORHOOD CONTEXT | 1464 & 1466 W 57th Street





NEIGHBORHOOD CONTEXT | 1456 & 1456 W 54th Street





NEIGHBORHOOD CONTEXT | 1765 & 1769 W 54th Street





NEIGHBORHOOD CONTEXT | 1774 & 1776 W 54th Street

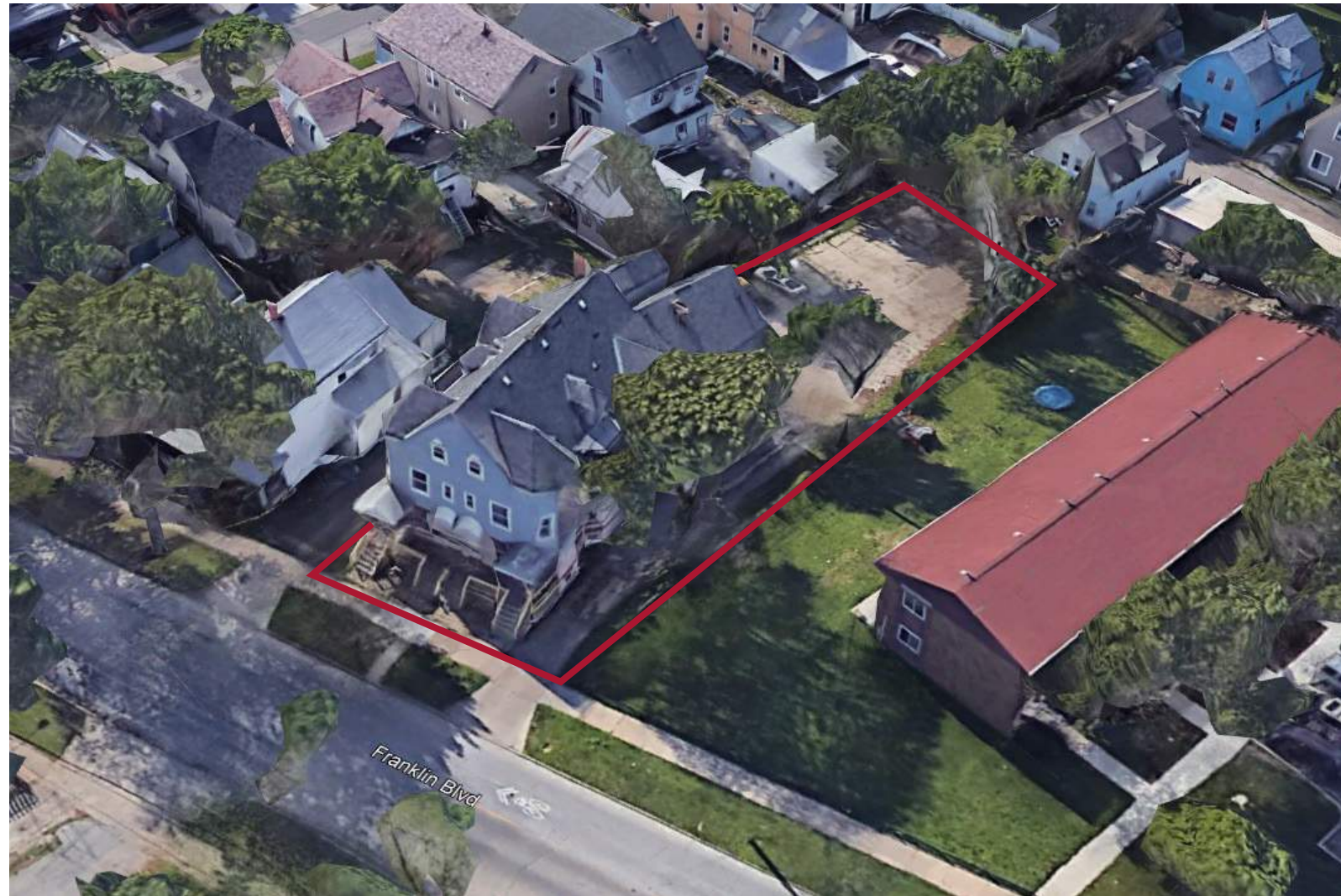




NEIGHBORHOOD CONTEXT | Nearby massing precedents

5501-5507 Franklin Blvd

- 3 stories tall
- Approx. Building Length = 82 feet
- Approx. Building Width = 38 feet

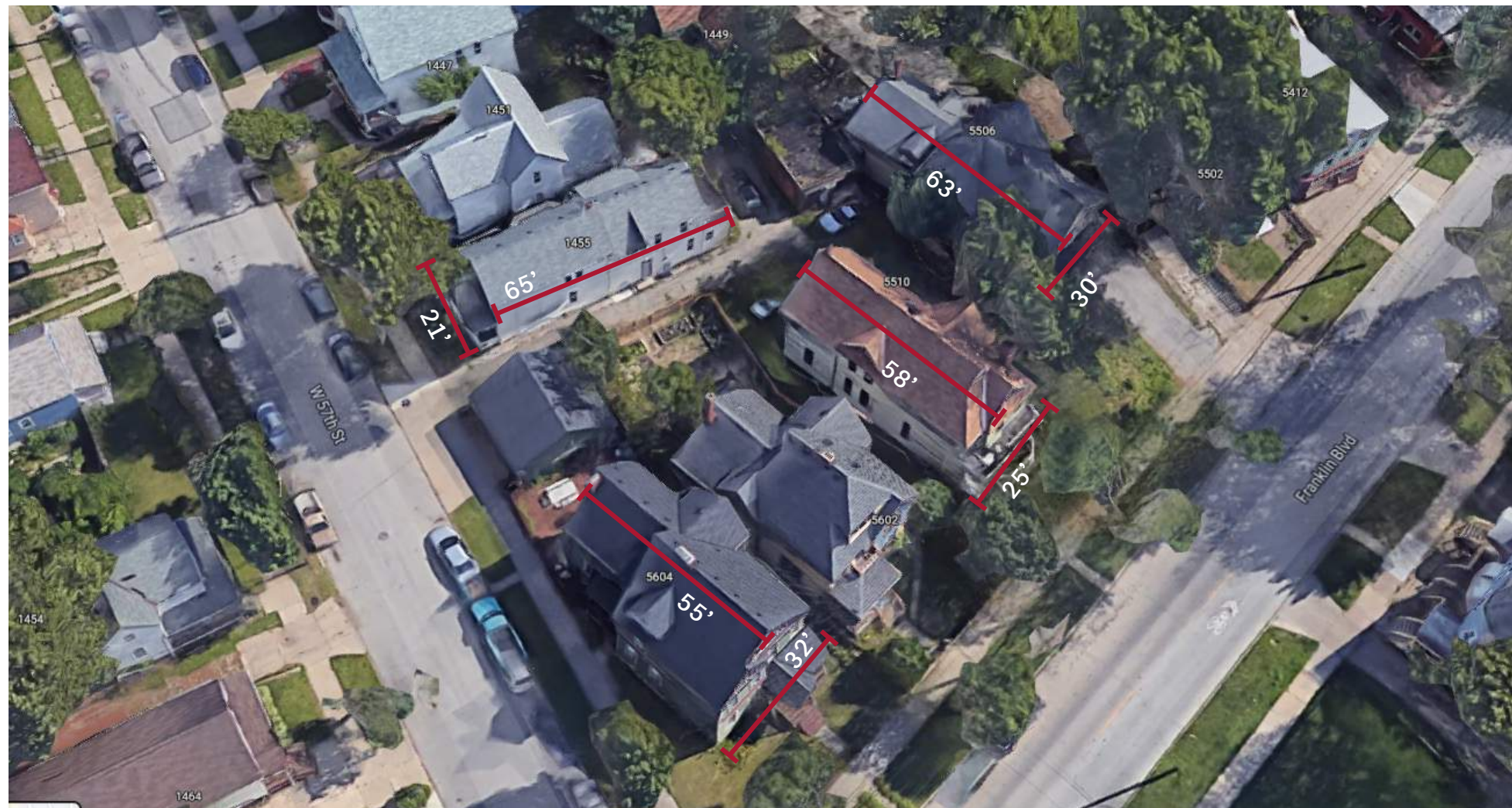




## NEIGHBORHOOD CONTEXT | Nearby massing precedents

### Corner of Franklin Blvd & W 57th Street

- Homes that are similar in size to proposed townhomes at W57th & W58th street
- Closely spaced buildings, with relatively narrow side yards
- Some with 3-story street-facing facades





vocon.

**LET YOUR  
SPACES SPEAK.**



# Cleveland City Planning Commission

## Lot Consolidation / Splits

---



May 21, 2021



# Lot Consolidation / Split

---



May 21, 2021

For PPN# 007-01-071

**Project Address: 4210 Orchard Avenue**

Project Representative: Jeff Snacki, Property Owner

Note: this project was Tabled by the Planning Commission on March 5, 2021.





**CITY OF CLEVELAND  
DEPARTMENT OF BUILDING AND HOUSING  
ZONING REVIEW  
NOTICE OF NON-CONFORMANCE**

Examined By Richard M. Riccardi  
March 24, 2021

**Owner: Jeffrey Snacki                      Address: 5112 Chestnut Rd., Independence**

**Location: 4210 Orchard Avenue**

**Use: Two Family Residential    Area: B                      Height: 1**

Application for review of proposed new residential lot creation for a two dwelling unit structure cannot be granted by Building and Housing due to the following:

**Zoning Code**

309.26

**Text**

In the case of an application to subdivide and/or consolidate land so as to create a lot or lots which do not meet minimum lot area or lot width requirements as established in the Zoning Code, the City Planning Commission may approve such an application if it determines that the resulting lots will be similar in area and width to lots which are common in the immediate vicinity and further determines that such lots can be developed in a manner which will not be detrimental to the public health, safety and welfare.

Proposed newly created lot of 1,800 square feet and 30 foot width will not meet minimum lot area or lot width requirements of 6,000 square feet area and 50 square feet width.

**An appeal of this Notice of Non-Conformance may be made to the Cleveland Board of Zoning Appeals, Room 516 Cleveland City Hall, 601 Lakeside Avenue, Cleveland, Ohio 44114 pursuant to Section 329.04(d) of the Cleveland Zoning Code.**

\_\_\_\_\_/s./\_\_\_\_\_  
Richard M. Riccardi  
Zoning Administrator







# LOT SPLIT PROPOSAL FOR PARCEL #007-01-071

Located at 4210 Orchard Avenue

Cleveland, Ohio 44113

Property Owner: Jeff Snacki (216)632-0395



# REASONS FOR THE REQUESTED PARCEL SPLIT

4210 ORCHARD AVENUE  
CLEVELAND, OHIO 44113

- I purchased this property in 2015 with the intention of restoring both the house and the church.
- While in the process of fixing up the house I have been unsuccessful in obtaining funding for repairing the structurally damaged church.
- The church had been structurally damaged during the building of Orchard School and the parishioners moved out at this point.
- The church is a beautiful building that needs the right team and funding to complete the job. If allowed, I have decided to split the parcel in order to save the church but keep my house.
- I have found a buyer/ developer for the church that is very interested in saving the building and turning it into 4 residential units. I see this as an exciting opportunity to save a venerable structure in need of immediate structural repair and turn it into a place that will enrich the neighborhood.



# Current Plat approved 1999

The current parcel is divided into two sub-lots that divide the church building in half.

**CERTIFICATION**

THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS AND CITY SURVEY RECORDS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED HEREON ARE BASED ON THE CLEVELAND REGIONAL GEODETIC SYSTEM AND, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey, P.E.*  
 JOSEPH GUTOSKEY, P.E. 7567



WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS CONSOLIDATION AND LOT SPLIT OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING.

BAILEY ORCHARD DEVELOPMENT LTD., LLC

BY: *William V. B.*  
 New Village Land, Member

*Connie Dennis*  
 WITNESS *Connie Dennis*  
 WITNESS *Connie Dennis*

STATE OF OHIO }  
 COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED BAILEY ORCHARD DEVELOPMENT LTD., LLC BY: *Russell Belysch* ITS MEMBER WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID BAILEY ORCHARD DEVELOPMENT LTD., LLC. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO, THIS 19 DAY OF October, 1999.

*Rae S. Shea*  
 NOTARY PUBLIC

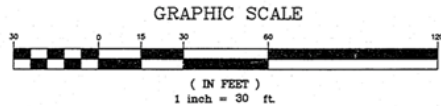
RAE S. SHEA  
 NOTARY PUBLIC, STATE OF OHIO  
 Recorded in Cuyahoga County  
 My Comm. Expires Feb. 12, 2001



Plat No. 18-24  
 RECEIVED FOR RECORD  
 Recorded in Cuyahoga  
 County Records  
 On November 4, 1999  
 At 11:49 A.M.  
 File # 199911040583  
 \$ 21.60  
 Vol. 302 Pg. 60  
 COUNTY RECORDER

FRANK RUSSO, COUNTY AUDITOR  
 APPROVED OWNERSHIP, ONLY, OF

PERM. PARCEL NO.  
007-01-068/069/070  
 BY: *Frank Russo* 11-4-99  
 Deputy Auditor



**APPROVALS**

THIS PLAT IS HEREBY APPROVED BY THE PLANNING DIRECTOR OF CITY OF CLEVELAND THIS 30 DAY OF November, 1999.

*Earl W. Jackson*  
 FOR THE CITY PLANNING DIRECTOR PER B.O.Z.A. 99-244

THIS PLAT IS HEREBY APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND THIS 10 DAY OF November, 1999.

*Richard*  
 FOR THE CITY PLATTING COMMISSIONER PER B.O.Z.A. 99-244

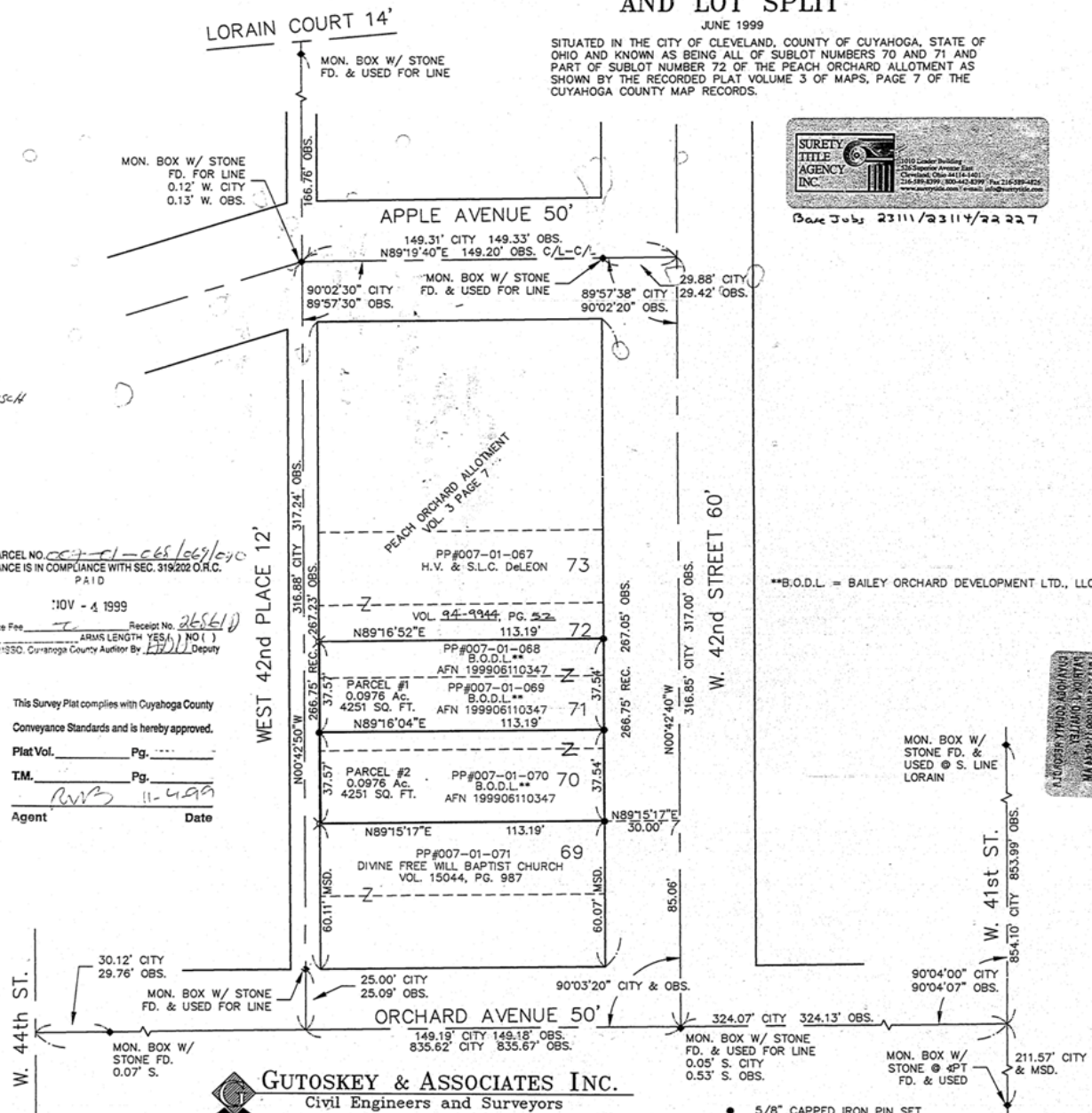
## PLAT OF CONSOLIDATION AND LOT SPLIT

JUNE 1999

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT NUMBERS 70 AND 71 AND PART OF SUBLOT NUMBER 72 OF THE PEACH ORCHARD ALLOTMENT AS SHOWN BY THE RECORDED PLAT VOLUME 3 OF MAPS, PAGE 7 OF THE CUYAHOGA COUNTY MAP RECORDS.



Bank Jobs 23111/23114/22 227



PARCEL NO. 007-01-068/069/070  
 CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.  
 PAID

NOV - 4 1999  
 Conveyance Fee 21.60 Receipt No. 265610  
 TYPE ARMAS LENGTH YES NO ( )  
 FRANK RUSSO, Cuyahoga County Auditor By *Frank Russo* Deputy

This Survey Plat complies with Cuyahoga County Conveyance Standards and is hereby approved.  
 Plat Vol. \_\_\_\_\_ Pg. \_\_\_\_\_  
 T.M. \_\_\_\_\_ Pg. \_\_\_\_\_  
 Agent *RWB* Date 11-4-99

\*\*B.O.D.L. = BAILEY ORCHARD DEVELOPMENT LTD., LLC

**GUTOSKEY & ASSOCIATES INC.**  
 Civil Engineers and Surveyors  
 10205 QUEENS WAY #6 Tel (440) 543-6900  
 CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

- 5/8" CAPPED IRON PIN SET
- △ P.K. NAIL SET
- ⊕ DRILL HOLE SET

CONTRACT NO. 98-981

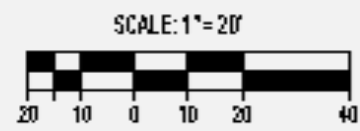
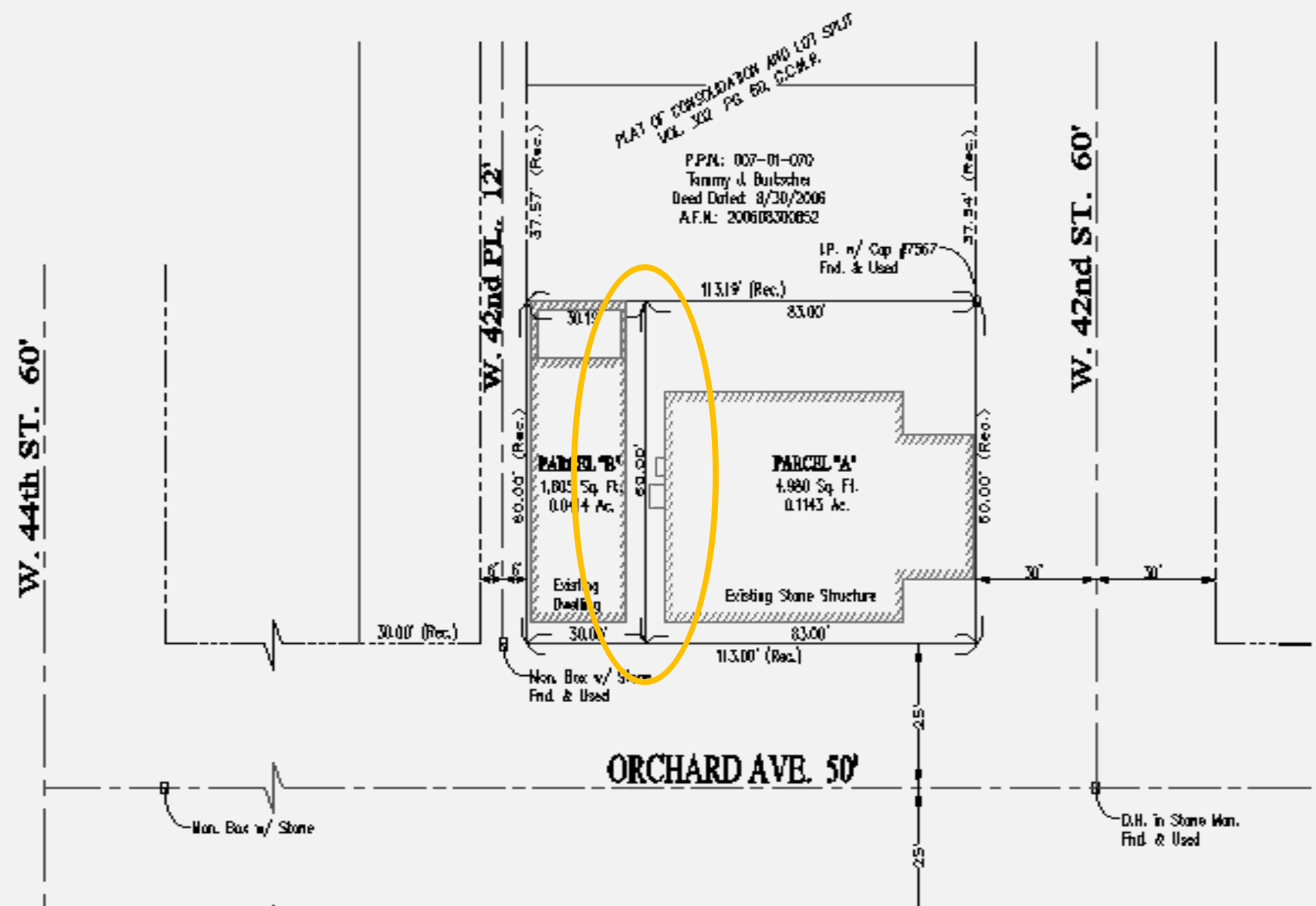
A-2478







IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO AND SHOWN AS BEING ALL OF LOT 10, 11 AND 12 OF THE PEARL HARBOR ALLIANCE OF PART OF ORIGINAL CUYAHOGA TOWNSHIP LOT No. 52 AS SHOWN BY THE RECORDED PLAT IN VOLUME 87 OF MAPS, PAGE 7 OF CUYAHOGA COUNTY RECORDS.



DATE: FEBRUARY 26, 2021

THIS PLAN WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CONFORMS TO THE EXISTING STANDARDS FOR SURVEYING SURVEYS IN THE STATE OF OHIO (RAC 4733-37). ALL 100' PINS SET ARE 50'S 30" DEAGS IN 60' CAPS INSCRIBED "S.C. 100' 120' 125'". DEAGS SHOWN WERE MADE TO A SMOOTH WEIR AND ADJUSTED TO HIGHT EAGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL DISTANCES ARE ACKNOWLEDGE TO BE CORRECT.

PRELIMINARY FOR REVIEW

JOHN C. SCHIECZNY, P.S.  
REGISTERED PROFESSIONAL SURVEYOR No. 4261

JOHN C. SCHIECZNY  
7720 WENHAM DR. N.E.  
COLUMBIANA TWP., OHIO 44027  
440-527-4111



Church Aerial  
with downtown  
Cleveland view





Sideview of church  
from Orchard  
Avenue





Sideview from the Orchard  
School of Science yard,  
showing the house and church  
to be sub-divided.



Front views of  
the church from  
West 42<sup>nd</sup> St.





This is the current view of the shared driveway between the church and the house.

Attached to the house, there is an original one car garage that is very small, it is currently used as storage because most modern cars will not fit in it.

If allowed, the shared driveway will be part of the subdivided property belonging to the church. I am open to an easement of the driveway if necessary.







Attached garage( House)

Divine Free Will Baptist Church

4210 Orchard Ave,  
Cleveland, OH 44113

HOUSE

CHURCH

nd Pl

W 42nd Pl

W 42nd Pl

W 42nd Pl

W 42nd St

W 42nd St

W 42nd St

Orchard Ave

Orchard Ave

Orchard Ave

Orchard Ave

Orchard Ave

Orchard Ave

Oro

4218

4214

2116

2130



Church and Orchard School



Orchard School

Orchard Avenue

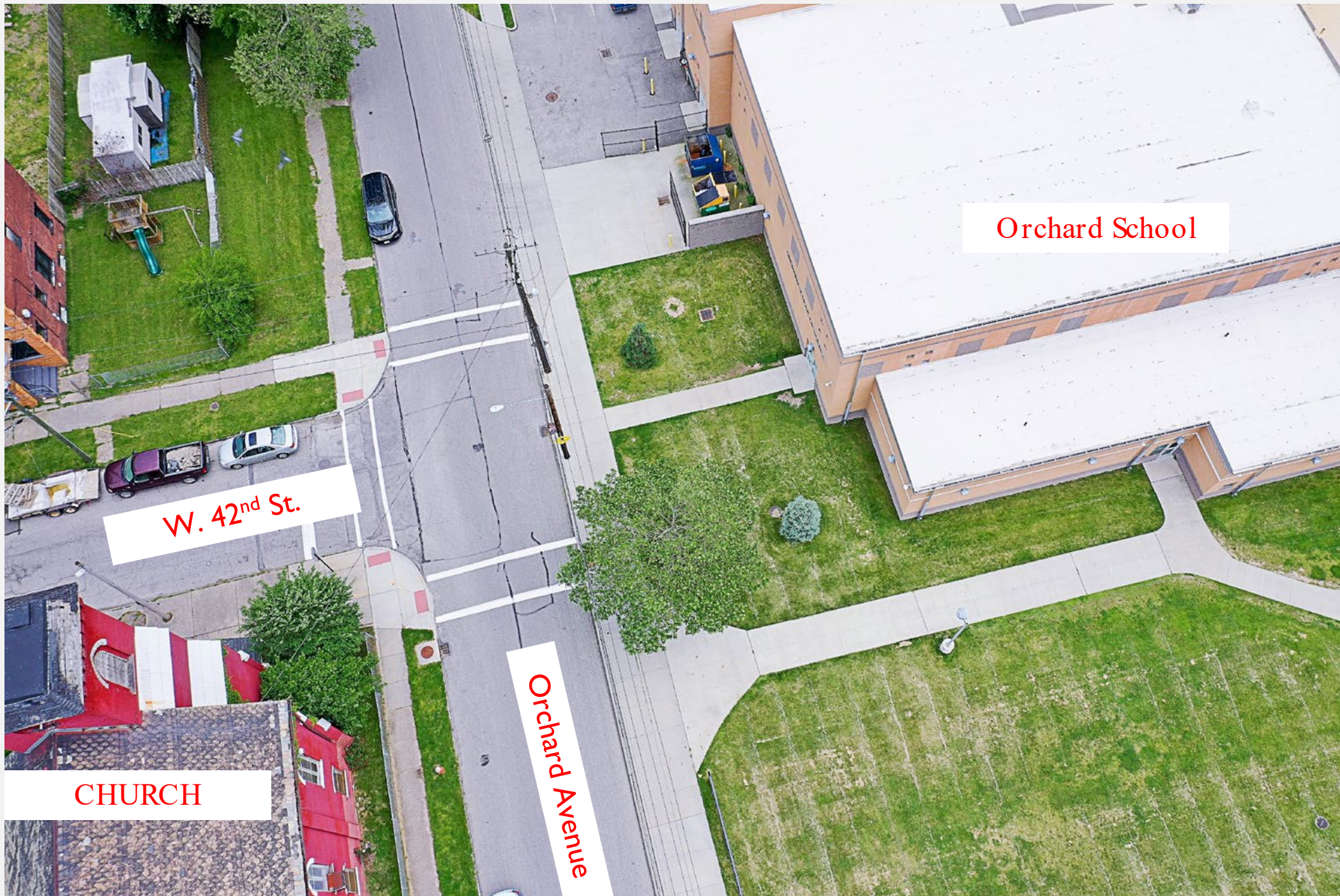
W. 42nd St.

CHURCH

HOUSE



Church and Orchard School



Orchard School

W. 42nd St.

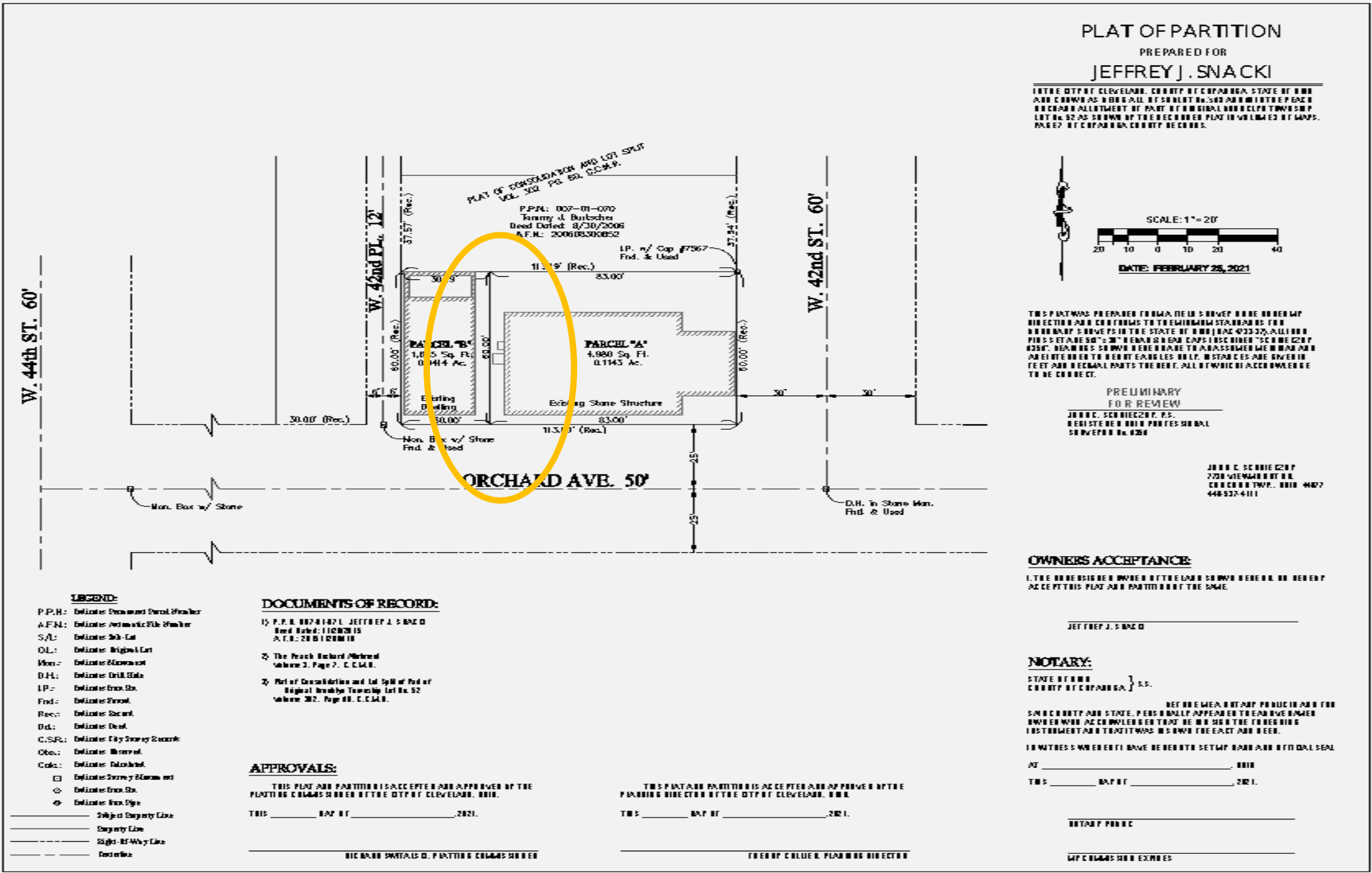
Orchard Avenue

CHURCH



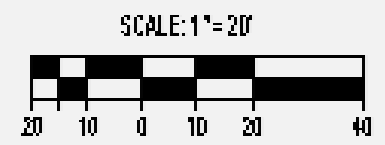
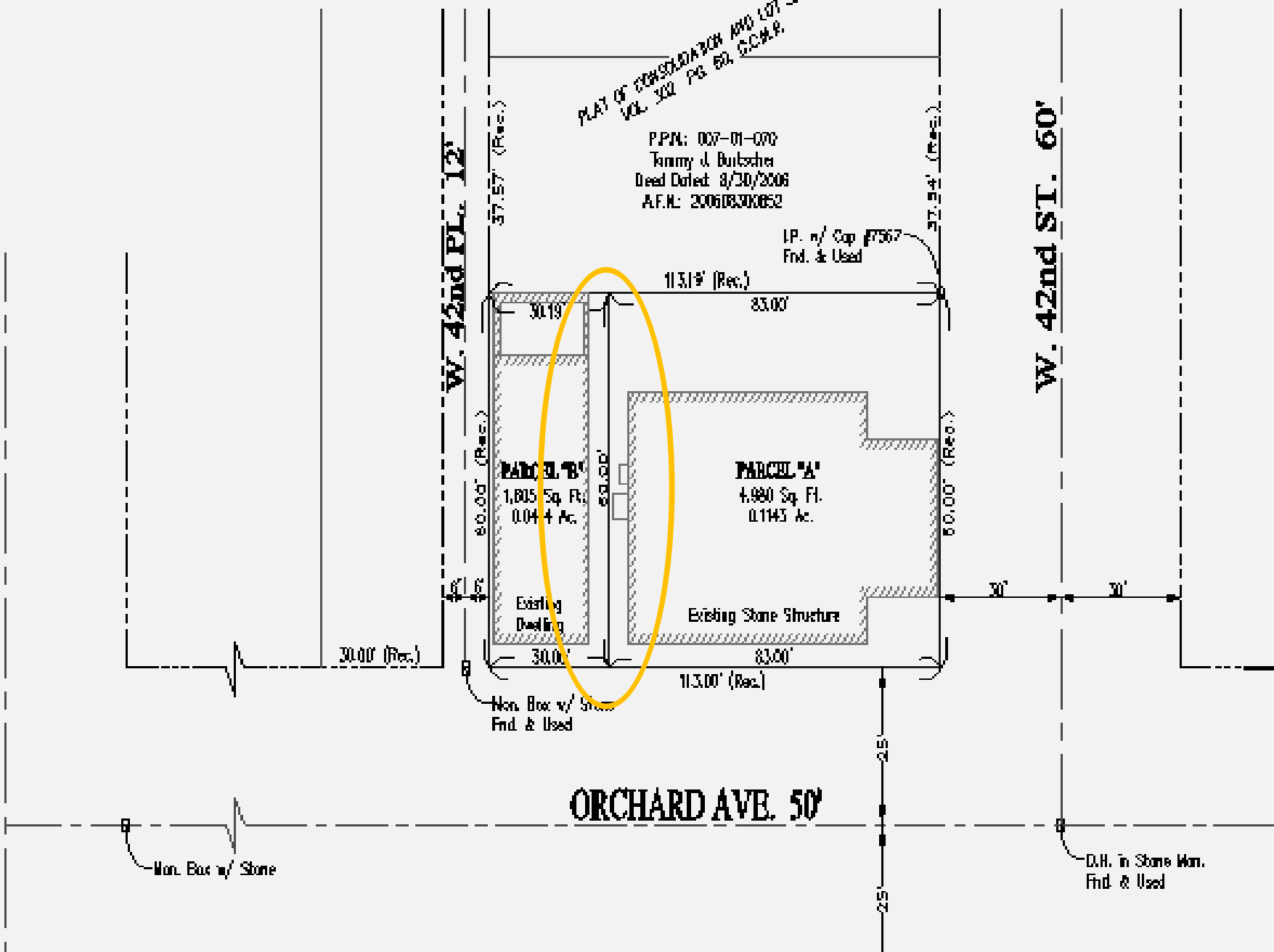
Plat of Partition  
currently under  
consideration  
for lot split  
(2021)

The new  
proposed line  
will be between  
the house and  
church.





W. 44th ST. 60'



DATE: FEBRUARY 26, 2021

THIS PLAN WAS PREPARED FOR A FIELD SURVEY TO BE CONDUCTED BY THE SURVEYOR AND CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING PRACTICES IN THE STATE OF IOWA (IAC 403-37), ALL IOWA SURVEYING PRACTICES SHALL BE IN ACCORDANCE WITH IOWA SURVEYING PRACTICES. HEADINGS SHOWN HEREIN HAVE TO ADJUST WHEN MEASUREMENTS ARE MADE TO NEAREST ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL DISTANCES ARE ASSUMED TO BE CORRECT.

PRELIMINARY  
FOR REVIEW

JOHN C. SCORIEZON, P.S.  
REGISTERED PROFESSIONAL  
SURVEYOR No. 0264

JOHN C. SCORIEZON  
7700 VIEWMAN DR. S.E.  
COURTOWN, IOWA 4807  
448-937-4111



FOR FURTHER QUESTIONS AND  
INFORMATION

Please contact Jeff Snacki (216)632-0395

[jeffsnacki@yahoo.com](mailto:jeffsnacki@yahoo.com)



# Lot Consolidation / Split

---



May 21, 2021

For PPN# 002-36-070

**Project Address: 1790 West 47<sup>th</sup> Street**

Presenter: Jim Gideon, Green Quest Homes















Parcel ID: 00236070

Streets: W 50TH ST, FRANKLIN AVENUE, W 46TH PLACE

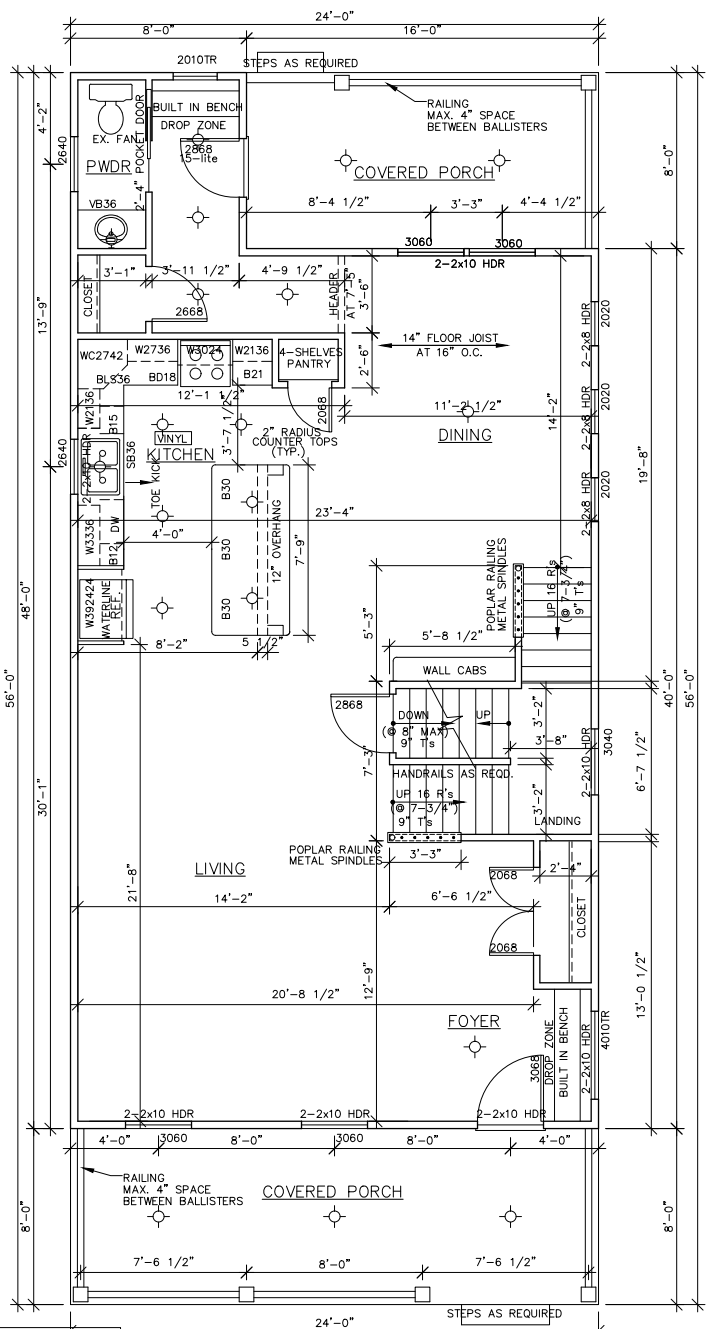
Scale: 0 to 200ft

System Clock: 9:02 AM 05/19/21



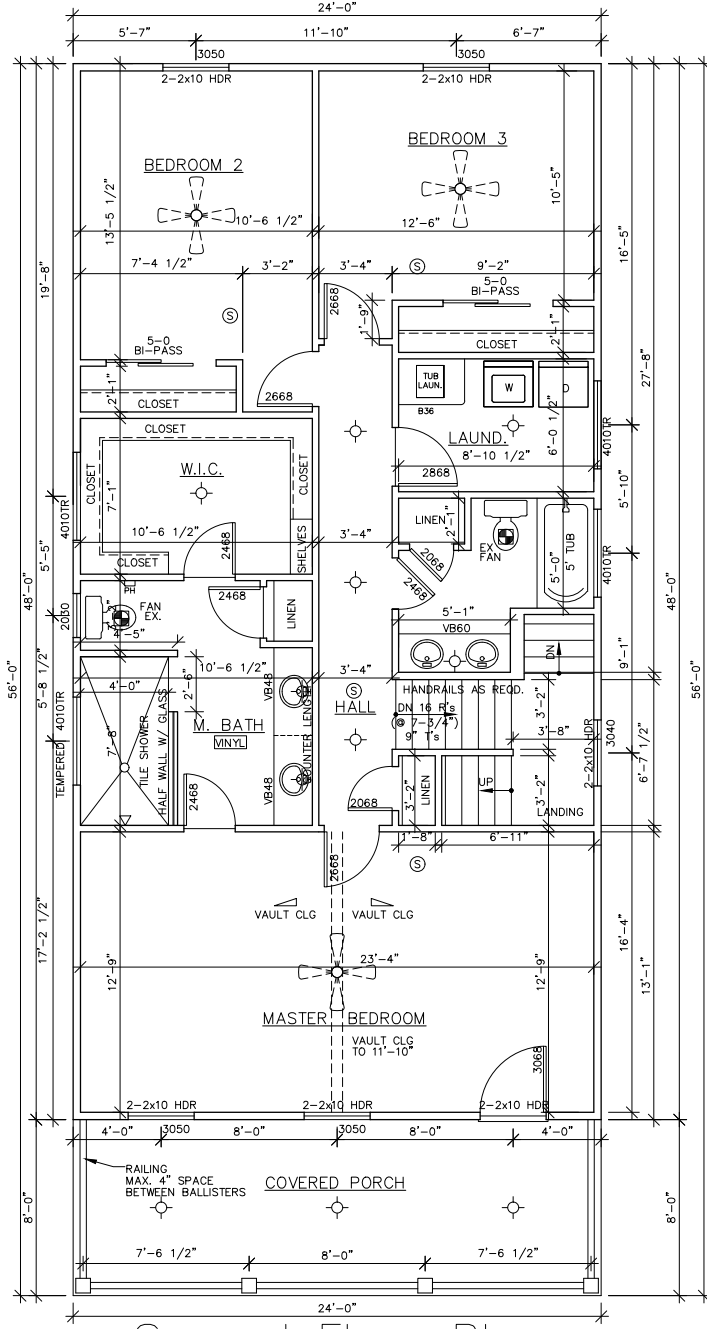






First Floor Plan

SQUARE FOOTAGE	
1024	FIRST FLOOR
1087	SECOND FLOOR
2111	TOTAL LIVING SPACE



Second Floor Plan

REVISION	DATE

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2012 All Rights Reserved

**PRELIMINARY FLOOR PLANS**  
**1790 W. 47TH STREET**  
**OHIO CITY**

36097 WESTMINSTER AVE.  
 NORTH RIDGEVILLE, OHIO 44039

GreenQuest Development LLC.

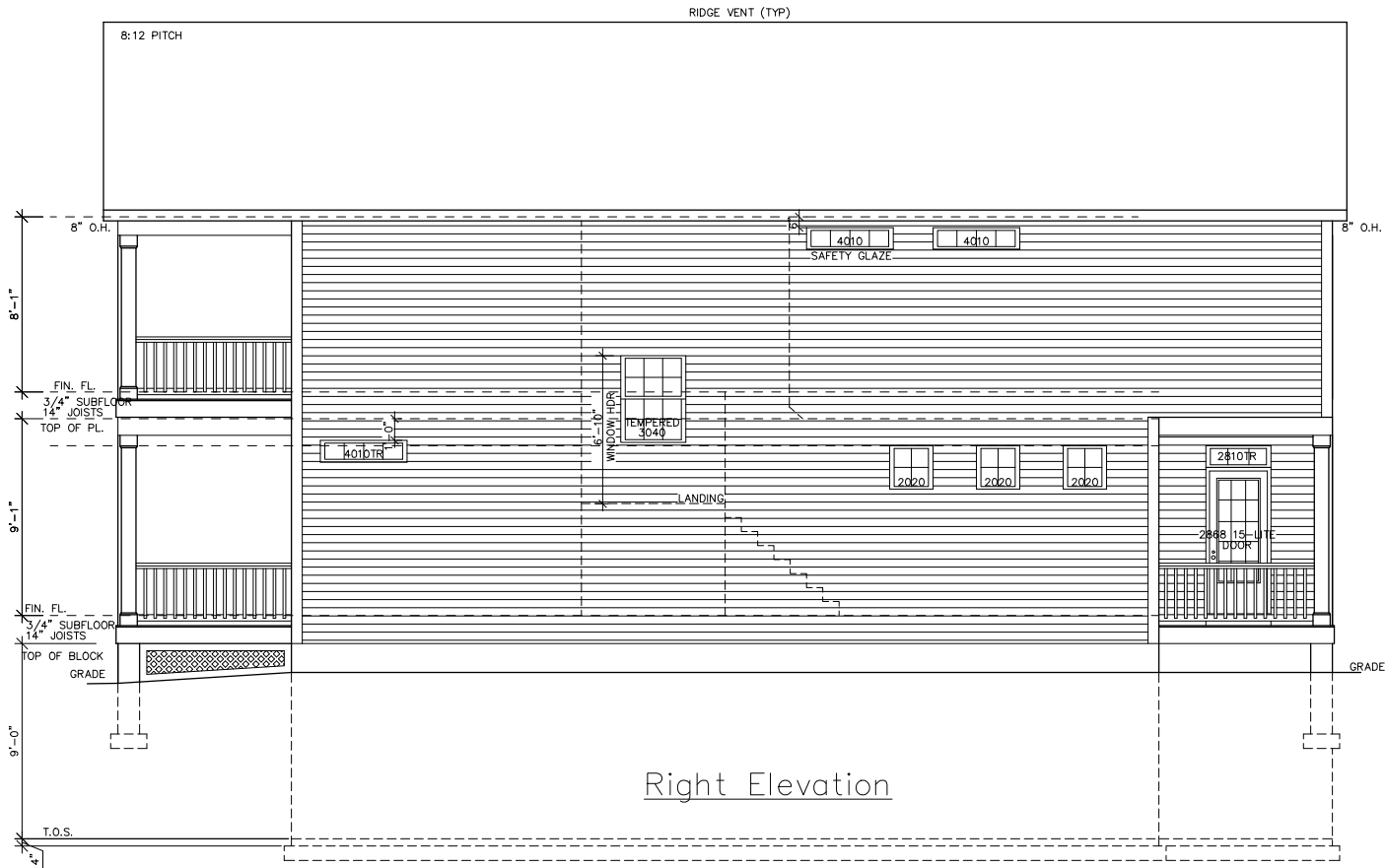
DRAWN	TNH
DATE	1-7-21
SCALE	1/4"=1'-0"
PROJECT	W.47TH
FILE NAME	W.47TH.DWG

SHEET	A4
OF	SHEETS



REVISION	DATE

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Right Elevation

**PRELIMINARY RIGHT ELEVATION**  
**1790 W. 47TH STREET**  
**OHIO CITY**

36097 WESTMINSTER AVE.  
NORTH RIDGEVILLE, OHIO 44039

**GreenQuest Development LLC.**

DRAWN	TNH
DATE	1-7-21
SCALE	1/4"=1'-0"
PROJECT	W.47TH
FILE NAME	W.47TH.DWG

SHEET

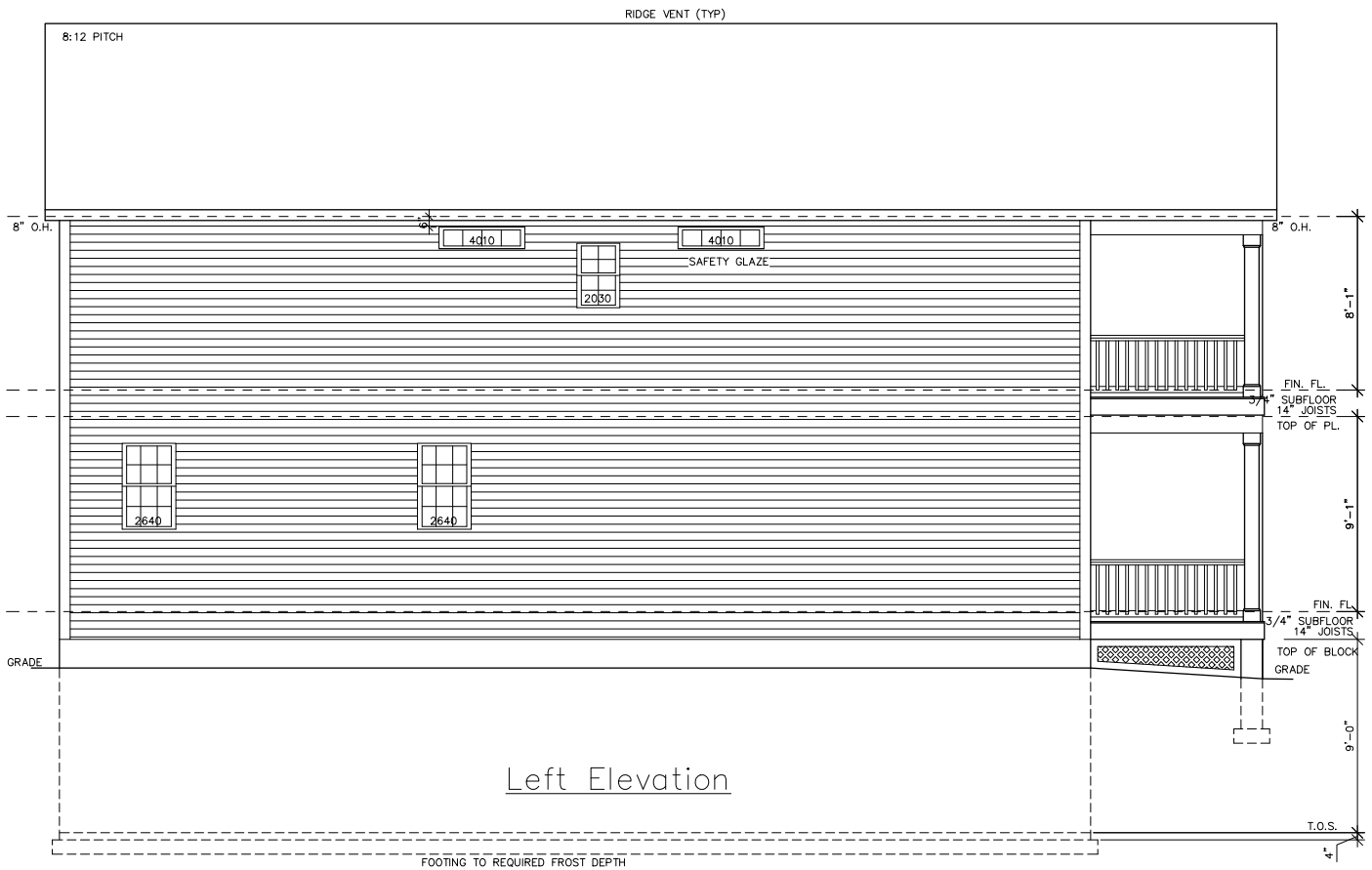
**A3**

OF SHEETS



REVISION	DATE

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Left Elevation

**PRELIMINARY LEFT ELEVATION**  
**1790 W. 47TH STREET**  
**OHIO CITY**

36097 WESTMINSTER AVE  
NORTH RIDGEVILLE, OHIO 44039

**GreenQuest Development LLC.**

DRAWN	TNH
DATE	1-7-21
SCALE	1/4" = 1'-0"
PROJECT	W.47TH
FILE NAME	W.47TH.DWG

SHEET

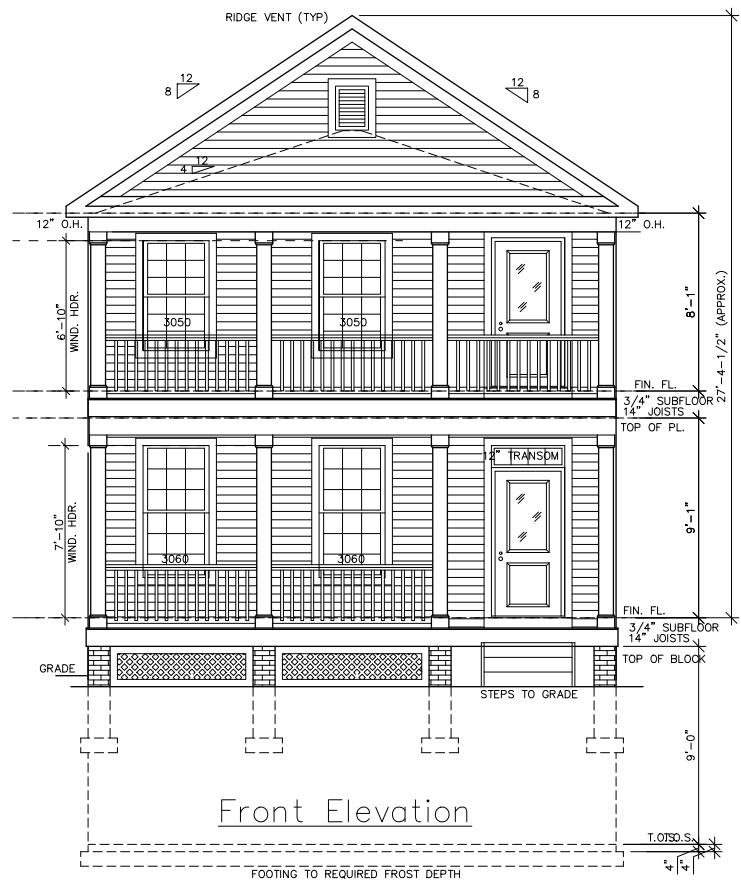
**A2**

OF SHEETS

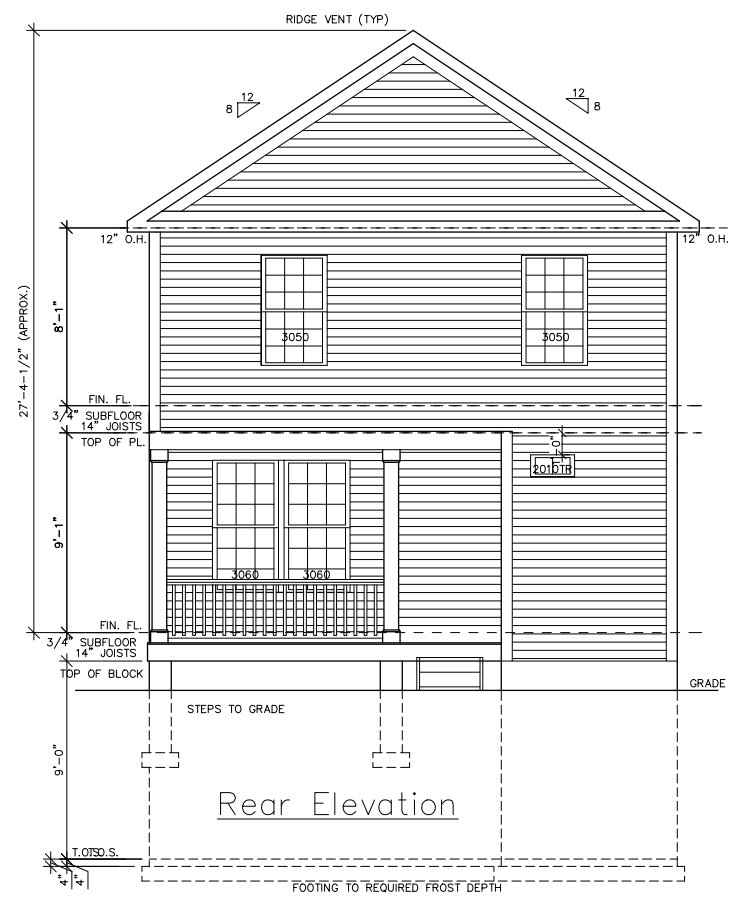


REVISION	DATE

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Front Elevation



Rear Elevation

**PRELIMINARY FRONT & REAR**  
**1790 W. 47TH STREET**  
**OHIO CITY**

36097 WESTMINSTER AVE.  
 NORTH RIDGEVILLE, OHIO 44039

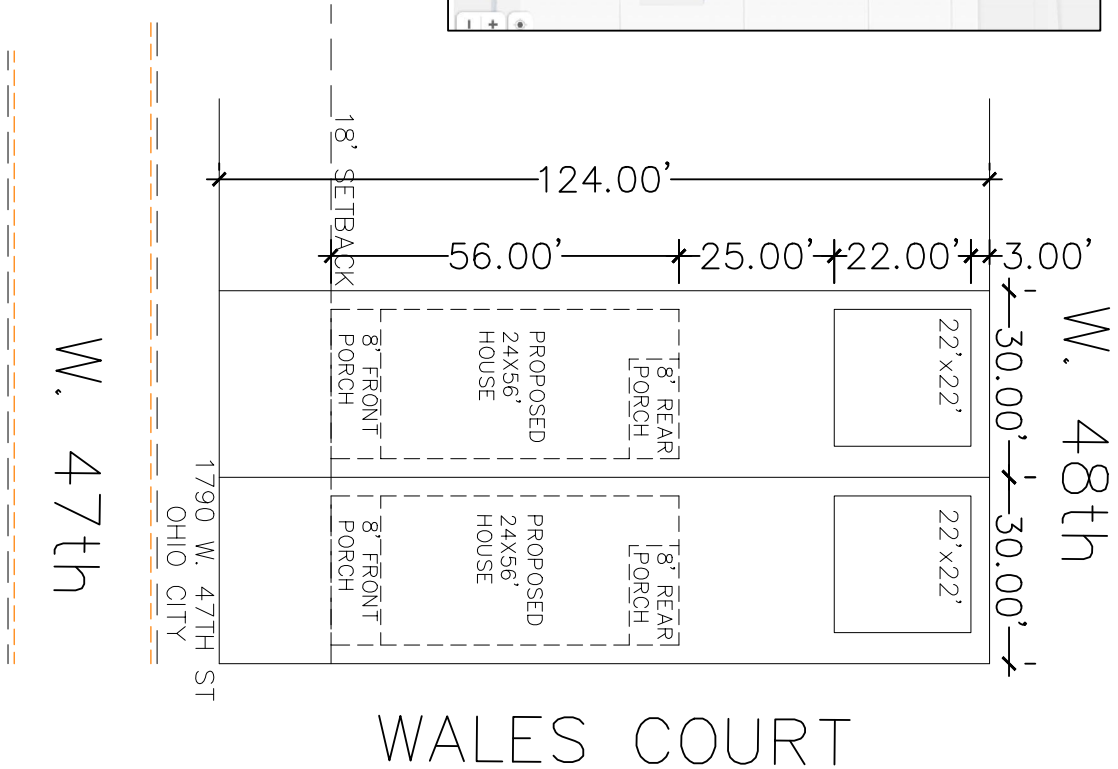
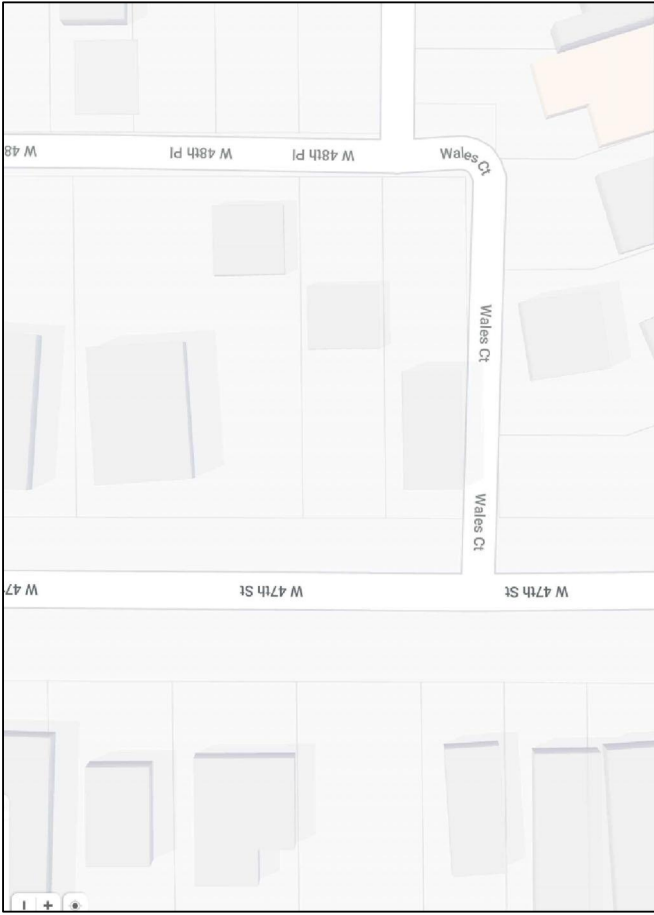
GreenQuest Development LLC.

DRAWN	TNH
DATE	1-7-21
SCALE	1/4"=1'-0"
PROJECT	W.47TH
FILE NAME	W.47TH.DWG

SHEET

A1

OF SHEETS



OF SHEETS  
SP

DRAWN  
TNH  
DATE  
1/22/21  
SCALE  
1"=20'  
PROJECT  
W. 47TH  
FILE NAME  
WORKING PLAN.DWG

**PROPOSED SITE PLAN**  
**1790 W. 47TH ST**  
**OHIO CITY**

GreenQuest Group 36097 WESTMINSTER AVE.  
NORTH RIDGEVILLE, OHIO 44039

REVISION	DATE

DATE  
DRAWN BY  
DATE  
SCALE  
PROJECT  
FILE NAME  
WORKING PLAN.DWG



# Cleveland City Planning Commission

## Conditional Use Permit

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May 21, 2021

May 21, 2021



**NOTHING SCHEDULED TODAY**



# Cleveland City Planning Commission

## Mandatory Referrals

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May 21, 2021

# Mandatory Referrals

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May 21, 2021

Ordinance No. 338-2021(Ward 6/Councilmember Griffin): Authorizing the Director of Public Works to enter into a property adoption agreement with North Park Place Partners LLC, or its designee, to improve and maintain a portion of Ambler Park, adjacent to a new housing development located at **the northwest corner of Stokes Boulevard and Martin Luther King, Jr. Drive.**



# Cleveland City Planning Commission

**Real Estate Legislation**  
**May 21, 2021**



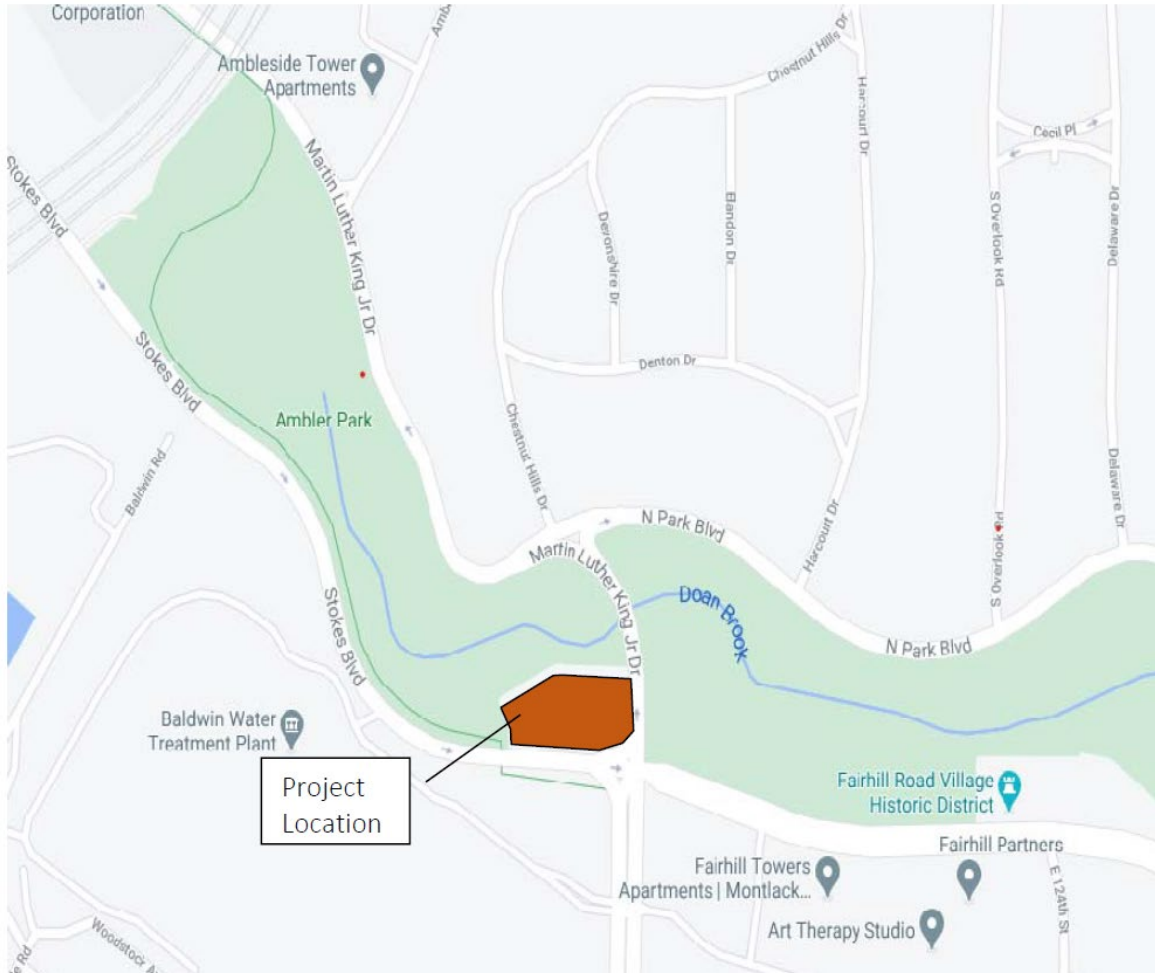
**CITY OF CLEVELAND**  
Mayor Frank G. Jackson



# Ord. No. 338-2021

## Property Adoption Agreement for Portion of Ambler Park at the North Park Place Development

### The Townhomes at North Park Place





## Ord. No. 338-2021

### Property Adoption Agreement for Portion of Ambler Park at the North Park Place Development



# Ord. No. 338-2021

## Property Adoption Agreement for Portion of Ambler Park at the North Park Place Development





## **Ord. No. 338-2021**

### Property Adoption Agreement for Portion of Ambler Park at the North Park Place Development

#### **Project Details:**

- North Park Place Partners, LLC is constructing 33 townhomes overlooking Doan Brook and Ambler Park at the NW corner of Stokes Blvd and MLK Jr. Drive.
- The project is located at the site of the former Cleveland Clinic / Kaiser Permanente medical office building and multi-story parking structure.
- Director of Public Works will enter into a property adoption agreement with the developer to improve and maintain a portion of Ambler Park adjacent to the new development between the project site and Martin Luther King Jr. Drive (portion of PPN 121-28-001).

## **Ord. No. 338-2021**

### Property Adoption Agreement for Portion of Ambler Park at the North Park Place Development

- The developer will improve and maintain landscaping and add a bike repair station and seating area to provide a respite for bikers and hikers traveling along the Lake to Lakes Trail.
- A portion of Ambler Park will be used for ingress and egress into the development where the original drive for the Cleveland Clinic was located.
- The developer will be responsible for improvements and maintenance unless a condominium association is formed and takes over maintenance.
- Ward 6 (Councilmember Blaine Griffin)



# Cleveland City Planning Commission

## Administrative Approvals

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May 21, 2021

# Administrative Approvals

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May 21, 2021



Ordinance No. 298-2021(Ward 3/Councilmember McCormack; Ward 15/Councilmember Spencer): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio for improving West Franklin Boulevard from West 85<sup>th</sup> Street to West 25<sup>th</sup> Street; to apply for and accept any gifts or grants from any public or private entity; authorizing the Director of Capital Projects to enter into any relative agreements; and causing payment of the City's share to the State for the cost of the improvement.



# Administrative Approvals

---

May 21, 2021



Ordinance No. 309-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Public Works to enter into a license agreement with the Board of Trustees of the Cleveland Public Library, to use and occupy City-owned property, to install prebuilt StoryWalk station stands, and for ongoing use and maintenance of StoryWalk stations at Frank Novak Park, adjacent to the Carnegie West Branch Library, for an initial term of three years and automatically renewing year to year unless terminated by either party.

# Administrative Approvals

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May 21, 2021



Ordinance No. 337-2021(introduced by Councilmembers Brancatelli and Kelley by departmental request): Authorizing the Director of City Planning to enter into an amendment to Contract No. PS2019-138, as amended, with Code Studio, Inc. to extend the term of the contract for six months to provide additional engagement activities for the Form-Based Zoning pilot initiative and for review of draft code elements.



# Administrative Approvals

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May 21, 2021



Ordinance No. 330-2021(Ward 3/Councilmember McCormack): Approving the addition of certain property to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special improvement project; and authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.

# Administrative Approvals

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May 21, 2021



Ordinance No. 360-2021(Ward 15/Councilmember Spencer): Changing the Height and Area Districts of parcels of land south of Tillman Avenue, north of Detroit Avenue between West 58th Street and West 54th Street; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.



# Administrative Approvals

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May 21, 2021

Ordinance No. 333-2021(Ward 4/currently unrepresented; Ward 6/Councilmember Griffin):  
Authorizing the Mayor to apply to the District One Public Works Integrating Committee for state funding for the rehabilitation of portions of South Moreland, Shaker Square and North Moreland; to apply for and accept gifts and grants from various entities for the improvements; authorizing the Director of Capital Projects to enter into contracts and agreements to design and construct the improvements and other agreements needed to implement the improvements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes real property and easements necessary to make the improvements.

# Administrative Approvals

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May 21, 2021



Ordinance No. 334-2021(Ward 5/Councilmember Gray; Ward 6/Councilmember Griffin; Ward 7/Councilmember B. Jones): Authorizing the Mayor to apply to the District One Public Works Integrating Committee for state funding for the rehabilitation of portions of East 79<sup>th</sup> Street; to apply for and accept gifts and grants from various entities for the improvements; authorizing the Director of Capital Projects to enter into contracts and agreements to design and construct the improvements and other agreements needed to implement the improvements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes real property and easements necessary to make the improvements.



# Administrative Approvals

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May 21, 2021

Ordinance No. 335-2021(Ward 8/Councilmember Polensek; Ward 10/Councilmember Hairston): Authorizing the Mayor to apply to the District One Public Works Integrating Committee for state funding for the rehabilitation of portions of East 140<sup>th</sup> Street from St. Clair Avenue to Lakeshore Boulevard; authorizing the Director of Capital Projects (Director) to apply for and accept gifts, grants and other funding and to enter into one or more professional service contracts; authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes real property and easements; giving consent of the City of Cleveland to the Ohio Director of Transportation for the improvement and authorizing the Director to enter into Local Project Administration Agreements with the State of Ohio; and cause payment to the State of Ohio for the City's share of the improvement.

# Administrative Approvals

---

May 21, 2021



Ordinance No. 336-2021(Ward 13/Councilmember Kelley; Ward 16/Councilmember Kazy): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio for improving Brookpark Road from West 130<sup>th</sup> Street to the Brooklyn West Corporation Line half in the City of Cleveland and from Ridge Road to the East Corporation Line half in the City of Cleveland; authorizing relative agreements; authorizing cooperative agreements with affected communities; and causing payment of the City's share to the State for the cost of the improvement.



# Cleveland City Planning Commission

## Design Review Cases

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May 21, 2021

# Northeast Design Review Case

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May 21, 2021

NE2021-008 - Greater Cleveland Food Bank Facility New Construction:  
Seeking Final Approval

**Project Address: 13815 Coit Road**

Project Representative: Robert Klann, RPM International

Note: this project received Schematic Design Approval by the Planning Commission on March 5, 2021.





# GREATER CLEVELAND FOOD BANK NEW DISTRIBUTION CENTER

13815 COIT ROAD CLEVELAND, OHIO 44110

---

## ARCHITECT



**ROBERT P. MADISON INT., INC.**  
1215 SUPERIOR AVENUE, SUITE 110 CLEVELAND, OHIO 44114

## CONSULTANTS

**KNIGHT & STOLAR**  
3029 PROSPECT AVE. E STE 3, CLEVELAND OHIO, 44115

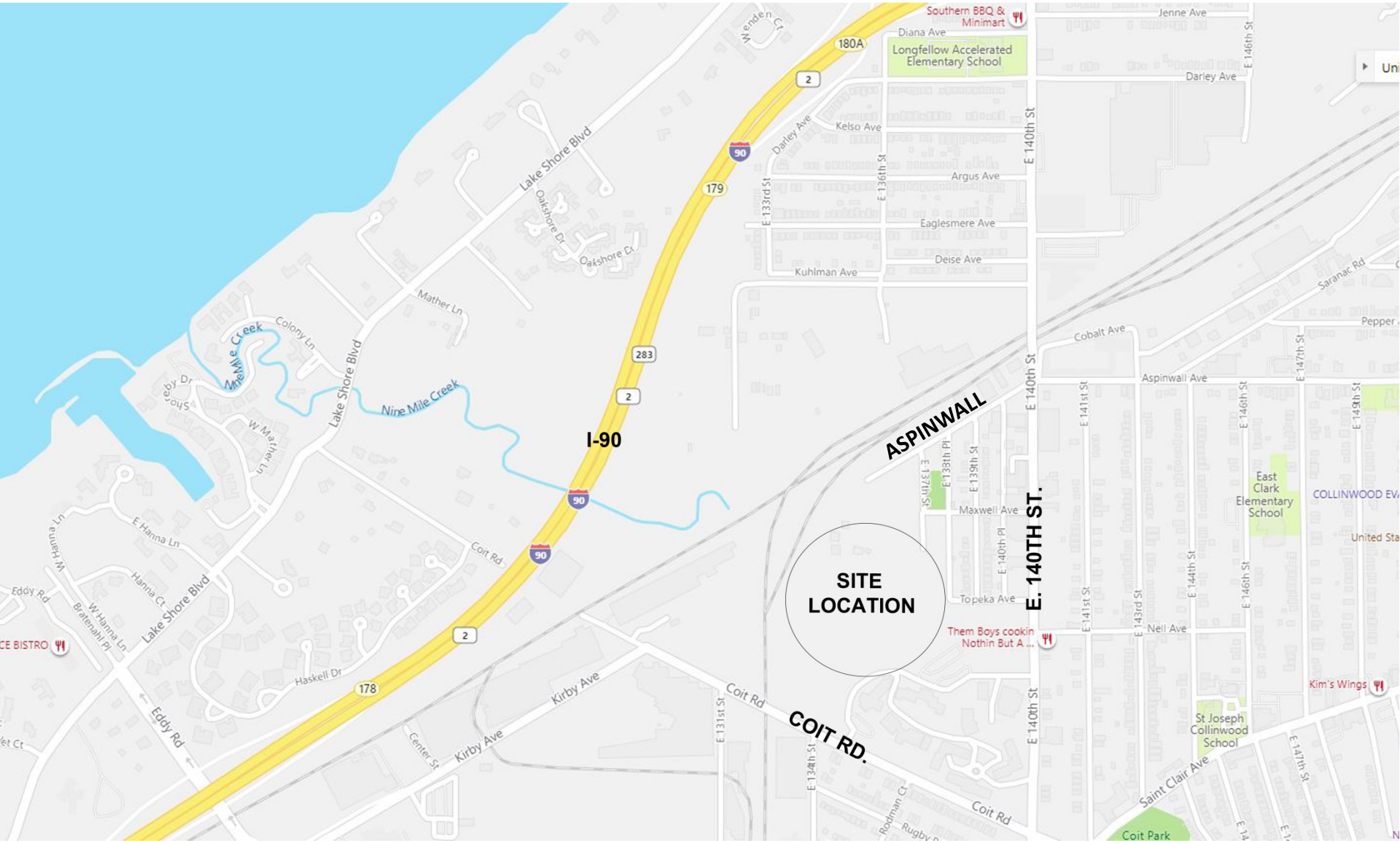
**FOOD TECH AN EMCOR COMPANY**  
106 CULVER BLVD, LOS ANGELES CA 90293

**OSBORN ENGINEERING**  
1100 SUPERIOR AVENUE, SUITE 300 CLEVELAND, OHIO 44114

**AGM ENERGY SERVICES**  
2305 E. AURORA RD, SUITE A-7, TWINSBURG OH 44087



**Greater Cleveland  
Food Bank**



I-90

SITE  
LOCATION

ASPINWALL

E. 140TH ST.

COIT RD.

Longfellow Accelerated  
Elementary School

East Clark  
Elementary School

St Joseph  
Collinwood  
School

Coit Park

Them Boys cooking  
Nothin But A ...

Kim's Wings

COLLINWOOD EV.

United Sta

Un





E 140<sup>TH</sup> STREET

COIT ROAD

PHOTOGRAPHER  
LARGE  
MEDICAL ALLOY







ASPINWALL

TOPEKA PARK

MAXWELL AVE

E 139TH PL

COLLINWOOD BIO ENERGY

E 140TH STREET

TOPEKA AVE

COIT ROAD

CLEVELAND JOB CORPS CENTER







ASPINWALL

E 140TH STREET

COIT ROAD

Aspinwall Church

East Clark  
Elementary School

High School

Topeka Park

Winemile Creek

Google 100%

Camera: 659 m 41°33'52"N 81°34'58"W 185 m





Google 100%

NOAA Landsat / Copernicus TerraMetrics Data SIO, NOAA, U.S. Navy, NGA, GEBCO Camera: 248 m 41°33'06" N 81°35'28" W 191 m







APPROACHING COIT RD. ENTRY FROM SOUTHEAST





← 13300 Coit Rd Cleveland, Ohio



Google 100% Report a problem

© 2021 Google Camera: 187 m

SOUTH SITE ENTRY FROM COIT RD.



← 13698 Aspinwall Ave Cleveland, Ohio

E 137<sup>TH</sup> STREET

Aspinwall Ave



Google 100% Report a problem

© 2021 Google Camera: 186 m

NORTH SITE ENTRY FROM ASPINWALL AVE.







COIT ROAD

COLLINWOOD BIO ENERGY

ASPINWALL

CLEVELAND JOB CORP'S  
CENTER

East 137

MAXWELL AVE

TOPEKA PARK

E 139TH PL



Cleveland Food Bank  
Shade and Ornamental Trees

Main Entrance Drive and South Parking Lot



Princeton Elm



Street Keeper Seedless  
Honeylocust



Autumn Blaze Freeman Maple



London Plane Tree



Cleveland Food Bank  
Shade and Ornamental Trees  
East Parking Lot and East Landscape Buffer



Japanese Zelkova



Autumn Blaze Freeman Maple

Yellow Buckeye



River Birch



Street Keeper  
Seedless  
Honeylocust



White Spruce



Norway Spruce



# Cleveland Food Bank

Additional Potential Landscape Plants

Focus will be on native or low maintenance, herbs

Serviceberry Tree



Flowering Quince



Reed Grass



Coneflower



Highbush Blueberry



Green Velvet Boxwood



Sage



Nasturtiums

# PLANT LIST

BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE
ALL TREES B&B			
SHADE AND ORNAMENTAL TREES			
ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2 1/2" CAL.	45' HT. X 35' W.
ACER X FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2 1/2" CAL.	45' HT. X 25' W.
AESCULUS FLAVA	YELLOW BUCKEYE	2 1/2" CAL.	60' HT. X 35' W.
BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8' HT. CLUMP	35' HT. X 30' W.
GLADITSIA TRI. INERMIS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	2 1/2" CAL.	35' HT X 18' W.
PICEA ABIES	NORWAY SPRUCE	6' HT.	70' HT. X 30 W.
PICEA GLAUCA	WHITE SPRUCE	6' HT.	60' HT. X 25' W.
PLATANUS X ACERIFOLIA	LONDON PLANETREE	2 1/2" CAL.	60' HT. X 50' W.
ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2 1/2" CAL.	60' HT. X 40' W.
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2 1/2" CAL.	50' HT. X 40' W.

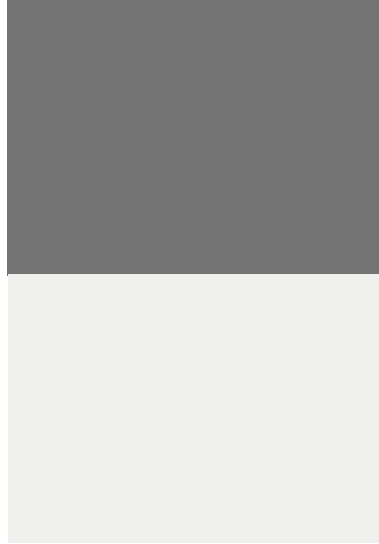
## PLANTINGS -

SERVICEBERRY	FLOWERING NATIVE TREE WITH EDIBLE BERRIES
BOXWOOD	EVERGREEN - DEER DETERRENT
FLOWERING QUINCE	FLOWERING SHRUB WITH EDIBLE FRUIT
HIGH BUSH BLUEBERRY	SHRUB WITH EDIBLE FRUITS
REED GRASS	ORNAMENTAL GRASS
SAGE	FLOWERING HERB
CONEFLOWER	EDIBLE HERB PLANT WITH LEAVES USED FOR TEA
NASTURTIUMS	EDIBLE FLOWERING PLAN





Steel Form Concrete With Reveals



Exterior Concrete Paint Colors  
White Extra White SW 7006  
Gray Gibraltar SW 6257



Clear Anodized Aluminum Storefront and Windows



Cooper – Wall Mounted Light Fixture – Full Cutoff



Cooper – Parking Lot Light – 25 Foot Pole





































# Southeast Design Review Case

---



May 21, 2021

SE2021-009 – Adlai Stevenson School Digital Sign

**Project Address: 18300 Woda Avenue**

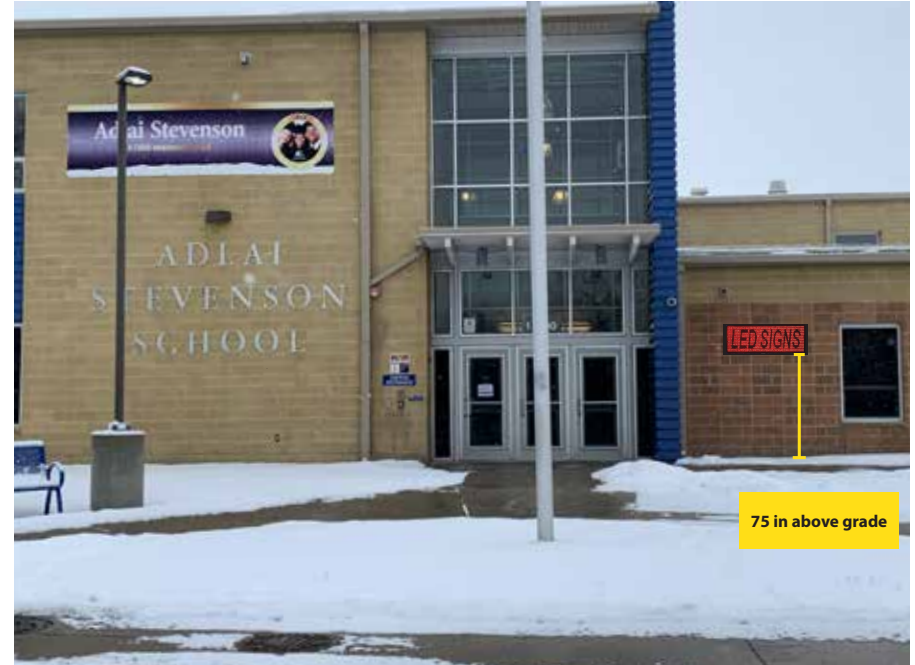
Project Representative: Earl Dimalanta, Fast Signs

Facing Woda Ave., Cleveland, OH

**BEFORE**



**AFTER**



**Method of Construction/Installation**

- Digital Sign Wall mounted using (6) "L-Brackets" TapCon screw mounted directly to the brick face.
- Electricity will be provided by a Licensed Certified Electrician or Adlai Stevenson School.



Project: Adlai Stevenson School    Location: 18300 Woda Ave. , Cleveland, OH 44122

Scale: 0.4395 in = 60 in    Drawn By: CS    File: Adlai Zoning 1

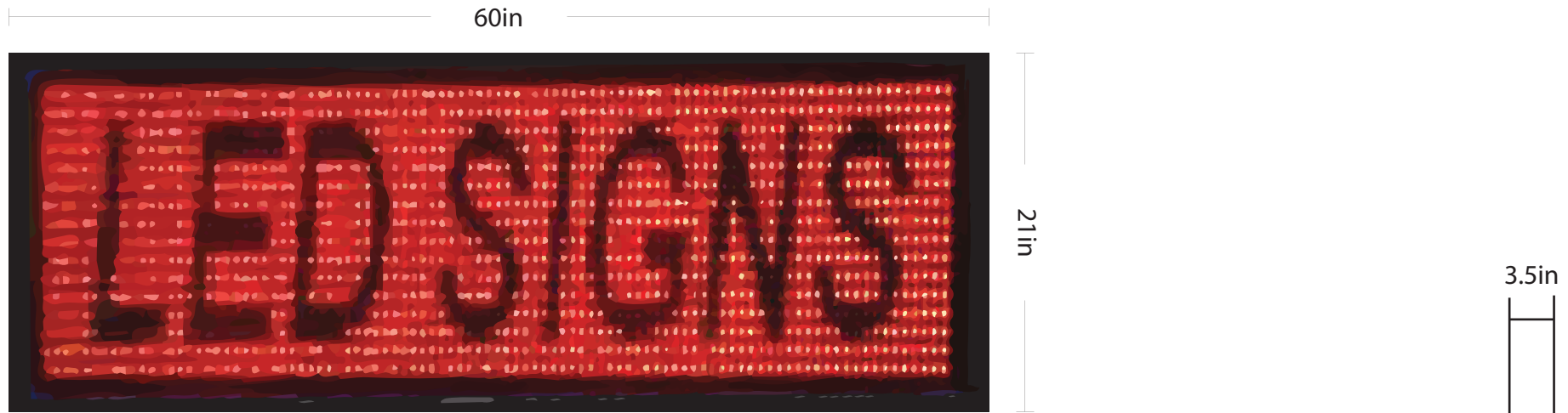
Date:5/10/21

The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns 220301.

**FASTSIGNS**  
More than fast. More than signs.™

5221-A Northfield Road, Bedford Hts., OH 44146  
216.581.4141    www.fastsigns.com/111





- Total Size with frame: 21.75 in. X 59.75 in X 3.5 in.  
Display size: 19.75 in. x 57.75 in.

- Weight: 33 lbs.

- Pixel Pitch: 15mm

- Brightness: 2500 - 8000 nits (adjustable)

- 1 or 2 lines of text

- One line of text will have approximately 19 in. tall letters, while 2 lines of text will have approximately 9 in. tall letters  
PC programmable (windows-based)



Black



Digital LED Red

**Total Display Square Feet:  
8.75 sq. ft.**

Project: Adlai Stevenson School      Location: 18300 Woda Ave. , Cleveland, OH 44122

Scale: 6 in = 60 in

Drawn By: CS

File: Adlai Zoning 2

Date: 5/10/21

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216.581.4141      www.fastsigns.com/111



Linear frontage: 353.65 ft.

Digital Sign Placement

Project: Adlai Stevenson School    Location: 18300 Woda Ave. , Cleveland, OH 44122

Scale: N/A

Drawn By: CS

File: Adlai Zoning 3

Date: 5/10/21

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**FASTSIGNS**

More than fast. More than signs.™

5221-A Northfield Road, Bedford Hts., OH 44146  
216.581.4141    www.fastsigns.com/111



# East Design Review Case

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May 21, 2021

EAST2020-019 – Mixed-Use Building Renovation: Seeking Conceptual Approval

**Project Address: 3733 East 65<sup>th</sup> Street**

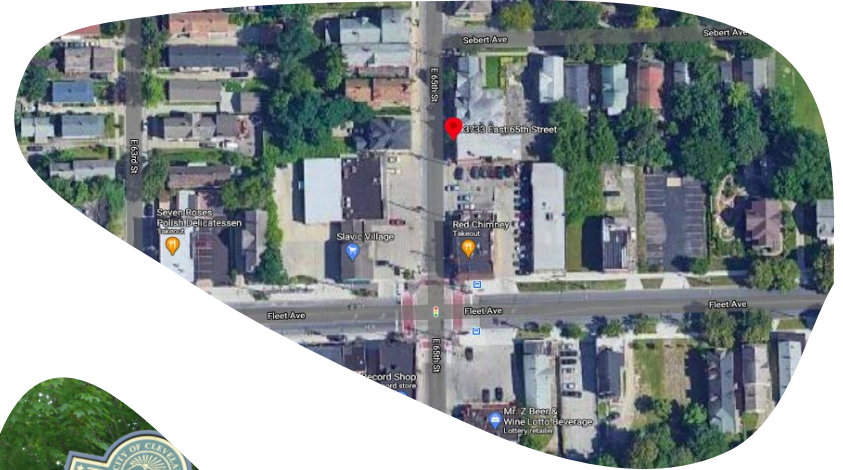
Project Representatives: Alexandra Kudukis, Home Remodeling

Ran Romano, Property Owner

# Slavic Village: Renovation & Revitalization Proposal

3733 East 65th  
Cleveland, OH 44105

**KRS PARTNERS LLC**  
Alexandra Kudukis  
Ran Romano





# Multifaceted Project: Single Mission

Community grows from common grounds.



## Mission & Vision:

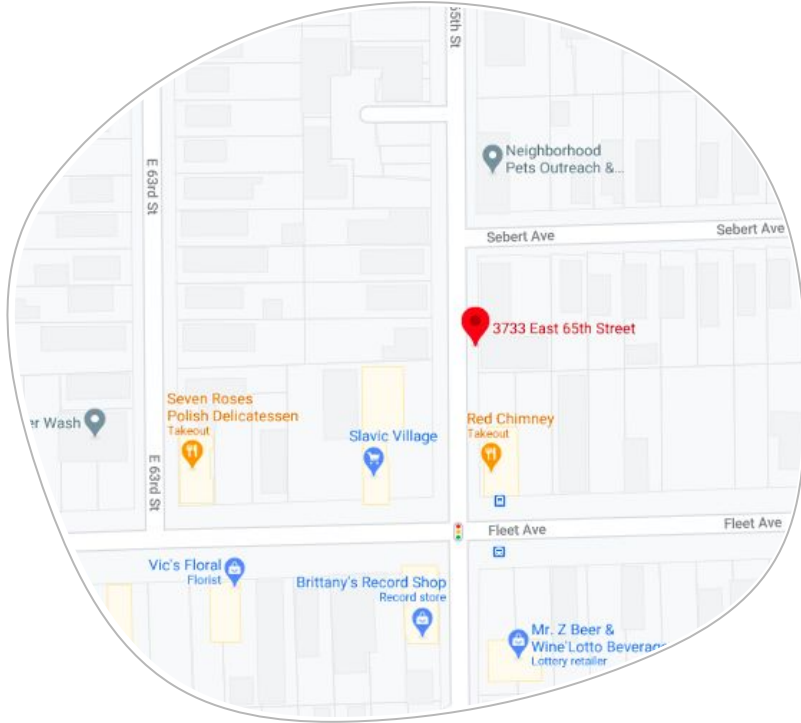


**Mission:** To invigorate Cleveland's communities economically, aesthetically, and culturally one house at a time.

**Vision:** Empower our clients and enrich the greater Cleveland area through cultural invigoration and economic opportunity.



# Positive Impact: Economic Growth



- Generates revenue to local community through tax revenue
- Attracts customers and supports other local businesses
- Cities with walkable local businesses invite shoppers to stay longer

# Architectural Renderings

● Arch Tech:  
Architect Paul Weir

## Architectural Rehabilitation Documents

FOR

## Apartment / Retail Rehabilitation

3733 East 65th Street  
Cleveland, Ohio 44135



VICINITY MAP

### CLIENT

KRS Partners L.L.C.  
1237 East 56th Street  
Eastlake, Ohio 44095  
Contact: Mr. Ian S. Romano

### SITE ADDRESS

3733 East 65th Street  
Cleveland, Ohio 44135

### Tax ID Number

132-05-097

### OCCUPANCY / USE

MID - Multiple Users in One Building

### ZONING DISTRICT

Zone: (L-4) Local Retail Business

### CITY OF CLEVELAND PLANNER

Nickol Cahoun  
ph: (216) 664-3817  
email: ncahoun@city.cleveland.oh.us

### NARRATIVE

THE EXISTING STRUCTURE LOCATED AT 3733 East 65th Street Cleveland, Ohio 44135 IS AN ABANDONED, TWO AND ONE-HALF STORY, MASONRY / FRAME STRUCTURE WHICH IS PRESENTLY DIVIDED INTO THREE (3) STOREY/STORY GROUND LEVEL RETAIL SPACES, TWO (2) GROUND LEVEL APARTMENTS AND THE (2) SECOND FLOOR APARTMENTS. THERE ARE SEVERAL VIOLATIONS ON THE SITE, THE MOST RECENT OF WHICH, IS SUMMARIZED ON VIOLATION No. X0000798, DATED 03-01-20.

THE PROPOSED USE OF THE STRUCTURE WILL INCLUDE THE CORRECTION OF THE VIOLATIONS DESCRIBED IN PREVIOUSLY REFERENCED VIOLATION, THE STREET LEVEL REPAIR AND ALL APARTMENT UNITS ARE TO BE REHABILITATED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES CURRENTLY IN EFFECT.

SINCE THE DATE OF THE ABOVE REFERENCED VIOLATION, THE OWNER HAS TAKEN MEASURES TO SECURE THE SITE FROM VAGRANTS. IN ADDITION TO THE SECURITY BEING FINANCED, THERE HAVE BEEN WINDOW INSTALLATIONS TO PROVIDE SECURITY.

THESE DOCUMENTS ARE INTENDED TO DESCRIBE THE IMPROVEMENTS NEEDED TO BRING THE PROJECT INTO COMPLIANCE. THEY THE DOCUMENTS ARE GENERAL IN NATURE WITH MAJOR CONSTRUCTION / FINISH AND FRAMING ITEMS OUTLINED. THESE DOCUMENTS ARE INTENDED FOR BUILDING PERMIT SUBMITTAL AS IT IS RECOGNIZED THAT DEFERRED SUBMITTALS ARE BEING REQUESTED FOR THE MECHANICAL COMPONENTS (ie HVAC, PLUMBING AND MECHANICAL INSTALLATIONS) AND THEREFOR THOSE ITEMS ARE CONCEPTUAL IN NATURE ON THESE DOCUMENTS.

THE INTENT IS TO CORRECT THE STRUCTURAL DEFICIENCIES OUTLINED IN THE VIOLATIONS NOTED ABOVE. FOLLOWING THE BASEMENT REPAIR, THE RETAIL UNITS WILL BE REHABILITATED AND THE DWELLING UNITS WILL BE REHABILITATED INDIVIDUALLY AND THEREFOR THE INCLUDED FLOOR PLANS FOR THE DWELLING UNITS ARE SUBJECT TO CHANGE (WITH BUILDING DEPARTMENTS APPROVAL) BASED ON DEMAND, UNIT SIZE, ECONOMICS, ETC.

### DEFERRED SUBMITTAL REQUEST

DEFERRED SUBMITTALS ARE BEING REQUESTED FOR THE FOLLOWING:

PLUMBING PLAN  
HVAC PLAN  
ELECTRICAL PLAN

### EXISTING USE

VACANT BUILDING - CONDEMNED

### PROPOSED USE

RETAIL USE STRUCTURE WITH GROUND LEVEL RETAIL AND WALK-UP APARTMENTS

### CODE COMPLIANCE CHART

OHIO BUILDING CODE - 2017  
OHIO RESIDENTIAL CODE - 2018  
OHIO MECHANICAL CODE - 2018  
OHIO PLUMBING CODE - 2018  
ADA STANDARDS - 2010  
NATIONAL ELECTRICAL CODE (NEC) - 2017  
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), NFPA 1  
BURNER FREE (MBP) DESIGN LAW PUBLIC ACT L OF 1992, AS AMENDED  
ICC AND AS 111-2008 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
NFPA 10 FIRE EXTINGUISHERS

### SHEET INDEX

- A-1 Cover Sheet
- A-2 Site Plan
- A-2a Rendered Site Plan
- A-3 Existing Basement Plan
- A-4 Foundation Repair Details
- A-5 First Floor Plan
- A-6 Second Floor Plan
- A-7 Existing West / South Exterior Elevations
- A-8 Existing East / North Exterior Elevations
- A-8a Rendered East Elevation
- A-9 Miscellaneous Details / Information
- A-10 General Notes and Specifications



Cover Sheet

Proprietor:  
KRS Partners L.L.C.  
Mr. Ian S. Romano

Project Location:  
3733 East 65th Street  
Cleveland, Ohio 44135

Issued for:  
 preliminary  
 construction August 14, 2020

Drawn by: P. Weir  
Designed by: P. Weir  
Approved by:

Revisions:  
1. 08/14/2020: Update sheet index to include A-10 General Notes and Specifications.

Contract Job:  
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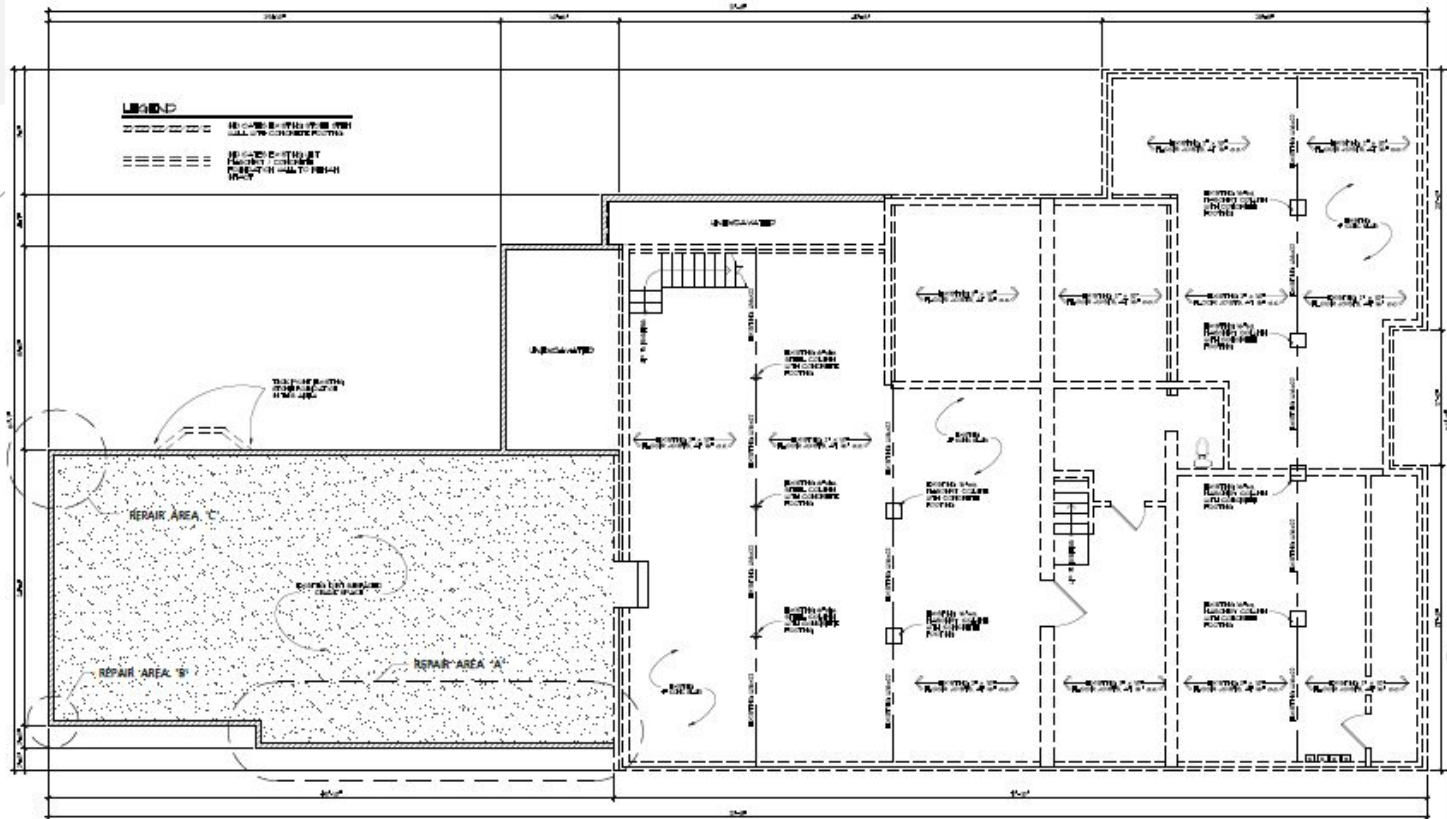
Job No. 20-028

A-1

Sheet 1 of 10







Existing  
Basement Plan

Proprietor:  
KRS Partners L.L.C.  
Mr. Ken S. Romano

Project Location:  
3735 East 55th Street  
Cleveland, Ohio 44135

Issued for:  
 preliminary  
 construction August 14, 2020

Drawn:  J. J. Vukobratovic  
 Designed:  P. Vukobratovic  
 Approved: \_\_\_\_\_

Revised:  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

Comments:  
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Job No. 20-028

A-3

Sheet 3 of 10





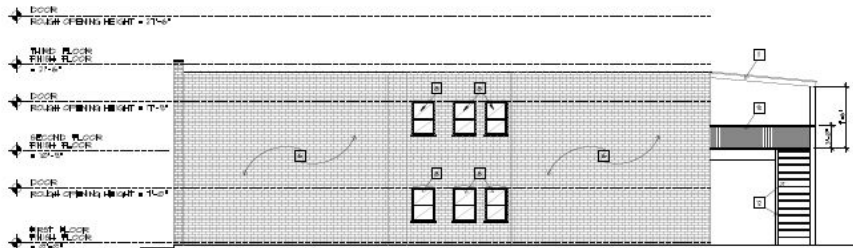






WEST ELEVATION

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



SOUTH ELEVATION

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

**GENERAL NOTES:**

1. ALL FINISHES TO BE INDICATED SHALL BE IN ACCORDANCE TO THE MATERIALS SCHEDULE.
2. THESE SHALL BE NON-REMOVABLE FINISHES ON THE THIRD FLOOR.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE METAL DEVELOPMENTS.
4. ALL METAL DEVELOPMENTS SHALL BE TO BE FINISHED AND PAINTED WITH COORDINATING FINISHES.

**ELEVATION NOTES:**

- MATERIALS SHALL BE INDICATED COLOR AND STYLE TO MATCH EXISTING WORK.
- FINISHES SHALL BE IN ACCORDANCE WITH THE MATERIALS SCHEDULE.
- FINISHES SHALL BE TO BE INDICATED ON THE MATERIALS SCHEDULE.
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- FINISHES SHALL BE TO BE INDICATED ON THE MATERIALS SCHEDULE.

West Elevation  
South Elevation

Proprietor:  
KRS Partners L.L.C.  
Mr. Ran S. Romano

Project Location:  
3733 East 65th Street  
Cleveland, Ohio 44135

Issued for:  
 preliminary  
 construction August 14, 2020

drawn by: P. War / A. Vardanyan  
designed by: P. War  
approved by:

Revisions:  
1. ALL FINISHES SHALL BE INDICATED ON THE MATERIALS SCHEDULE.  
2. ALL FINISHES SHALL BE INDICATED ON THE MATERIALS SCHEDULE.  
3. ALL FINISHES SHALL BE INDICATED ON THE MATERIALS SCHEDULE.

COMPILED BY: P. War / A. Vardanyan  
ALL RIGHTS RESERVED. ARCHITECTS & ENGINEERS  
DO NOT USE THIS PLAN OR ANY INFORMATION THEREON WITHOUT THE WRITTEN CONSENT OF ARCHITECTS & ENGINEERS  
THIS PLAN IS THE PROPERTY OF ARCHITECTS & ENGINEERS  
NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS & ENGINEERS  
THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON  
NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS & ENGINEERS

Job No. 20-028

A-7

Sheet 7 of 10





Miscellaneous  
 Details / Information

Proprietor:  
**KRS Partners L.L.C.**  
 Mr. Ran S. Romano

Project Location:  
 3723 East 65th Street  
 Cleveland, Ohio 44135

Issued for:  
 preliminary  
 construction August 14, 2020

drawn by: P. Wier / A. Vardola  
 designed by: P. Wier  
 approved:

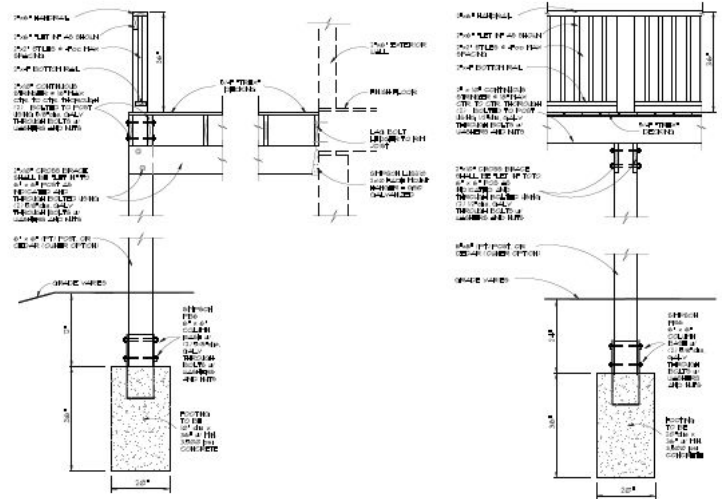
revisions:  
 1. REVISED PER COMMENTS FROM THE CITY OF CLEVELAND PER THE CITY ENGINEER'S REVIEW OF THE PERMITS APPLICATION.  
 2. REVISED PER COMMENTS FROM THE CITY OF CLEVELAND PER THE CITY ENGINEER'S REVIEW OF THE PERMITS APPLICATION.  
 3. REVISED PER COMMENTS FROM THE CITY OF CLEVELAND PER THE CITY ENGINEER'S REVIEW OF THE PERMITS APPLICATION.

CONTRACT INFO  
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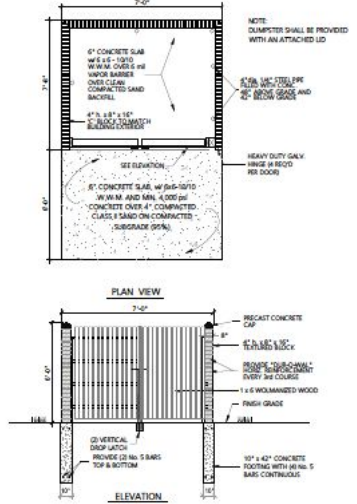
Job No. 20-028

A-9

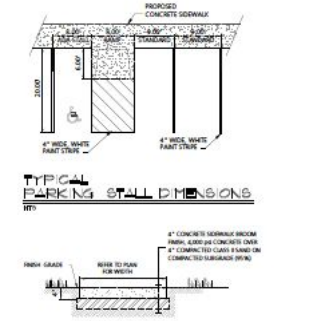
Sheet 9 of 10



SECTION 'A'  
 SECTION 'B'  
**PROPOSED REAR BALCONY DETAILS**  
 NTS



PLAN VIEW  
 ELEVATION  
**PROPOSED DUMPSTER ENCLOSURE**  
 NTS



TYPICAL PARKING STALL DIMENSIONS  
 NTS  
**PROPOSED CONCRETE SIDEWALK**  
 NTS  
**PROPOSED ASPHALT PAVEMENT SECTION**  
 NTS

COMMERCIAL

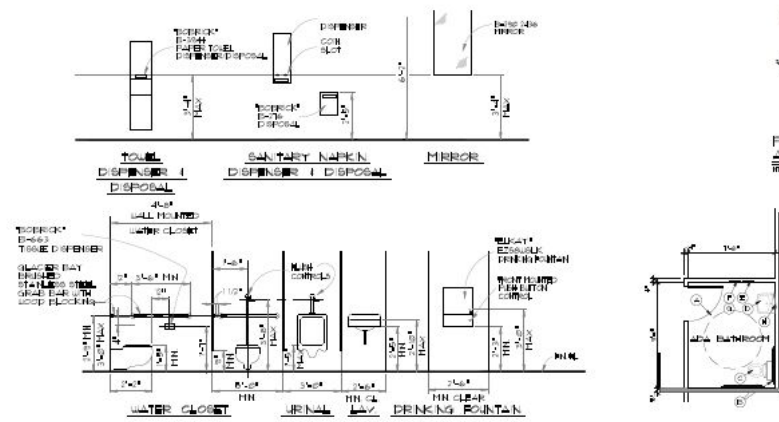
**ROOM FINISH SCHEDULE**

ROOM NAME	FLOOR	BASE	WALL	CEILING	CERAMIC HEIGHT
STORAGE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	7'-0"
RETAIL	CONCRETE	CONCRETE	CONCRETE	CONCRETE	7'-0"
BATHROOM	CONCRETE	CONCRETE	CONCRETE	CONCRETE	7'-0"

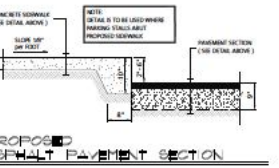
RESIDENTIAL

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOOR	BASE	WALL	CEILING	CERAMIC HEIGHT
LIVING ROOM	CONCRETE	CONCRETE	CONCRETE	CONCRETE	7'-0"
KITCHEN	CONCRETE	CONCRETE	CONCRETE	CONCRETE	7'-0"
BEDROOM	CONCRETE	CONCRETE	CONCRETE	CONCRETE	7'-0"
BATHROOM	CONCRETE	CONCRETE	CONCRETE	CONCRETE	7'-0"



**ADA BATHROOM DETAIL - ONE ADA BATHROOM PER COMMERCIAL UNIT**  
 NTS



**PROPOSED ASPHALT PAVEMENT SECTION**  
 NTS  
**CONSTRUCTION NOTES**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.  
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PERMITS APPLICATION.

**ADA REST ROOM DETAILS**  
 NTS





# Current Photos

















# Exterior Pictures

- Front Right Corner
- Back of Building
- Front of Building
- Front- street view
- Left Corner View
- Back of building

# Material Board



**GAF**  
Roof Shingle Replacement  
Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles



**Durabuilt**  
Soffit Replacement  
Durabuilt 12-in x 144-in 912 White Vinyl Vented Soffit



**Transformations**  
Vinyl Siding  
Transformations Double 4 in Lap Vinyl Siding - Color Matched

**Royal Building Products**  
PVC Fascia and Trim  
1 x 8 Fascia Material - 3/4 x 4 Trim - 3/4 x 6 Trim



Paint: White - SW7507



Knock Stopper - SW7563



**Cleveland Window & Door**  
Vinyl Double Hung Replacement Windows  
4566 East 71st Street Cleveland, Ohio 44105





# Building After Renovations

White Trim added to exterior  
of front of building

## § 349.06 Mixed Use Facilities



Accessory off-street parking spaces required of two (2) or more uses located on the same lot or parcel may be combined and used jointly by such uses, provided that the parking spaces provided shall be equal to the total number of accessory off-street parking spaces required by all such uses. Where a use is accessory to the main use and is not primarily intended to serve additional patrons or employees, or generate additional traffic, no additional off-street parking spaces need be provided for such accessory use.

(Ord. No. 1236-A-67. Passed 6-28-71, eff. 7-2-71)

## § 349.07 Access and Maintenance of Off-Street Parking Spaces



(a) Accessory off-street parking spaces, driveways and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt or other surfacing materials approved by the Director of Building and Housing, maintained in good condition and free of debris and trash.

(b) Accessory off-street parking spaces shall be provided with wheel or bumper guards that are so located that no part of a parked vehicle will extend beyond such parking space.

(c) The driveway used to provide accessibility to accessory off-street parking spaces shall be so located and arranged to minimize traffic congestion. Therefore:

(1) Only one (1) such driveway shall be permitted for each one hundred (100) feet of frontage of the lot providing such parking spaces;

(2) No driveway shall be so located that there would be less than fifteen (15) feet between the point of tangency of the driveway apron radius and the outside crosswalk line at the intersection when such driveway is on the approach side of an intersection. In such cases as the driveway is on the leaving side of the intersection, the requirement shall be five (5) feet between the outside crosswalk line and the point of tangency of the driveway apron radius;

(3) The maximum width of such driveway shall be thirty (30) feet measured at right angles to the angle of the driveway entrance. Such driveway shall have an apron radius at the curb of not less than six (6) feet or a curb cut of not more than sixty (60) feet and shall provide a means for motor vehicles to enter and leave the parking facilities without obstructing traffic.

(Ord. No. 1767-07. Passed 4-21-08, eff. 4-28-08)



## Shared Driveway Use/Easement Agreement

Whereas the properties of 3733 East 65th Street Cleveland, Ohio 44105 and 6512 Sebert Avenue Cleveland, Ohio 44105 are contiguous, sharing a common driveway and parking lot, the respective owners agree to their shared use.

*Ran S. Romano*

dotloop verified  
02/16/21 12:26 PM EST  
PMNE-8DZA-2ZKF-OZUE

Ran S. Romano  
Owner- 6733 East 65th  
Cleveland, Ohio 44105

*Ray Sohrabi*

dotloop verified  
02/17/21 10:31 AM EST  
FQE4-DTAR-6ARK-3ISU

Ray Sohrabi  
Owner- 6512 Sebert Avenue  
Cleveland, Ohio 44105

# Thank you.

We appreciate your time and attention and look forward to working with you to build Cleveland's future.





# Euclid Corridor Design Review Case

---



May 21, 2021

EC2021-013 - Orr Park New Construction: Seeking Final Approval

**Project Address: 9605 Lamont Avenue**

Project Representative: Mike McAndrews, City of Cleveland



**SITE IMPROVEMENTS FOR ORR PARK  
DESIGN REVIEW SUBMITTAL  
PROJECT SUMMARY  
MAY 13, 2021**

Located on Lamont Avenue in the Hough neighborhood of Ward 7, site Improvements for Orr Park consists of renovation of existing Orr Park at the east end of the street and development of a new Orr Park to the west at East 97<sup>th</sup> Street. East site comprises approximately .54 acres of land while the west site is approximately 1.75 acres. The two sites are separated by Citizens Leadership Academy on Lamont Avenue, a middle school for students in grades 5-8. Multifamily residential properties abut the north and west sides of the West site.

**Orr Park West**

The west site is vacant property that the City of Cleveland received in a land swap from Signet Real Estate Group in their effort to develop Axis @ Ansel Apartments on the corner of Hough Avenue and Ansel Road. The land will be redeveloped into a new City park, offering multiple activities with amenities that include:

- Primary entry at East 97<sup>th</sup> & Lamont Ave intersection with concrete seat walls and City park sign.
- Playground with swing set and several pieces of climbing and spinning equipment.
- Plaza Area.
- Meeting Circle with spray mister.
- 115' x 190' Play field.
- Concrete walks and asphalt paths, providing a 1/6<sup>th</sup> mile walking loop and include a pedestrian connection to Axis @ Ansel.
- 4' tall ornamental fence along Lamont frontage.
- 6' tall vinyl coated chain link fence along west and north sides of the park.
- Additional site furnishings such as LED lighting, benches, bike racks, trash receptacles and game tables.
- Landscaping, including several species of shade and ornamental trees, storm water rain garden, and seeded lawns.

**Orr Park East**

The east site is an existing City Park that will be renovated as a mostly passive green space. Existing playground and asphalt pavements will be removed and replaced with a circular sidewalk and new lawn. The steel pipe rails will be replaced with 4' tall vinyl-coated chain link fence. An existing play water feature will remain for summertime enjoyment.

The City, under the Mayor's Office of Capital Projects, recently executed a Contract with Perk Company, Inc. to construct the site improvements. Value of the work is nearly \$900,000.00. Construction work can begin as soon as City reviews are completed and permits are issued by the City.



**ORR PARK WEST PHOTOS**



West View - Residence on Lamont Ave.



Northeast View - Lamont & E. 97th Intersection



North View - Amesbury & Rosiland Apts



South View - Lamont & E. 97th Intersection



East View - Citizens Leadership Academy



East View - Lamont Sidewalk



North View - Axis @ Ansel Apartments



West View - Lamont Sidewalk

**ORR PARK EAST PHOTOS**



Northeast View - from Lamont Culdesac



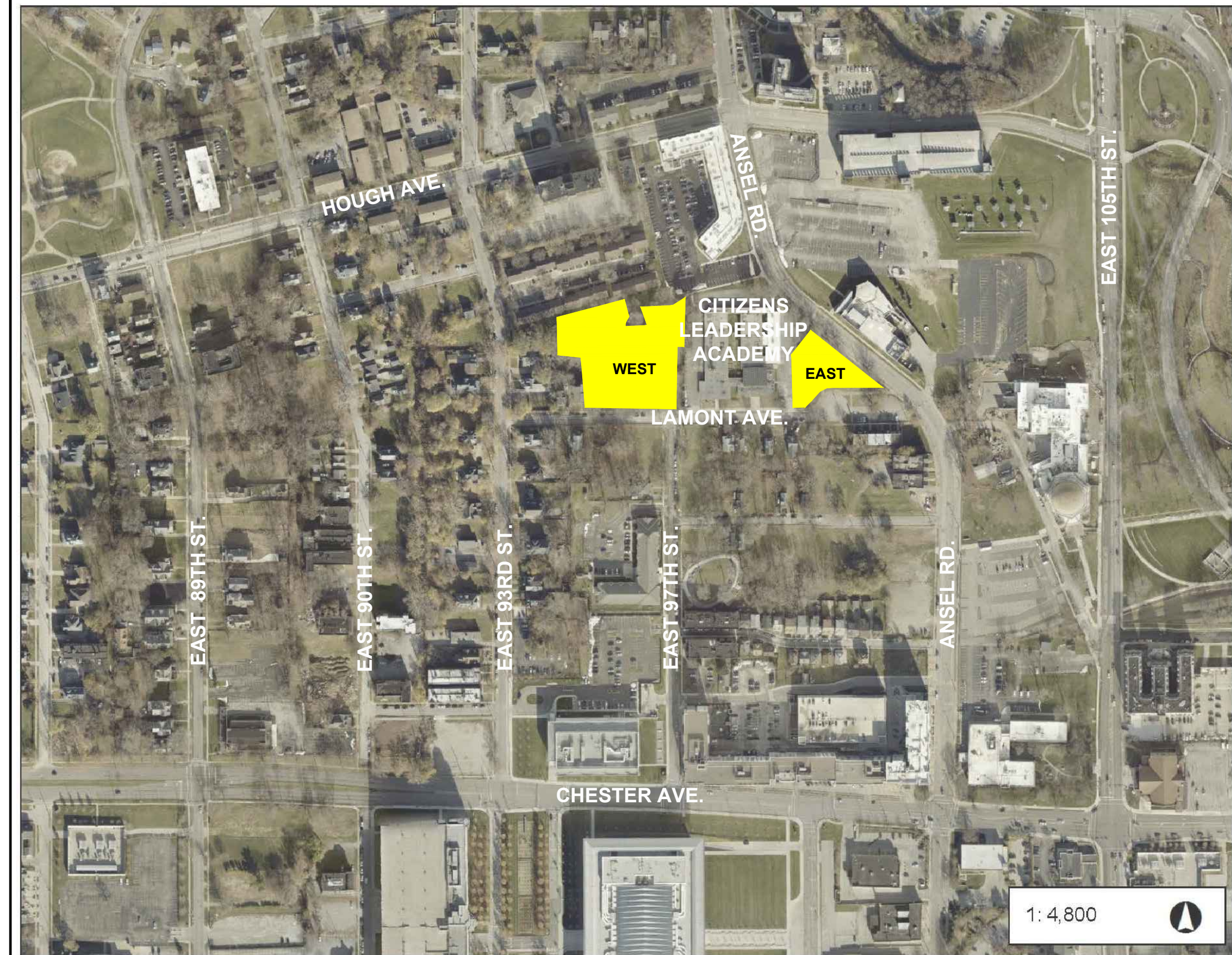
Northwest View - from Lamont Culdesac



Northwest View - from Ansel



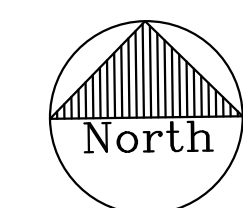
North View - Orr Park West from Lamont



**SITE LOCATION PLAN**



**SITE CONTEXT PLAN**



City of Cleveland  
 Mayor's Office of Capital Projects  
**Division of Architecture  
 and Site Development**  
 Cleveland City Hall, 601 Lakeside Avenue, Room 517A  
 Cleveland, OH 44114-1015  
 Phone : (216) 664-2374 Fax : (216) 664-4220

PROJECT NAME:

**CITY OF CLEVELAND  
 DEPARTMENT OF PUBLIC WORKS  
 2019 MULTIPLE PARKS SITE IMPROVEMENTS  
 ORR PARK  
 LAMONT AVENUE  
 CLEVELAND, OHIO**

NO.	DATE	DESCRIPTION
1	06/21/21	DESIGN REVIEW

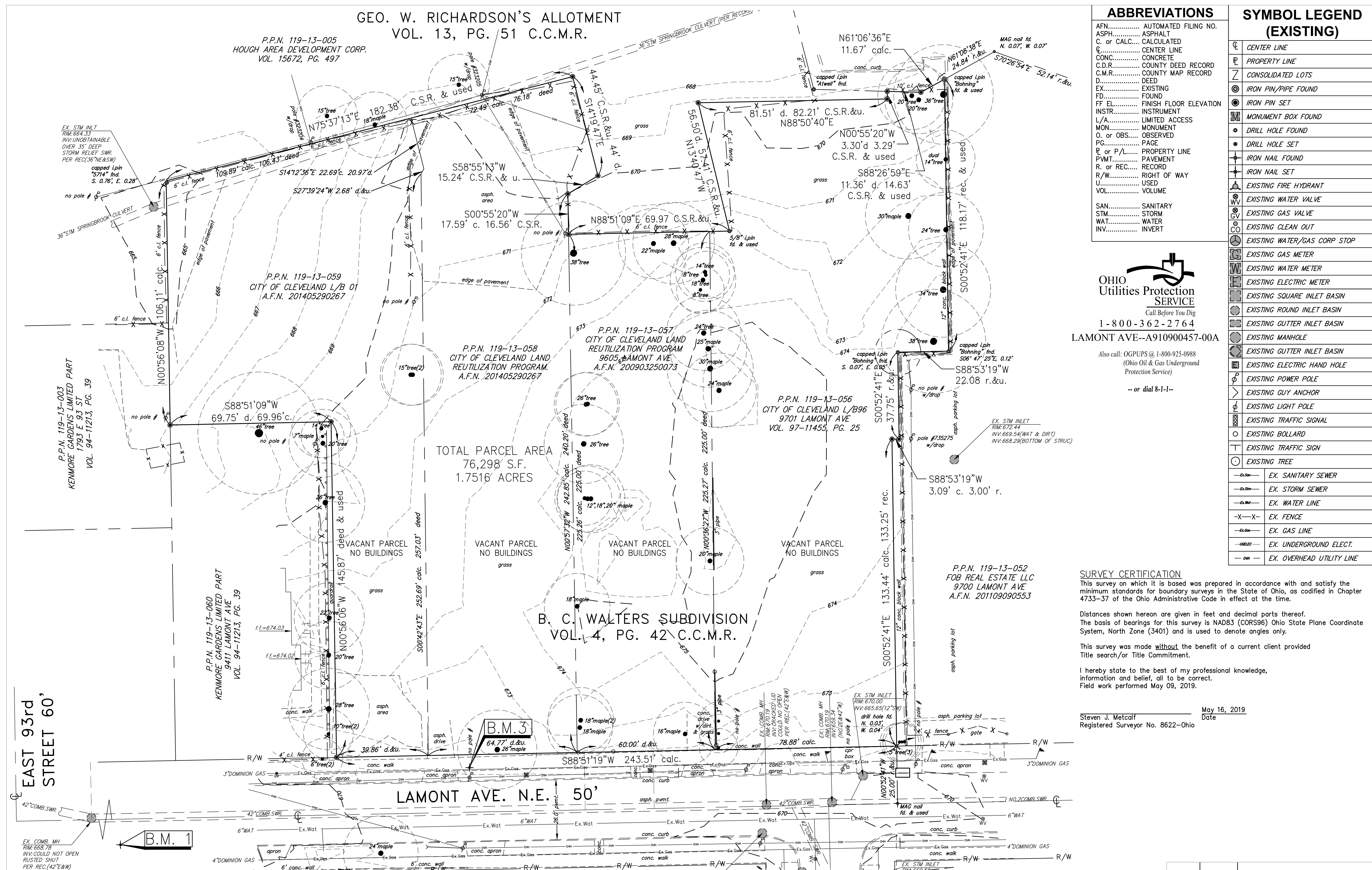
TITLE:  
**SITE LOCATION / CONTEXT  
 PLANS & PHOTOGRAPHS**

DESIGNED BY: MSMC DATE: \*\*/\*\*/20\*\*  
 CHECKED BY: JSMC DATE: \*\*/\*\*/20\*\*  
 PROJECT NUMBER: 20\*\*-\*\*\*\*\*\*  
 SCALE: NOT TO SCALE

SHEET NO:  
**EX-01**



FULL SIZE PLOTS



**BENCH MARKS:**

B.M. #1: MAG NAIL SET IN ASPH PWMT ON SOUTH SIDE OF LAMONT AVE. WEST OF PROJECT AREA	ELEV.=669.30(NAVD88)
B.M. #2: MAG NAIL SET IN ASPH PWMT ON SOUTH SIDE OF LAMONT AVE. NEAR PC OF CUL-DE-SAC	ELEV.=668.07(NAVD88)
B.M. #3: MAG NAIL SET IN CONC. SIDEWALK ON NORTH SIDE OF LAMONT AVE	ELEV.=671.36(NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED MAY 7, 2019.

**FLOOD ZONE CERTIFICATION**

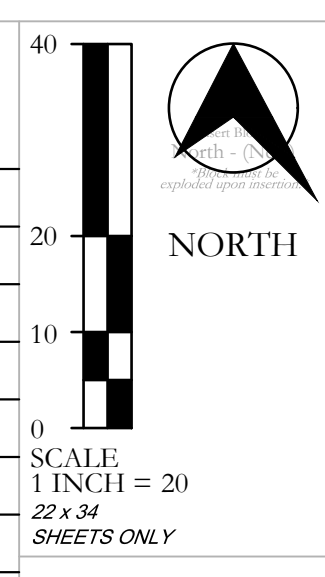
I hereby certify that shown hereon do not lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Numbers 39035C0088E dated December 3, 2010 and 39035C0069E dated December 3, 2010 and noted as Zone X.

**ABBREVIATIONS**

- AFN..... AUTOMATED FILING NO.
- ASPH..... ASPHALT
- C. or CALC..... CALCULATED
- C.L..... CENTER LINE
- CONC..... CONCRETE
- C.D.R..... COUNTY DEED RECORD
- C.M.R..... COUNTY MAP RECORD
- D..... DEED
- EX..... EXISTING
- FD..... FOUND
- FF EL..... FINISH FLOOR ELEVATION
- INSTR..... INSTRUMENT
- L/A..... LIMITED ACCESS
- MON..... MONUMENT
- O. or OBS..... OBSERVED
- PG..... PAGE
- R. or P/L..... PROPERTY LINE
- P.V.M.T..... PAVEMENT
- R. or REC..... RECORD
- R/W..... RIGHT OF WAY
- U..... USED
- VOL..... VOLUME
- SAN..... SANITARY
- STM..... STORM
- WAT..... WATER
- INV..... INVERT

**SYMBOL LEGEND (EXISTING)**

- C.L. CENTER LINE
- P.L. PROPERTY LINE
- Z. CONSOLIDATED LOTS
- IRON PIN/PIPE FOUND
- IRON PIN SET
- MONUMENT BOX FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- IRON NAIL FOUND
- IRON NAIL SET
- ▲ EXISTING FIRE HYDRANT
- W EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CLEAN OUT
- EXISTING WATER/GAS CORP STOP
- EXISTING GAS METER
- W EXISTING WATER METER
- EXISTING ELECTRIC METER
- EXISTING SQUARE INLET BASIN
- EXISTING ROUND INLET BASIN
- EXISTING GUTTER INLET BASIN
- EXISTING MANHOLE
- EXISTING GUTTER INLET BASIN
- EXISTING ELECTRIC HAND HOLE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL
- EXISTING BOLLARD
- EXISTING TRAFFIC SIGN
- EXISTING TREE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER LINE
- X-X- EX. FENCE
- EX. GAS LINE
- EX. UNDERGROUND ELECT.
- EX. OVERHEAD UTILITY LINE



**OHIO UTILITIES PROTECTION SERVICE**  
 Call Before You Dig  
 1-800-362-2764  
 LAMONT AVE--A910900457-00A

Also call: OGPU@1-800-925-0988  
 (Ohio Oil & Gas Underground Protection Service)  
 — or dial 8-1-1—

**SURVEY CERTIFICATION**

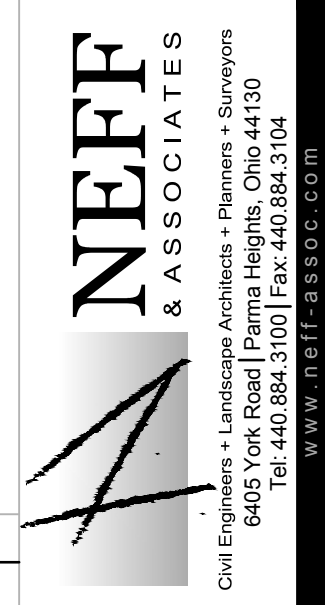
This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (GRS83) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

This survey was made without the benefit of a current client provided Title search/or Title Commitment.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work performed May 09, 2019.

Steven J. Metcalf, Registered Surveyor No. 8622—Ohio  
 Date: May 16, 2019

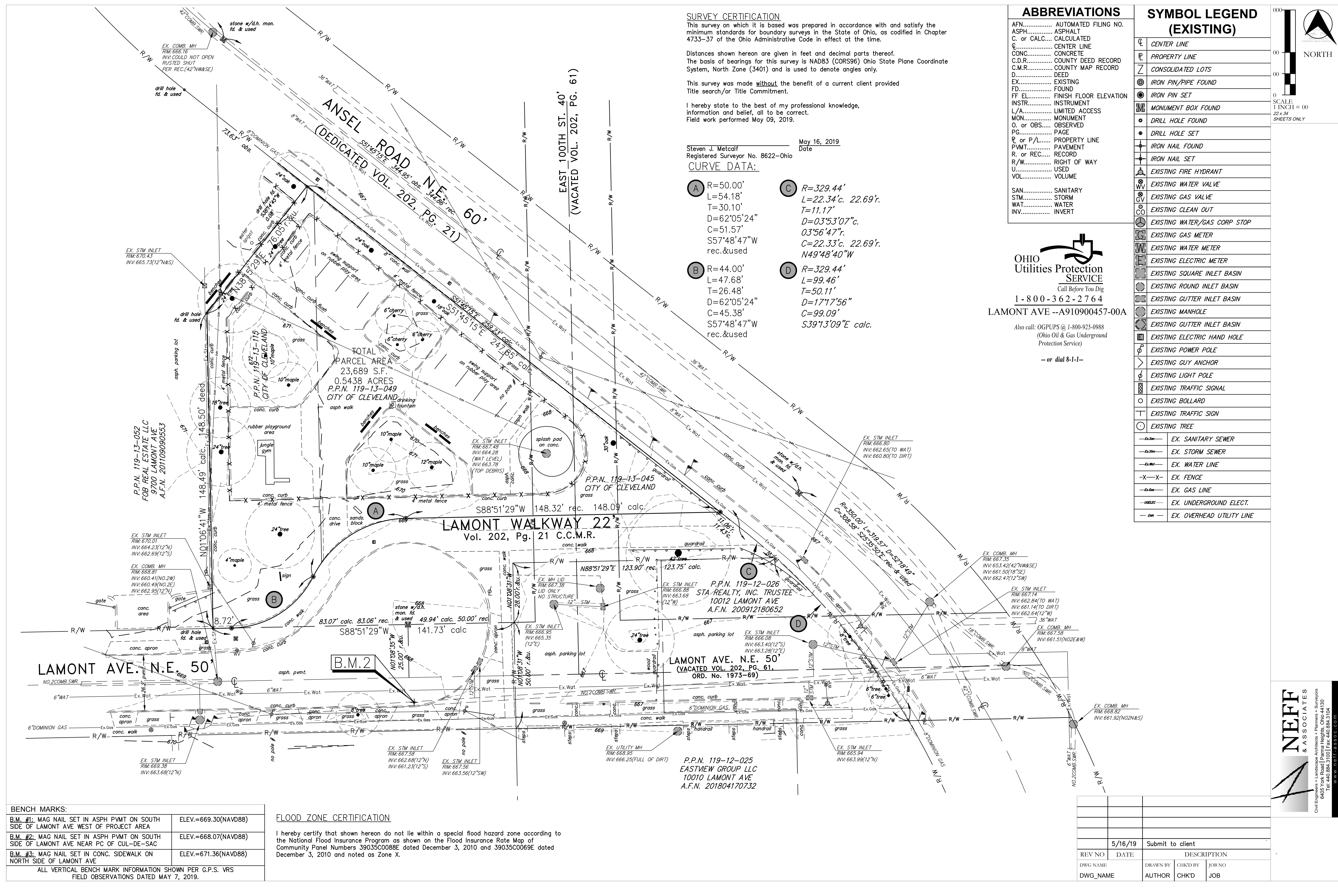


REV NO	DATE	DESCRIPTION
5/16/19	Submit to client	
DWG NAME	AUTHOR	CHK'D

ISSUED / REVISED	NO.	DATE	DESCRIPTION
1	02/28/20	ISSUED FOR BIDDING	
TITLE	EXISTING CONDITIONS PLAN ORR PARK WEST		
DESIGNED BY	MMc	DATE	02/20/20
CHECKED BY	JMc	DATE	02/20/20
PROJECT NUMBER	2018-C00000		
SCALE	AS NOTED		
SHEET NO:	SD-1.0B		



HALF SIZE PLOTS  
FULL SIZE PLOTS



**SURVEY CERTIFICATION**  
 This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.  
 Distances shown hereon are given in feet and decimal parts thereof.  
 The basis of bearings for this survey is NAD83 (CORRS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.  
 This survey was made without the benefit of a current client provided Title search/or Title Commitment.  
 I hereby state to the best of my professional knowledge, information and belief, all to be correct.  
 Field work performed May 09, 2019.

Steven J. Metcalf  
 Registered Surveyor No. 8622-Ohio  
 Date: May 16, 2019

**CURVE DATA:**

**A** R=50.00'  
 L=54.18'  
 T=30.10'  
 D=62°05'24"  
 C=51.57'  
 S57°48'47"W  
 rec.&used

**B** R=44.00'  
 L=47.68'  
 T=26.48'  
 D=62°05'24"  
 C=45.38'  
 S57°48'47"W  
 rec.&used

**C** R=329.44'  
 L=22.34'c. 22.69'r.  
 T=11.17'  
 D=03°53'07"c.  
 03°56'47'r.  
 C=22.33'c. 22.69'r.  
 N49°48'40"W

**D** R=329.44'  
 L=99.46'  
 T=50.11'  
 D=171°7'56"  
 C=99.09'  
 S39°13'09"E calc.

ABBREVIATIONS	
AFN.....	AUTOMATED FILING NO.
ASPH.....	ASPHALT
C. or CALC.....	CALCULATED
CL.....	CENTER LINE
CONC.....	CONCRETE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
FF EL.....	FINISH FLOOR ELEVATION
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
P. or P/L.....	PROPERTY LINE
P.M.....	PAVEMENT
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME
SAN.....	SANITARY
SIM.....	STORM
WAT.....	WATER
INV.....	INVERT

SYMBOL LEGEND (EXISTING)	
CL	CENTER LINE
P	PROPERTY LINE
Z	CONSOLIDATED LOTS
IP	IRON PIN/PIPE FOUND
IS	IRON PIN SET
MB	MONUMENT BOX FOUND
DH	DRILL HOLE FOUND
DS	DRILL HOLE SET
INF	IRON NAIL FOUND
INS	IRON NAIL SET
EFH	EXISTING FIRE HYDRANT
EWV	EXISTING WATER VALVE
EGV	EXISTING GAS VALVE
ECCO	EXISTING CLEAN OUT
EWGCS	EXISTING WATER/GAS CORP STOP
EGM	EXISTING GAS METER
EWMT	EXISTING WATER METER
EEM	EXISTING ELECTRIC METER
ESIB	EXISTING SQUARE INLET BASIN
ERIB	EXISTING ROUND INLET BASIN
EIGIB	EXISTING GUTTER INLET BASIN
EMH	EXISTING MANHOLE
EIGIB	EXISTING GUTTER INLET BASIN
EIEH	EXISTING ELECTRIC HAND HOLE
EP	EXISTING POWER POLE
EYA	EXISTING GUY ANCHOR
ELP	EXISTING LIGHT POLE
ETS	EXISTING TRAFFIC SIGNAL
EB	EXISTING BOLLARD
ETS	EXISTING TRAFFIC SIGN
ET	EXISTING TREE
ES	EX. SANITARY SEWER
ES	EX. STORM SEWER
EW	EX. WATER LINE
EX	EX. FENCE
EX	EX. GAS LINE
EX	EX. UNDERGROUND ELECT.
OU	EX. OVERHEAD UTILITY LINE

**OHIO Utilities Protection SERVICE**  
 Call Before You Dig  
 1-800-362-2764  
 LAMONT AVE --A910900457-00A  
 Also call: OGPLUPS @ 1-800-925-0988  
 (Ohio Oil & Gas Underground Protection Service)  
 -- or dial 8-1-1 --

**BENCH MARKS:**

B.M. #1: MAG NAIL SET IN ASPH PWMT ON SOUTH SIDE OF LAMONT AVE WEST OF PROJECT AREA	ELEV.=669.30(NAVD88)
B.M. #2: MAG NAIL SET IN ASPH PWMT ON SOUTH SIDE OF LAMONT AVE NEAR PC OF CUL-DE-SAC	ELEV.=668.07(NAVD88)
B.M. #3: MAG NAIL SET IN CONC. SIDEWALK ON NORTH SIDE OF LAMONT AVE	ELEV.=671.36(NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED MAY 7, 2019.

**FLOOD ZONE CERTIFICATION**

I hereby certify that shown hereon do not lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Numbers 39035C0088E dated December 3, 2010 and 39035C0069E dated December 3, 2010 and noted as Zone X.

REV NO	DATE	DESCRIPTION
5/16/19		Submit to client
DWG_NAME	DRAWN BY	CHKD BY
	AUTHOR	JOB

City of Cleveland  
 Mayor's Office of Capital Projects  
**Division of Architecture and Site Development**  
 Cleveland City Hall, 601 Lakeside Avenue, Room 517A  
 Cleveland, OH 44114-1015  
 Phone: (216) 664-2374 Fax: (216) 664-4220

---

PROJECT NAME:  
**CITY OF CLEVELAND  
 DEPARTMENT OF PUBLIC WORKS  
 2019 MULTIPLE PARKS SITE IMPROVEMENTS  
 BID PACKAGE B - ORR PARK**  
 LAMONT AVENUE  
 CLEVELAND, OHIO

---

ISSUED / REVISED

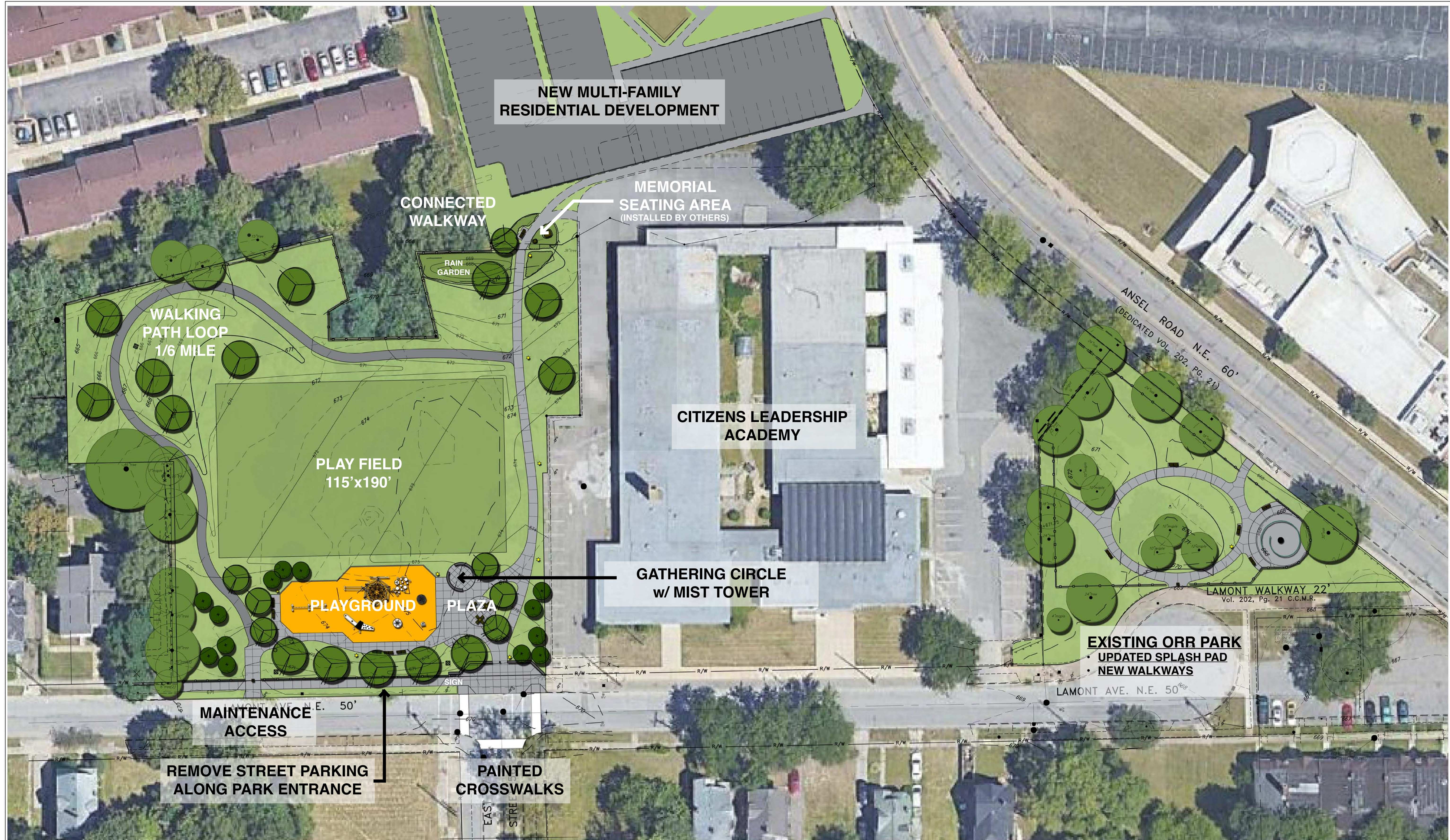
DATE	BY	DESCRIPTION
02/28/20	JMc	ISSUED FOR BIDDING

---

TITLE:  
**EXISTING CONDITIONS PLAN  
 ORR PARK EAST**

DESIGNED BY: JMc DATE: 02/2020  
 CHECKED BY: JMc DATE: 02/2020  
 PROJECT NUMBER: 2018-C00000  
 SCALE: AS NOTED  
 SHEET NO: **SD-1.1B**





City of Cleveland  
 Mayor's Office of Capital Projects  
**Division of Architecture  
 and Site Development**  
 Cleveland City Hall, 601 Lakeside Avenue, Room 517A  
 Cleveland, OH 44114-1015  
 Phone: (216) 664-2374 Fax: (216) 664-4220

PROJECT NAME:

**CITY OF CLEVELAND  
 DEPARTMENT OF PUBLIC WORKS**  
**ORR PARK  
 SITE IMPROVEMENTS**  
 LAMONT AVENUE & EAST 97TH STREET  
 CLEVELAND, OHIO

0 30 60  
 SCALE IN FEET  
 1"=30'-0"

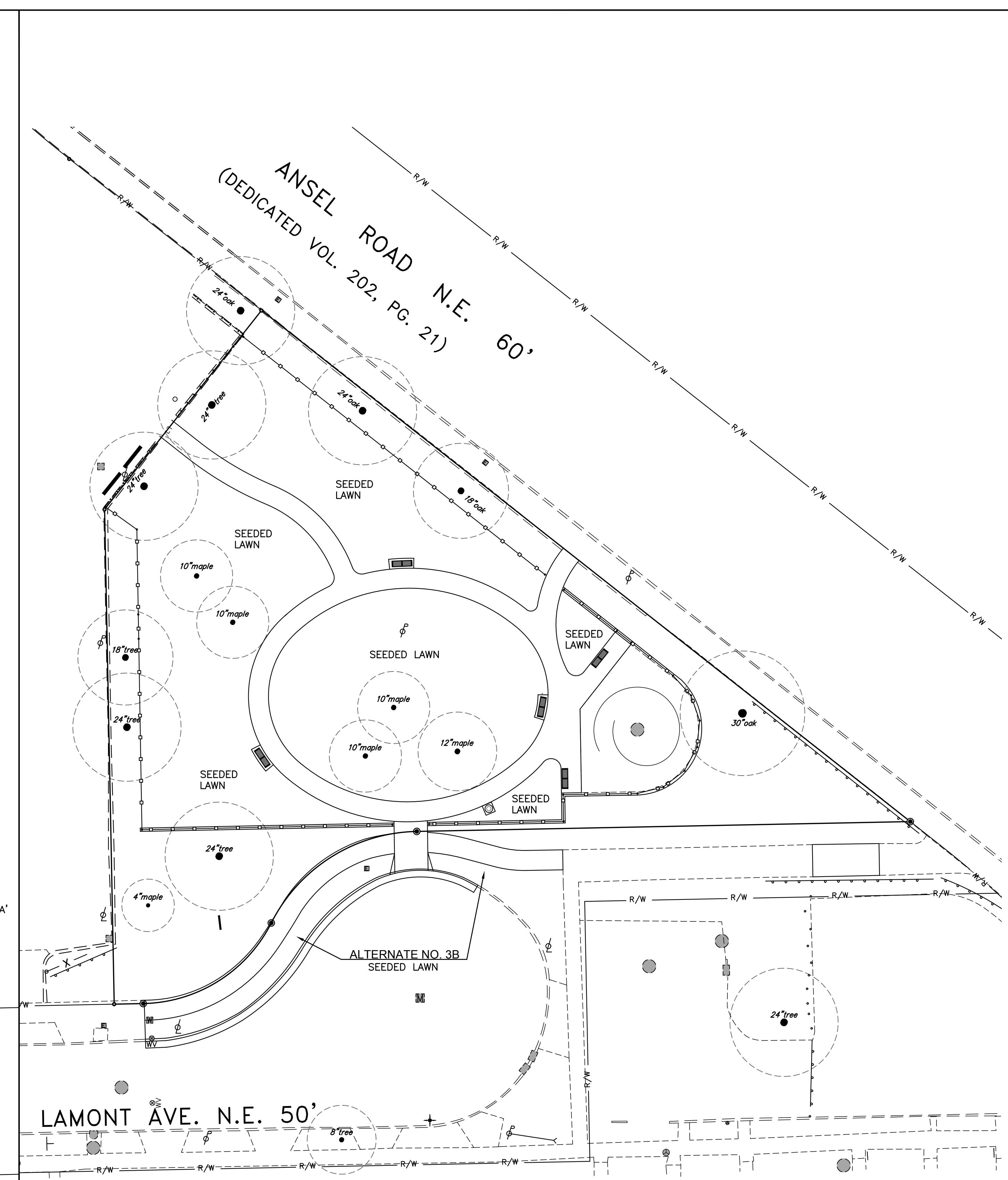
ISSUED / REVISED

NO.	DATE	DESCRIPTION
1	01/13/20	60% Review

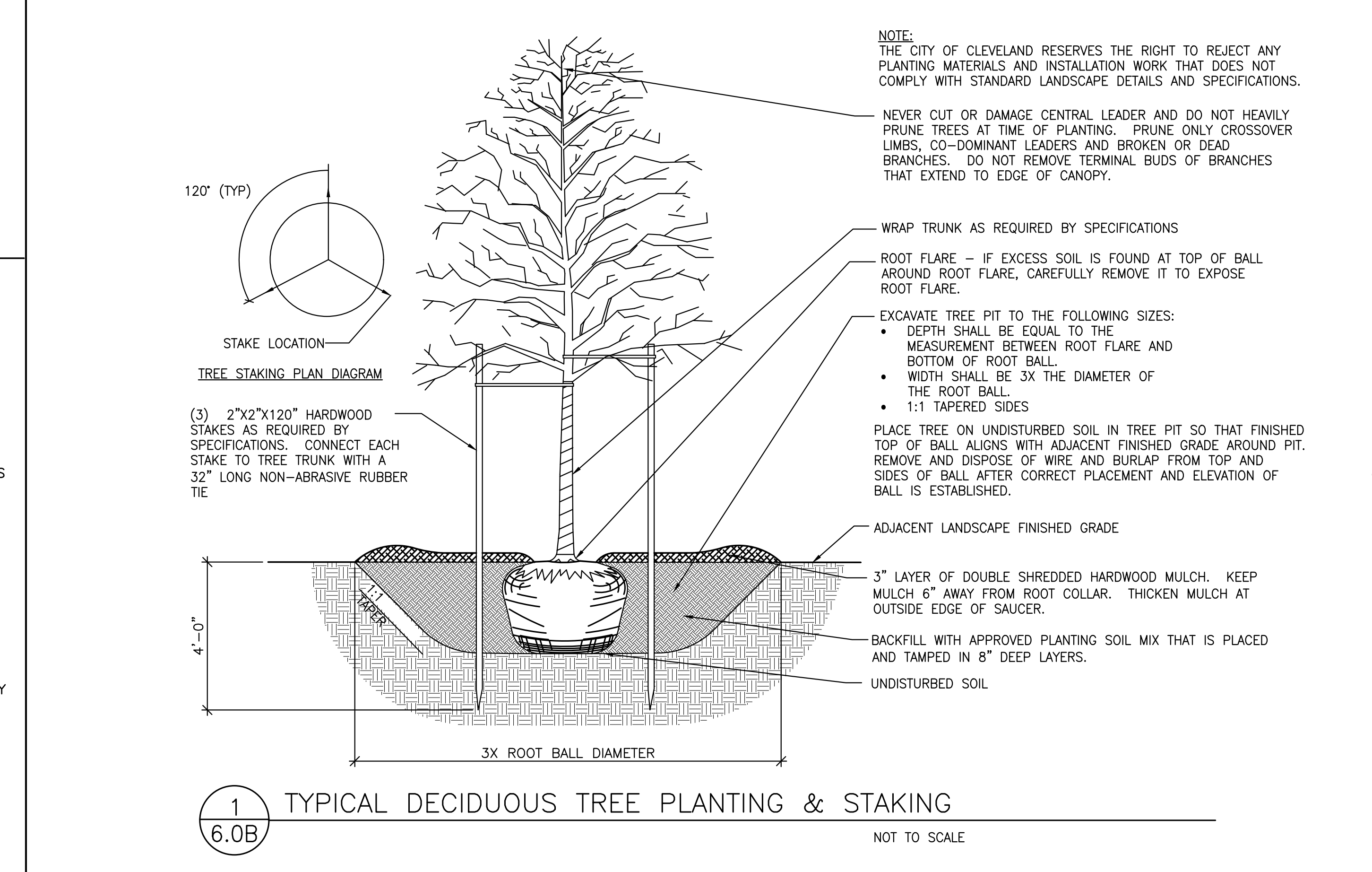
TITLE:  
**PRELIMINARY SITE PLAN**

DESIGNED BY: MSMc DATE: 01/2020  
 DELINEATED BY: JMc DATE: 01/2020  
 PROJECT NO: 2019-C00000  
 SCALE: 1"=30'  
 SHEET NO:  
**SD-1.0**

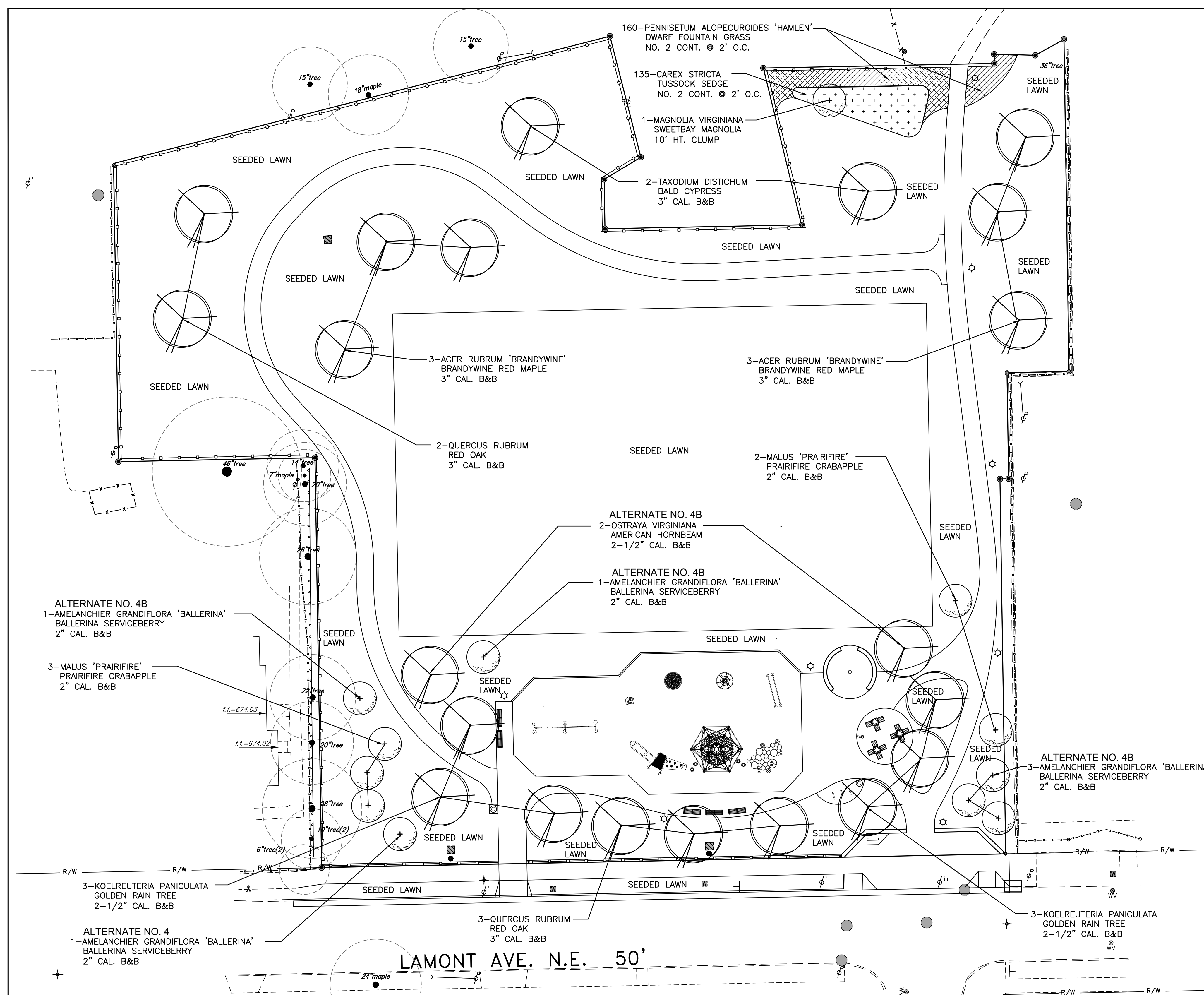




**ORR PARK EAST - PLANTING PLAN**



**1** TYPICAL DECIDUOUS TREE PLANTING & STAKING  
 6.0B NOT TO SCALE



**ORR PARK WEST - PLANTING PLAN**

**PLANT LIST**

ALT. #4	BASE BID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
6	6	0	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	3" CAL	B&B	
6	135	0	AMELANCHIER X SERICEA 'BALLERINA'	BALLERINA APPLE SERVICEBERRY	2" CAL	B&B	TREEFORM
6	6	0	CAREX STRICTA	TUSsock SEDGE	No. 2	CONT.	
6	6	0	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2.5" CAL	B&B	
6	1	0	MAGNOLIA VIRGINIANA	AMERICAN MAGNOLIA	10" HT.	B&B	
6	5	0	MALUS SP. 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2" CAL	B&B	
6	0	0	OSTRYA VIRGINIANA	AMERICAN HORNBEEAM	3" CAL	B&B	
2	160	0	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	No. 2	CONT.	
2	2	0	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL	B&B	

NOTE:  
 1. IF DISCREPANCIES ARE FOUND BETWEEN PLANTING PLAN AND PLANT LIST INFORMATION, PLANTING PLAN INFORMATION SHALL GOVERN.

**LEGEND**

EXISTING	PROPOSED
CL CENTER LINE	● PROP STORM STRUCTURES
PL PROPERTY LINE	⊕ PROP POST / BOLLARD
Z CONSOLIDATED LOTS	⊕ PROP SITE FURNISHINGS
IP IRON PIN/PIPE FOUND	⊕ PROP FENCE
IP IRON PIN SET	⊕ PROP LIGHT POLE
MB MONUMENT BOX FOUND	⊕ PROP TREES
● DRILL HOLE FOUND	⊕ PROP ORNAMENTAL GRASSES
● DRILL HOLE SET	
IP IRON NAIL FOUND	
IP IRON NAIL SET	
● EXISTING FIRE HYDRANT	
● EXISTING WATER VALVE	
● EXISTING GAS VALVE	
● EXISTING CLEAN OUT	
● EXISTING WATER/GAS CORP STOP	
● EXISTING GAS METER	
● EXISTING WATER METER	
● EXISTING ELECTRIC METER	
● EXISTING SQUARE INLET BASIN	
● EXISTING ROUND INLET BASIN	
● EXISTING GUTTER INLET BASIN	
● EXISTING MANHOLE	
● EXISTING GUY ANCHOR	
● EXISTING ELECTRIC HAND HOLE	
● EXISTING POWER POLE	
● EXISTING GUY ANCHOR	
● EXISTING LIGHT POLE	
● EXISTING TRAFFIC SIGNAL	
● EXISTING BOLLARD	
● EXISTING TRAFFIC SIGN	
● EXISTING TREE	
● EX. SANITARY SEWER	
● EX. STORM SEWER	
● EX. WATER LINE	
● EX. FENCE	
● EX. GAS LINE	
● EX. UNDERGROUND ELECT.	
● EX. OVERHEAD UTILITY LINE	

**PLANTING NOTES**

- REFER TO EXISTING CONDITIONS, DEMOLITION AND GRADING PLAN FOR INFORMATION REGARDING EXISTING AND PROPOSED UTILITIES. THE CONTRACTOR MUST VERIFY THE EXACT LOCATIONS OF UTILITIES, DRAINAGE PIPE AND STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY SUPPORT PRECAUTIONS AND/OR DAMAGES INCURRED. REFER TO DEMOLITION PLAN FOR INFORMATION REGARDING EXISTING PLANT MATERIAL REMOVAL AND/OR PRUNING.
- REFER TO PLANTING DETAILS FOR INFORMATION REGARDING PLANT MATERIAL INSTALLATION.
- WHERE EARTHWORK IS INDICATED ON THE GRADING AND UTILITIES PLAN, THE CONTRACTOR SHALL CUT AND REMOVE EXISTING TURF AREAS; AND STRIP AND STOCKPILE EXISTING TOPSOIL IN ACCORDANCE WITH SPECIFICATIONS. STOCKPILED TOPSOIL SHALL BE REDISTRIBUTED AS NEED FOR NEW LANDSCAPE AREAS AND AS PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL AREAS DISTURBED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL BE SEEDDED AS NEW LAWN BEDS WITH TOPSOIL AT A MINIMUM DEPTH OF 4" AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL FURNISH AND INSTALL APPROVED FILL MATERIAL AND/OR TOPSOIL AS NECESSARY TO ACCOMMODATE THE REQUIREMENT OF THE PROPOSED GRADING PLAN PRIOR TO PLANT MATERIAL INSTALLATION.
- PRIOR TO INSTALLATION, THE CONTRACTOR SHALL STAKE PROPOSED TREE LOCATIONS AND PLACE PLANT BED MATERIALS IN APPROXIMATE LOCATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- THE UNIT PRICE OF EACH PLANTING ITEM SHALL INCLUDE COSTS FOR ALL MATERIALS AND INSTALLATION OF PLANTS, AS SHOWN ON PLAN AND DETAILED DRAWINGS AND AS REQUIRED BY THE SPECIFICATIONS.
- REFER TO THE SPECIFICATIONS FOR INFORMATION REGARDING TOPSOIL, MULCH, STAKING, GUYING, TREE WRAP AND OTHER PLANTING MATERIALS.
- MATERIAL TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL TREES SHALL BE WRAPPED, STAKED GUYED AND MULCHED AS PER DETAILS AND SPECIFICATIONS AT THE TIME OF INSTALLATION. NO EXCEPTIONS!
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY WATERING ALL PROPOSED PLANT MATERIALS IMMEDIATELY UPON PLANTING. IN ADDITION, THE CONTRACTOR SHALL CONFORM TO THE SPECIFICATIONS FOR MAINTAINING, WARRANTY AND REPLACEMENT OF PLANT MATERIAL. FAILURE TO COMPLY MAY RESULT IN WITHHOLDING OF PROPER PAYMENT.
- EXISTING PLANT MATERIAL, SCHEDULED TO REMAIN, SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF DEMOLITION AND/OR CONSTRUCTION. ANY DAMAGED ITEMS SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

**DESCRIPTIONS OF ALTERNATES**

SEE SHEET SD-4.0B FOR ADDITIONAL INFORMATION.

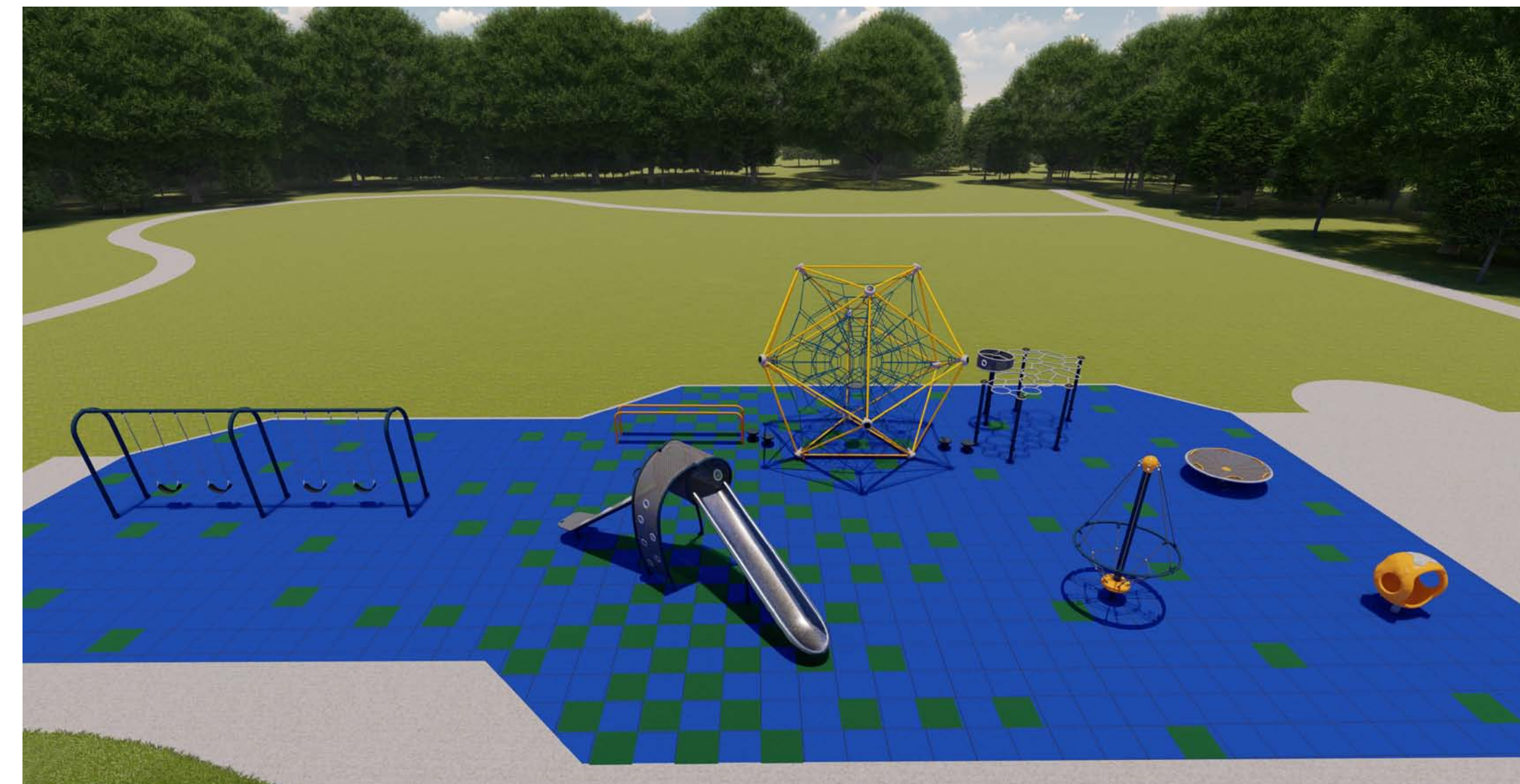
HALF SIZE PLOTS  
FULL SIZE PLOTS



# ORR PARK SITE AMENITIES & FURNISHINGS

JANUARY, 2020

## PLAY EQUIPMENT



OVERALL LAYOUT OF PLAYGROUND



BERLINER IKO: LARGE CLIMBER



PLAYWORLD: UNITY CANOPY



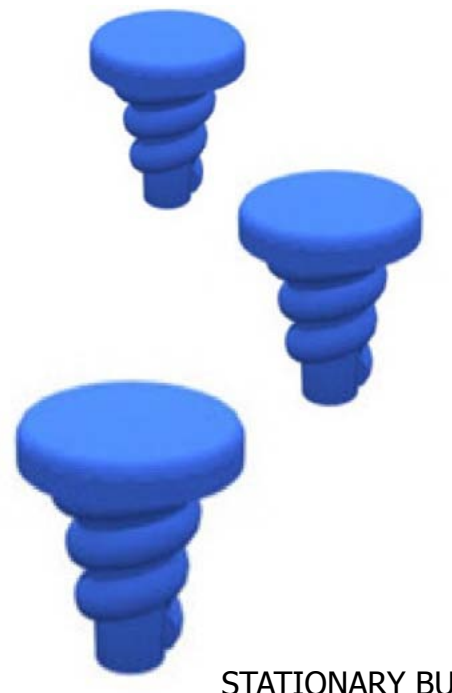
COZY COCOON



DOUBLE ARCH SWING



PLAYWORLD: SPINAMI



STATIONARY BUTTONS



PLAYWORLD: UNITY ROCK R

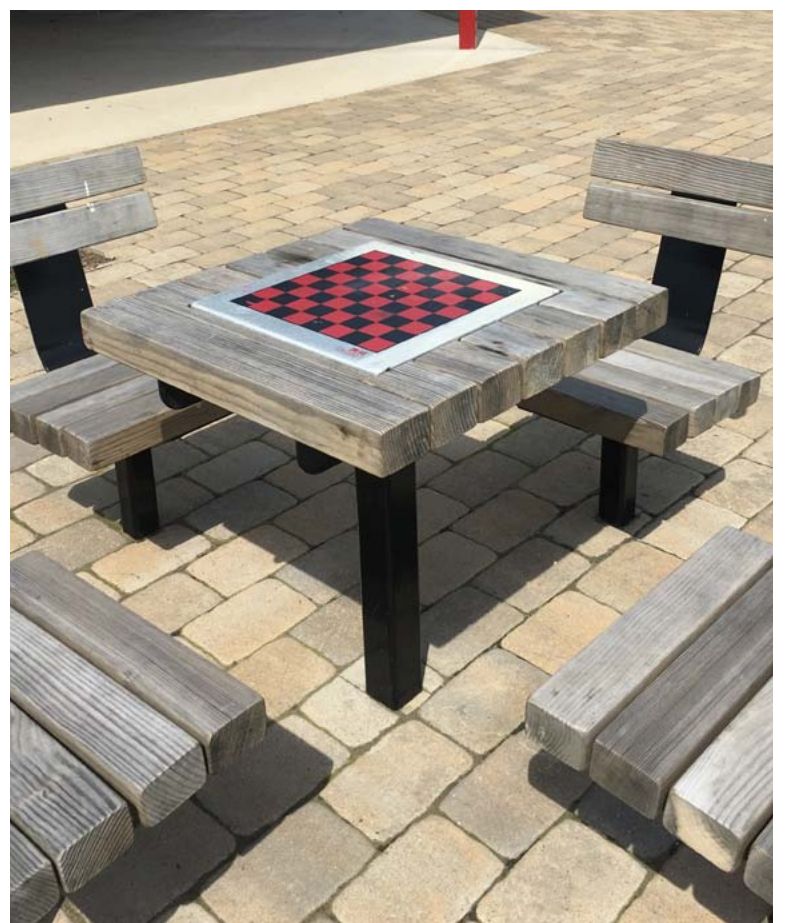
## SITE FURNISHINGS



PARK BENCH: ARM REST(S) NOT SHOWN



ORNAMENTAL FENCE



GAMETABLES



BIKE RACK: COLOR SELECTED - GREEN



LIGHTING FIXTURES: MAIN FIXTURE

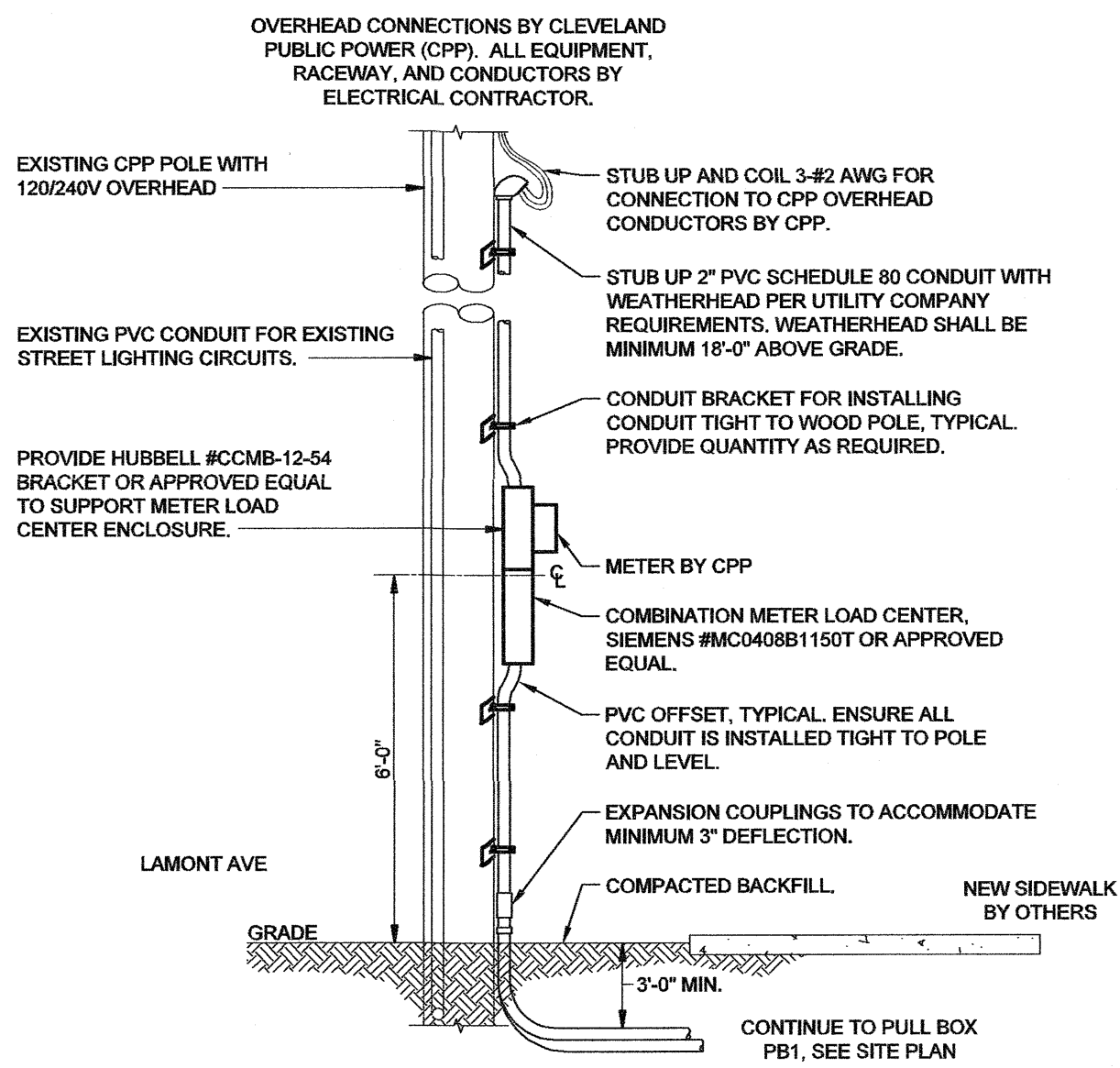


TRASH RECEPTACLE TYP.

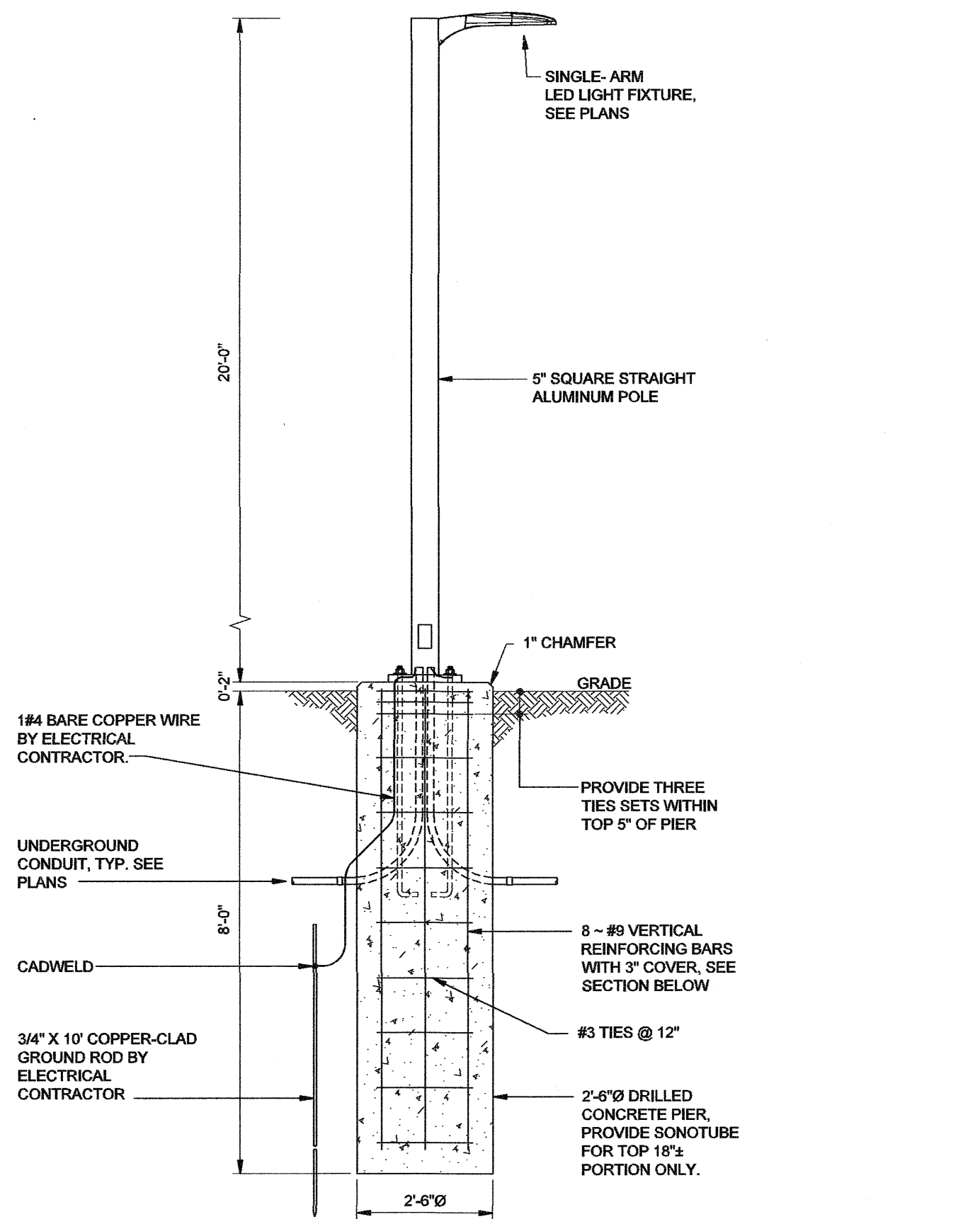


CITY PARK SIGN RENDERING





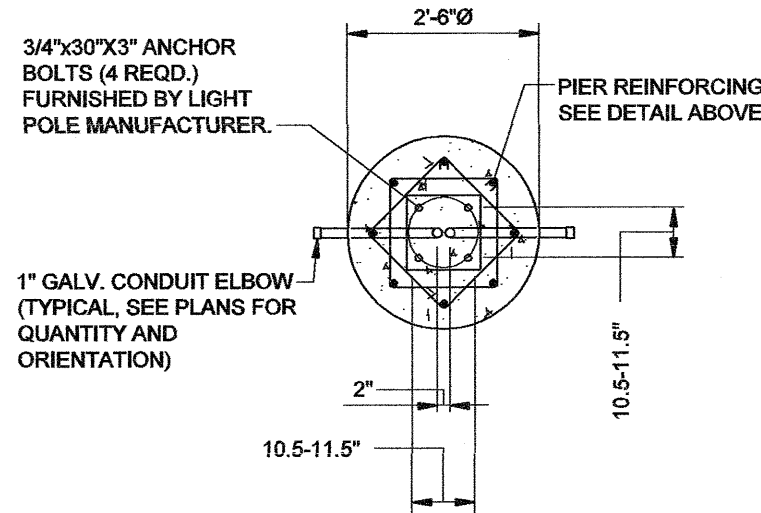
**CPP UTILITY POLE ELEVATION  
LOOKING WEST**  
SCALE: NONE



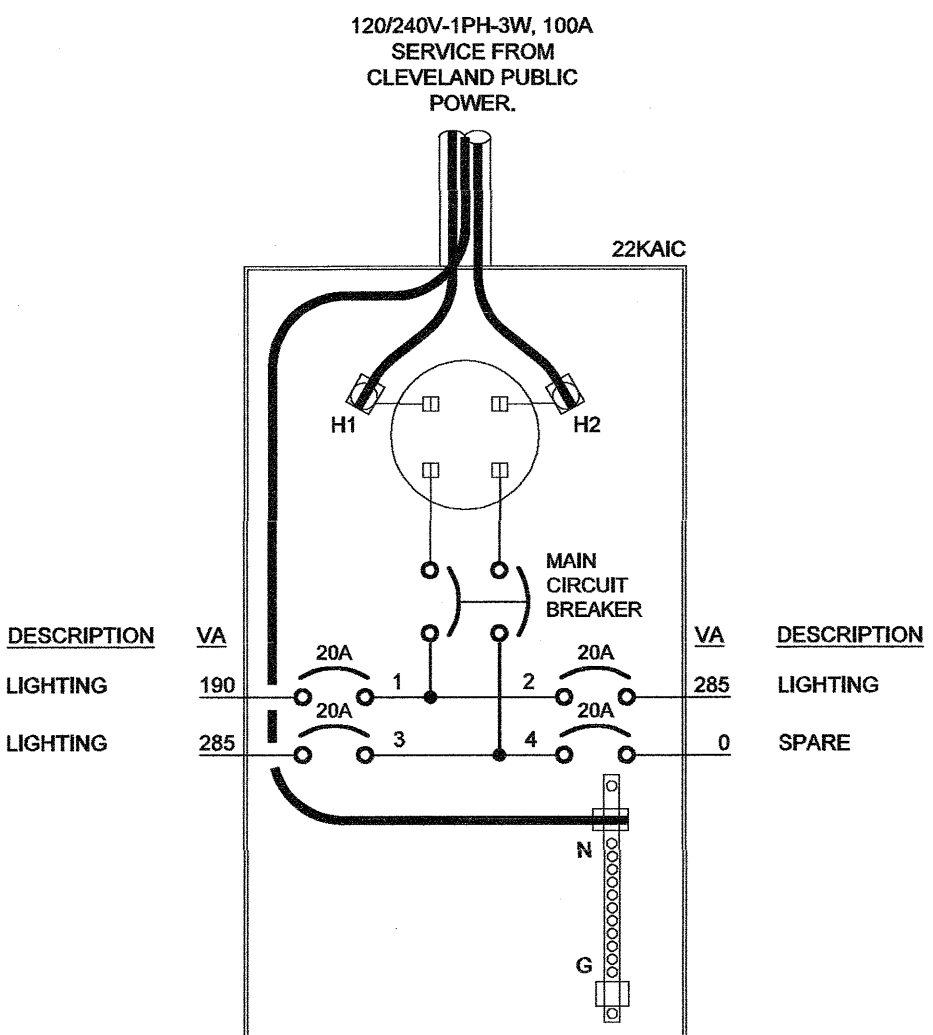
**LIGHT POLE FOUNDATION DETAIL**  
SCALE: 1/2\"/>

**LIGHT POLE FOUNDATION NOTES:**

- ANCHOR BOLT LOCATIONS ARE TO BE VERIFIED WITH CERTIFIED POLE DWG. BEFORE INSTALLATION.
- PROVIDE GROUT UNDER LIGHT POLE BASE IF REQUIRED FOR LEVELING.
- ANCHOR BOLTS BY LIGHT POLE MANUFACTURER.
- IF RUBBLE IS ENCOUNTERED IN DRILLING FOUNDATION, CONTRACTOR SHALL NOTIFY ENGINEER FOR ENGINEERING EVALUATION.
- CONCRETE SHALL DEVELOP 4000 PSI COMPRESSIVE STRENGTHS IN 28 DAYS.
- REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-615, GRADE 60. BARS SHALL BE DEFORMED, WELDABLE REINFORCING BARS SHALL CONFORM TO ASTM A706, WITH WELDING CONFORMING TO AWS D1.4.
- ALL CONCRETE AND REINFORCING STEEL SHALL BE FURNISHED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE CURRENT ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318) AND ACI SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI-301).
- REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE CURRENT ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).



**LIGHT POLE SECTION**  
SCALE: NONE



**COMBINATION METER LOAD CENTER  
PANEL LP SCHEDULE**  
SCALE: NONE

- NOTES:**
- UTILIZE BURNDY PENETROX OR APPROVED EQUAL OXIDE INHIBITOR FOR ALL MECHANICAL TERMINATIONS.
  - PROVIDE SLACK IN CONDUCTOR LENGTHS AND INSTALL ALL CONDUCTORS TO ACCOUNT FOR EARTH MOVEMENT PER NEC300.5(J).
  - PROVIDE (4) 20A-1P THERMAL MAGNETIC CIRCUIT BREAKERS AS INDICATED.

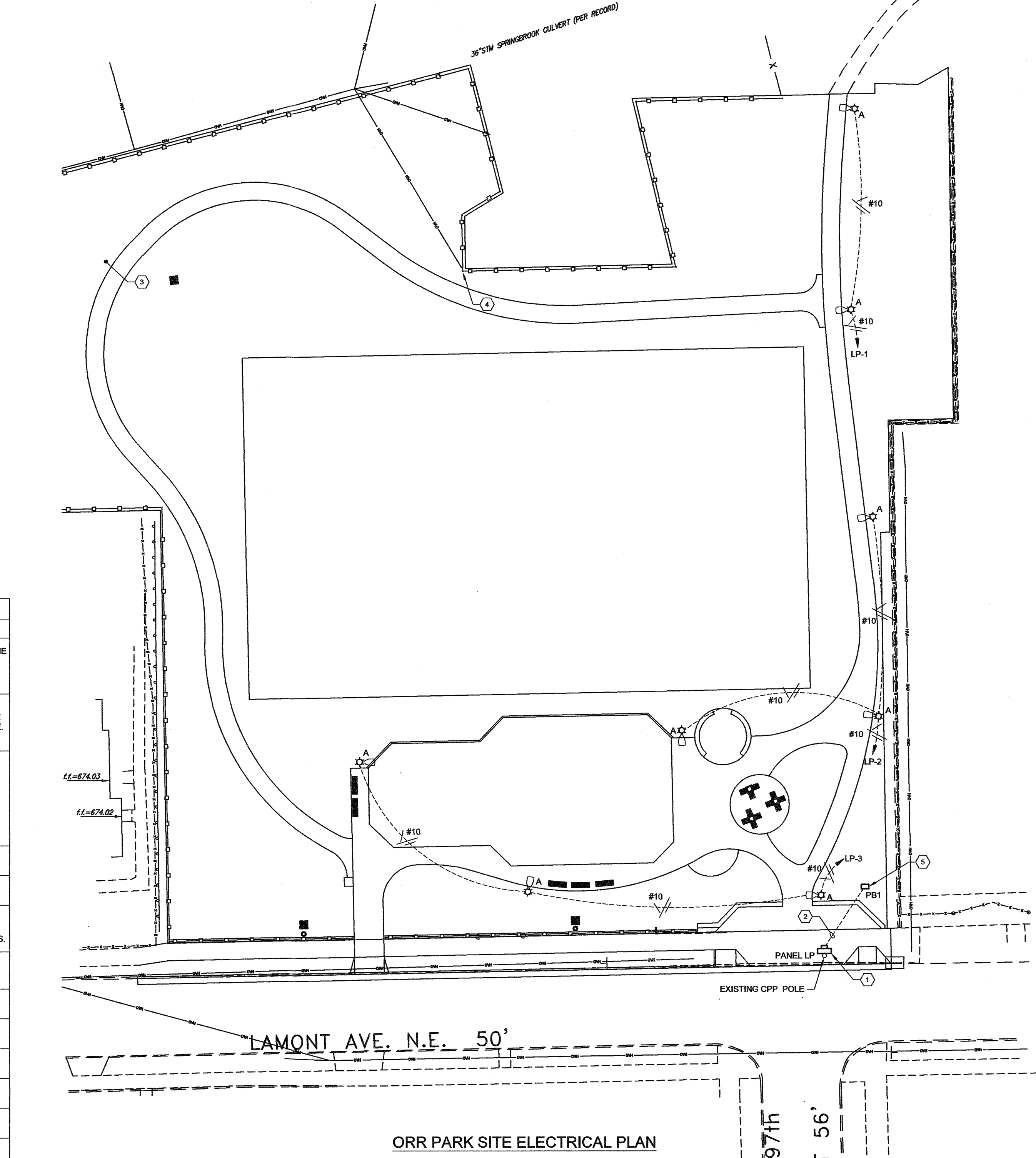
GENERAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	#12 AWG WIRING RUN IN MINIMUM 3/4\"/>
	HOMERUN TO DESIGNATED PANELBOARD, HASH MARKS INDICATE WIRE GAUGE SIZE IN AN NEC SIZED RACEWAY SYSTEM. SIZE WIRE FOR VOLTAGE DROP AND WIRE FILL RATING PER THE NEC. DO NOT SHARE NEUTRAL WIRE. (EXAMPLE: 2-#10T, 2-NEUTRAL, 1-GROUND).
	LED LUMINAIRE WITH INTEGRAL PHOTOCELL AND MOTION SENSOR, WITH FORWARD THROW MEDIUM OPTICS, SUITABLE FOR 120V-1PH OPERATION. PROVIDE WITH SQUARE POLE MOUNTING OPTION AND BLACK FINISH. LUMINAIRE SHALL BE LITHONIA #DSXLED-P4-40%-TFTM-120-SPA-PIRH1FC3V-DBLXD OR APPROVED EQUAL. PROVIDE WITH SQUARE STRAIGHT ALUMINUM POLE, LITHONIA #SSA-2050-DM18AS-FBC-DBLXD OR APPROVED EQUAL. SEE LIGHT POLE FOUNDATION DETAIL, THIS SHEET FOR ADDITIONAL REQUIREMENTS.
	DISCONNECT SWITCH, (F) FUSIBLE, (NF) NON-FUSIBLE.
	DISTRIBUTION PANELBOARD, (208/120Vao-3 PHASE - 4 WIRE)
	(1) 20A-2P-3W-125Vao NEMA 5-20R CLASS A GFCI SPECIFICATION GRADE DUPLEX RECEPTACLE MOUNTED IN A WEATHERPROOF ENCLOSURE WITH WEATHERPROOF COVER. MOUNTING HEIGHT AS NOTED ON THE DRAWINGS.
	JUNCTION BOX. SIZE PER NEC WITH APPROPRIATE COVER PLATE AND NEMA RATING. (NEMA 3R OUTDOORS)
	AMERICANS WITH DISABILITIES ACT.
	ELECTRICAL CONTRACTOR.
	GROUND FAULT CIRCUIT INTERRUPTER.
	NOT APPLICABLE.
	NATIONAL ELECTRICAL CODE.
	UNLESS OTHERWISE NOTED.
	WEATHERPROOF DEVICE, WET LOCATION RATED (IP-65) OR NEMA 3R RATED ENCLOSURE.

**GENERAL NOTES:**

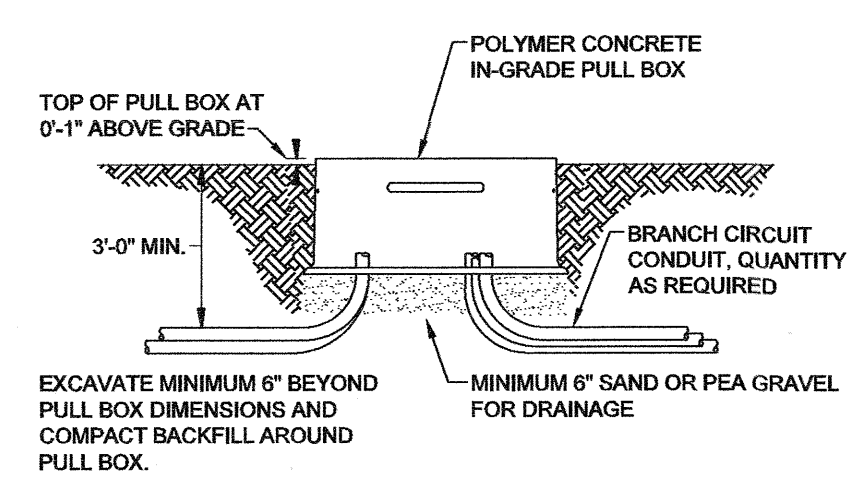
- TRENCHING, BACKFILL, COMPACTION, AND UNDERGROUND CONDUIT IS BY THE ELECTRICAL CONTRACTOR. CONDUIT SHALL BE BURIED BELOW GRADE AS REQUIRED AND SHALL BE PROVIDED WITH PULL STRINGS.
- METER IS PROVIDED BY THE ELECTRIC UTILITY COMPANY (CLEVELAND PUBLIC POWER) AND INSTALLED BY E.C. PER CPP REQUIREMENTS. CONNECTIONS TO CPP OVERHEAD LINES BY CPP.
- PROVIDE IN-GRADE PULL BOX AT EACH LIGHT POLE, AND IN CONDUIT RUNS AS REQUIRED. PULL BOXES SHALL BE 24\"/>

**KEY NOTES:**

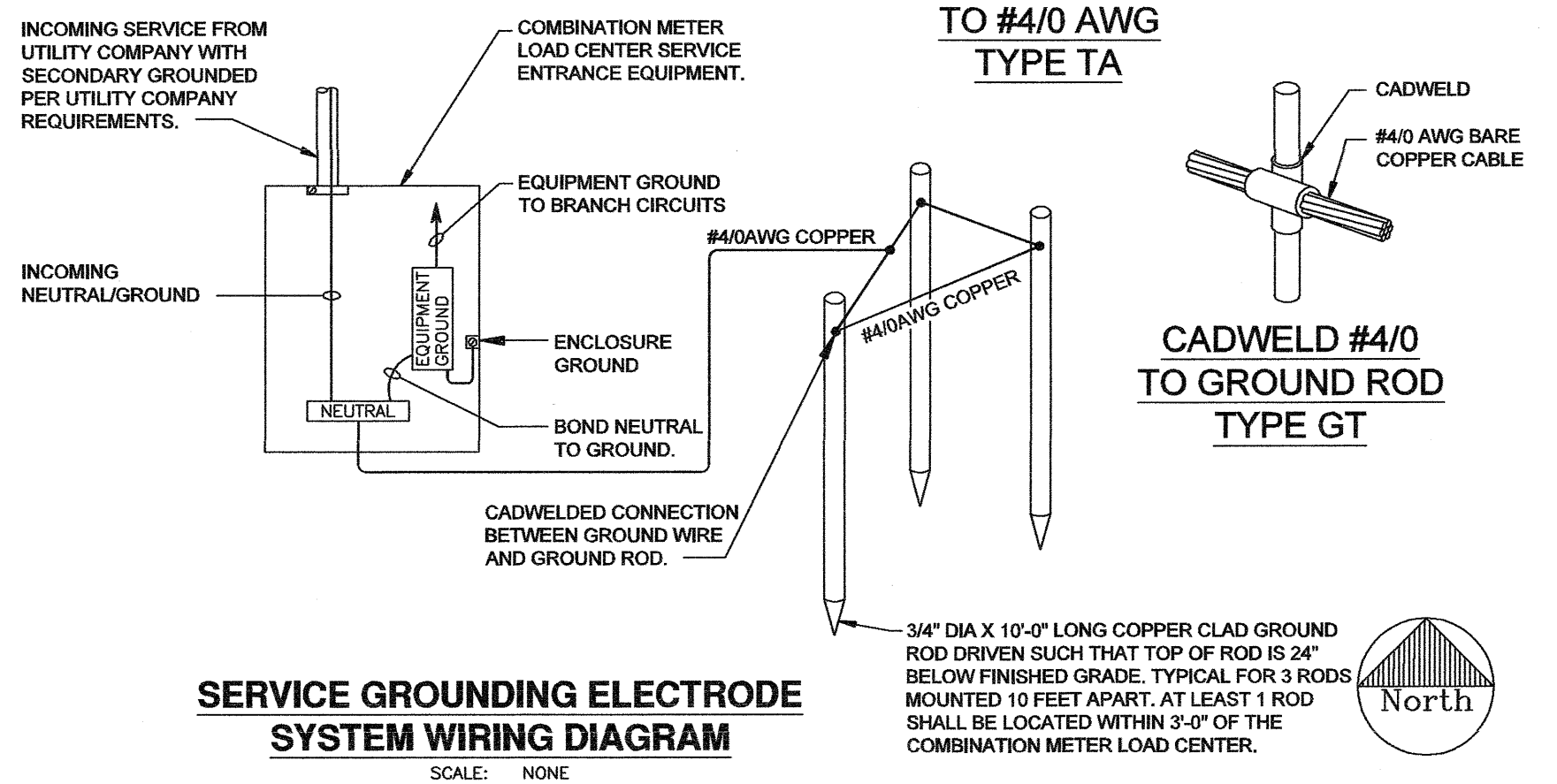
- COMBINATION METER LOAD CENTER SUCH AS SIEMENS #MC0408B1150T OR APPROVED EQUAL, METER AND PANEL LP SHALL BE IN A LOCKABLE, NEMA 3R ENCLOSURE. SEE DETAIL, THIS SHEET, FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2) UNDERGROUND PVC 2\"/>



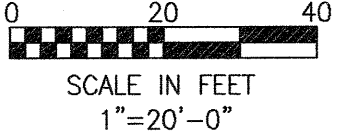
**ORR PARK SITE ELECTRICAL PLAN**



**IN-GRADE PULL BOX INSTALLATION DETAIL**  
SCALE: NONE

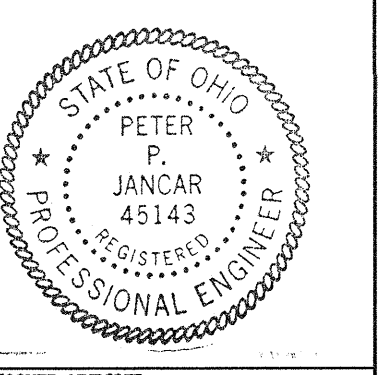


**SERVICE GROUNDING ELECTRODE  
SYSTEM WIRING DIAGRAM**  
SCALE: NONE



City of Cleveland  
Mayor's Office of Capital Projects  
**Division of Architecture  
and Site Development**  
Cleveland City Hall, 601 Lakeside Avenue, Room 517A  
Cleveland, OH 44114-1015  
Phone: (216) 664-2374 Fax: (216) 664-4220

PROJECT NAME:  
**CITY OF CLEVELAND  
DEPARTMENT OF PUBLIC WORKS  
2019 MULTIPLE PARKS SITE IMPROVEMENTS  
BID PACKAGE B - ORR PARK**  
LAMONT AVENUE  
CLEVELAND, OHIO



ISSUED / REVISED		
DATE	BY	DESCRIPTION
02/07/2020	MARK	ISSUED FOR BIDD

TITLE: **SITE ELECTRICAL PLAN**

DESIGNED BY: TJR DATE: 02/07/2020  
CHECKED BY: MARK DATE: 02/07/2020  
PROJECT NUMBER: 2019-C00000  
SCALE: AS NOTED  
SHEET NO: **E-1.0-B**

# Euclid Corridor Design Review Case

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May 21, 2021

EC2020-002 - MLK Branch Library New Construction: Seeking Final Approval

**Project Address: 10541 Euclid Avenue**

Project Representatives: Peter MacEwen, Cleveland Public Library

Jonathan Kurtz, Architect

Note: this project received Schematic Design Approval from the Planning Commission on February 21, 2020.





# University Circle Inc

## Architectural Review Board

### DESIGN PRESENTATION

Part I: Circle Square Development  
by Bialosky Cleveland

Part II: Library Lofts  
by Bialosky Cleveland

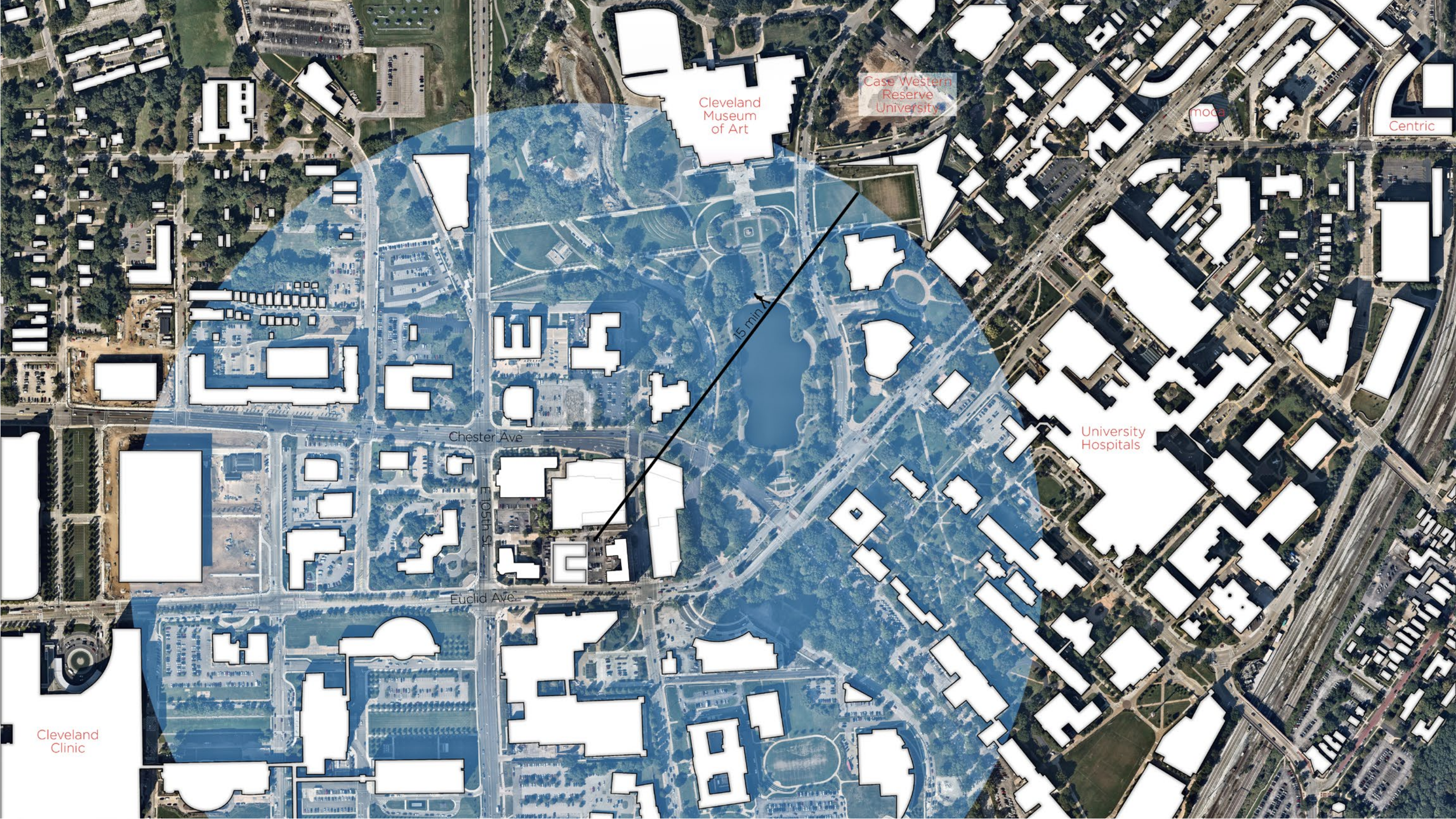
Part III: CPL MLK Branch Library  
by SO-IL & JKURTZ



# LIBRARY LOFTS ARB PRESENTATION

 **CIRCLE  
SQUARE**  
**BIALOSKY**  
CLEVELAND  
UC CITY CENTER LLC  
05.20.2021





Cleveland Museum of Art

Case Western Reserve University

moca

Centric

University Hospitals

Cleveland Clinic

Chester Ave

E 105th St

Euclid Ave

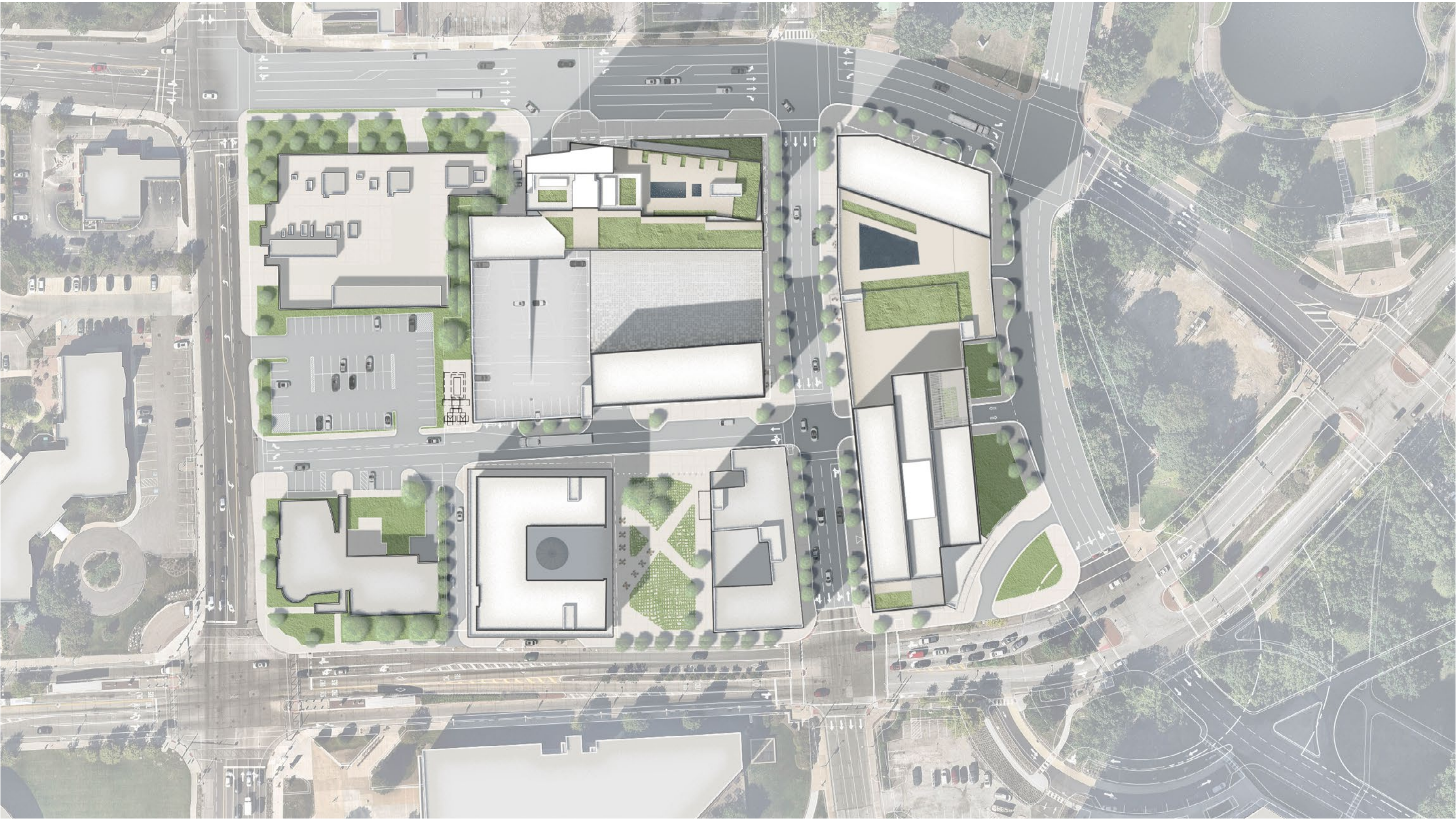
15 min





Library  
Lofts/MLK  
Site





# Library Lofts

Building Design - Exterior

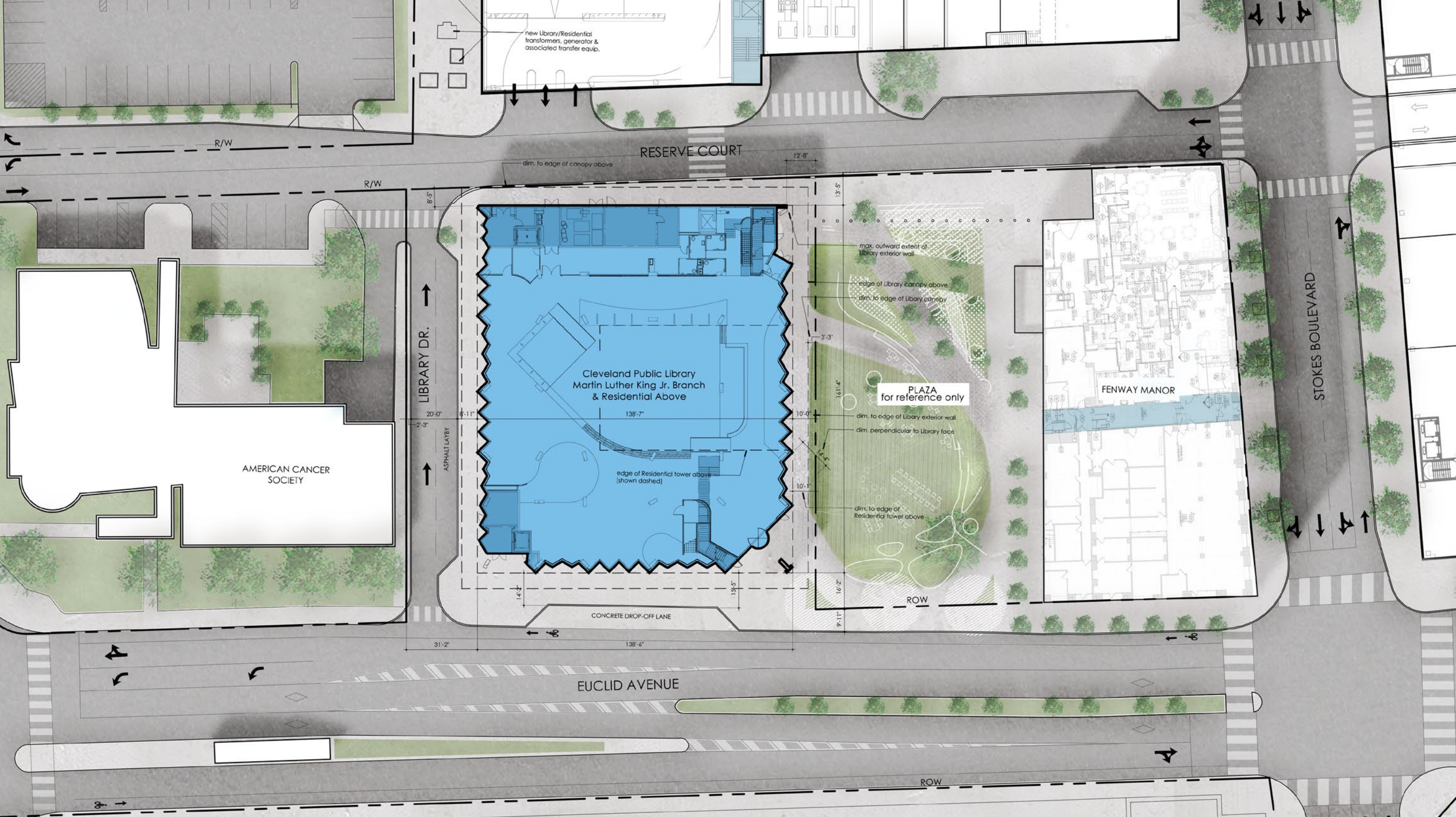




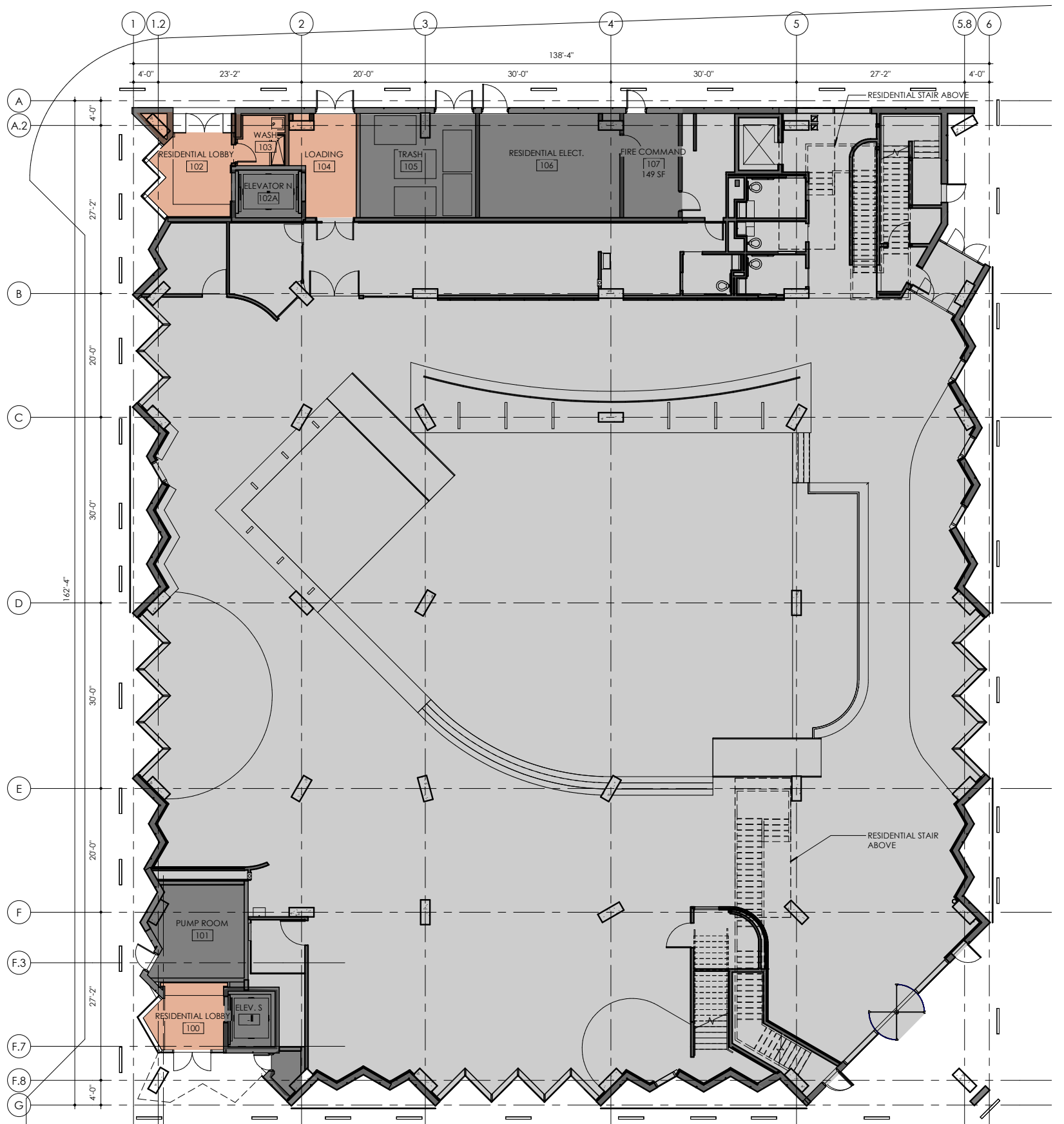
## Library Lofts

Building Design - Exterior











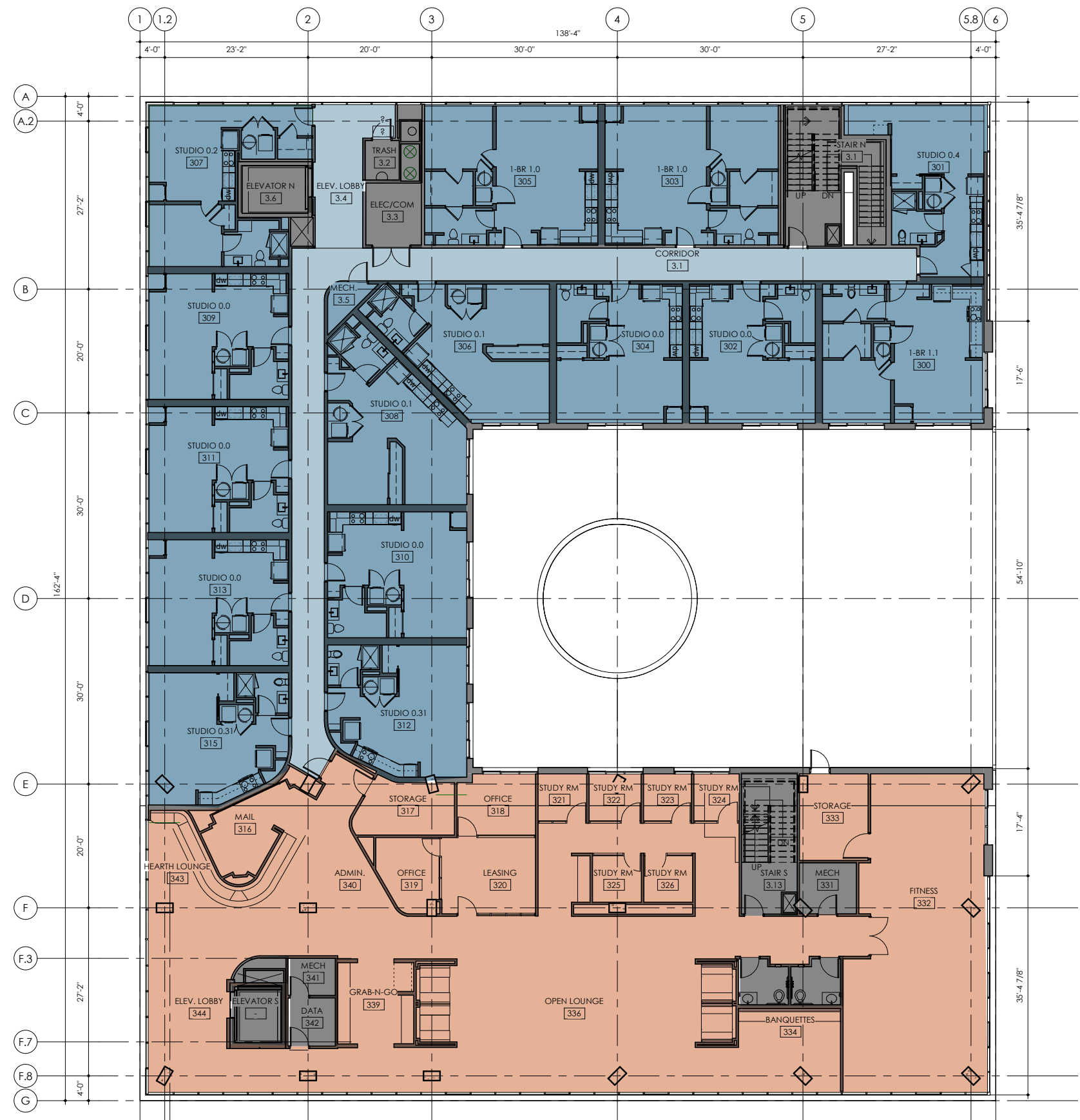
**Amenity (3rd) Floor Plan (47% efficiency)**

Gross Floor Area: 17,225 sf  
 Total Net Rentable Floor Area: 8,127 sf

**Unit Count**

15 This Floor  
**207** Total Across (9) Floors

See Interior Schematic Design Package for  
 Additional Amenity and Unit Information



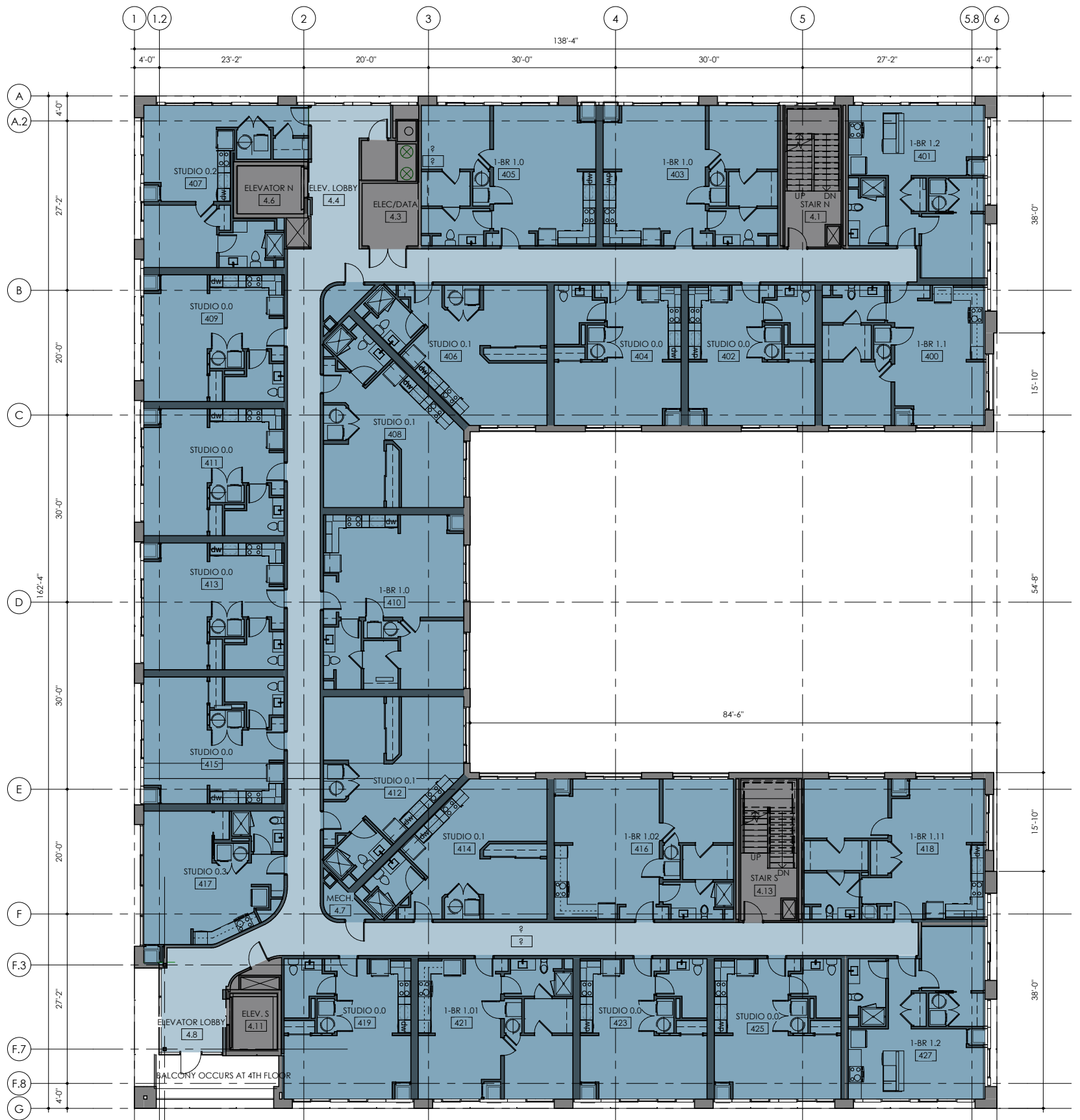
**Typical Floor Plan (79% efficiency)**

Gross Floor Area: 17,225 sf  
 Total Net Rentable Floor Area: 13,622 sf

**Unit Count**

24 Per Typical Floor  
**207** Total Across (9) Floors

See Interior Schematic Design Package for  
 Additional Unit Information







Library Lofts is an expression of a shelf filled with books—specifically how that shelf could be scaled and diagrammed through architectural responses to site, tenants, amenities, physical relationships, and style.





Facade Material Lighting Comparisons



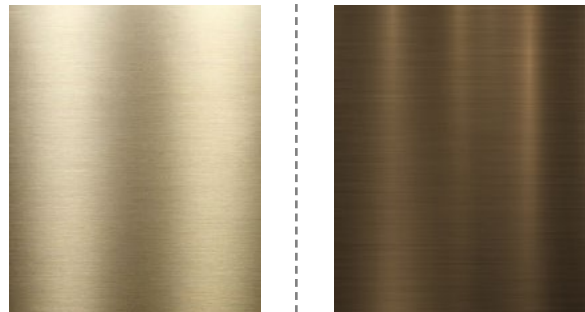
Equitone + Metal Panel



Superframe -  
Grey Fiber Cement



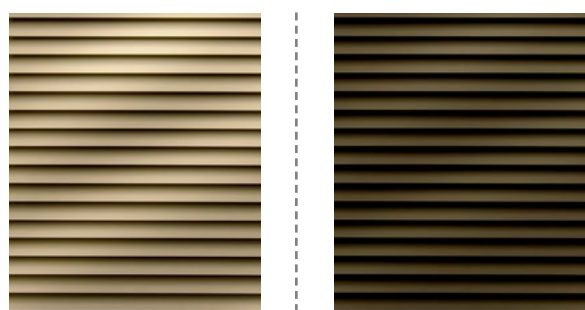
Superframe Infill & Mullions -  
Light Bronze & Medium Bronze  
Metal Panels



Courtyard -  
Striated Metal Panels



Superframe Infill -  
Light Bronze & Medium Bronze  
Louvers



Fiber cement panel  
rainscreen system-  
exposed fasteners

Insulated window  
wall glazing

False architectural  
louver

Aluminum  
composite metal  
slab cover panels

Glazed in architectural  
louver over VTAC &  
exhaust openings

Aluminum  
composite metal  
flat infill panels



Exterior Materials of Residential Tower

Rendered Elevation Parti



T.O. COPING

ELEVENTH FLOOR  
110'-8"

TENTH FLOOR  
100'-8"

NINTH FLOOR  
90'-8"

EIGHTH FLOOR  
80'-8"

SEVENTH FLOOR  
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THIRD FLOOR  
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SECOND FLOOR  
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GROUND FLOOR  
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





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





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



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110'-8"
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scale: 1/16"=1'-0"







# **Cleveland Public Library MLK Jr. Branch**

**Planning Submission Material**  
**May 11, 2021**

**SO – IL / JKURTZ**

## Design Scales

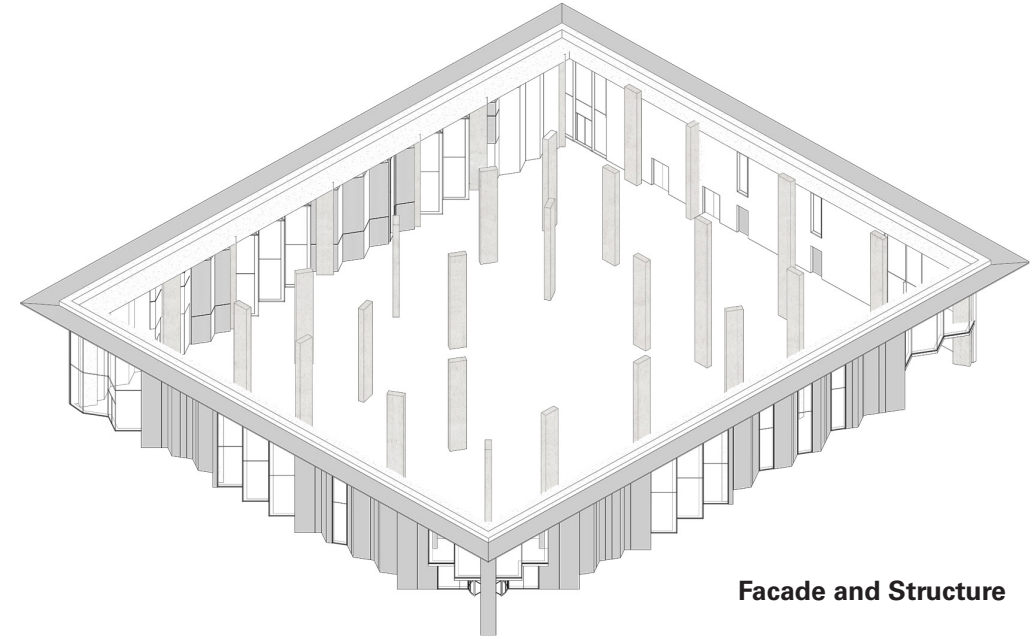
### Civic Scale: Connects the library to the city.

**Metal Facade Panels**

**Metal Canopy**

**Cast-In-Place Columns**

**Small Aggregate Concrete Floor**



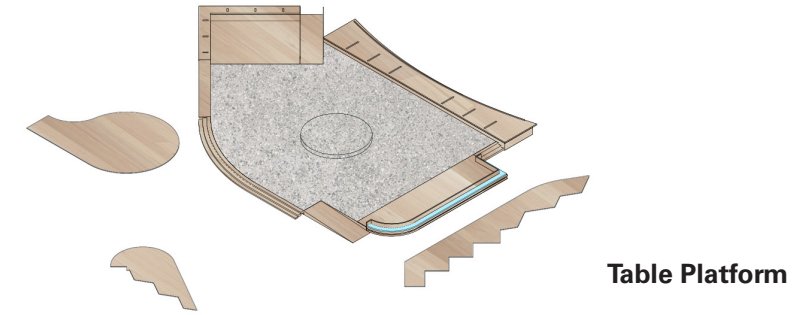
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**Interactive CLT Table Elements**

**Large Aggregate Concrete Platform**



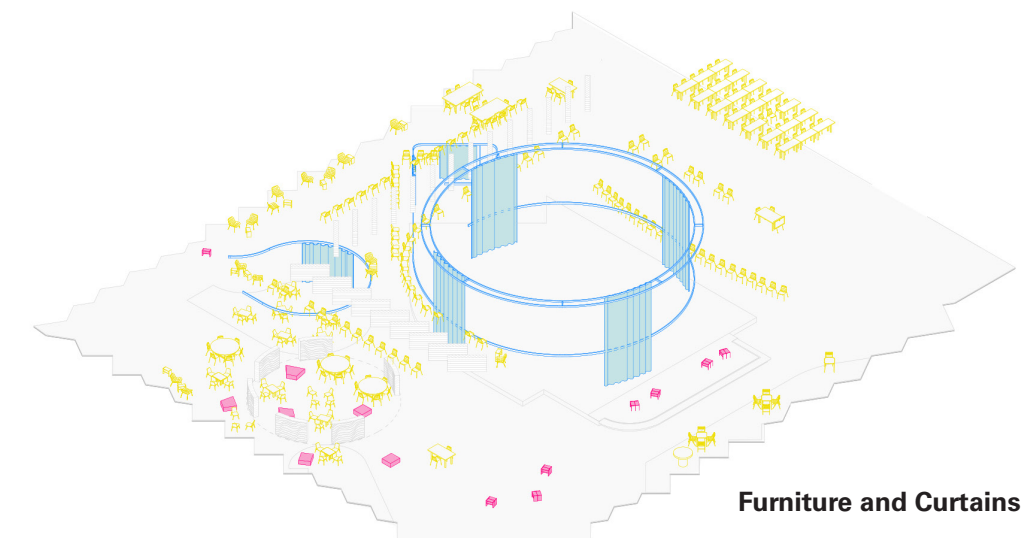
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**Colorful, Lightweight Furniture**

**Playful Light Fixtures**

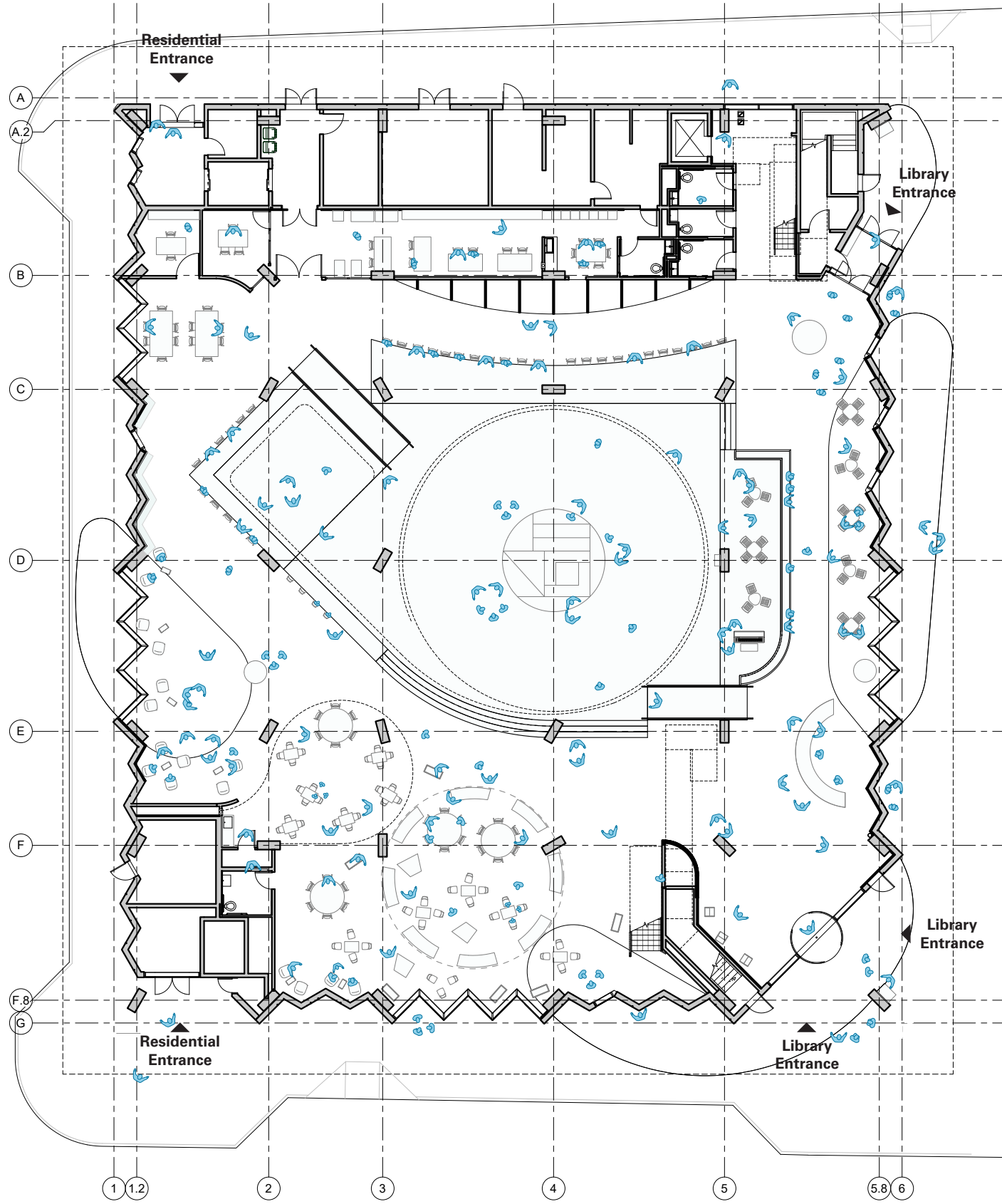
**Energetic Curtain Tracks**

**Touchable Acoustic Curtains**

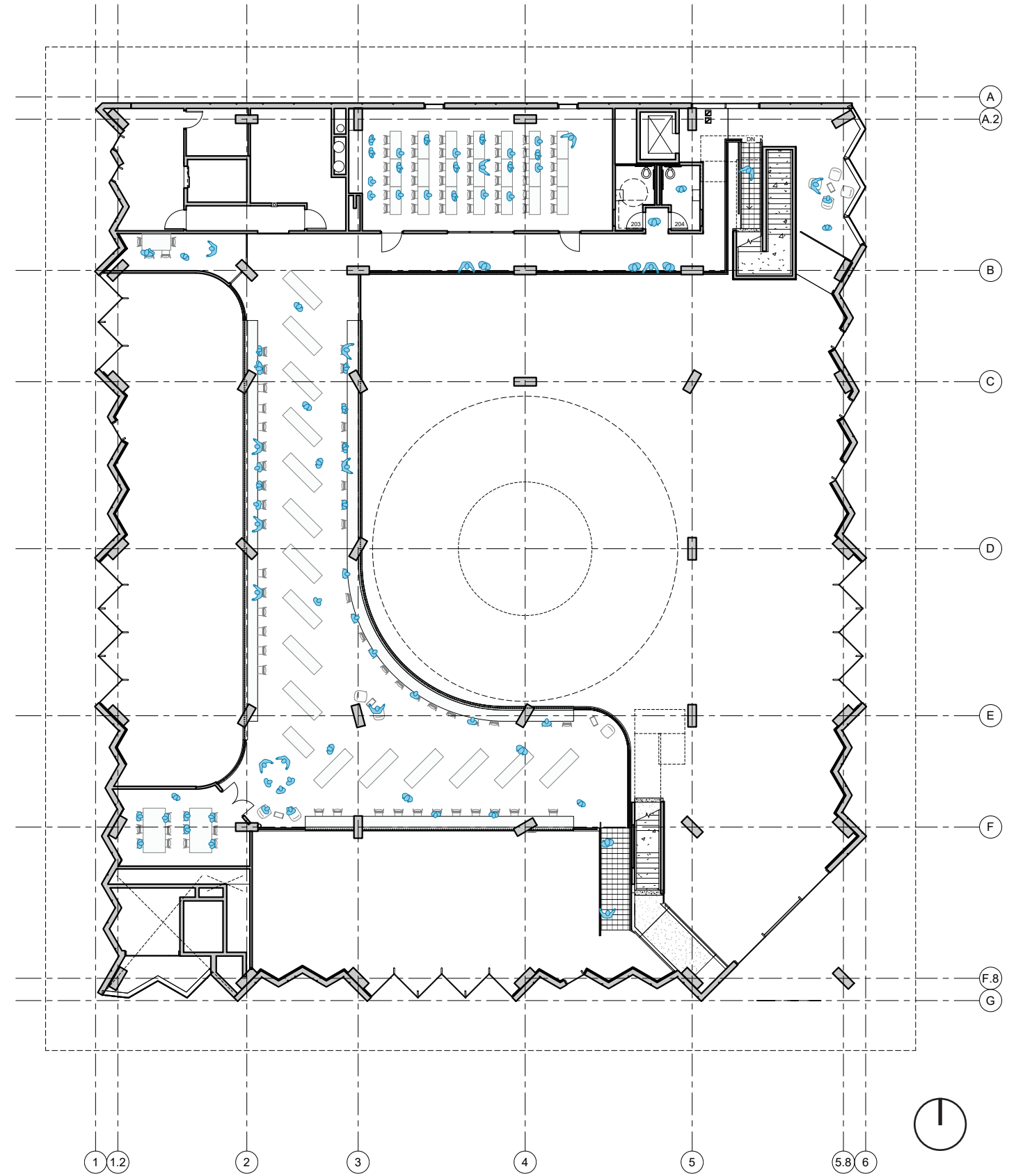




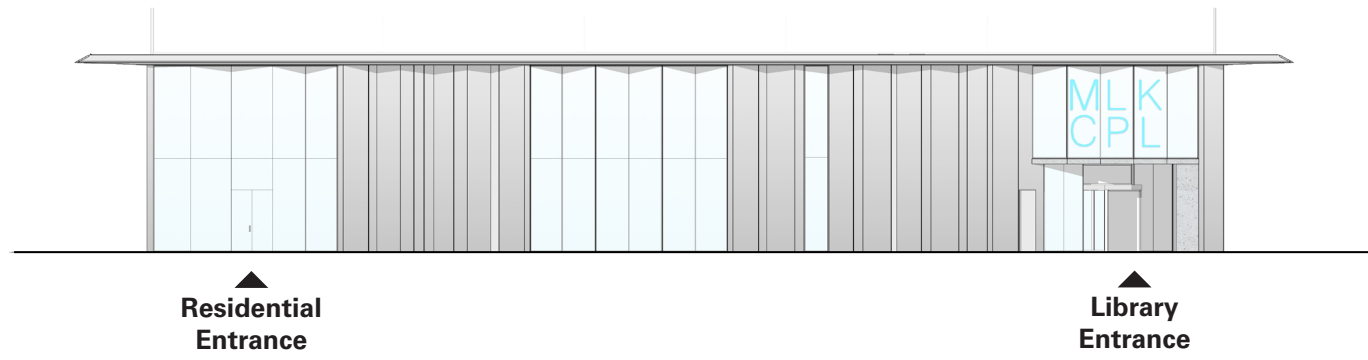
# Ground Floor Plan



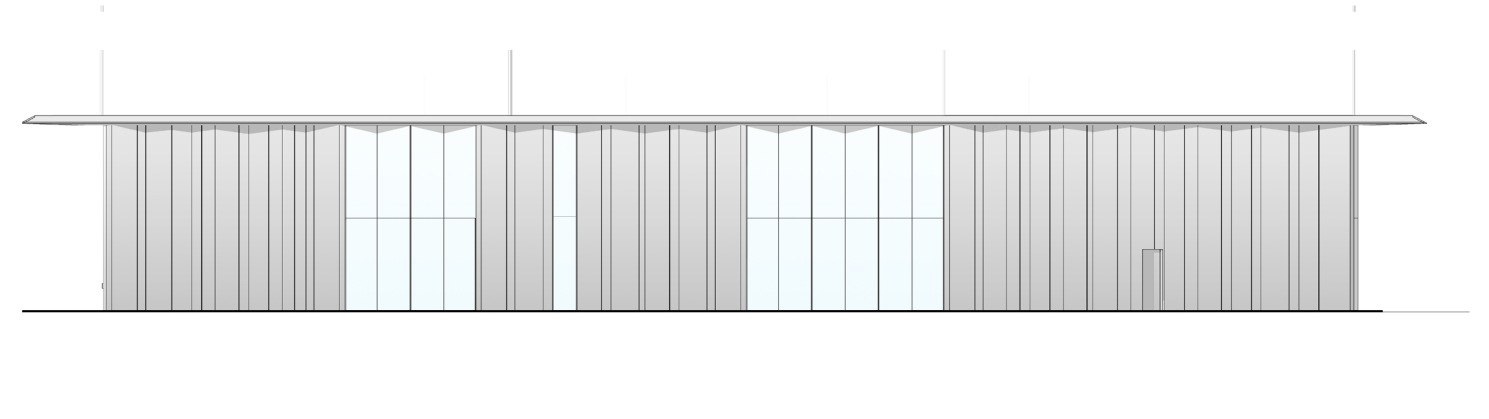
# Second Floor Plan



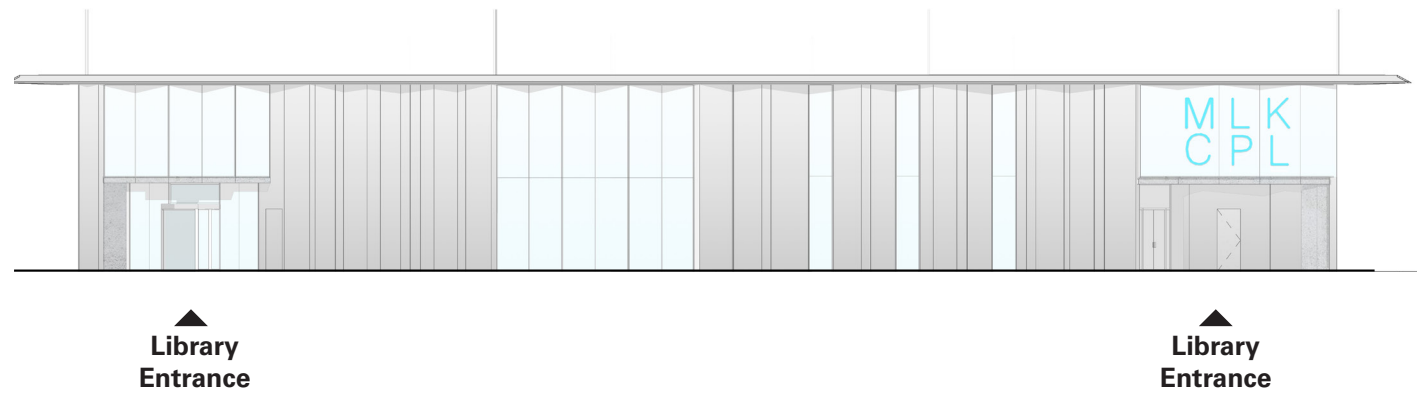
# Elevations



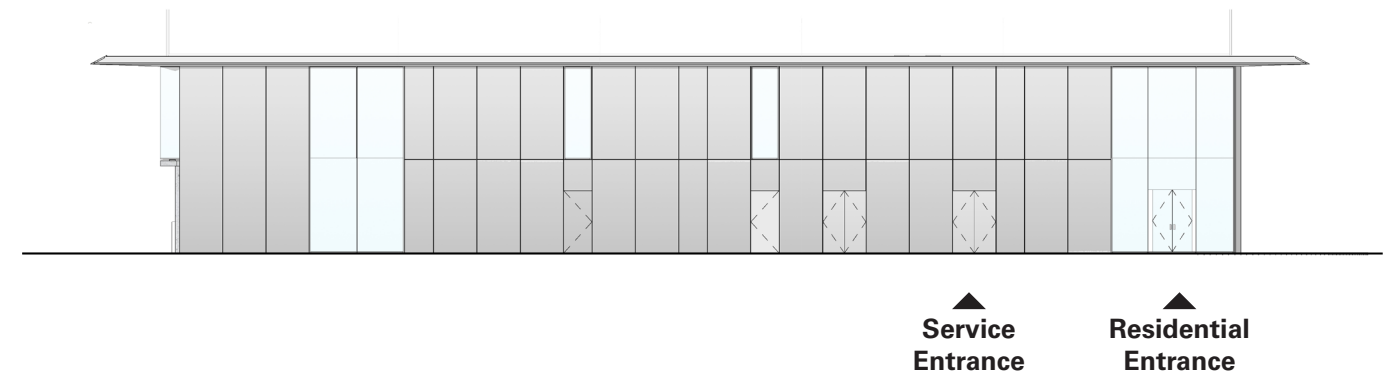
South Elevation



West Elevation



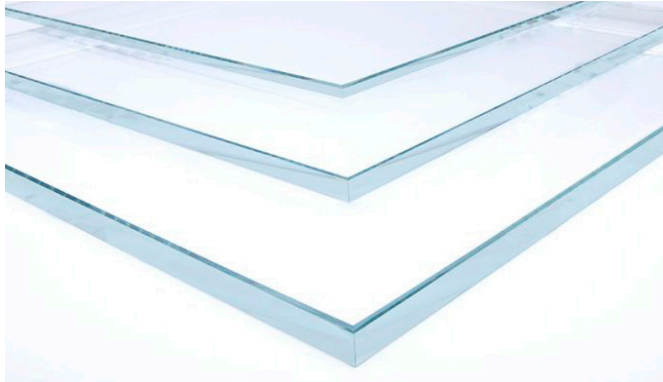
East Elevation



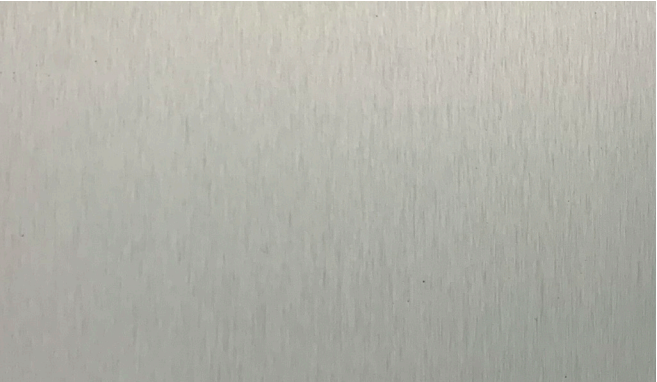
North Elevation



# Library Exterior Material Palette



Transparent Glazing System



Brushded Anodized Aluminum Canopy & Cladding



Cast-In-Place Concrete Columns



Large Aggregate Concrete



Small Aggregate Concrete





SO - IL / JKURTZ BIALOSKY  
CLEVELAND







# Euclid Corridor Design Review Case

---



May 21, 2021

EC2019-030 - Library Lofts New Construction: Seeking Final Approval

**Project Address: 11300 Euclid Avenue**

Project Representatives: Steve Rubin, Midwest Development Partners

David Craun, Bialosky Cleveland

Note: this project received Schematic Design Approval from the Planning Commission on February 21, 2020.





# University Circle Inc

## Architectural Review Board

### DESIGN PRESENTATION

Part I: Circle Square Development  
by Bialosky Cleveland

Part II: Library Lofts  
by Bialosky Cleveland

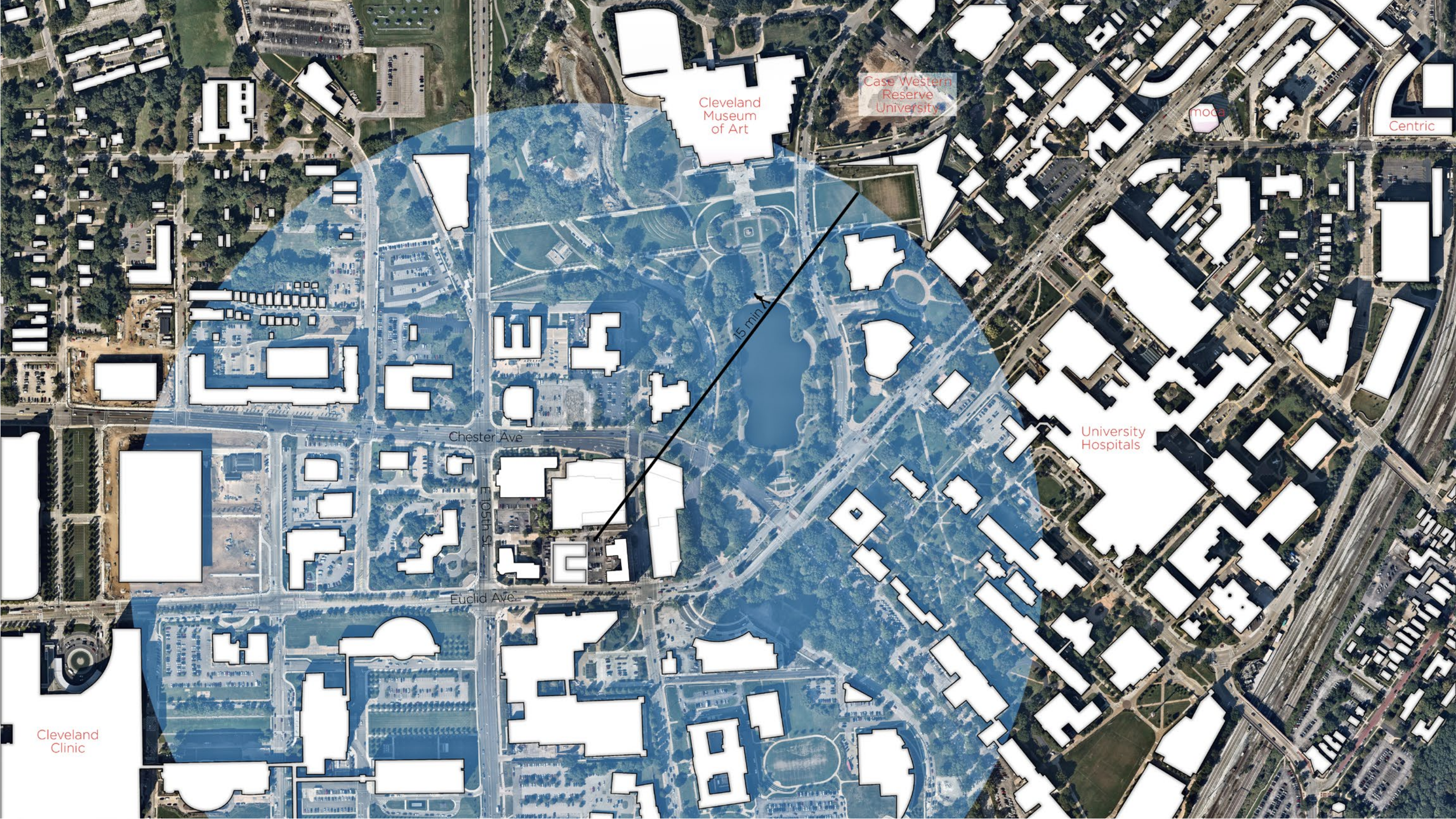
Part III: CPL MLK Branch Library  
by SO-IL & JKURTZ



# LIBRARY LOFTS ARB PRESENTATION

 **CIRCLE  
SQUARE**  
**BIALOSKY**  
CLEVELAND  
UC CITY CENTER LLC  
05.20.2021





Cleveland Museum of Art

Case Western Reserve University

moda

Centric

15 min

Chester Ave

E 105th St

Euclid Ave

University Hospitals

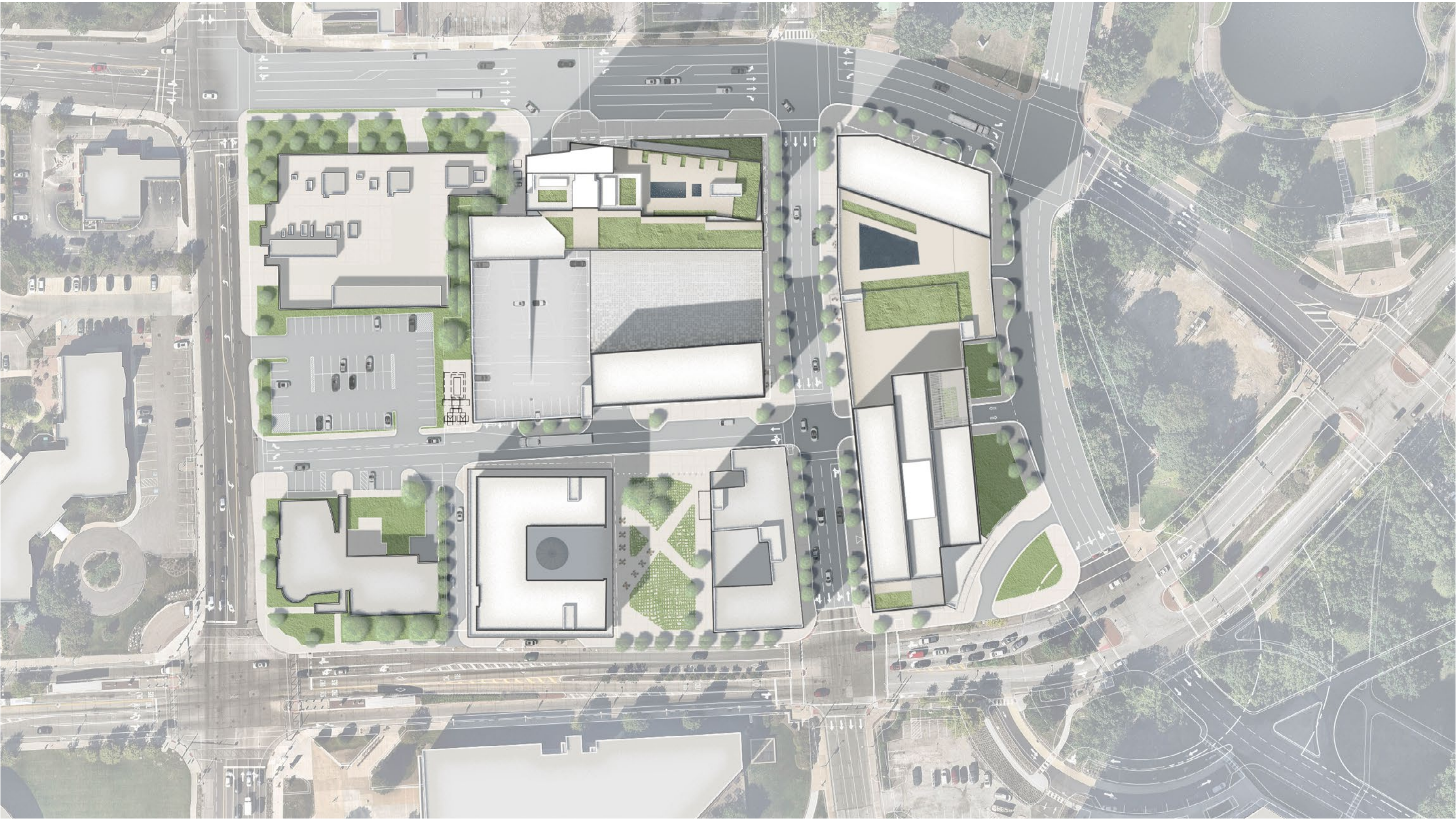
Cleveland Clinic





Library  
Lofts/MLK  
Site





# Library Lofts

Building Design - Exterior

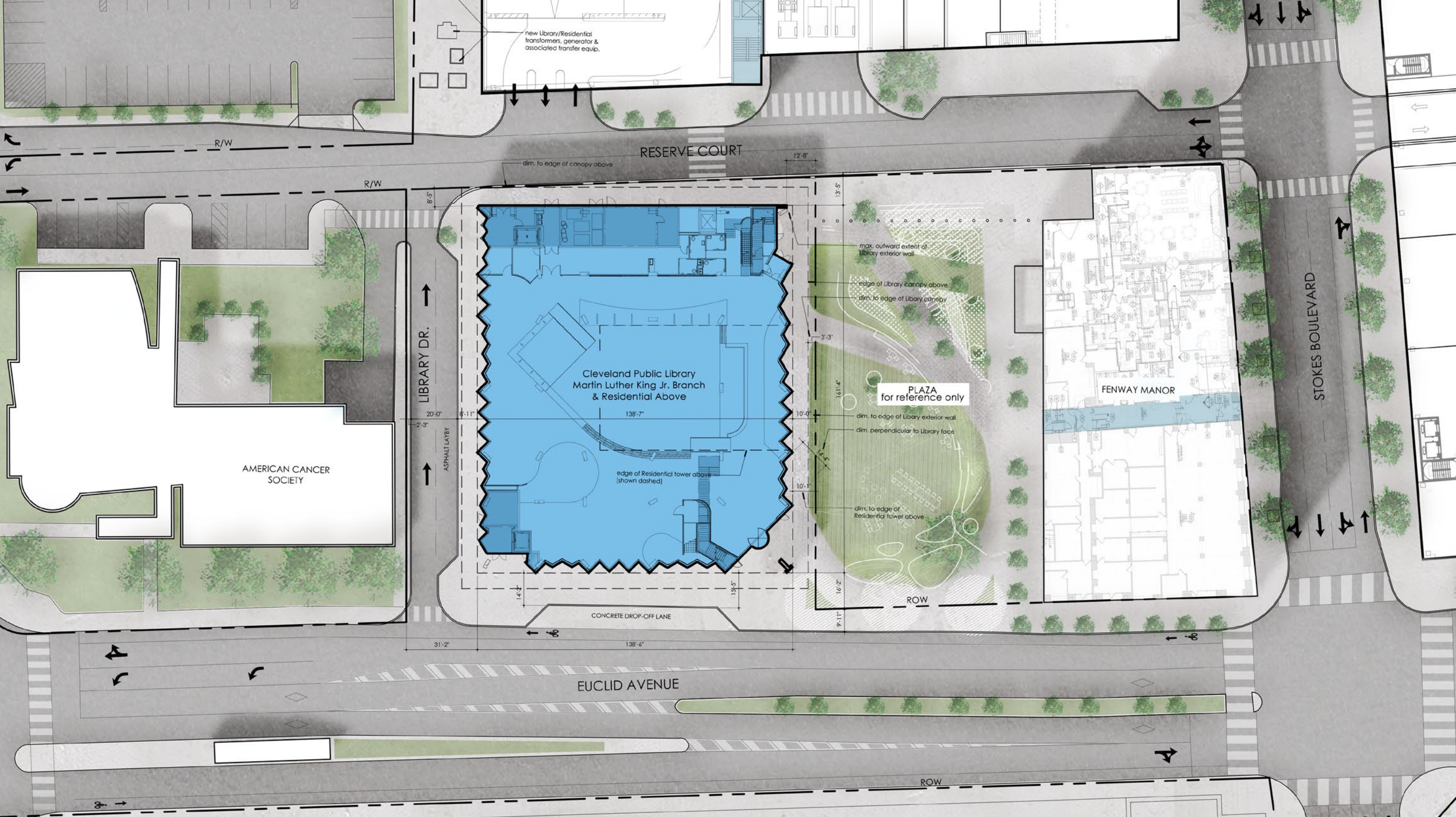




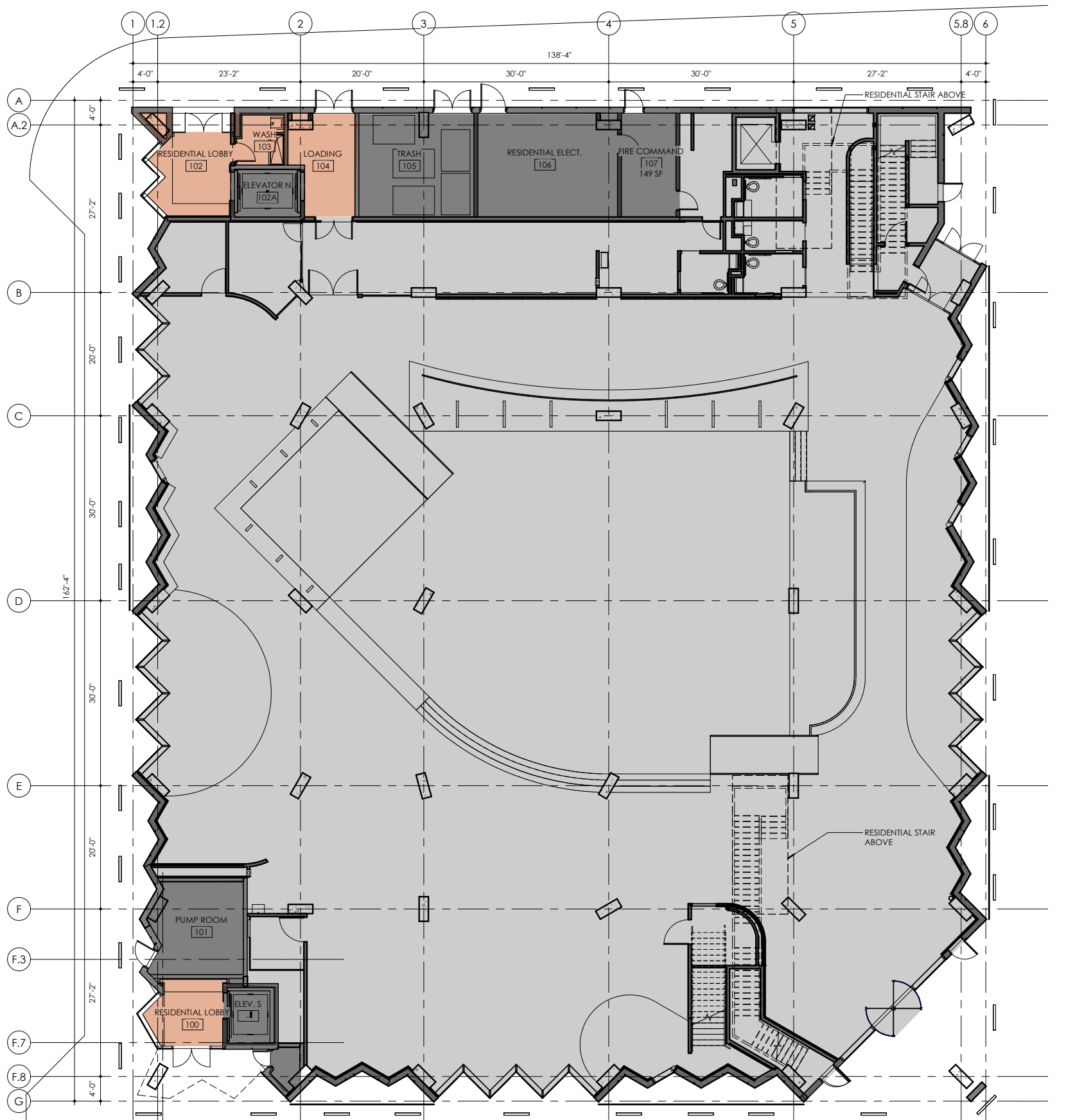
## Library Lofts

Building Design - Exterior









# Library Lofts

Building Design - Exterior



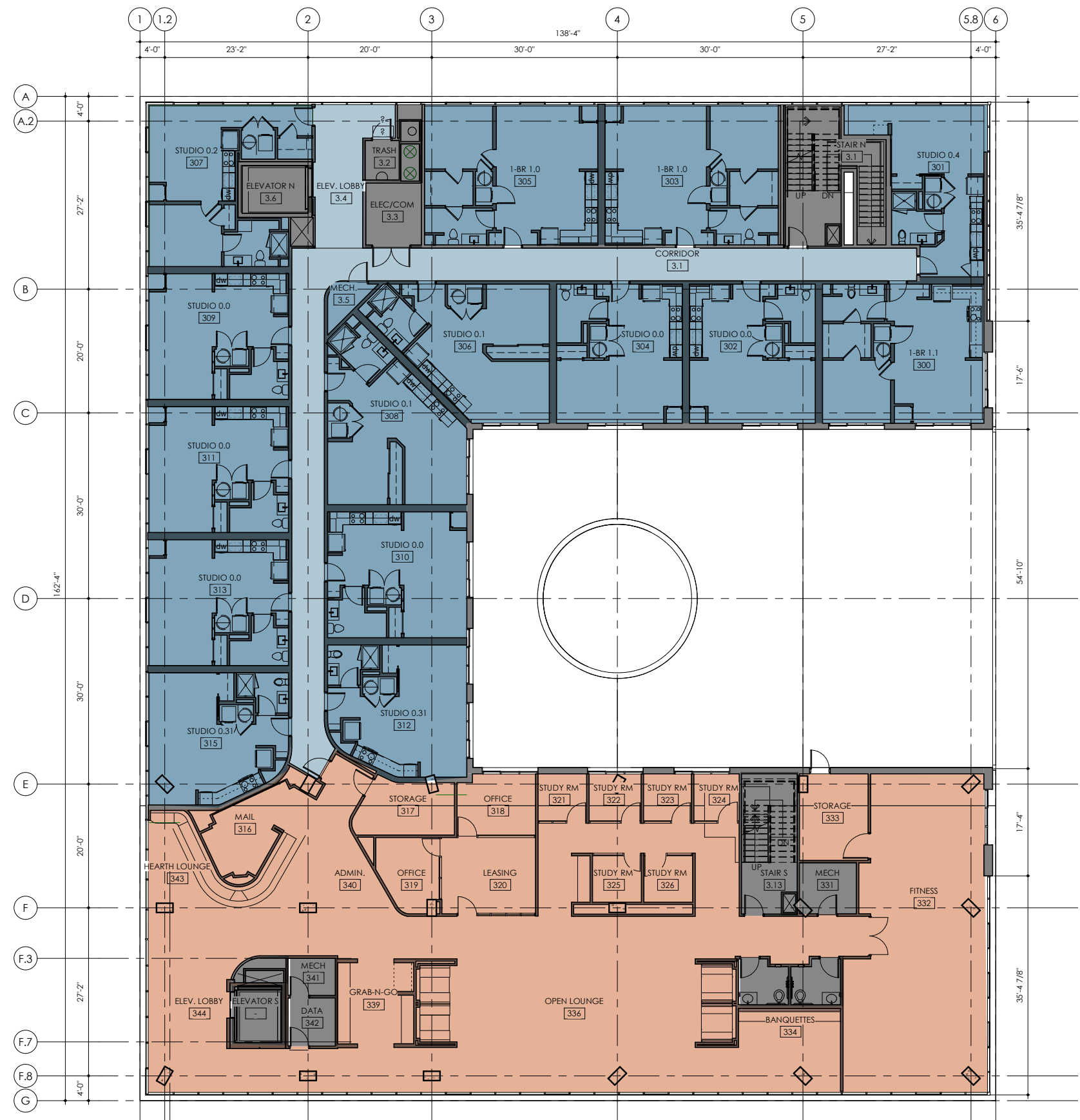
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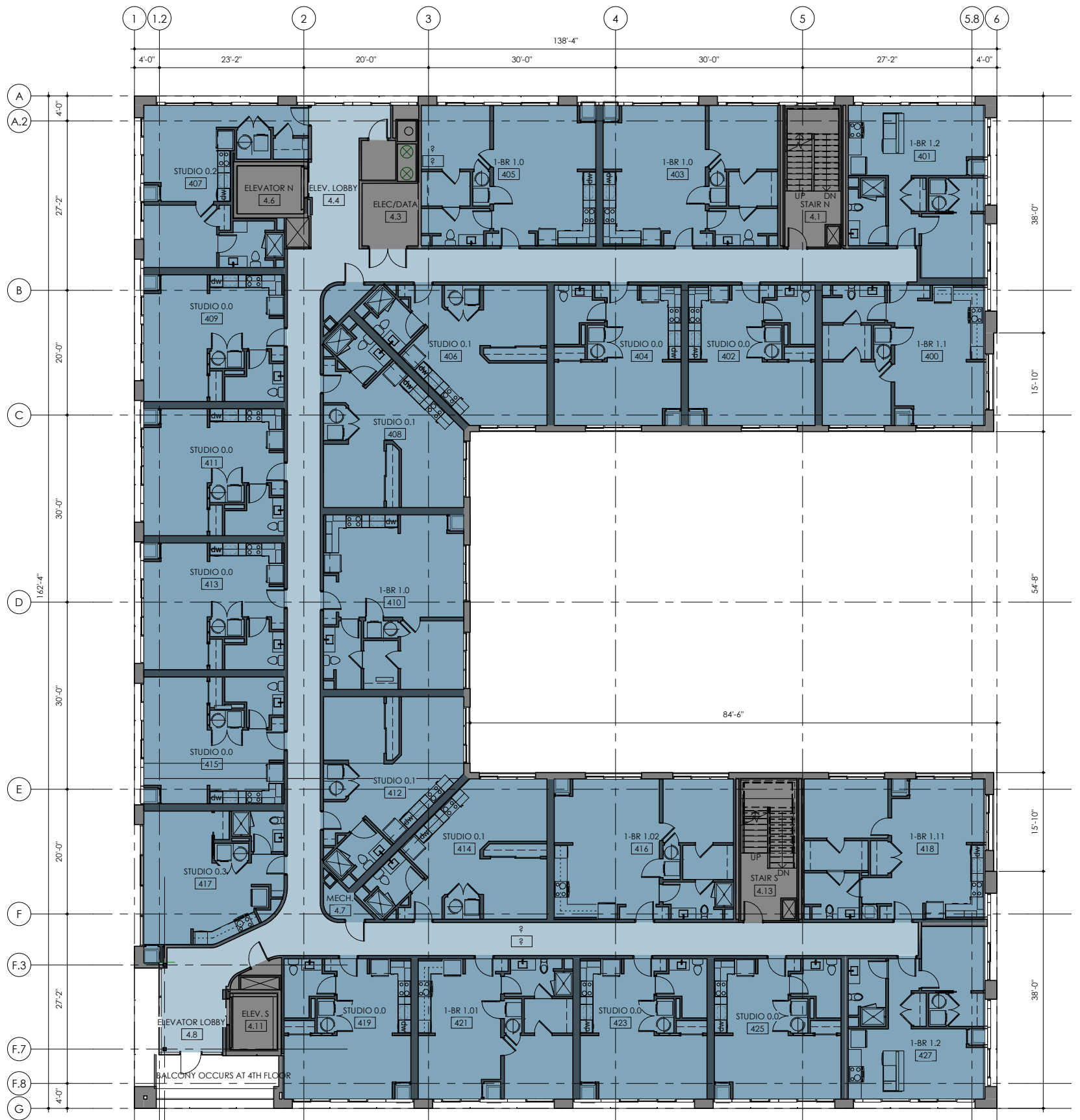
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Equitone + Metal Panel

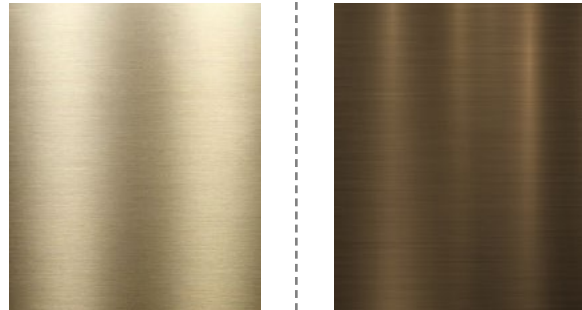




Superframe - Grey Fiber Cement



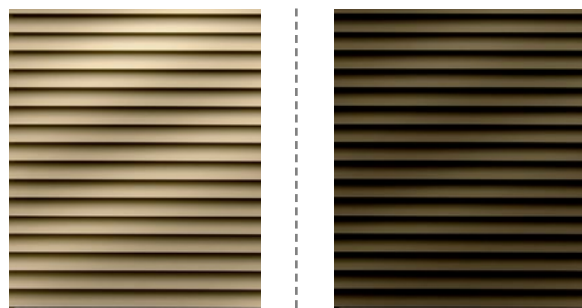
Superframe Infill & Mullions - Light Bronze & Medium Bronze Metal Panels



Courtyard - Striated Metal Panels



Superframe Infill - Light Bronze & Medium Bronze Louvers



Fiber cement panel rainscreen system-exposed fasteners

Insulated window wall glazing

False architectural louver

Aluminum composite metal slab cover panels

Glazed in architectural louver over VTAC & exhaust openings

Aluminum composite metal flat infill panels



Exterior Materials of Residential Tower

Rendered Elevation Parti



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





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





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SO - IL / JKURTZ BIALOSKY  
CLEVELAND



# **Cleveland Public Library MLK Jr. Branch**

**Planning Submission Material**  
**May 11, 2021**

**SO – IL / JKURTZ**



## Design Scales

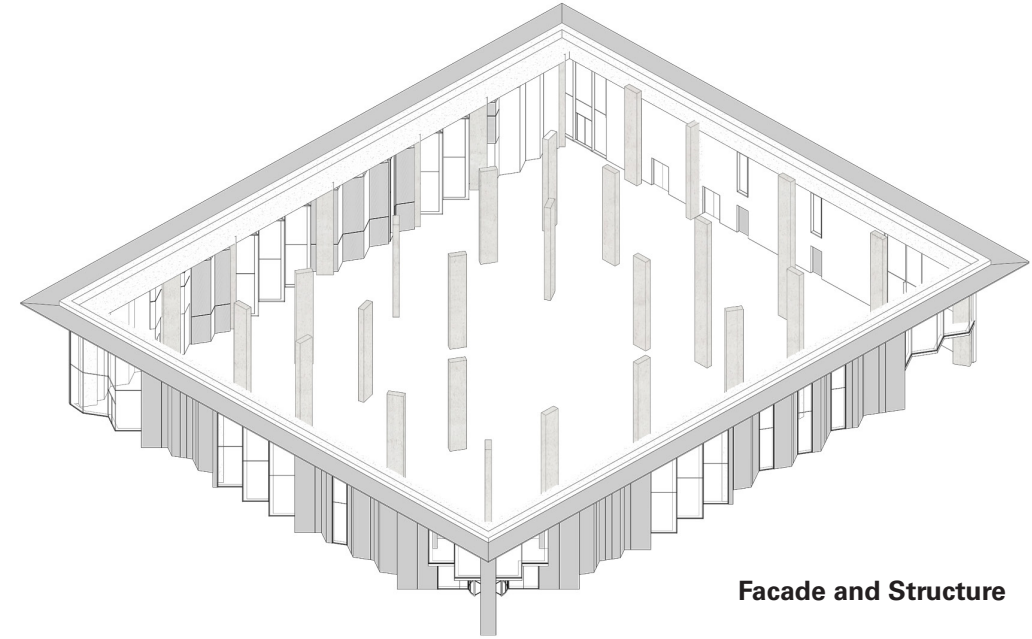
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**Metal Facade Panels**

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**Cast-In-Place Columns**

**Small Aggregate Concrete Floor**



Facade and Structure

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**Acoustic Textured Walls**

**Interactive CLT Table Elements**

**Large Aggregate Concrete Platform**

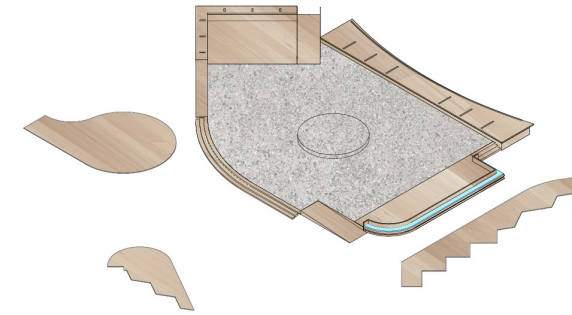


Table Platform

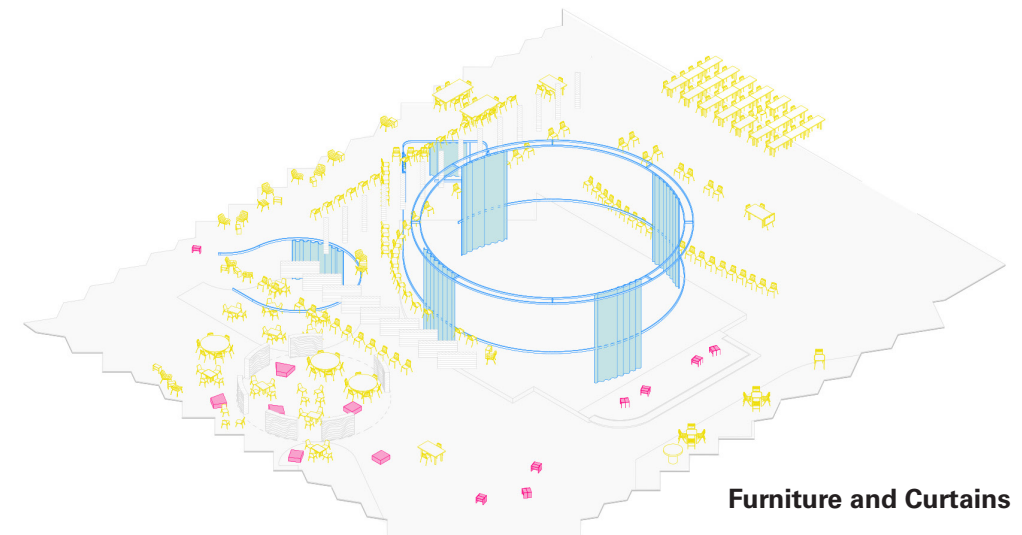
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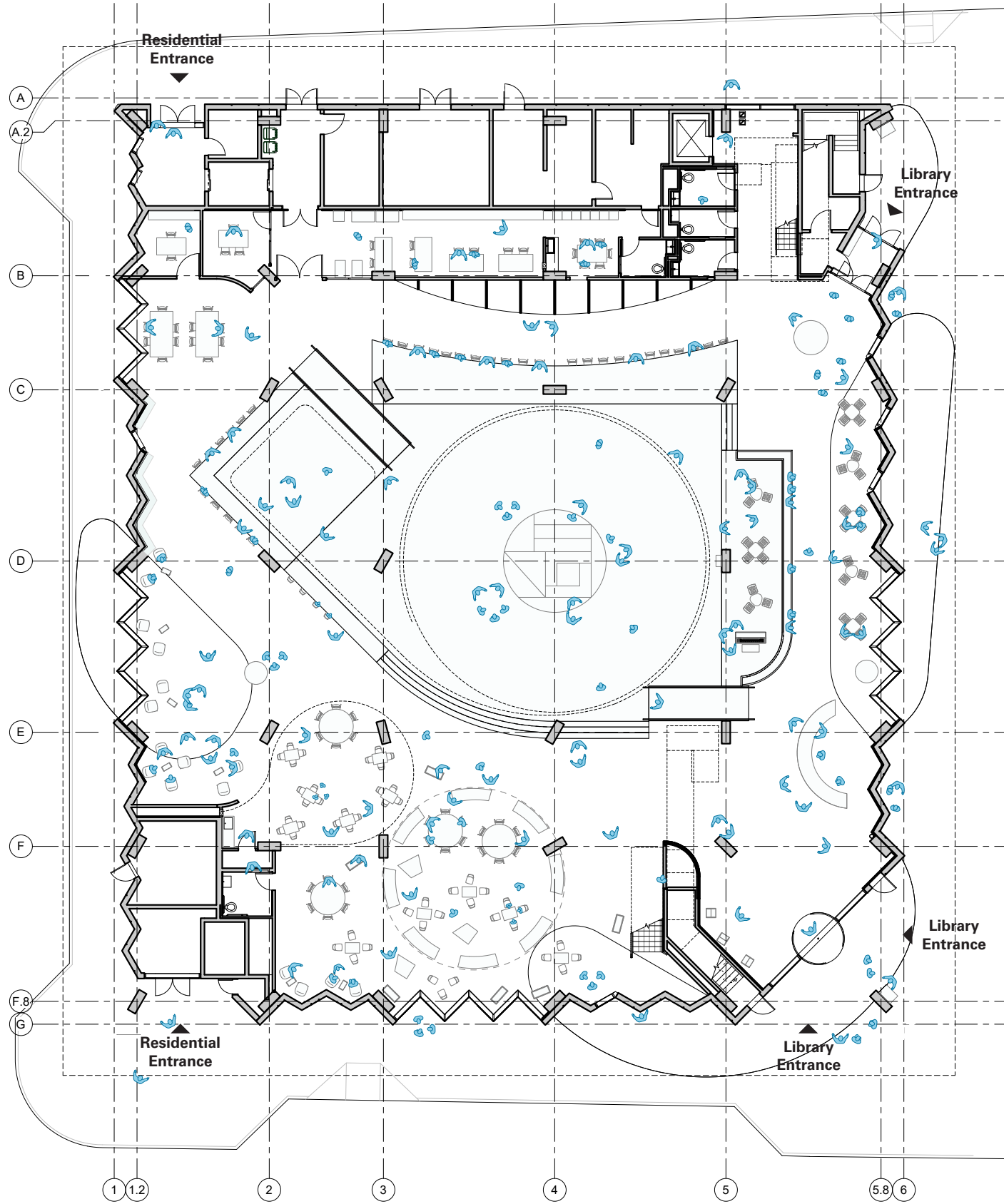
**Touchable Acoustic Curtains**



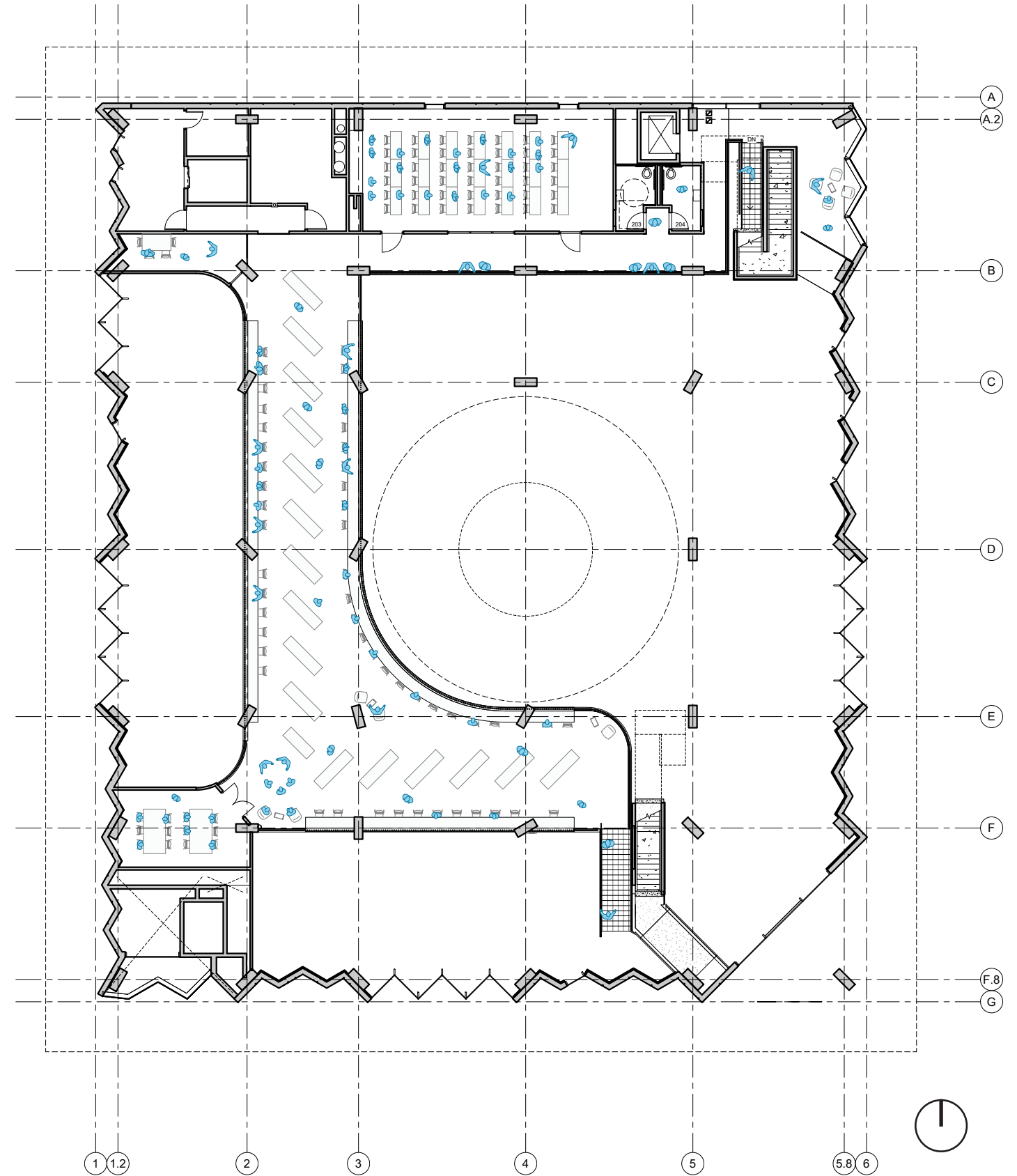
Furniture and Curtains



# Ground Floor Plan

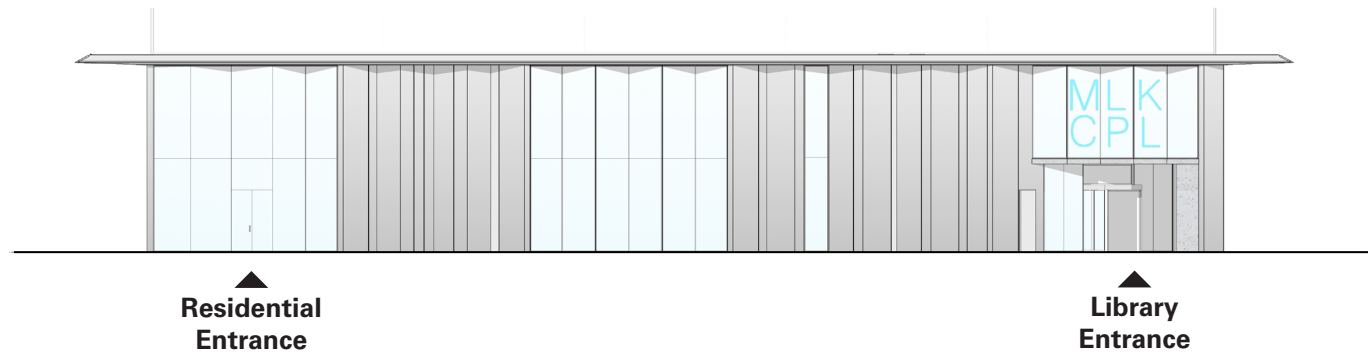


# Second Floor Plan

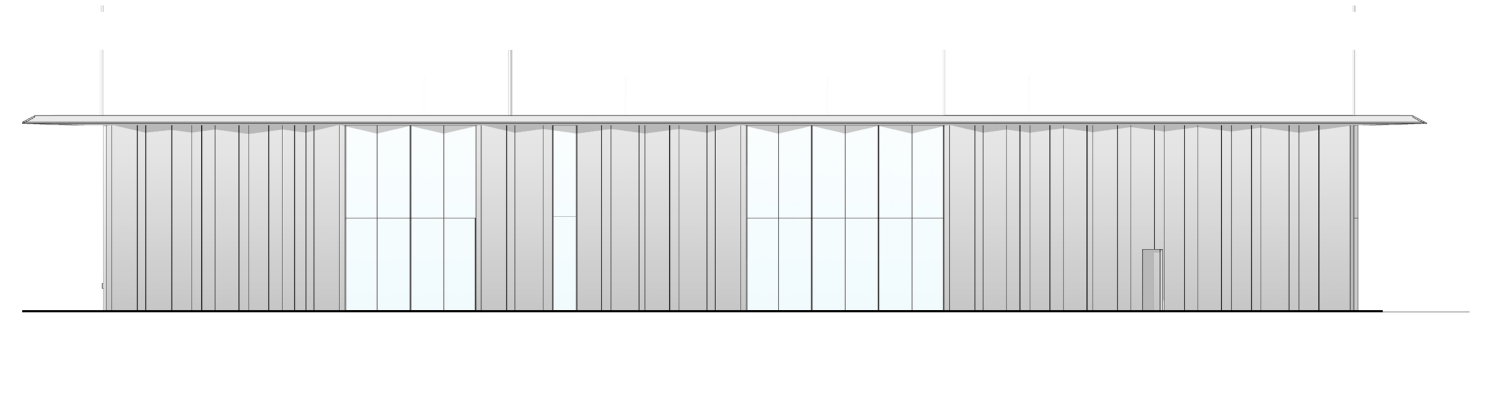




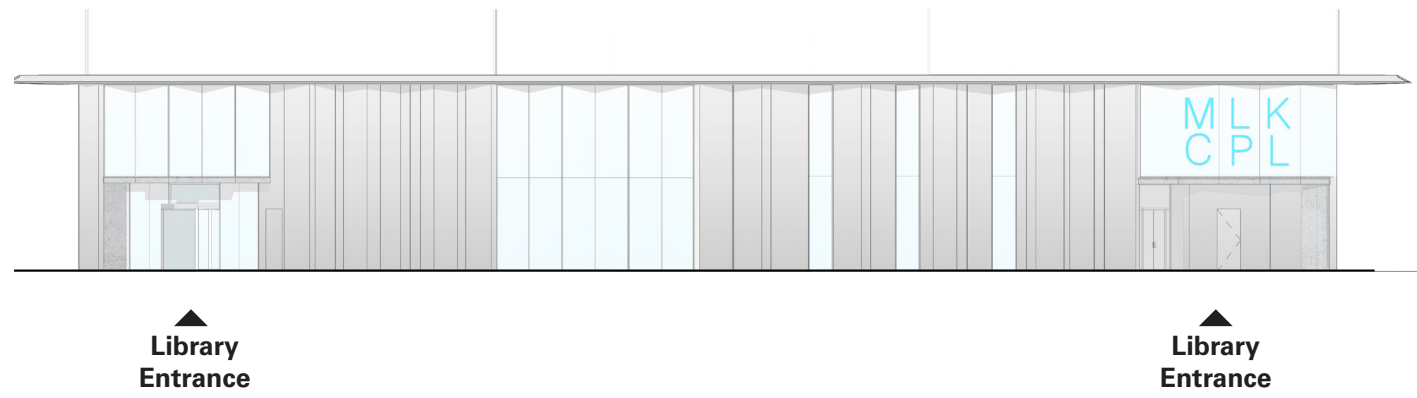
# Elevations



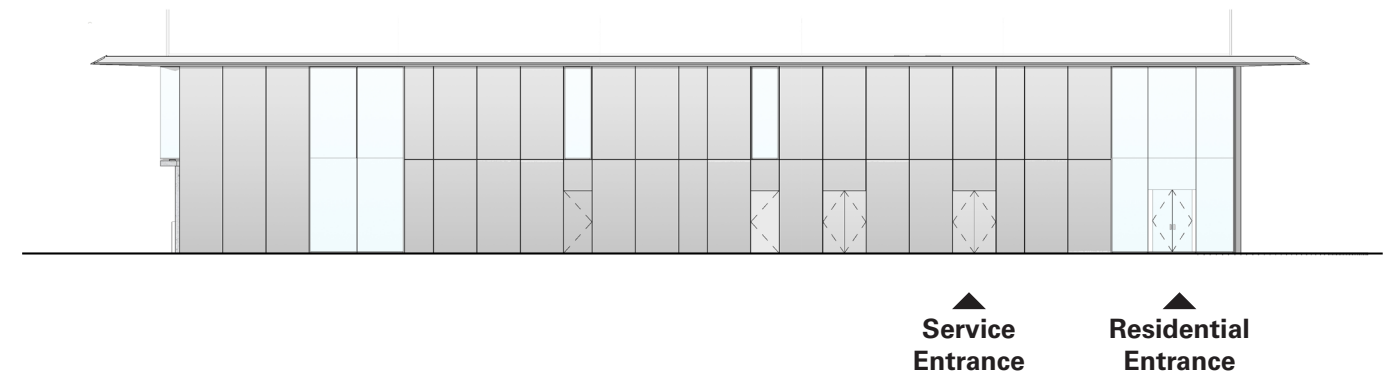
South Elevation



West Elevation



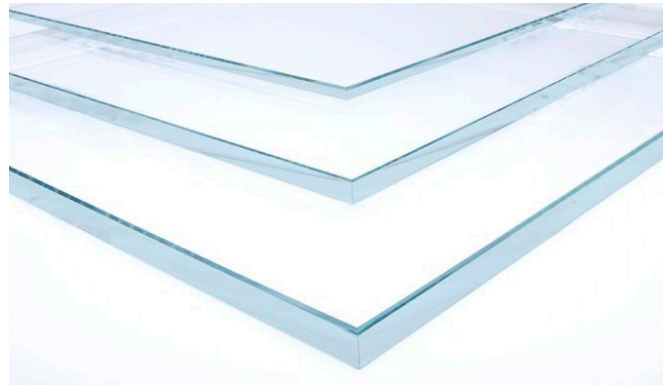
East Elevation



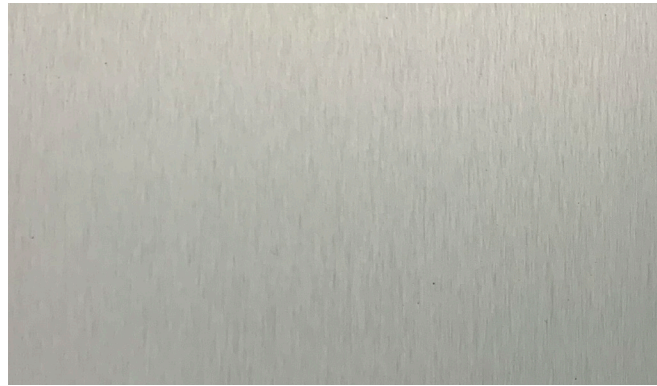
North Elevation



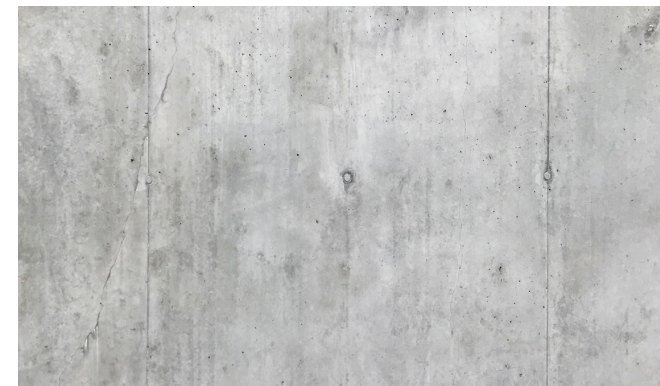
# Library Exterior Material Palette



**Transparent Glazing System**



**Brushded Anodized Aluminum Canopy & Cladding**



**Cast-In-Place Concrete Columns**



**Large Aggregate Concrete**



**Small Aggregate Concrete**





SO - IL / JKURTZ BIALOSKY  
CLEVELAND







# Downtown | Flats Design Review Case

---



May 21, 2021

DF2021-007 - Carnegie Service Station Redevelopment: Seeking Final Approval

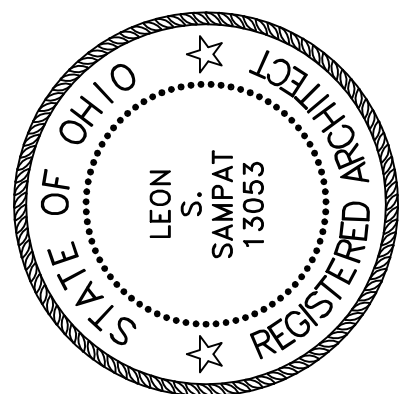
**Project Address: 2419 East 9<sup>th</sup> Street**

Project Representative: Leon Sampat, LS Architects



REV.	DATE

**US ARCHITECTS**  
 22082 LORAIN ROAD  
 FAIRVIEW PARK, OHIO 44126  
 PHONE 26-403-9654 FAX 440-76-8897



LEON S. SAMPAT  
 LICENSE# 13053  
 EXPIRATION DATE 12/31/2021

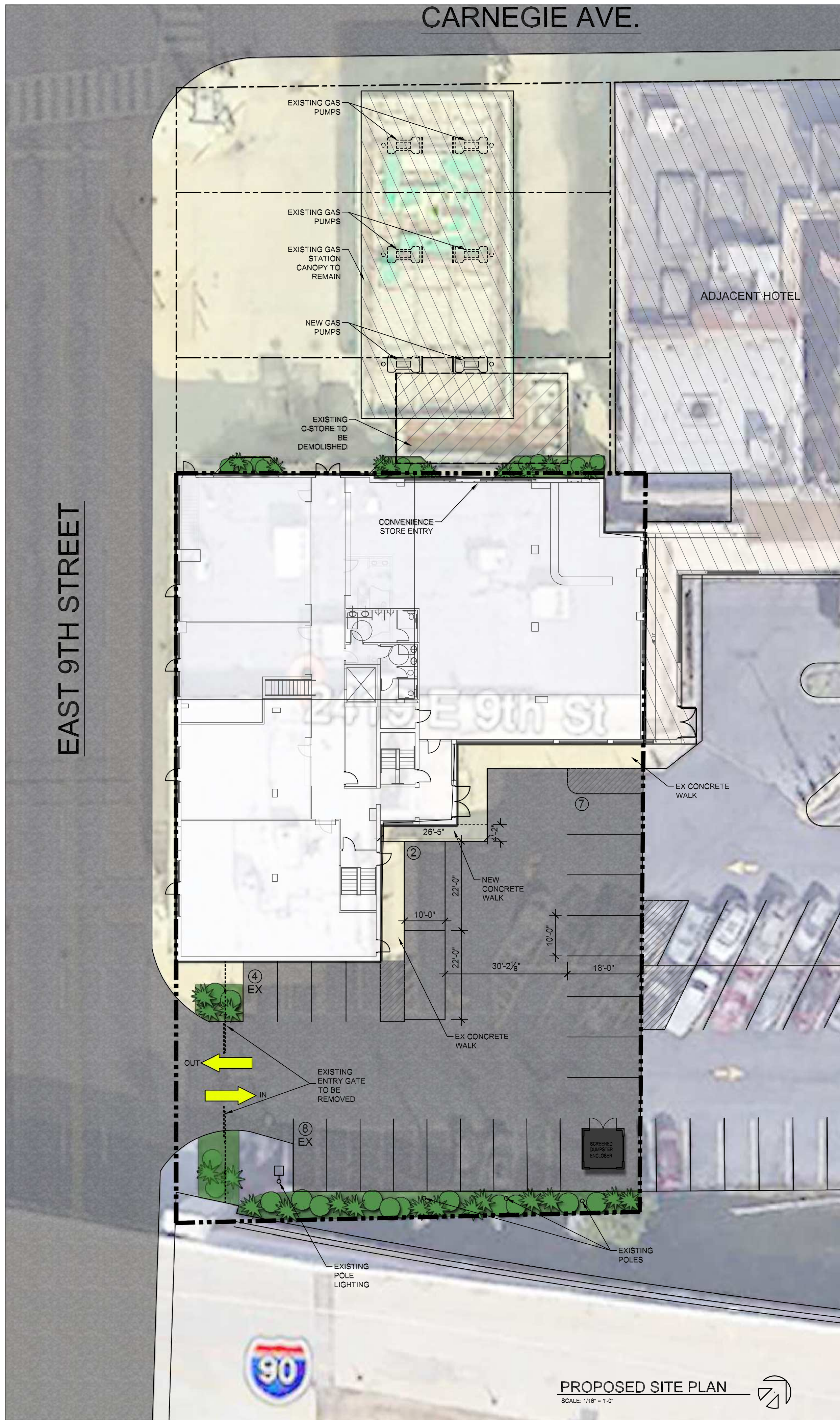
ALTERATIONS FOR:  
**CARNEGIE GAS STATION**  
 2419 EAST NINTH  
 CLEVELAND, OH

JOB NO: 20-180  
 DATE: 05.13.2021  
 ISSUE:  
 SHEET:

**SD.1**



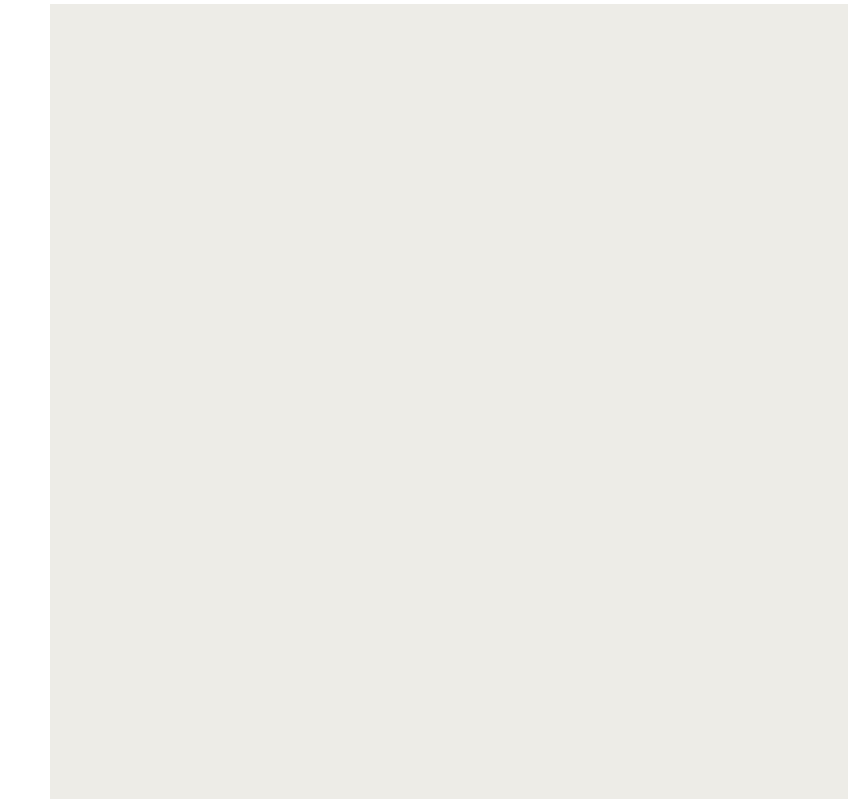
EXISTING BUILDING



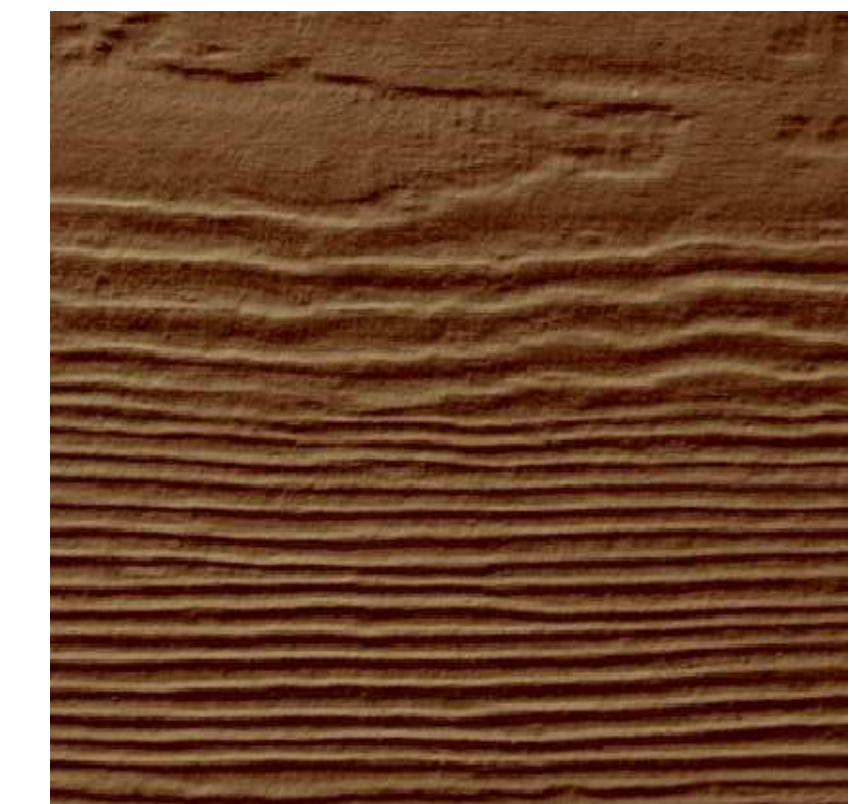




STAINED BRICK COLOR:  
SHERWIN WILLIAMS  
PEPPERCORN SW7674



STAINED BRICK COLOR/E.I.F.S:  
SHERWIN WILLIAMS  
PURE WHITE SW7005



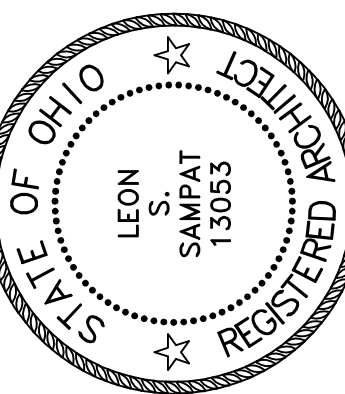
HARDIE BOARD COLOR:  
CHESTNUT BROWN



BREAKMETAL COLOR:  
SHERWIN WILLIAMS  
BLACK OF NIGHT SW6993

REV.	DATE

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 LICENSE # 13053  
 EXPIRATION DATE 12/31/2021

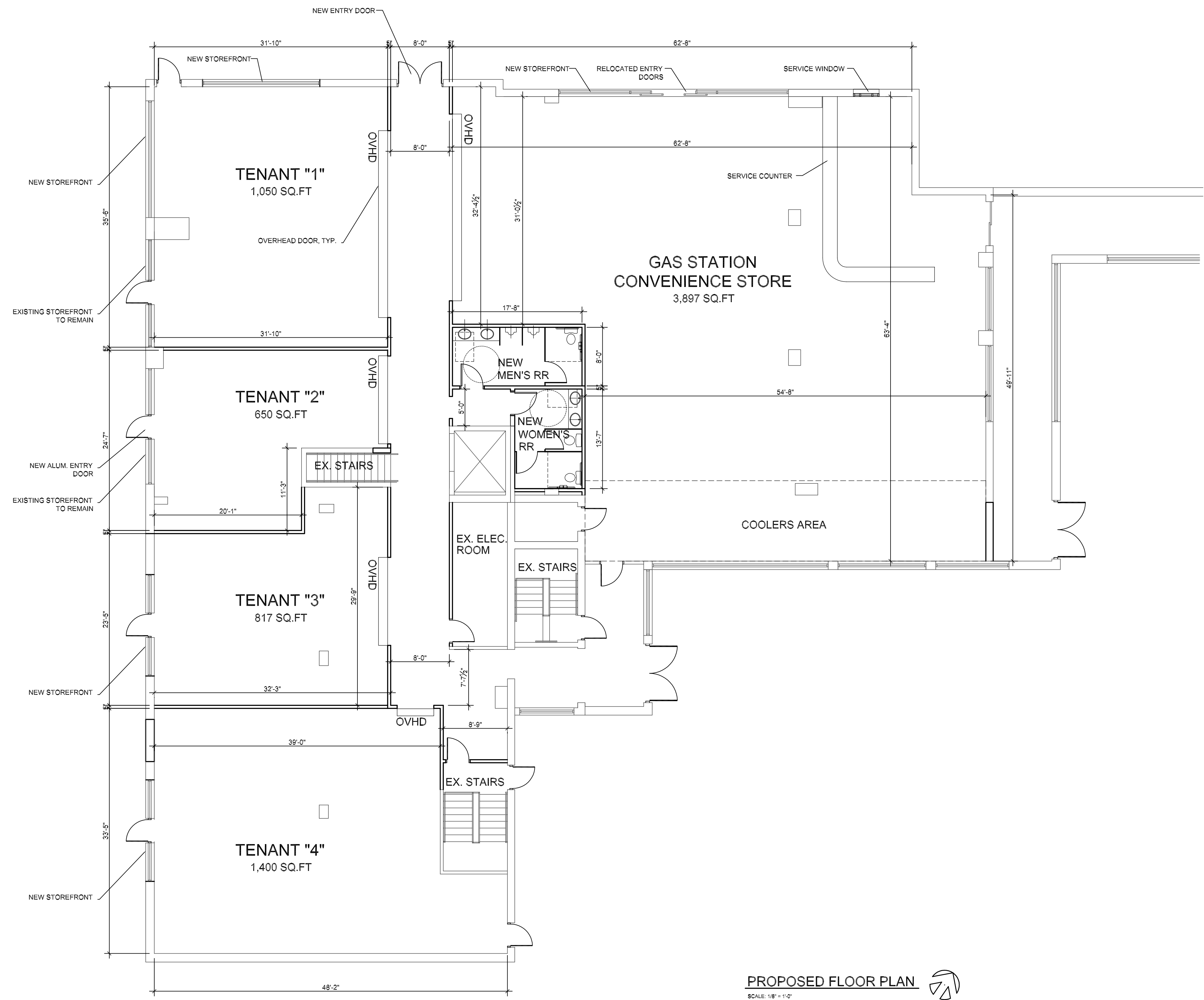
ALTERATIONS FOR:  
**CARNEGIE GAS STATION**  
 2419 EAST NINTH  
 CLEVELAND, OH

JOB NO: 20-180  
 DATE: 05.13.2021  
 ISSUE: -

SHEET:  
**A1.0**

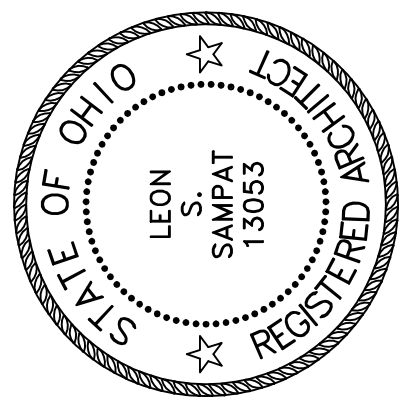


REV.	DATE



**PROPOSED FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**US ARCHITECTS**  
 22082 LORAIN ROAD  
 FAIRVIEW PARK, OHIO 44126  
 PHONE 26-403-9654 FAX 440-76-8897



LEON S. SAMPAT  
 LICENSE# 13053  
 EXPIRATION DATE 12/31/2021

ALTERATIONS FOR:  
**CARNEGIE GAS STATION**  
 2419 EAST NINTH  
 CLEVELAND, OH

JOB NO: 20-180  
 DATE: 05.13.2021  
 ISSUE:  
 SHEET:

**A1.1**







# Downtown | Flats Design Review Case

---



May 21, 2021

DF2021-008: BrewDog Renovation

**Project Location: 1956 Carter Road**

Project Representative: Juliane Workley, Vocon

Note: this project received Conceptual Approval from the Planning Commission on April 16, 2021.





**BREWDOG**

**AVIAN, CLEVELAND**

EXTERIOR MOODSHEET & VISUAL

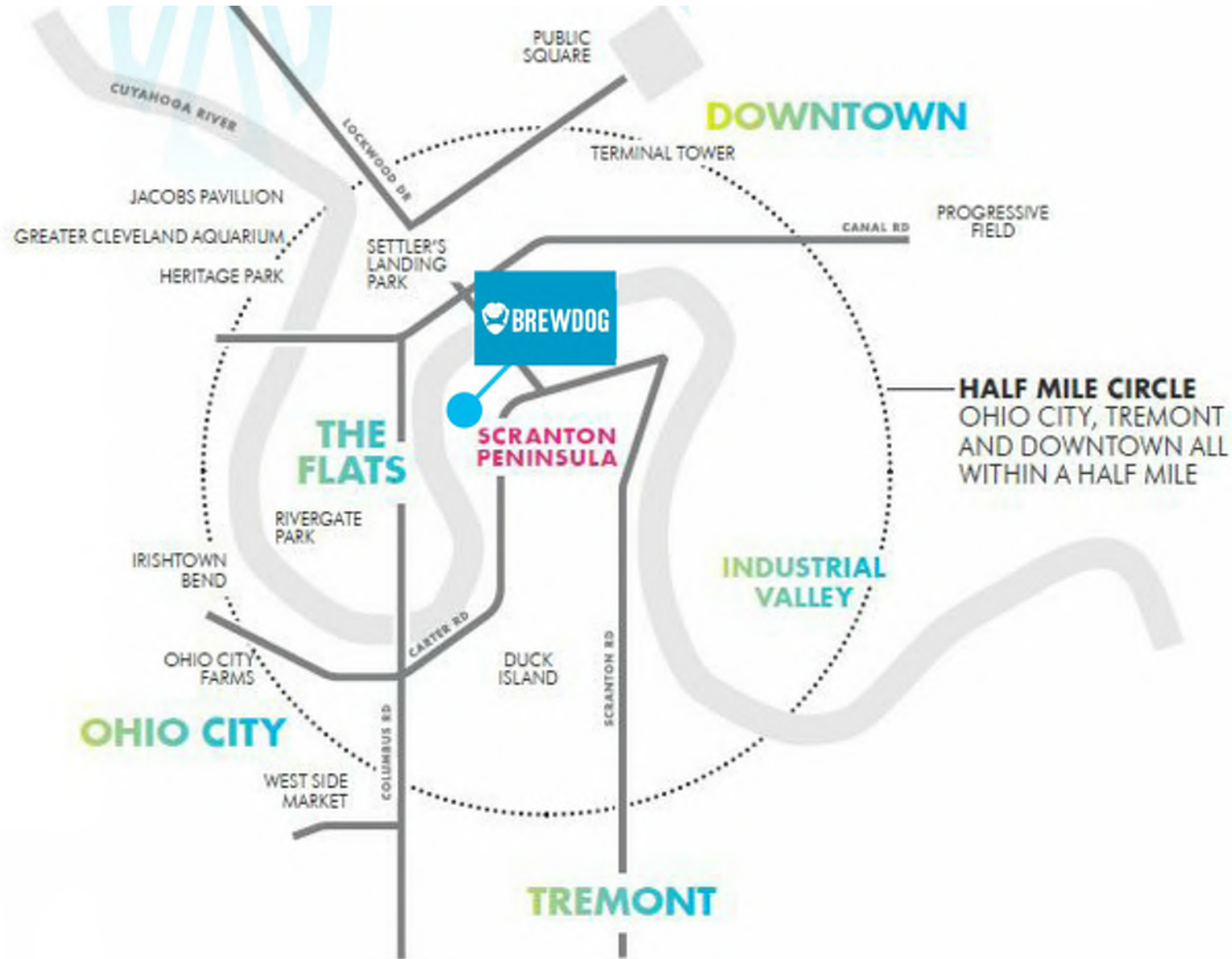
surface-id

05.13.21

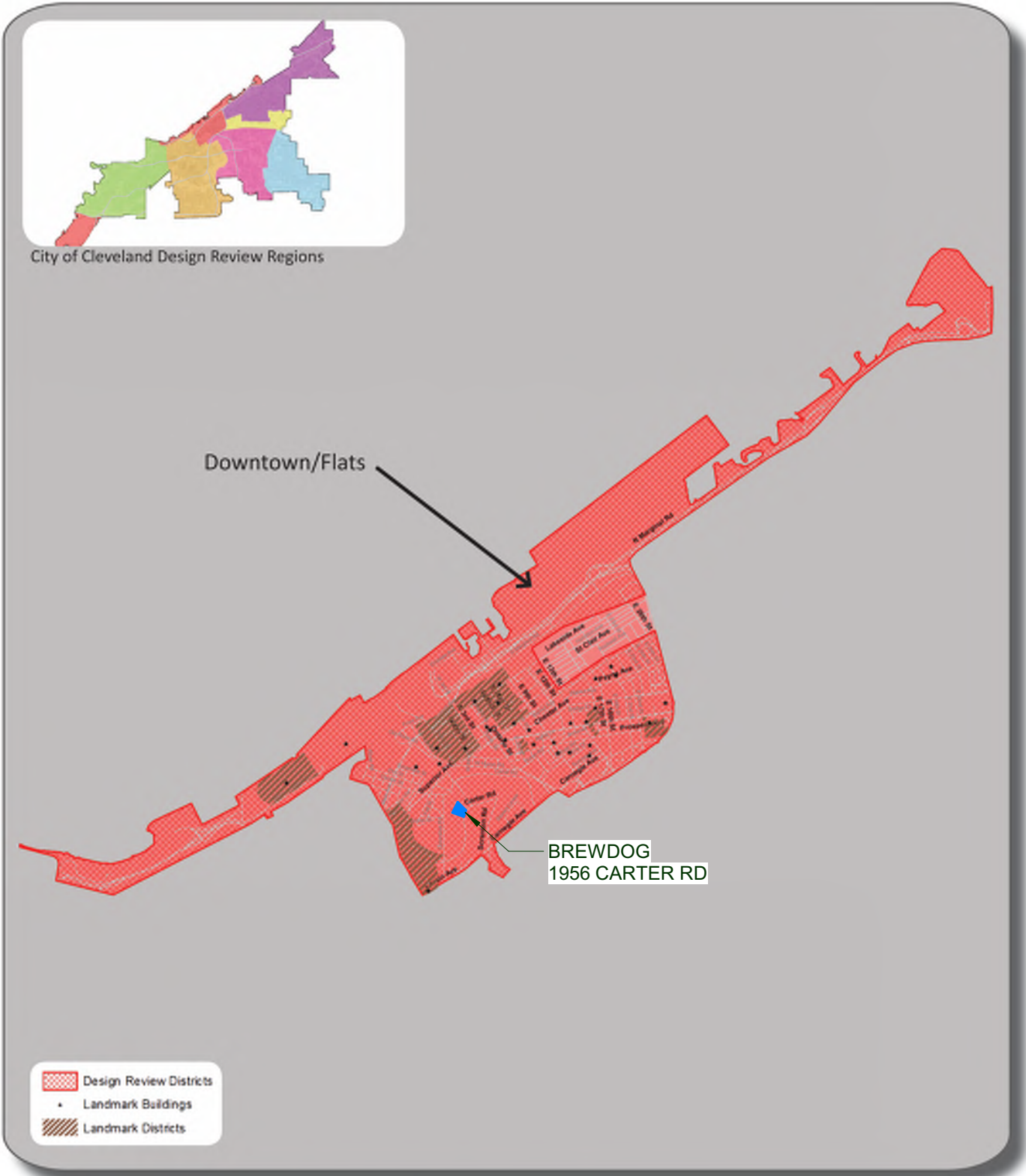
**BREWDOG**







**Downtown/Flats Design Review District**



**Downtown/Flats Design Review Regions & Districts**







SETTLER'S LANDING PARK

COLLISION BEND

CARTER RD LIFT BRIDGE

HOLIDAY CHARTER

FIRESTATION 21

EAGLE AVE BRIDGE

RIVERFRONT YACHT



1956 CARTER RD

FLATS INDUSTRIAL RAILROAD

SCRANTON METROPARKS TRAIL

Google Earth

© 2021 Google

800 ft



SITE AERIAL

vocon.

05/13/21 | 210092-00 | Z102





# EXISTING CONDITIONS





1. FRONT OF BUILDING



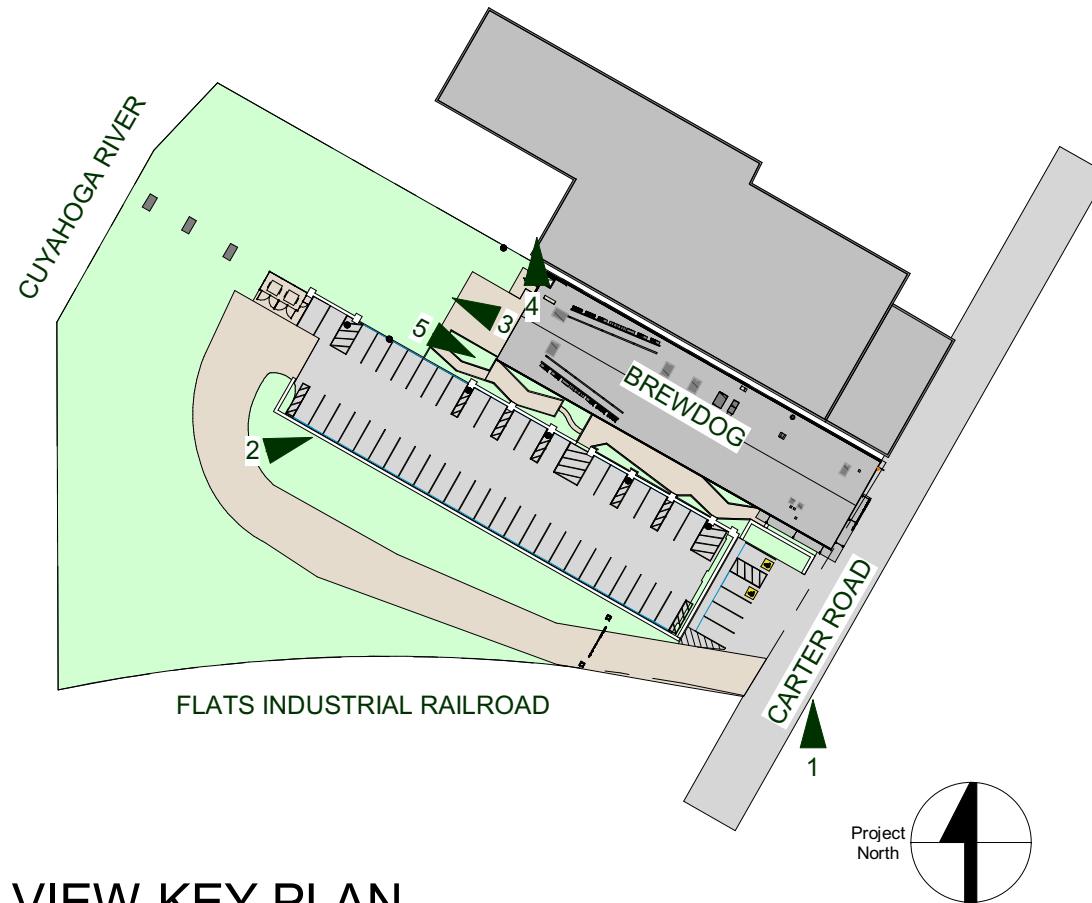
2. VIEW FROM SOUTH DRIVE



3. VIEW TOWARDS RIVER - LOOKING NORTHWEST

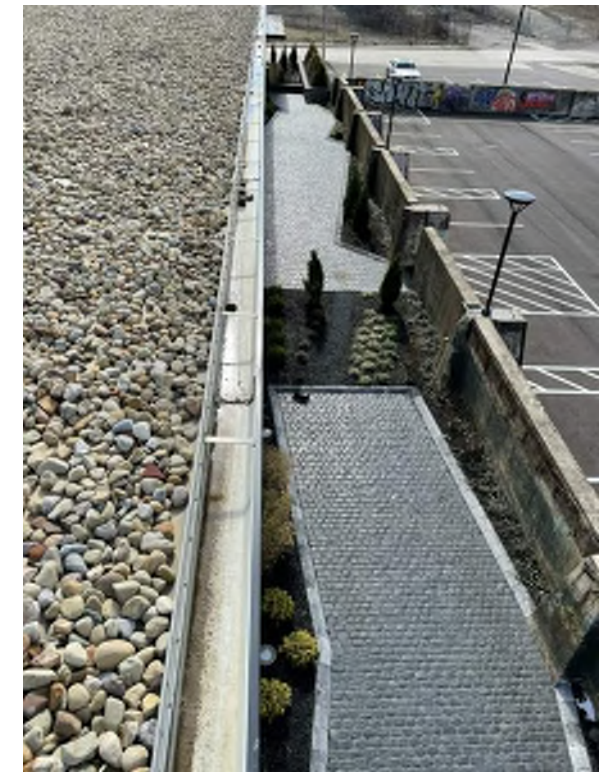


4. VIEW TO NEIGHBOR



**VIEW KEY PLAN**

SCALE: 1" = 100'-0"



5. SOUTH PAVER PATIO



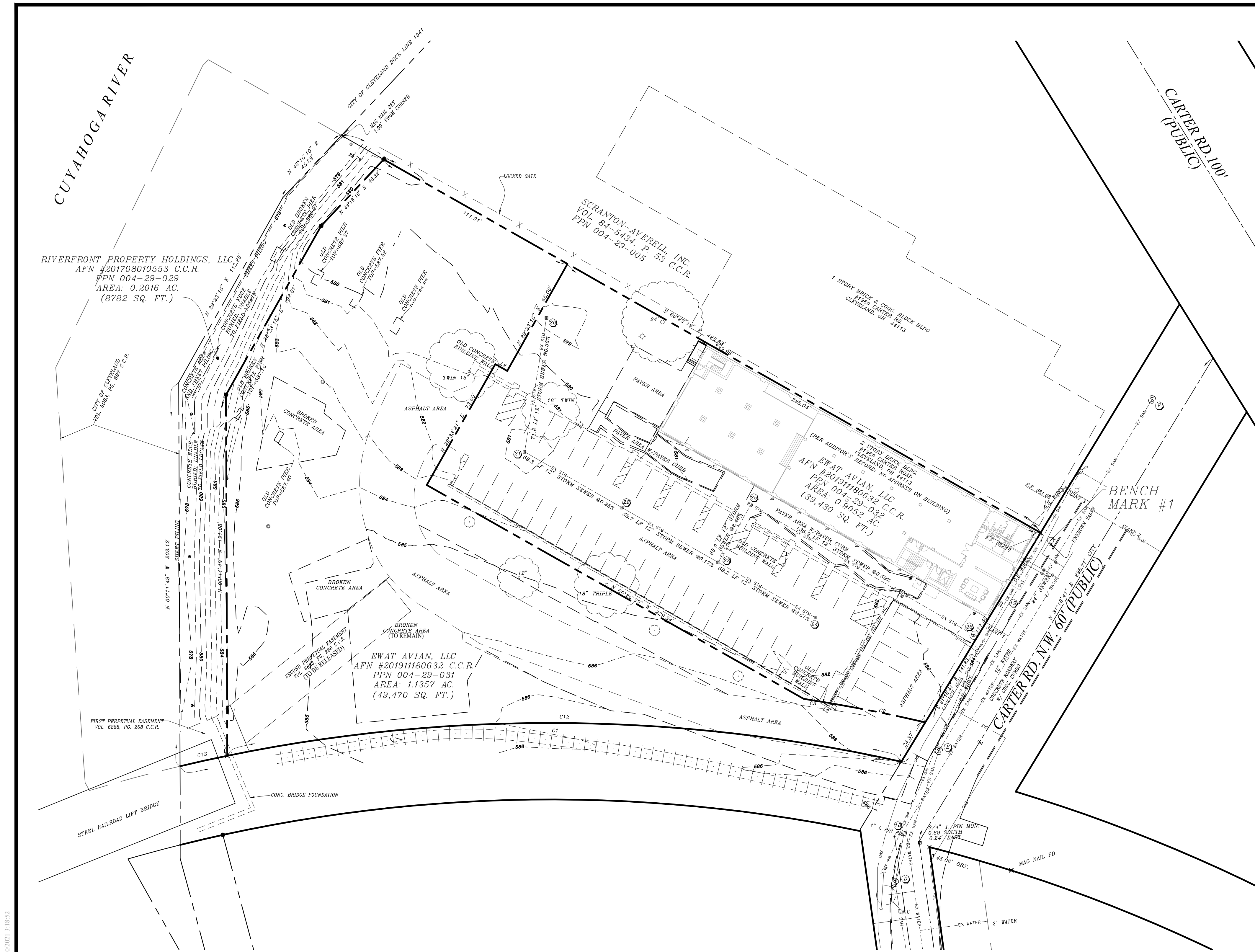
**BREWD OG**

**EXISTING CONDITIONS**

**VOCON.**

05/13/21 | 210092-00 | Z103





CURVE	DELTA ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH
C1	23°52'18"	S 89°32'25" W	851.17'	138.29'	195.80'	351.81'
C2	3°15'10"	N 78°30'45" W	874.29'	49.64'	24.83'	49.63'
C3	0°56'44"	N 80°42'43" W	874.29'	14.43'	7.20'	14.43'
C12	24°11'58"	N 89°29'54" W	851.17'	159.50'	182.42'	356.83'
C13	1°43'20"	S 77°32'27" W	851.17'	25.58'	12.79'	25.58'

LINE	LENGTH	BEARING
L1	0.52	S89°32'25" W
L2	1.45	N60°26'39" W
L3	7.26	S80°43'19" E

**SITE BENCH MARK**  
 BENCH MARK #1  
 TOP NUT ON HYDRANT  
 ELEVATION = 584.54

**EX. STORM STRUCTURE SCHEDULE**

- 19 CATCH BASIN CUTTER-586.45  
12" STEEL INV. S=588.12
- 20 CATCH BASIN CUTTER-582.03  
SILT FILLED
- 21 CATCH BASIN 15" ADS INV. S=575.57
- 22 CATCH BASIN RIM=580.87  
12" ADS INV. SE&N=575.17
- 23 CATCH BASIN RIM=581.02  
12" ADS INV. SE&NW=575.02
- 24 CATCH BASIN RIM=581.17  
12" ADS INV. NE,SE&NW=574.92
- 25 CATCH BASIN RIM=581.55  
12" ADS INV. NW=577.00
- 26 STORM MANHOLE RIM=581.55  
12" ADS INV. SW&SE=574.05  
6" PVC INV. NE=574.05
- 27 STORM MANHOLE RIM=582.24  
8" ADS INV. N=573.62 (PLAN)  
12" ADS INV. NW=573.24  
8" ADS INV. SE=573.62 (PLAN)

**EX. SANITARY STRUCTURE SCHEDULE**

- 18 SANITARY MANHOLE RIM=586.66  
24" N&S INV.=570.22  
12" STEEL N INV.=583.36
- 19 SANITARY MANHOLE RIM=585.59  
24" N&S INV.=570.39
- 20 SANITARY MANHOLE RIM=579.65  
24" N&S INV.=570.63

**LEGEND**

- 1.04 AC AREA OF DEMOLITION & CLEARING
- ITALICS TEXT REPRESENTS EXISTING CONDITION
- NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

**LEGEND**

- SANITARY MANHOLE
- STORM MANHOLE
- COMBINATION MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITOR WELL
- HYDRANT
- WATER LINE VALVE
- WATER SERVICE VALVE
- WATER MANHOLE
- WATER METER
- UTILITY POLE WITH TRANSFORMER
- LIGHT POLE
- STREET LIGHT ASSEMBLY
- GUY ANCHOR
- BOLLARD
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- FLAG POLE
- SPRINKLER CONTROL BOX
- GAS LINE MARKER
- GAS VALVE
- GAS METER
- GASOLINE INTAKE VALVE
- GASOLINE PUMP
- ELECTRIC GROUND TRANSFORMER
- CABLE TV PEDESTAL
- TELEPHONE MANHOLE
- TRAFFIC MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- PULL BOX
- TELEPHONE PEDESTAL SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- NEWSPAPER BOX
- DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)
- MAG NAIL SET

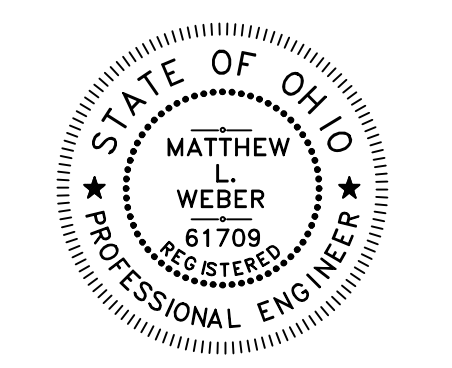
**UTILITY STATEMENT**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**HORIZONTAL AND VERTICAL DATUM**  
 HORIZONTAL BASIS OF BEARINGS:  
 BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 DATUM.

VERTICAL DATUM:  
 ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.  
 BOTH DATUMS WERE ESTABLISHED USING GPS EQUIPMENT CONNECTED TO THE ODOT VRS RTK NETWORK.



2555 Hartville Rd., Suite B  
 Rootstown, OH 44272  
 www.WeberEngineeringServices.com  
 330-329-2037  
 matt@webercivil.com



Reg. No.: 61709

CLIENT:



3142 PROSPECT AVE.  
 CLEVELAND, OHIO 44115  
 HEATHER ALLEY  
 T 216.588.0800  
 D 216.539.1262

OWNER:

EWAT AVIAN, LLC

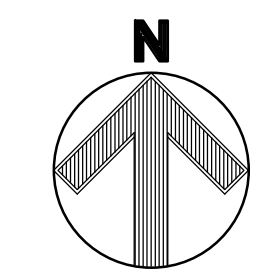
2515 JAY AVENUE  
 SUITE 101  
 CLEVELAND, OHIO 44113

Issue Date  
 05-10-2021

BREWDOG  
 SITE IMPROVEMENTS  
 1956 CARTER ROAD, CLEVELAND, OHIO

DEMOLITION  
 PLAN

**C101**  
 Project No. 2021-149



Scale: 1" = 30'

C:\Users\jdm\Documents\WES Projects\2021-149 Brew Dog\CAD\2021-149 Site\01-A-05-10-2021\2021-149 Site\01-A-05-10-2021\DWG 5/10/2021 3:18:52

**OHIO**  
 Utilities Protection  
 SERVICE  
 Call Before You Dig  
 800-362-2764 or 8-1-1  
 www.oups.org

**OGPUPS**  
 Ohio Oil & Gas Producer's Underground Protector Service  
 800-925-0988 or 8-1-1  
 www.ogpups.org





# PROPOSED RENOVATIONS



CONCRETE PLANTERS WITH ANCHOR CHAINS ALONG PROPERTY LINE

BLEACHER SEATING

SCOPE OF WORK

PLANTERS TO FORM BORDER OF LIQUOR CONTROL AREA

ITEMS SHOWN ARE PHASE 2 FOR FUTURE DEVELOPMENT

DUMPSTER ENCLOSURE IN 6' FENCE

COVERED SEATING SHIPPING CONTAINER

NEW PRIVACY FENCE

SHIPPING CONTAINER BAR

CANOPY ABOVE

REAR ENTRY

CANOPY ABOVE

ROOF SIGNAGE

CUYAHOGA RIVER

20 EXISTING SPACES  
EXISTING ASPHALT PARKING

25 EXISTING SPACES  
EXISTING ASPHALT PARKING

EXISTING ASPHALT DRIVE

MAIN ENTRY

CARTER ROAD

5 SPACES

GANTRY SIGN, FUTURE PHASE 2

FLATS INDUSTRIAL RAILROAD



AVIAN, CLEVELAND - GA SITE PLAN AS PROPOSED



vocon.

05.13.21 | 210092-00 | Z104





Avian, Cleveland - External Bar / Seating Mood images



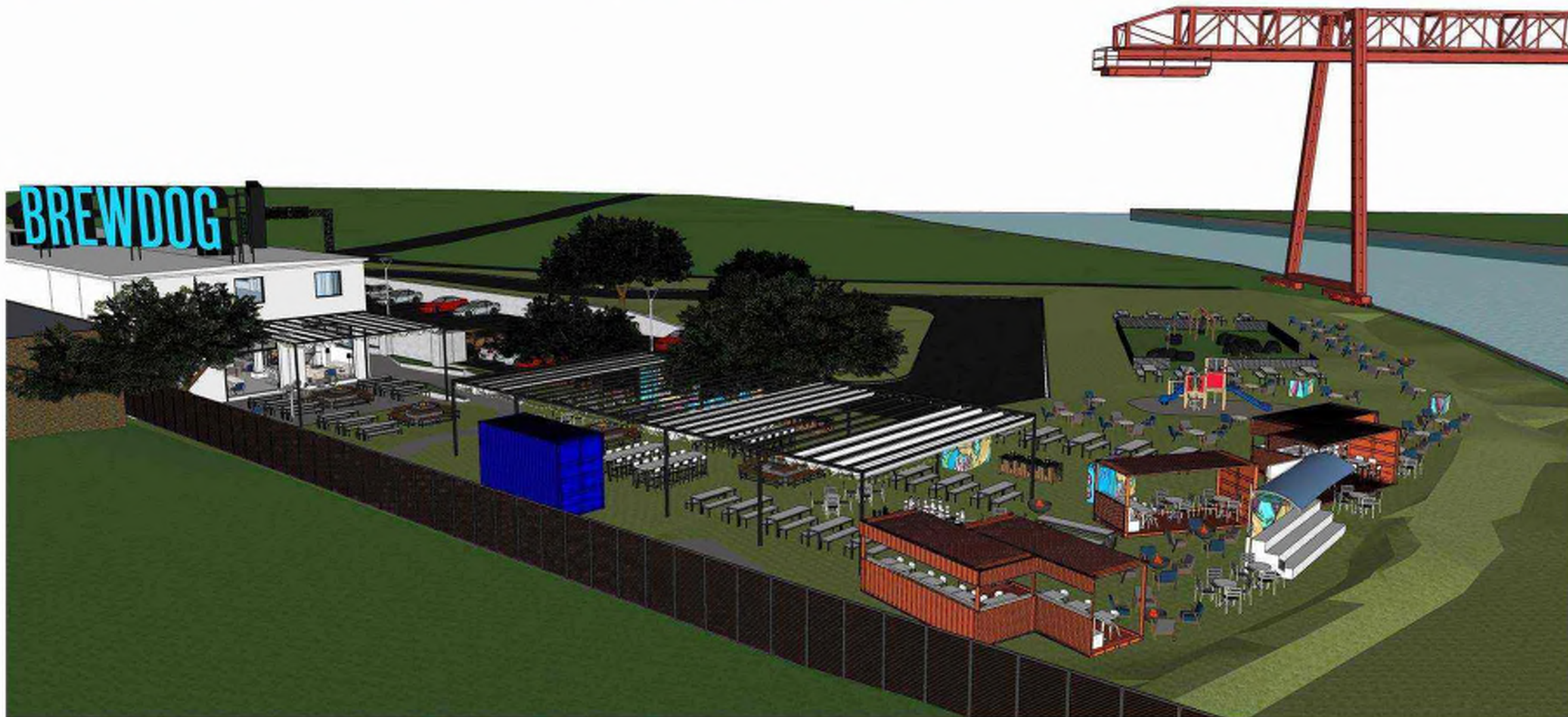






Avian, Cleveland - Site Isometric



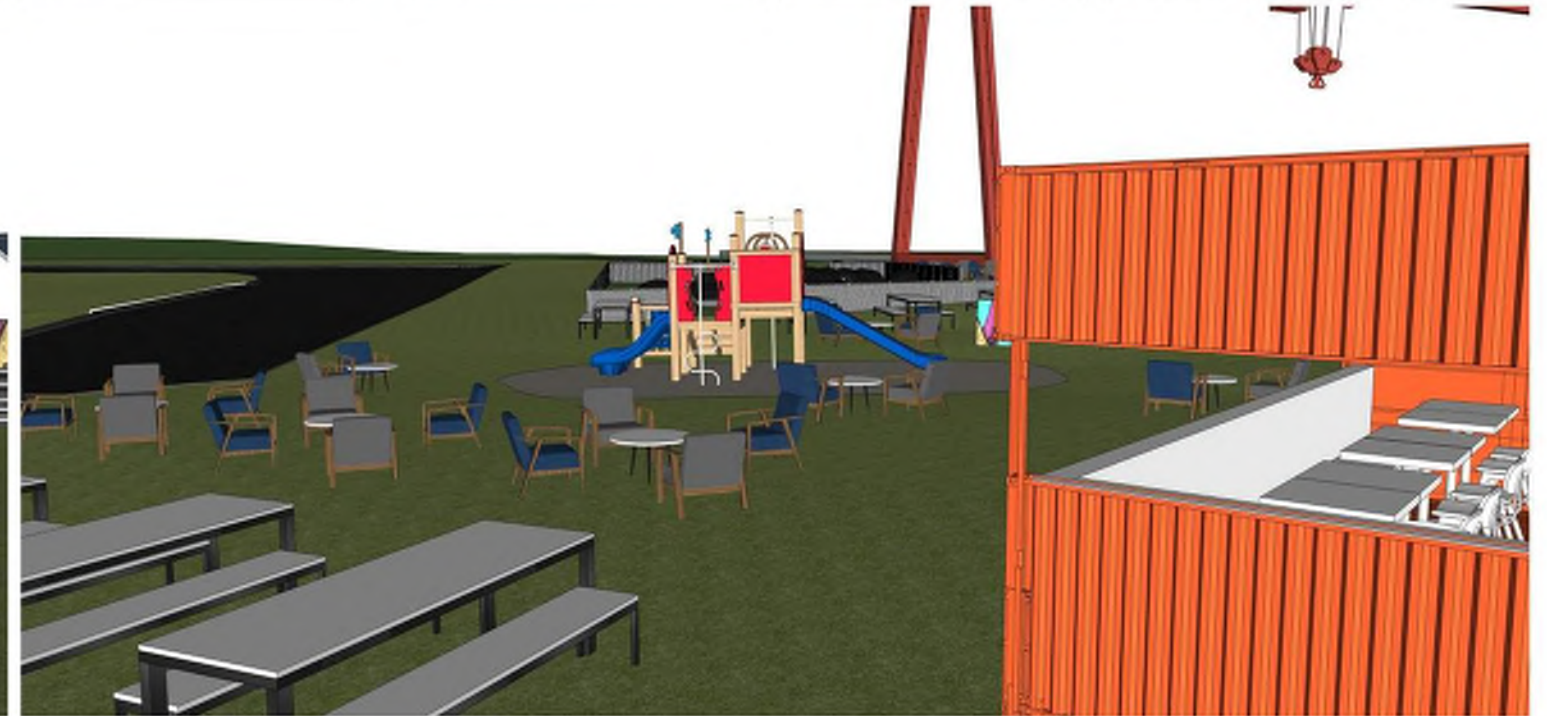


Avian, Cleveland - Outdoor Seating Area View



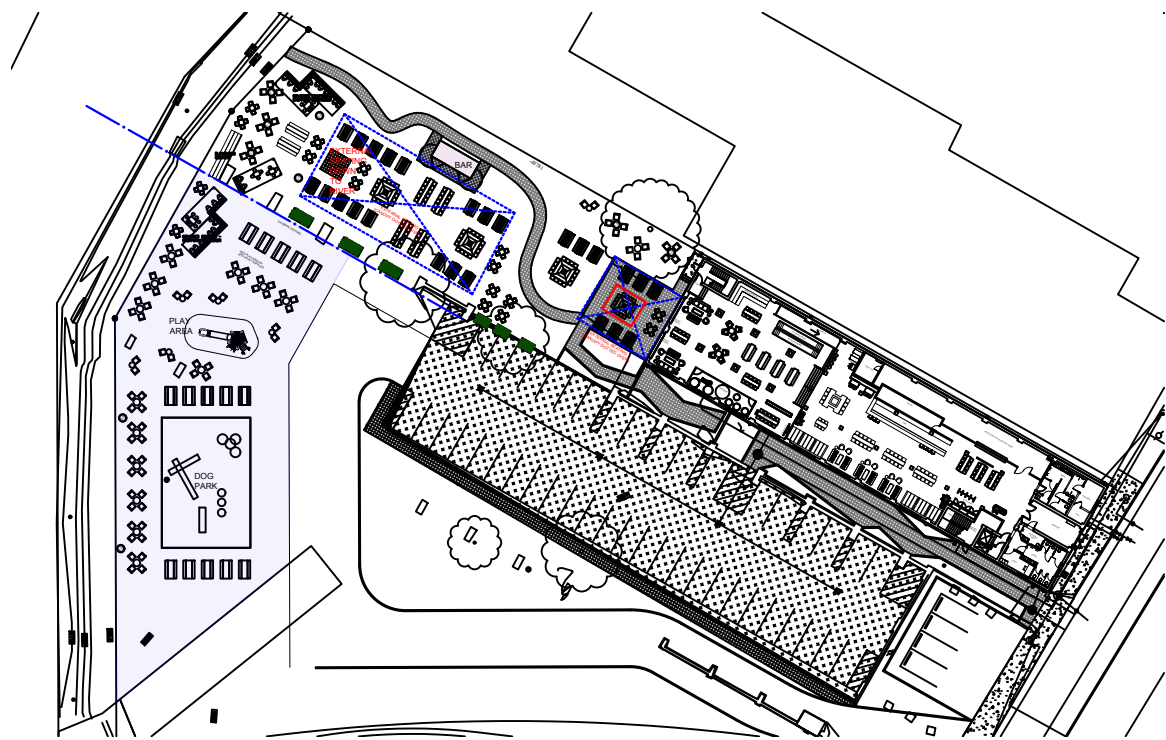




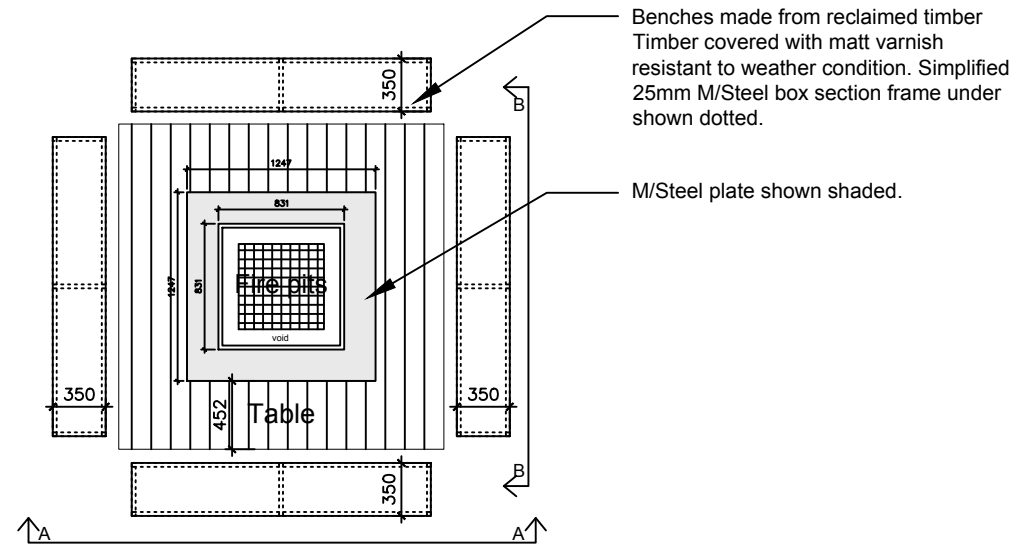


Avian, Cleveland - 3D Visual





Location Plan (Option 1 TBC)  
scale 1:1000



Fire pits table plan  
scale 1: 50

DO NOT SCALE FROM DRAWINGS. USE GIVEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED AND AGREED WITH ARCHITECT IN ACCORDANCE WITH SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

ALL SURFACE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL ENGINEERS AND STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS WHERE RELEVANT.

ALL WORKS TO BE TO BE TO THE RELEVANT USA STANDARD CODE OF PRACTICE AND MANUFACTURER'S WRITTEN RECOMMENDATIONS.

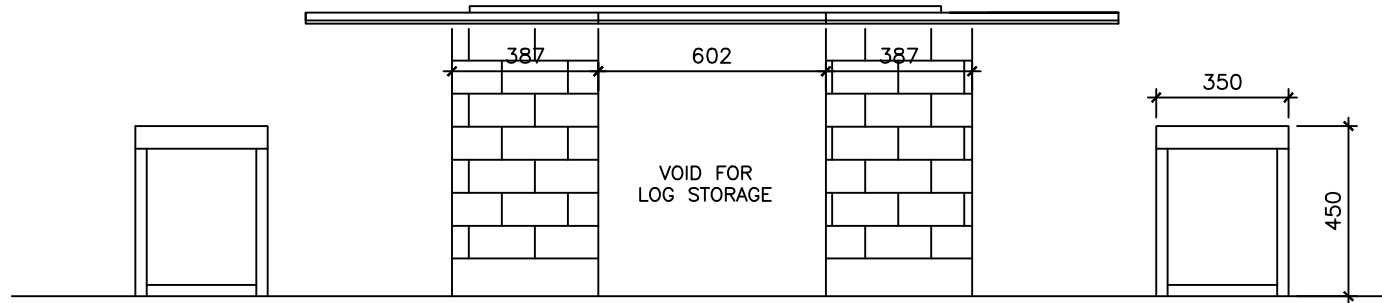
ALL WORKS INCLUDING DEMOLITIONS TO BE EXECUTED SO AS NOT TO IMPAIR THE STABILITY OR ENDANGER THE BUILDING, ADJACENT WORKS, PERSONNEL OR THIRD PARTIES. ALL IN ACCORDANCE WITH ALL HSE AND STATUTORY AUTHORITIES RECOMMENDATIONS.

ELECTRICAL INSTALLATION TO COMPLY WITH CURRENT IEE REGULATIONS AND WITH B.S.7671 - 2018 AS AMENDED. HEATING AND VENTILATION TO SPECIALIST CONTRACTORS DESIGN TO COMPLY TO LATEST CIBSE GUIDELINES.

ALL NEW DRAINAGE TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH B.S.EN 12056-2: 2000 (SANITARY PIPEWORK); BS EN 752: 2008 AND BS EN 1610: 1998 (DRAINAGE SYSTEM OUTWITH A BUILDING).

ALL GLAZING, GLASS, WINDOWS DOORS AND SCREENS TO COMPLY FULLY WITH B.S.6262 AND B.S. 6206.

ALL MATERIALS AND COMPONENTS TO BE 'FIT FOR PURPOSE' AND IN FULL COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS.



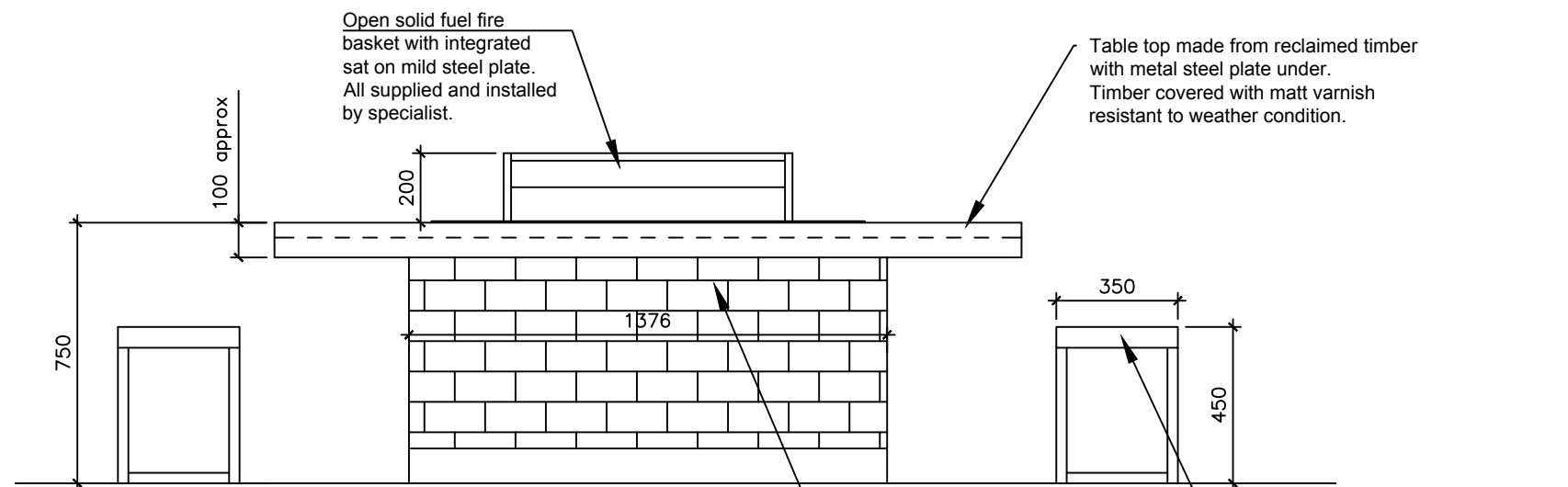
Fire pits elevation B-B  
scale 1: 20



Reference image 1



Reference Image 2



Fire pits elevation A-A  
scale 1: 20

Open solid fuel fire basket with integrated sat on mild steel plate. All supplied and installed by specialist.

Table top made from reclaimed timber with metal steel plate under. Timber covered with matt varnish resistant to weather condition.

Bespoke plinth. Table base faced in white ceramic tiles on steel frame. M/Steel chequer plate skirting.

Benches made from reclaimed timber. Timber covered with matt varnish resistant to weather condition. 25mm M/Steel box section frame for legs



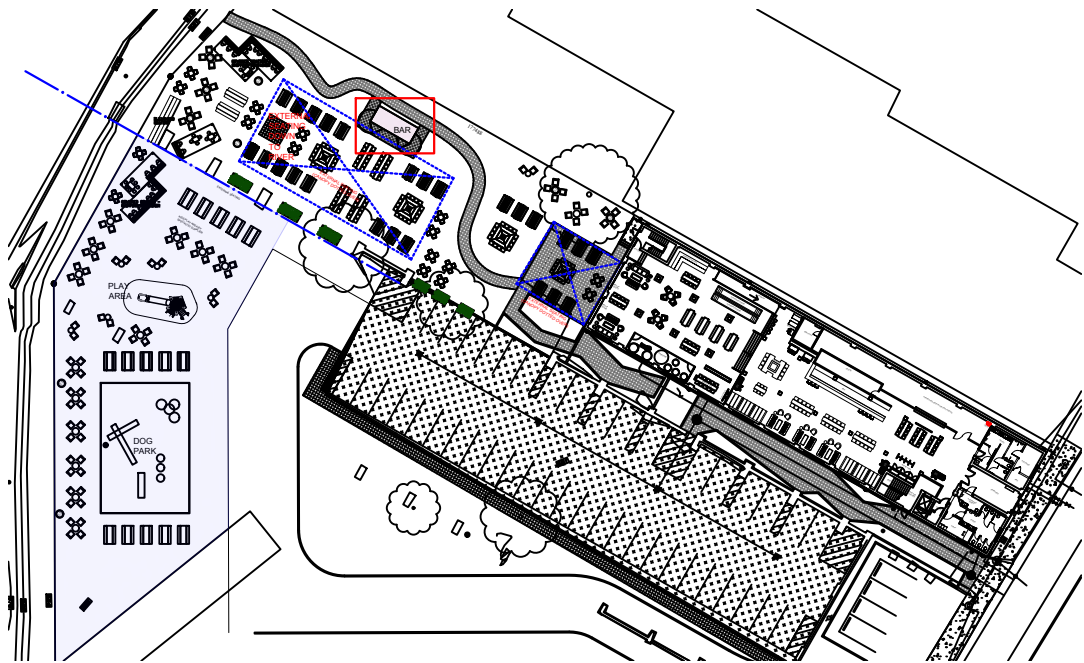
Reference image 3  
NOTE: simplified bench base - refer to plan and elevation drawings

client:	BREWDOG
project:	Brewdog Cleveland
location:	Cleveland, USA
drg title:	Fire pit table for outdoor area (Smaller Version)
scale:	1: 20, 50, 1000 @ A3 date: April 2021
drg no:	2891 A07
status:	DESIGN

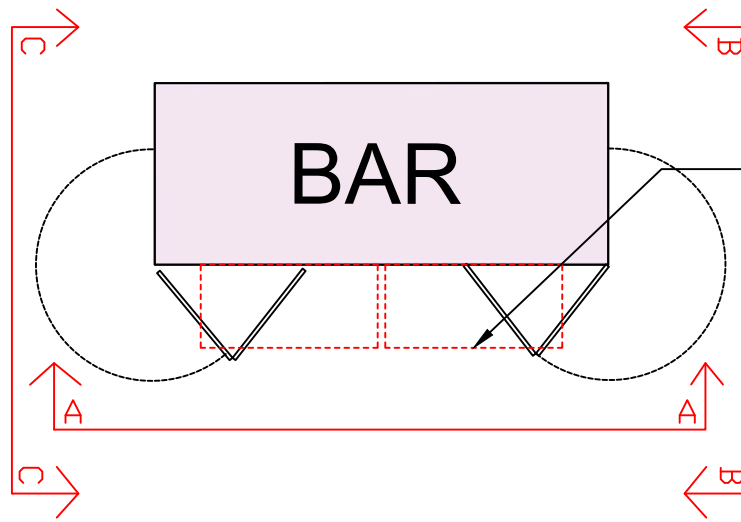
surface

Surface - ID Ltd The Mews 12 Fortrose Street GLASGOW G11 5LP  
tel: 0141 342 5448 fax: 0141 337 2244  
mail@surface-id.com www.surface-id.com  
Registered in Scotland No. SC233305





Location Plan  
scale 1: 1000



Container Bar Plan  
scale 1: 100

Lockable hinged canopy dotted over.

NB: Lockable canopy.

DO NOT SCALE FROM DRAWINGS. USE GIVEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED AND AGREED WITH ARCHITECT IN ACCORDANCE WITH SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

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ELECTRICAL INSTALLATION TO COMPLY WITH CURRENT IEE REGULATIONS AND WITH B.S.7671 - 1992. HEATING AND VENTILATION TO SPECIALIST CONTRACTORS DESIGN TO COMPLY TO CIBSE GUIDE 1986.

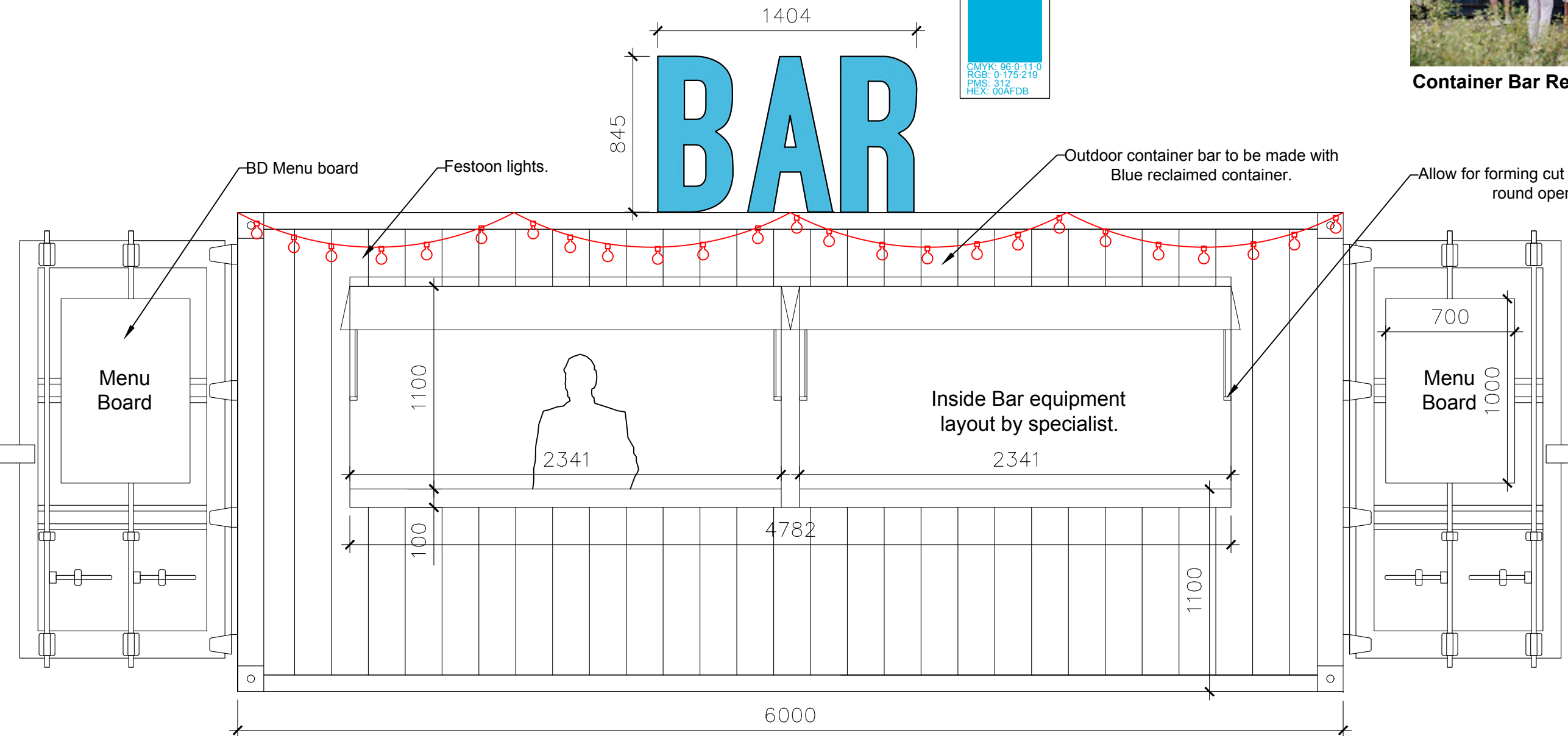
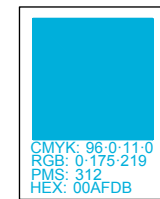
ALL NEW DRAINAGE TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH B.S. EN 12056-2: 2000 (SANITARY PIPEWORK); BS EN 752-3: 1997; BS EN 752-4: 1998 BS EN 1610: 1998 (DRAINAGE SYSTEM OUTWITH A BUILDING).

ALL GLAZING, GLASS, WINDOWS DOORS AND SCREENS TO COMPLY FULLY WITH B.S.6262 AND B.S. 6266.

ALL MATERIALS AND COMPONENTS TO BE 'FIT FOR PURPOSE' AND IN FULL COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS.



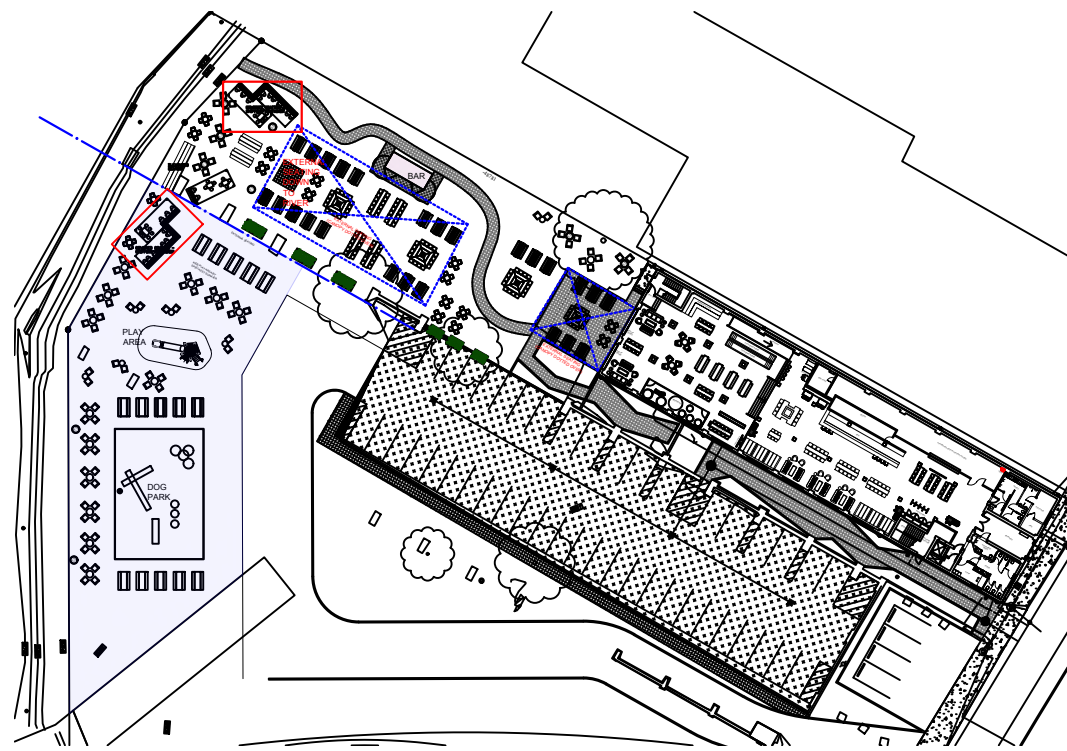
Container Bar Reference Image



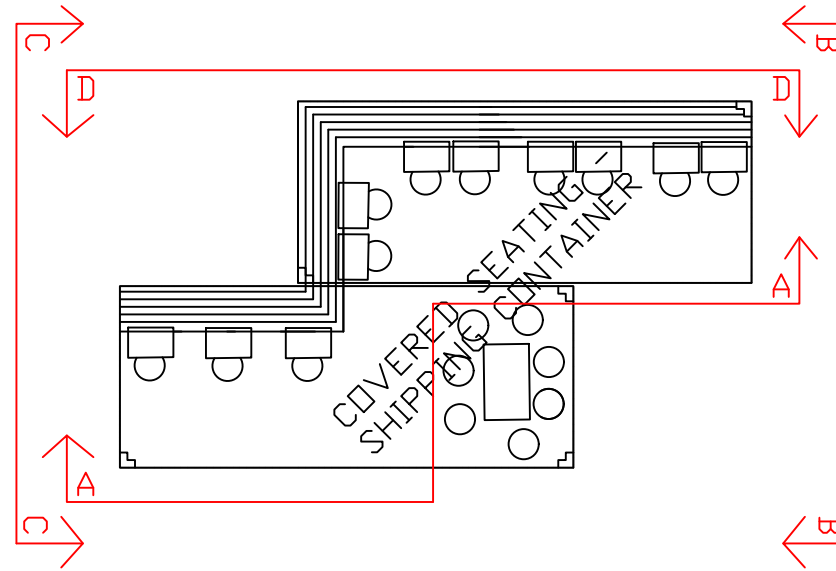
Container Bar Front Elevation  
scale 1: 25

client:	<b>BREWDOG</b>
project:	Brewdog Cleveland
location:	Cleveland, USA
drg title:	Container Bar Detail as proposed
scale:	1:25,100,1000 @ A3
date:	April 2021
drg no:	2891 A08-1
status:	





Location Plan  
Scale 1: 1000



Container Terrace (Type A) Plan  
scale 1: 100



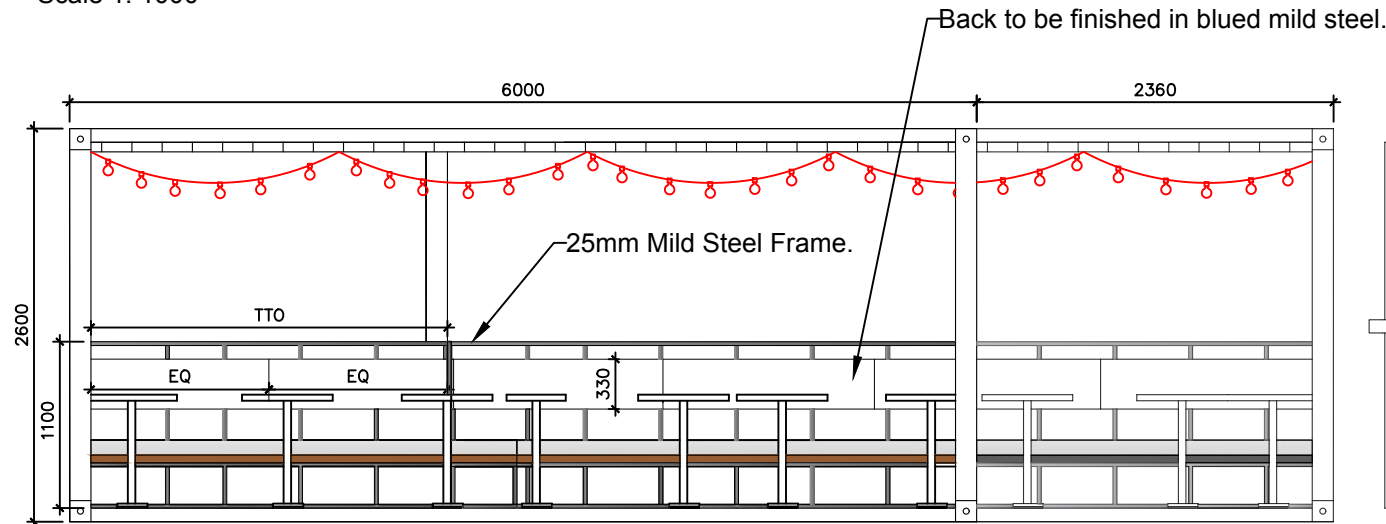
Outdoor Container Orange Colour  
Reference Image1



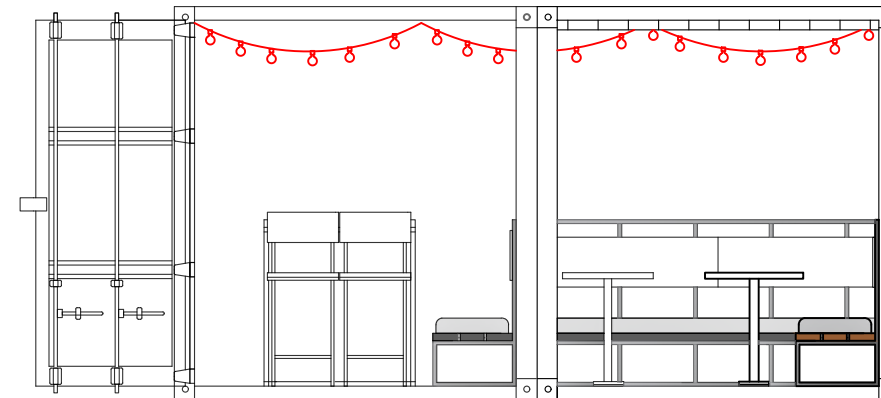
Outdoor Container Orange Colour  
Reference Image2



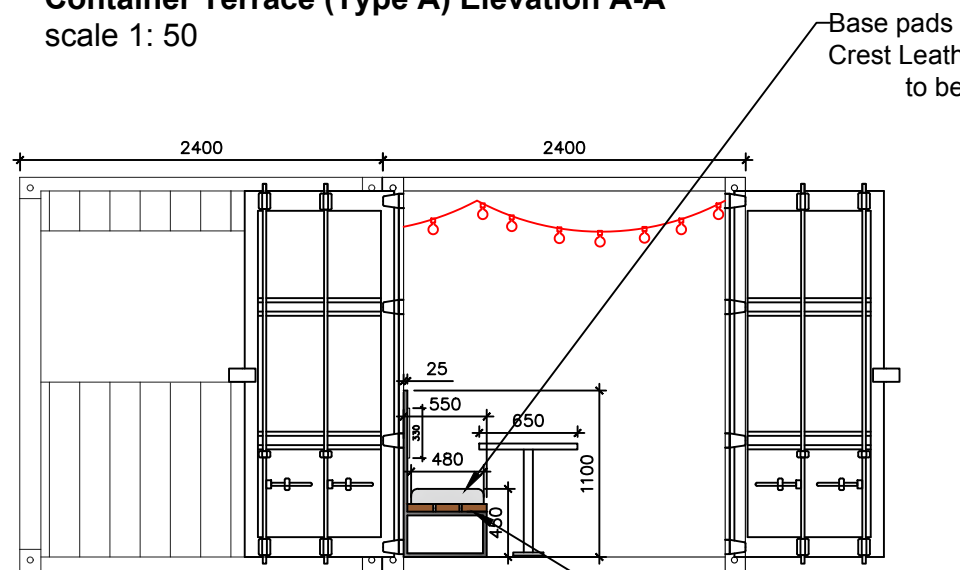
Outdoor Container Orange Colour  
Reference Image3



Container Terrace (Type A) Elevation A-A  
scale 1: 50



Container Terrace (Type A) Elevation B-B  
scale 1: 50

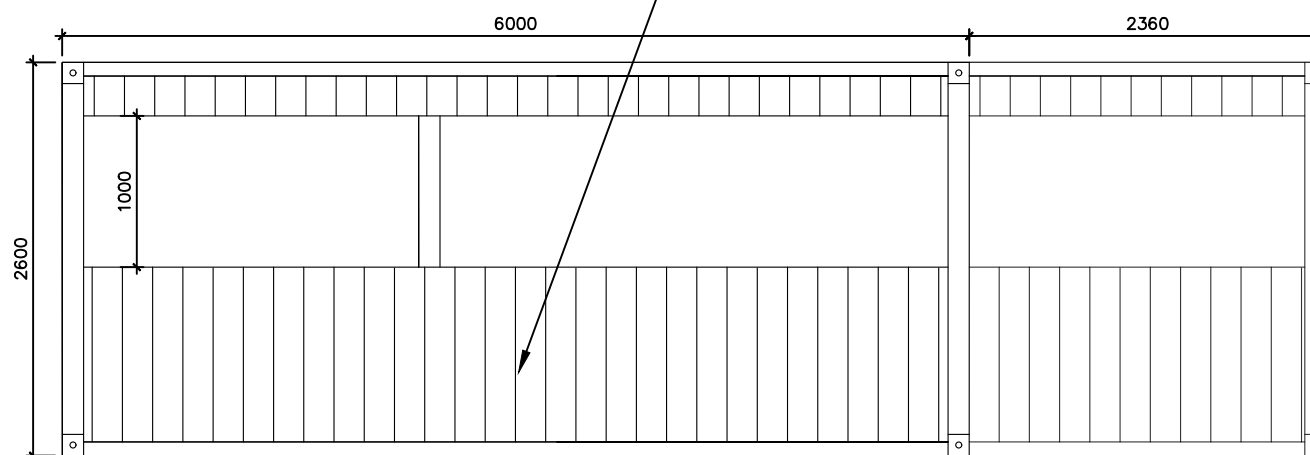


Container Terrace (Type A) Elevation C-C  
scale 1: 50

Base pads in Plain Upholstered finish in Leather:  
Crest Leather - Newcastle - Steel (Grey) Leather  
to be resistant to weather condition.

Timber base to be resistant  
to weather condition.

Outdoor container terrace to be made  
with Orange reclaimed container.



Container Terrace (Type A) Elevation D-D  
scale 1: 50

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ELECTRICAL INSTALLATION TO COMPLY WITH CURRENT IEE REGULATIONS AND WITH B.S.7671 - 1992. HEATING AND VENTILATION TO SPECIALIST CONTRACTORS DESIGN TO COMPLY TO BSSE GUIDE 1996.

ALL NEW DRAINAGE TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH B.S. EN 12056-2: 2000 (SANITARY PIPING); BS EN 752-3: 1997, BS EN 752-4: 1998 BS EN 14119: 1998 (DRAINAGE SYSTEM OUTWITH A BUILDING).

ALL GLAZING, GLASS, WINDOWS DOORS AND SCREENS TO COMPLY FULLY WITH B.S.6262 AND B.S. 6206.

ALL MATERIALS AND COMPONENTS TO BE 'FIT FOR PURPOSE' AND IN FULL COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS.

client: **BREWDOG**  
project: Brewdog Cleveland  
location: Cleveland, USA

drg title: Outdoor Container Terrace  
Detail as proposed (Type A)

scale: 1:50,100,1000 @ A3 date: April 2021

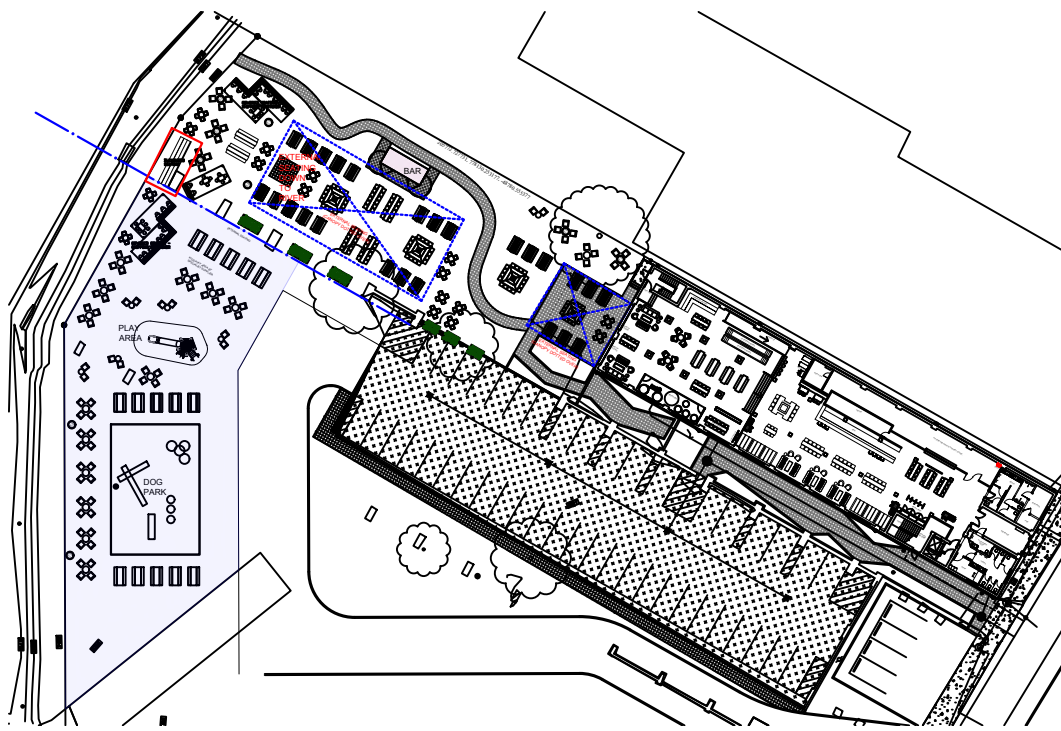
drg no: 2891 A09-1

status:

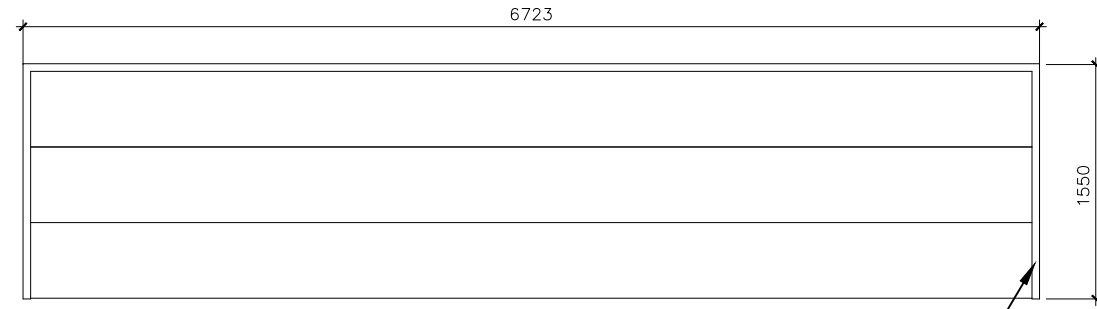
**surface**

Surface - ID Ltd The Mews 12 Fortrose Street GLASGOW G11 5LP  
tel: 0141 342 5448 fax: 0141 337 2244  
mail@surface-id.com www.surface-id.com  
Registered in Scotland No. SC233305

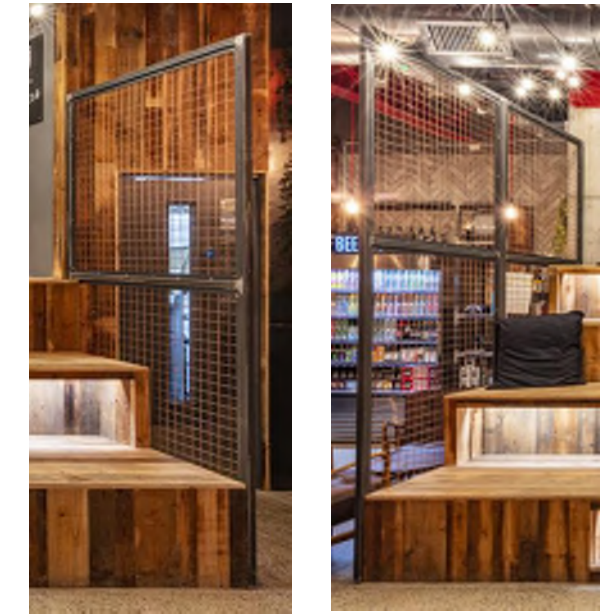




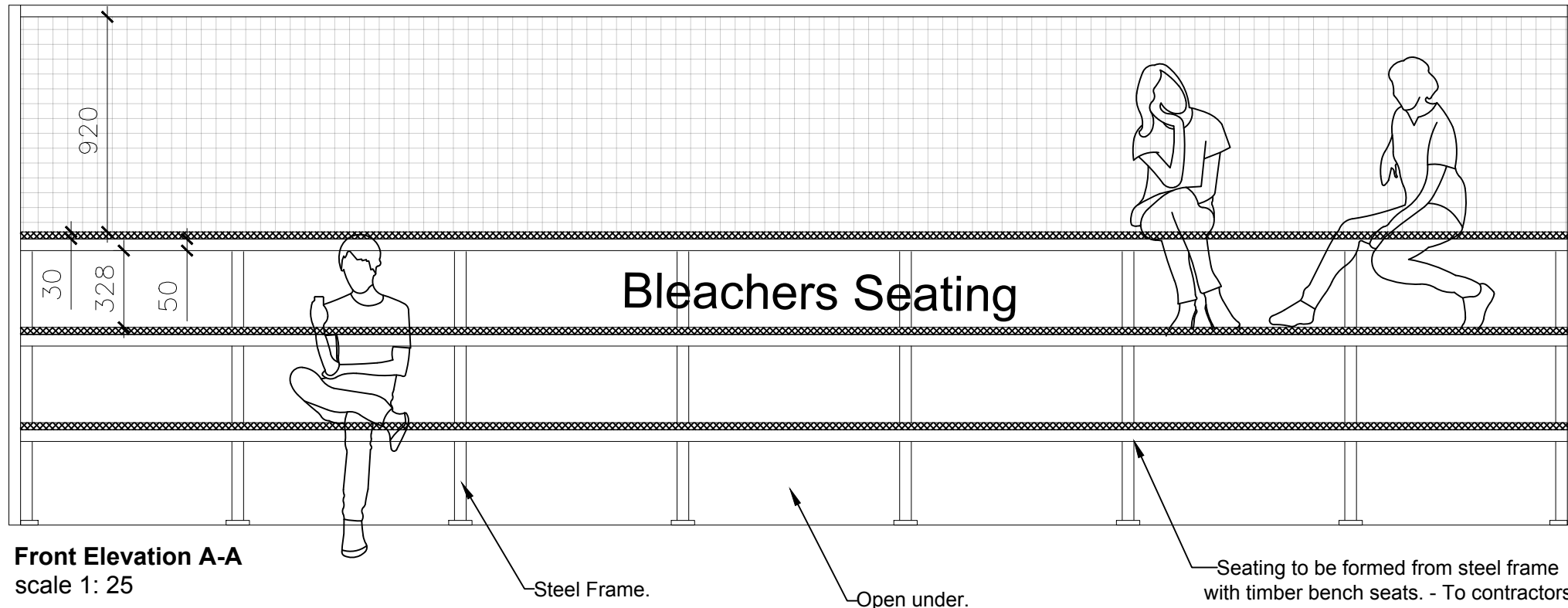
**Location Plan**  
scale 1: 1000



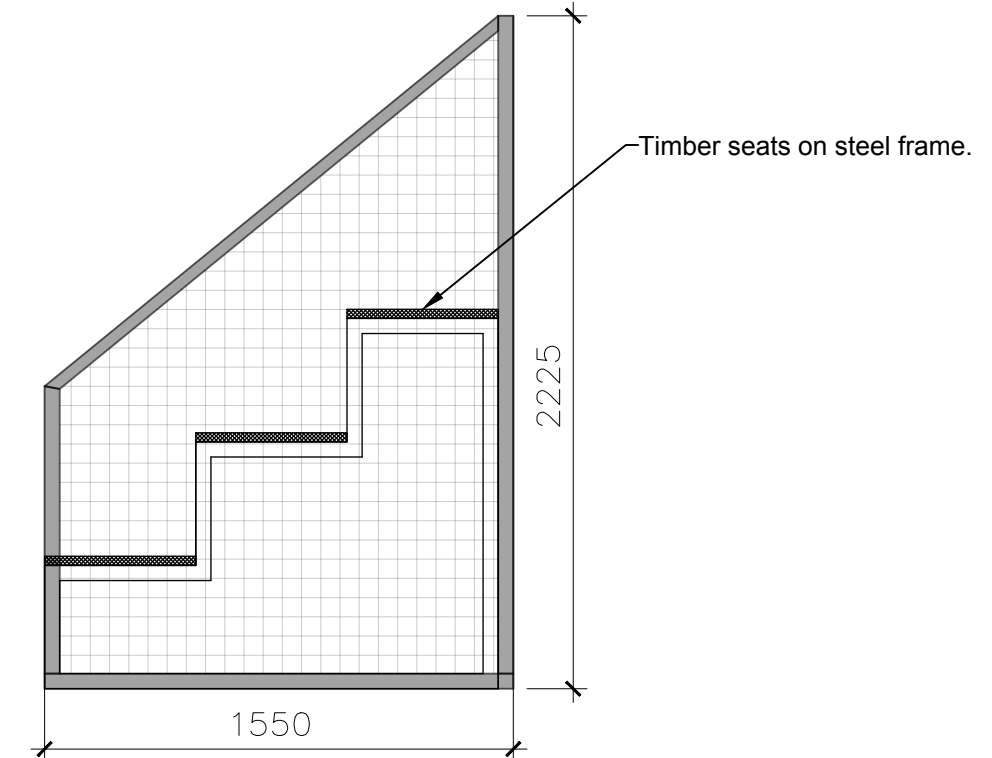
**Bleachers Seating Plan**  
scale 1: 50



**Reference Image - Bleachers Seating**  
Steel mesh barrier for bleachers seating.



**Front Elevation A-A**  
scale 1: 25



**Bleachers Seat Side Elevation**  
scale 1: 25



**Reference Image - Bleachers Seating**  
Steel frame with timber top.



**Reference Images - Bleachers Seating**  
Showing Mild Steel Frame and timber bench top.



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ELECTRICAL INSTALLATION TO COMPLY WITH CURRENT IEE REGULATIONS AND WITH B.S.7671 - 1992, HEATING AND VENTILATION TO SPECIALIST CONTRACTORS DESIGN TO COMPLY TO CIBSE GUIDE 1986.

ALL NEW DRAINAGE TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH B.S. EN 12056-2: 2000 (SANITARY PIPEWORK); BS EN 752-3: 1997, BS EN 752-4: 1998 BS EN 1610: 1998 (DRAINAGE SYSTEM OUTWITH A BUILDING).

ALL GLAZING, GLASS, WINDOWS DOORS AND SCREENS TO COMPLY FULLY WITH B.S.6262 AND B.S. 6206.

ALL MATERIALS AND COMPONENTS TO BE 'FIT FOR PURPOSE' AND IN FULL COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS.

client:	<b>BREWDOG</b>
project:	Brewdog Cleveland
location:	Cleveland, USA
drg title:	Outdoor Bleachers Seating Detail
scale:	1:25,50,1000 @ A3
date:	April 2021
drg no:	2891 A10
status:	

**surface**  
Surface - ID Ltd The Mews 12 Fortrose Street GLASGOW G11 5LP  
tel: 0141 342 5448 fax: 0141 337 2244  
mail@surface-id.com www.surface-id.com  
Registered in Scotland No. SC233305





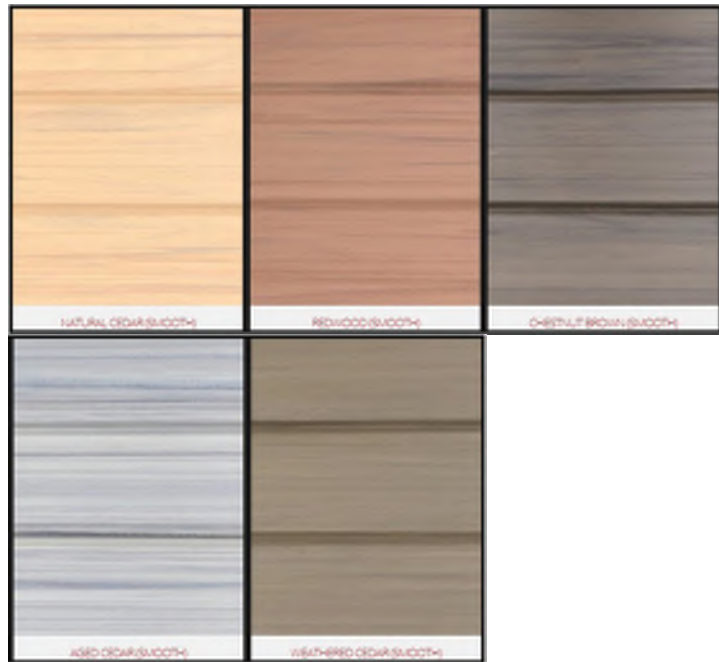


# FENCING

HORIZONTAL PRIVACY BOARDS (IN RED CEDAR OR POLYVINYL)



COLOR OPTIONS



# PLANTERS

WAUSAU TILE TF 4359 PLANTER



TOURNESOL WILTSHIRE COLLECTION PLANTERS



RECLAIMED INDUSTRIAL METAL BINS



RECLAIMED WOOD AND STEEL PLANTERS







**PROPOSED BUILDING COLOR**







Avian, Cleveland - Main Visual (Existing)





Johnstone's S 5000-N (Mid Grey) –  
1. Dulux Trade – 29GG 22/002 Lead Grey.  
2. RAL Design – RAL 000 55 00 Medium Grey



Avian, Cleveland - Main Signage Visual (Option 1 - Light Grey)

**surface-id**  
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Exterior paint finish  
RAL7024 Graphite Grey



Avian, Cleveland - Main Signage Visual (Option 2 - Mid Grey)

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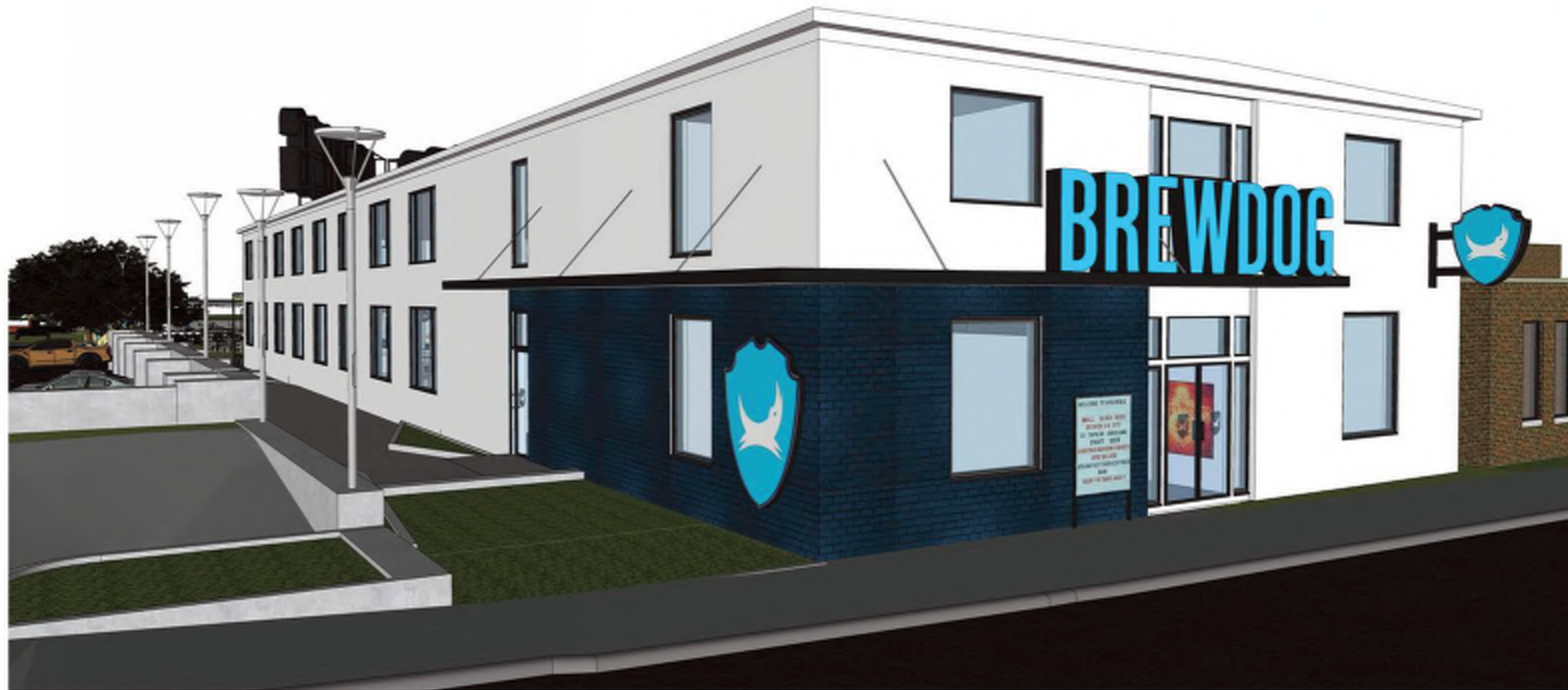




# PROPOSED BUILDING SIGNAGE



FUTURE GANTRY SIGNAGE  
@ DRIVEWAY ENTRY



Avian, Cleveland - Entrance View

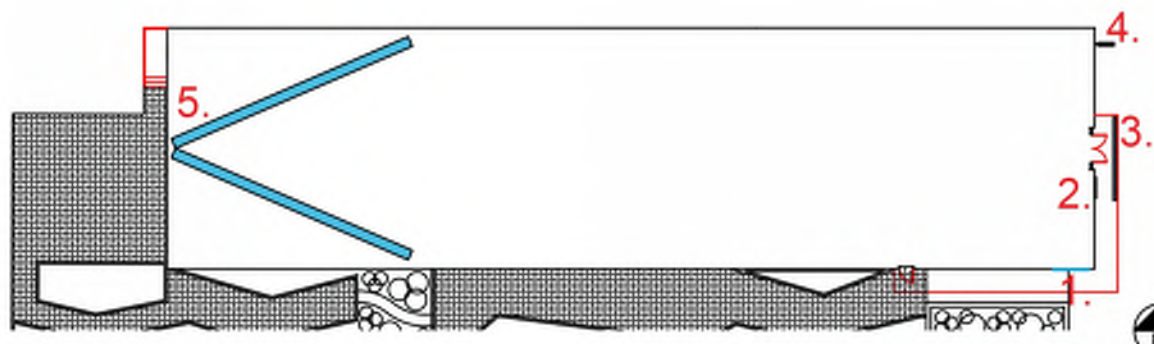




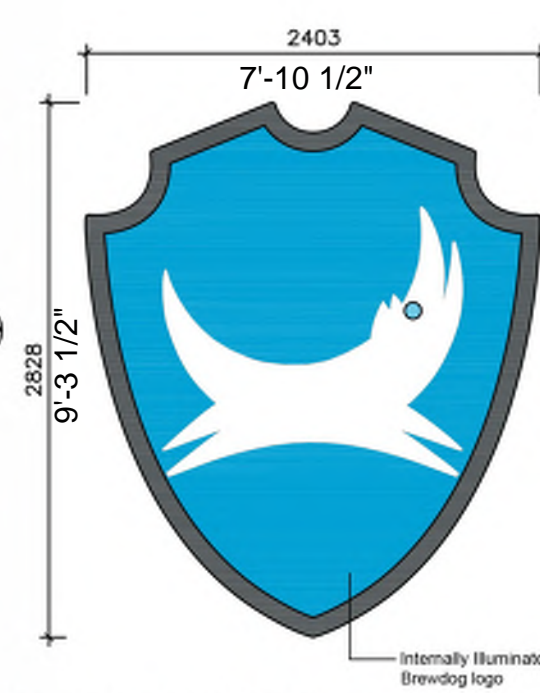




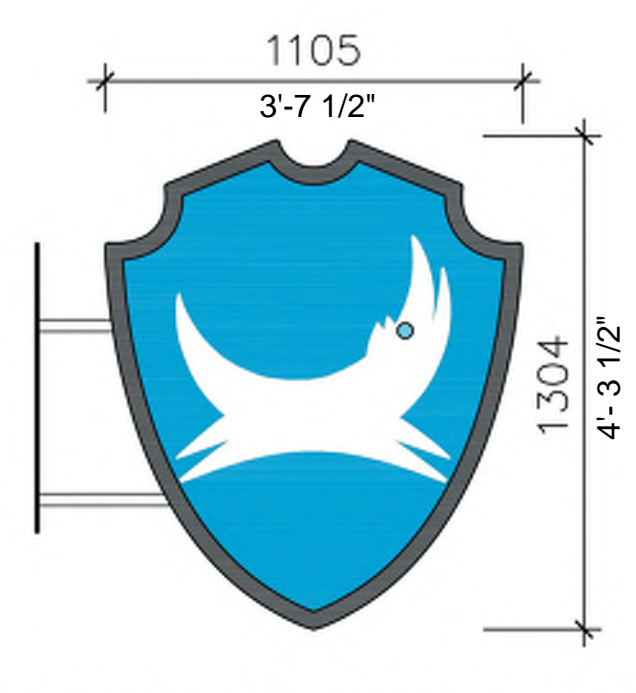




**Key Plan (Roof Plan)**  
Scale 1:500@A3

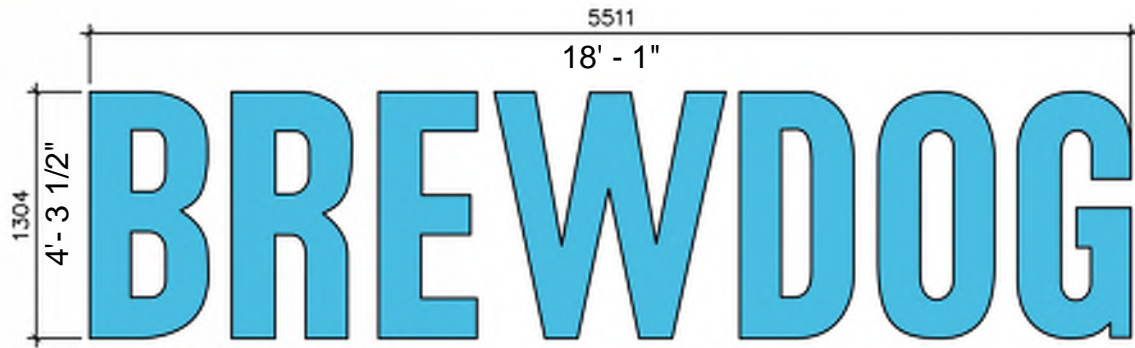
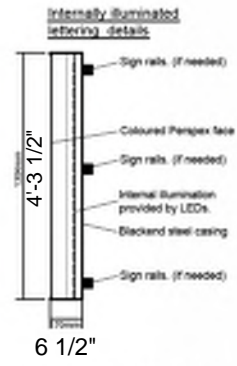


**Front Shield Detail (Key no.1)**  
scale 1:40  
Area: 4.86 sq. m. (52 SF)



**Projecting Shield Detail (Key no.4)**  
scale 1:20  
Area: 1.01 sq. m. (11 SF)

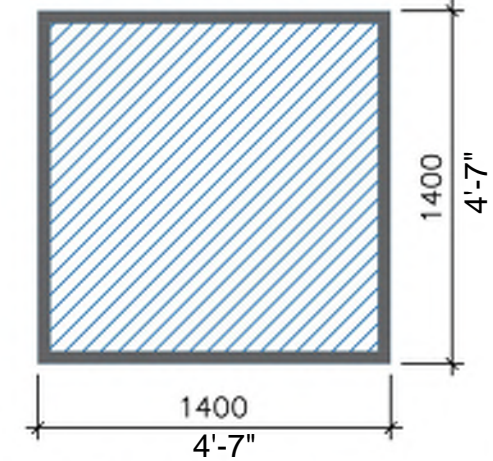
DO NOT SCALE FROM DRAWING. USE DIMENSIONS ONLY. ALL DIMENSIONS TO BE SHOWN AND NUMBERED WITH DECIMALS IN ACCORDANCE WITH THE CONVENTION OF THE COMMISSION OF THE EUROPEAN COMMUNITIES.  
ALL SURFACE DRAWINGS ARE TO BE MADE IN CONSULTATION WITH MECHANICAL AND ELECTRICAL ENGINEERS AND STRUCTURAL ENGINEERS DRAWING DETAILS AND SPECIFICATIONS WHERE RELEVANT.  
ALL WORK TO BE TO THE RELEVANT BRITISH STANDARD CODE OF PRACTICE AND MANUFACTURER'S WRITTEN RECOMMENDATIONS.  
ALL WORKING DIMENSIONS TO BE INDICATED AS NEAR TO THE DIMENSION LINE AS POSSIBLE. THE BUILDING ACADAPTATION PERSONNEL OR TRADESMAN, AS IN ACCORDANCE WITH ALL RELEVANT STATUTORY AUTHORITY REGULATIONS.  
ELECTRICAL INSTALLATION TO COMPLY WITH CURRENT BS REGULATIONS AND WITH BS 7671 - THE WIRING REGULATIONS TO SPECIALIST CONTRACTORS GUIDANCE TO COMPLY TO BS 5838-1:2002.  
ALL NEW DRAWING TO BE CHECKED BY AN INDIVIDUAL IN ACCORDANCE WITH ALL RELEVANT BS 5838-1:2002 AND BS 5838-2:2002.  
ALL EXISTING DRAWINGS SHOULD BE CHECKED TO COMPLY FULLY WITH BS 5838-1:2002 AND BS 5838-2:2002.  
ALL MATERIALS AND COMPONENTS TO BE OF THE HIGHEST QUALITY AND IN FULL COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS.



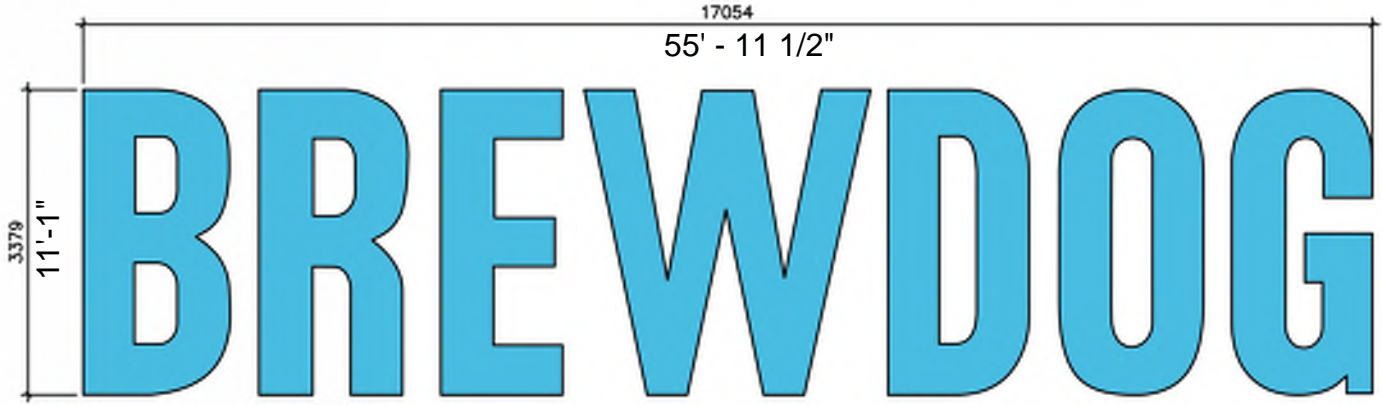
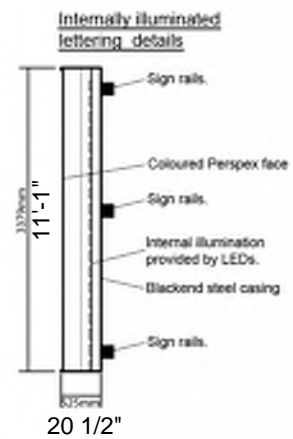
Externally mounted sign formed from individual internally illuminated letters. Blackened steel casing with coloured translucent perspex front. Letters mounted on existing building canopy.

**Building Frontage Signage Detail (Key no.3)**  
scale 1:40

Area: 4.39 sq. m. (47 SF)



**Menu Board Detail (Key no.2)**  
scale 1:30  
Area: 1.96 sq. m. (21 SF)



Externally mounted sign formed from individual internally illuminated letters. Blackened steel casing with coloured translucent perspex front. Letters mounted on sign rails.

**Roof Signage Detail (Key no.5)**  
scale 1:100

Area: 42 sq. m. (453 SF)

client:	<b>Brewdog</b>
project:	Brewdog Cleveland
location:	Cleveland, USA
diag title:	Proposed External Elevations/ Signage
scale:	1: 500, 100, 40, 30, 20 @ A3
date:	April 2021
diag no:	L04
status:	Design





November 22, 2019

Mr. Matthew Weber, P.E.  
Weber Engineering Services  
2555 Hartville Road, Suite B  
Rootstown, OH 44272

**Re: *Barrington Building, 1970 Carter Road – Cleveland, Ohio  
Utility Review Approval (CDPP-10-27-2019-0001234)***

Dear Mr. Weber:

The Northeast Ohio Regional Sewer District (NEORS) is in receipt of plans for a parking lot and storm sewer system to be connected to a manhole on Carter Road that is a part of the Westerly Low-Level Interceptor system. The connection will be made to District manhole LLA00235 using a 12" diameter pipe at an elevation of 571.50 which is within of 24" of the invert of the Interceptor.

The plans dated October 24, 2019 have been reviewed and the connection to manhole LLA00235 has been approved provided the following conditions are met:

- The contractor shall provide a watertight connection to the existing infrastructure.
- The owner shall warrant that the connections and new structures will be watertight for a period of one year.
- The contractor is responsible for any and all damage to existing infrastructure as determined by the NEORS.
- The contractor shall prevent any debris from entering the sewers. Any debris entering the sewer shall be removed by the contractor.
- The contractor is responsible for obtaining any and all permits required for the work, including Cleveland Water Pollution Control.
- A 72-hour notice shall be provided to Maintenance Services – Technical Support; call Charles Cofield at 216-310-6037 to schedule an NEORS inspector for the connection.

Thank you for your cooperation, if you have any questions, feel free to call me at extension 6802.

Sincerely,

A handwritten signature in blue ink that reads "Mary E. Maciejowski".

Mary E. Maciejowski  
Community Discharge  
Permit Program Manager

cc:

David Ritter, NEORS  
Elie Ramy, Cleveland WPC



# Downtown | Flats Design Review Case

---



May 21, 2021

DF2021-011 - Flats East Bank Electronic Message Boards: Seeking Final Approval

**Project Locations: 1055 Old River Road; Main Avenue and West 10<sup>th</sup> Street**

Project Representatives: James Vacey, Signature Sign

Mike Boyer, Signature Sign



# Flats East Bank Electronic Message Centers

## DESIGN INTENT AND SPECIFICATIONS FOR EXTERIOR SIGNAGE **01.1**



ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

Electronic Message Centers

PROJECT LOCATION

1055 Old River Road  
Cleveland, OH 44113

DATE CREATED

05/12/2021



**SIGNATURE SIGN Co.**  
CLEVELAND



# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

EMC - Conceptual Rendering

01.1-A

SCALE: N/A

Conceptual Rendering - Southwest View



EXISTING



PROPOSED

ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

Electronic Message Centers

PROJECT LOCATION

1055 Old River Road  
Cleveland, OH 44113

DATE CREATED

05/12/2021

DESIGN TYPE

Design Intent -  
Specifications Submittal -  
FINAL

DESIGN VERSION

01.1

REVISIONS

SCALE

As Noted

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# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

### EMC - Front Elevation Size Comparison

01.1-A

SCALE: 1/4" = 1'

ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

Electronic Message Centers

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# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

### EMC - Front Elevation

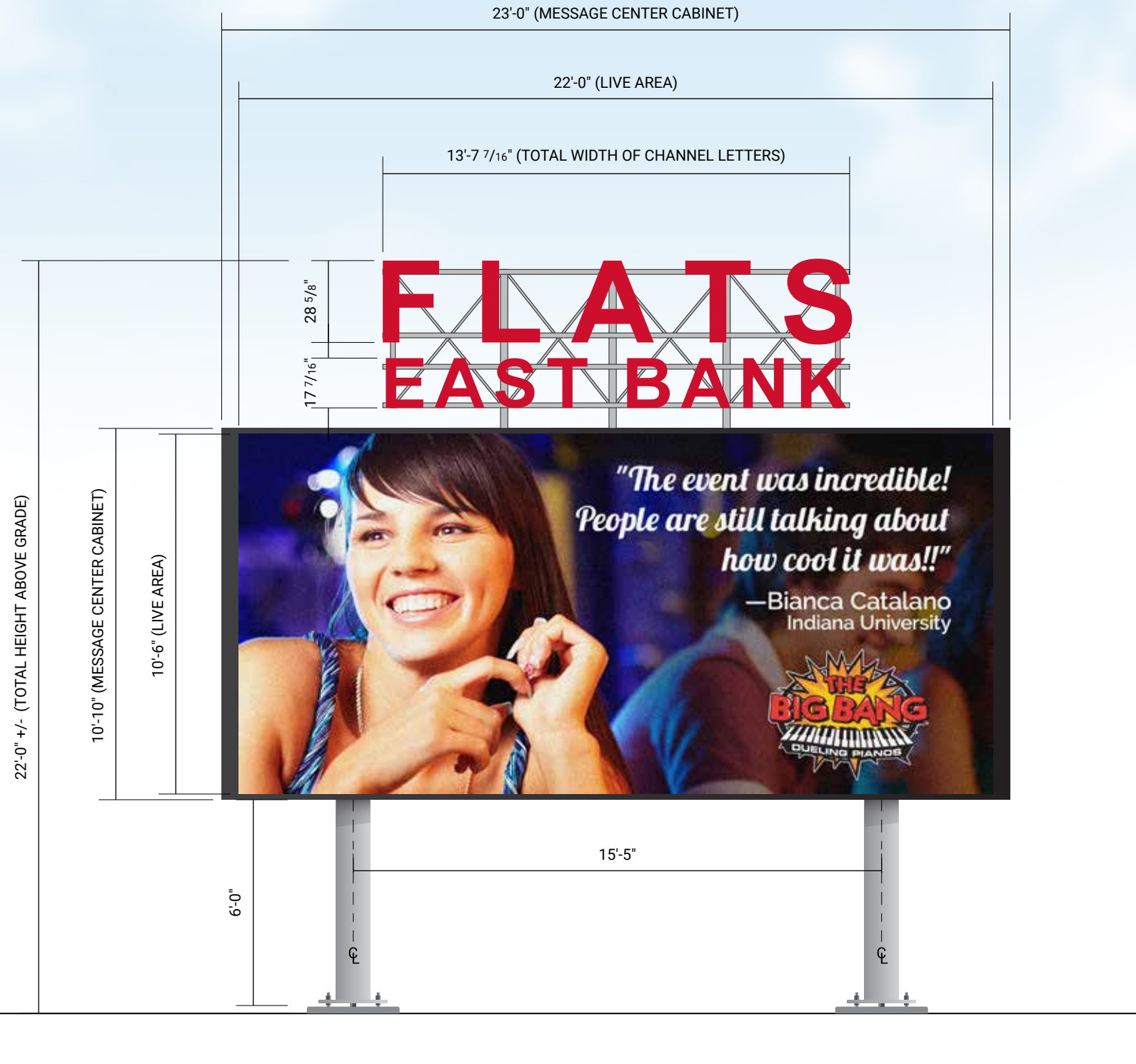
01.1-A

ONE (1) - 23'-0"W x 10'-10"H (+/-) SINGLE-SIDED, HIGH-RESOLUTION DIGITAL LED DISPLAY MOUNTED TO TWO 12" STEEL TUBE UPRIGHTS WITH REQUIRED BRACING. THE DISPLAY FEATURES THE FLATS - EAST BANK LOGOMARK AS FABRICATED ALUMINUM FACE-LIT CHANNEL LETTERS MOUNTED TO ALUMINUM TUBE WELDED FRAME. OPPOSITE SIDE TO FEATURE A 23'-0"W X 10'-10"H DIGITALLY-PRINTED MURAL (DESIGN AND CONTENT TBD). THE ENTIRE STRUCTURE WILL BE INSTALLED WITHIN AN EXISTING ISLAND IN THE CENTER OF A CUL-DE-SAC AT THE END OF FRONT AVENUE.

QTY: 1

SCALE: 1/4" = 1'

AREA: 249.17<sup>2</sup> +/-



ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

Electronic Message Centers

PROJECT LOCATION

1055 Old River Road  
Cleveland, OH 44113

DATE CREATED

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DESIGN VERSION

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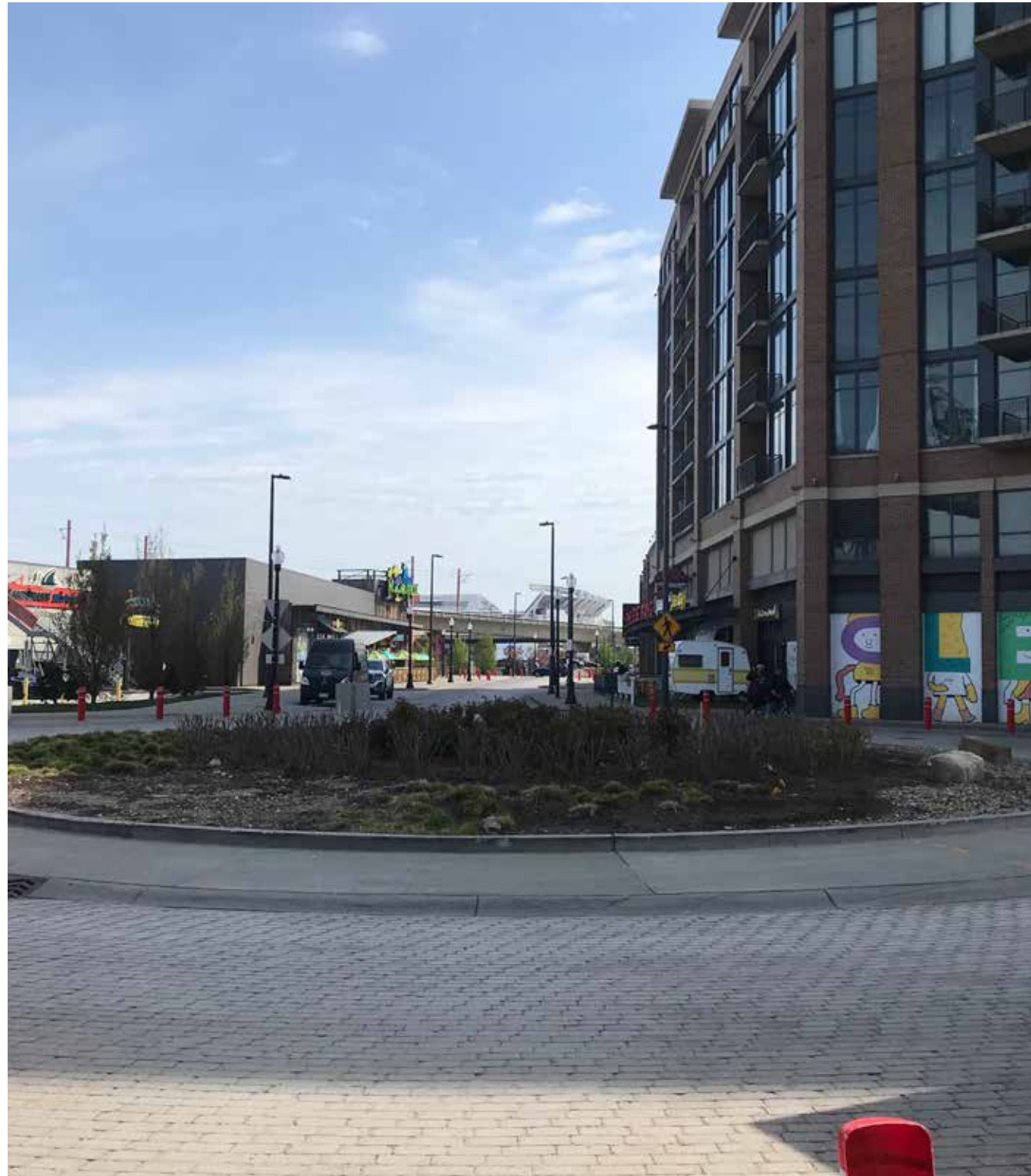
# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

01.1-A EMC - Conceptual Rendering - Rear View

SCALE: N/A



EXISTING

Conceptual Rendering - Northeast View



PROPOSED

ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

Electronic Message Centers

PROJECT LOCATION

1055 Old River Road  
Cleveland, OH 44113

DATE CREATED

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DESIGN TYPE

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DESIGN VERSION

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# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

01.1-A ○ EMC - Rear Elevation

SCALE: 1/4" = 1'

ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

Electronic Message Centers

PROJECT LOCATION

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FLATS  
EAST BANK

CONTEMPORARY MURAL/  
PUBLIC ART - FINAL ART TBD



GRADE

DESIGN | MANUFACTURING | INSTALLATION | MAINTENANCE



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# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

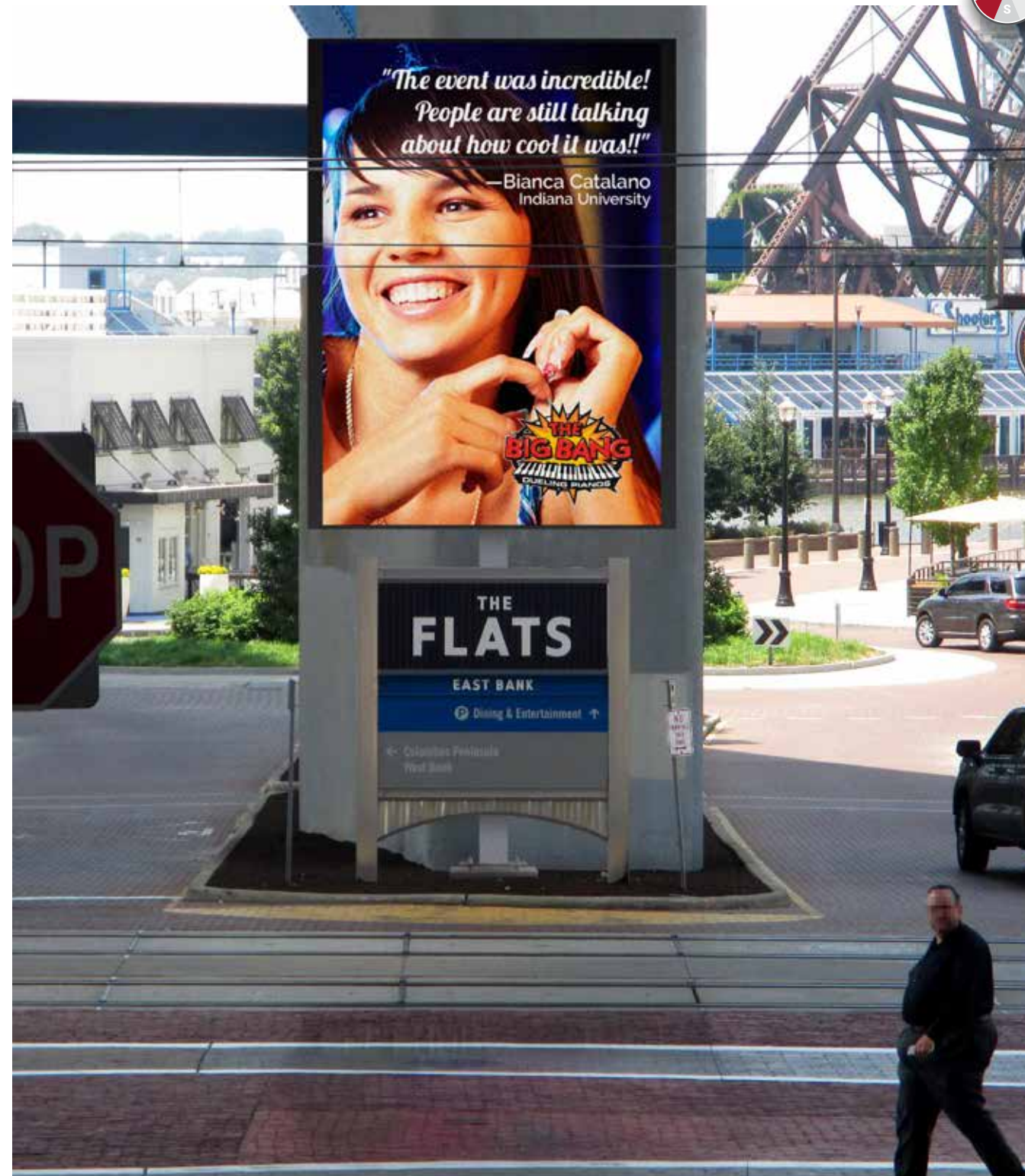
EMC - Conceptual Rendering

01.1-B

SCALE: N/A



EXISTING



PROPOSED

Conceptual Rendering - Southwest View



ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

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# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

### EMC - Front Elevation

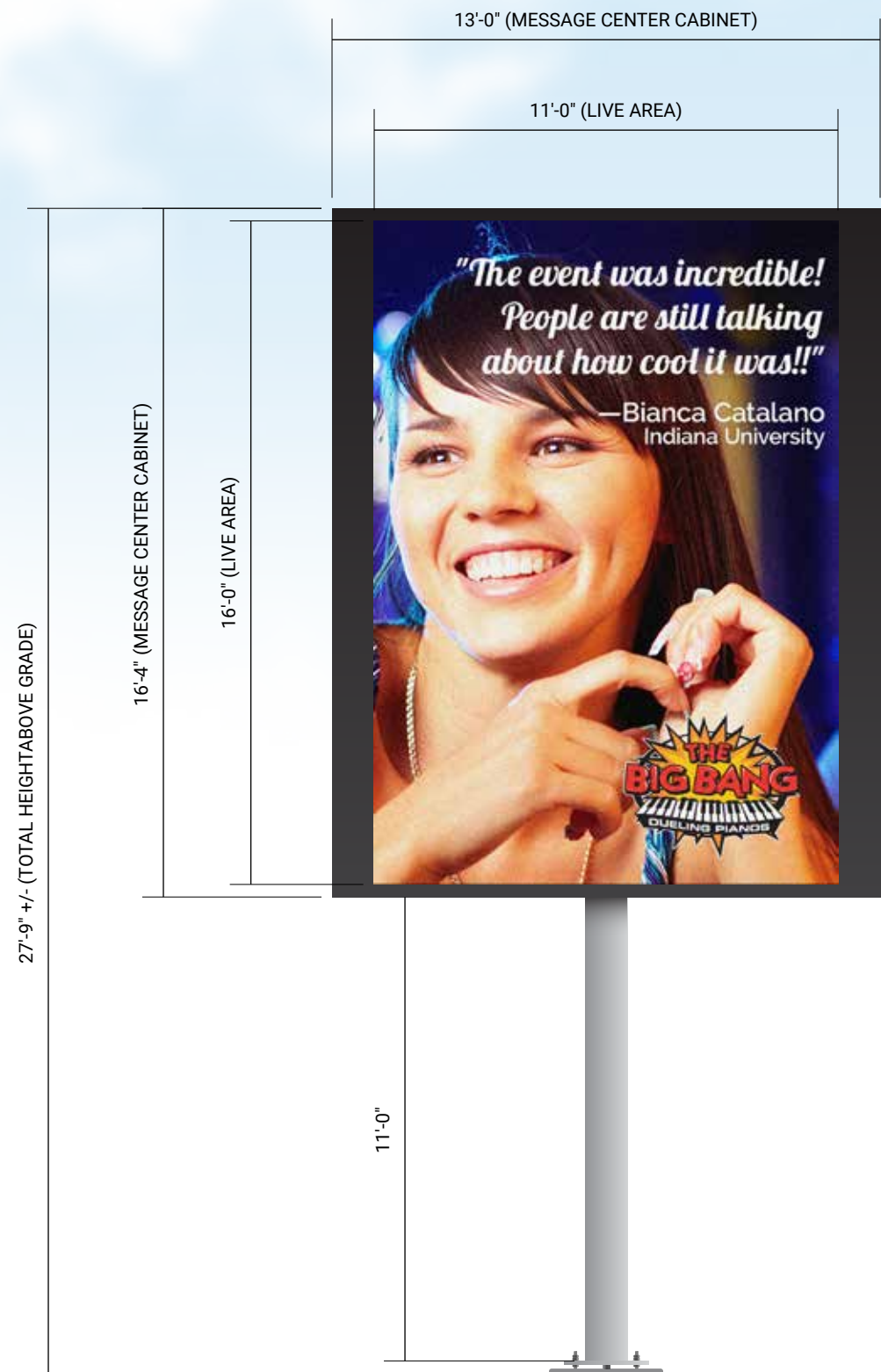
01.1-B

ONE (1) - 12'-0"W x 16'-0"H (+/-) SINGLE-SIDED, HIGH-RESOLUTION DIGITAL LED DISPLAY MOUNTED TO TWO 12" STEEL TUBE UPRIGHTS WITH REQUIRED BRACING. THE ENTIRE STRUCTURE WILL BE INSTALLED WITHIN AN EXISTING CONCRETE ISLAND IN FRONT OF A MAIN AVENUE BRIDGE PILLAR.

QTY: 1

SCALE: 1/4" = 1'

AREA: 192<sup>±</sup> +/-



ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

PROJECT

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# Flats East Bank

## Electronic Message Centers - DESIGN INTENT AND SPECIFICATIONS - FINAL 01.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

### EMC - Site Plan

SCALE: N/A



Sign



ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

Flats East Bank/  
Scott Wolstein

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# Downtown | Flats Design Review Case

---



May 21, 2021

DF2021-xxx - ODOT CCG3A Project: For Informational Purposes Only

**Project Location: Downtown, along the Innerbelt**

Project Representative: Douglas Blank, Michael Baker International





# CLEVELAND INNERBELT CORRIDOR CCG3A

PRESENTATION TO THE DOWNTOWN / FLATS  
DESIGN REVIEW COMMITTEE

May 20, 2021





# CLEVELAND INNERBELT CORRIDOR CCG3A

PRESENTATION TO THE CLEVELAND CITY  
PLANNING COMMISSION

May 21, 2021

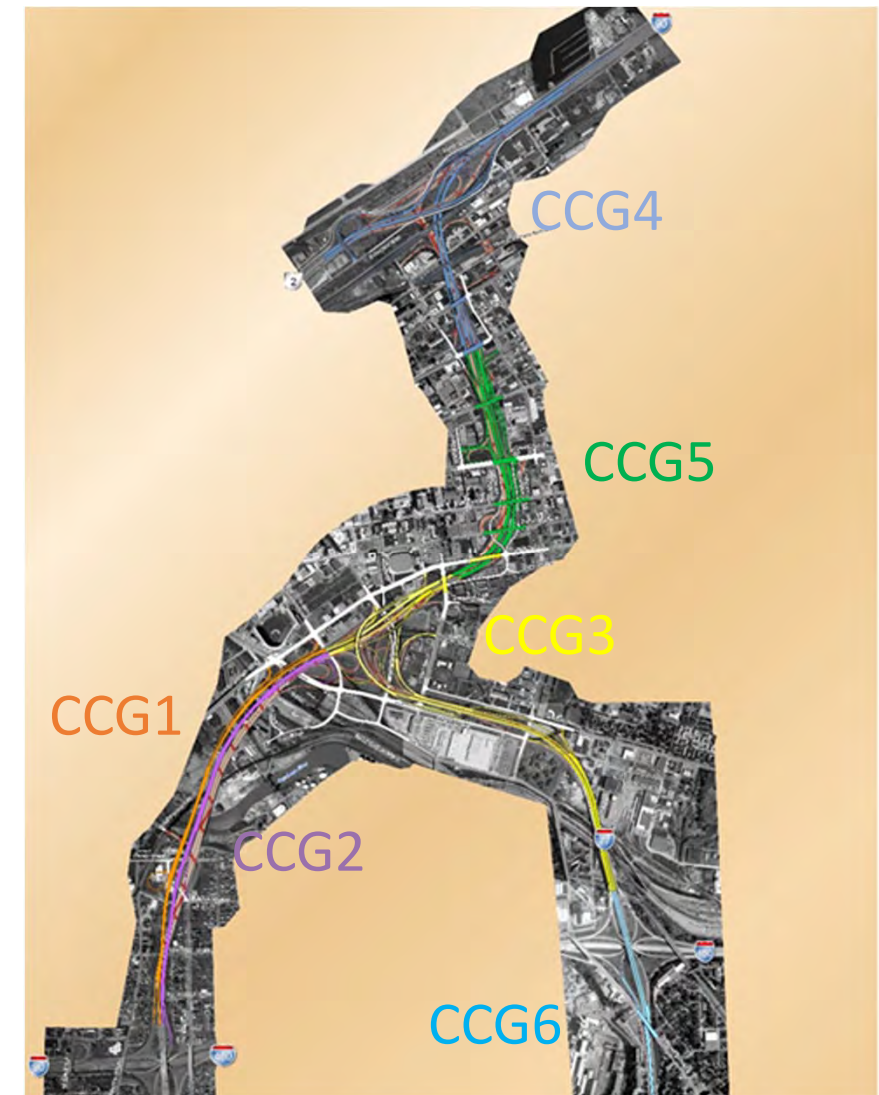






# CCG3A Schedule

- Fall 2020 – CCG3A Detailed Design Begins
- Fall 2020 – CCG3A Priority Parcel Acquisition Begins
- Spring 2021 – CCG3A Parcel Acquisition Continues
- Fall 2023 – CCG3A Construction Project Bid Opening
- Spring 2024 – CCG3A Construction Begins
- CCG3B, CCG4, CCG5 to follow in future





# CCG3A Stakeholder Involvement Process



- **Neighborhood Stakeholder Meetings**

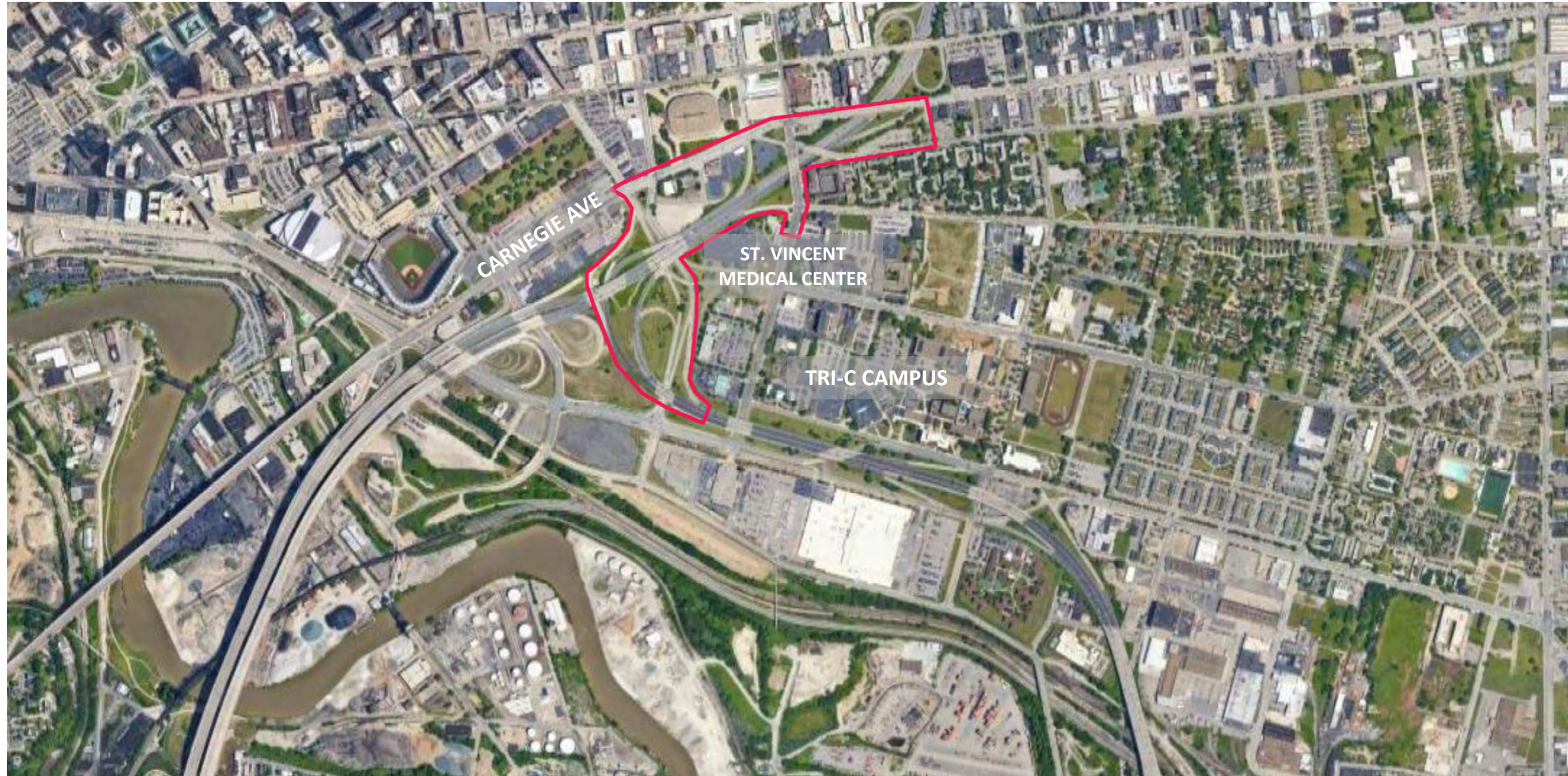
- September 2020 – May 2021
- 5 meetings with approximately 30 stakeholders (CDCs, institutions, City, County)

- **City Coordination Discussions**

- October 2020-May 2021
- 4 meetings with City Leadership to explain that third party maintenance agreements will be required for items outside of ODOT's standard maintenance



# Orientation





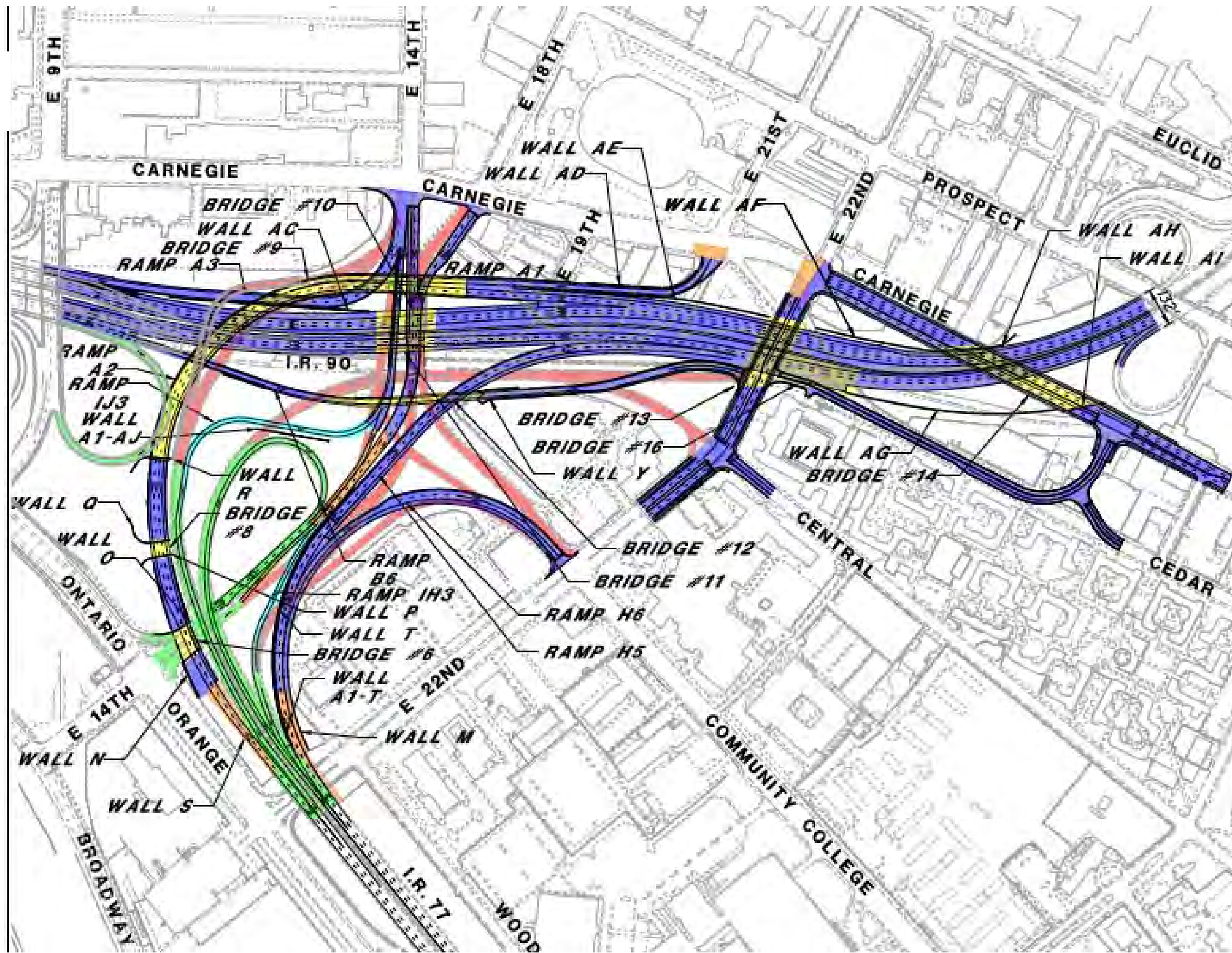
# CCG4 & 5 Early Design Diagram



\*Above images are diagrammatic and reflect earlier alignments and other design elements



# CCG3 A





# Project Goals



## 1) Emphasize Connectivity - connect the City (pedestrians bicyclists as well as vehicles)

- Stronger neighborhood connections across I-90 are made along E22nd Street including the bridge, possible new street level parks, along Cedar Ave, at E14th Street and through streetscape improvements on Carnegie

## 2) Establish and Promote a Welcoming Identity

- Design elements such as retaining walls, fences, abutments, lighting should be Cleveland centric, and present an appealing and timeless image of the City.
- The design will take advantage of opportunities to integrate the City and its landscape into the trench area through views of the City, placement and types of plantings and other design elements.
- Scale of the design elements will respond to the driver's experience.

## 3) Strengthen Wayfinding and Improve User Experience (street level as well as highway drivers)

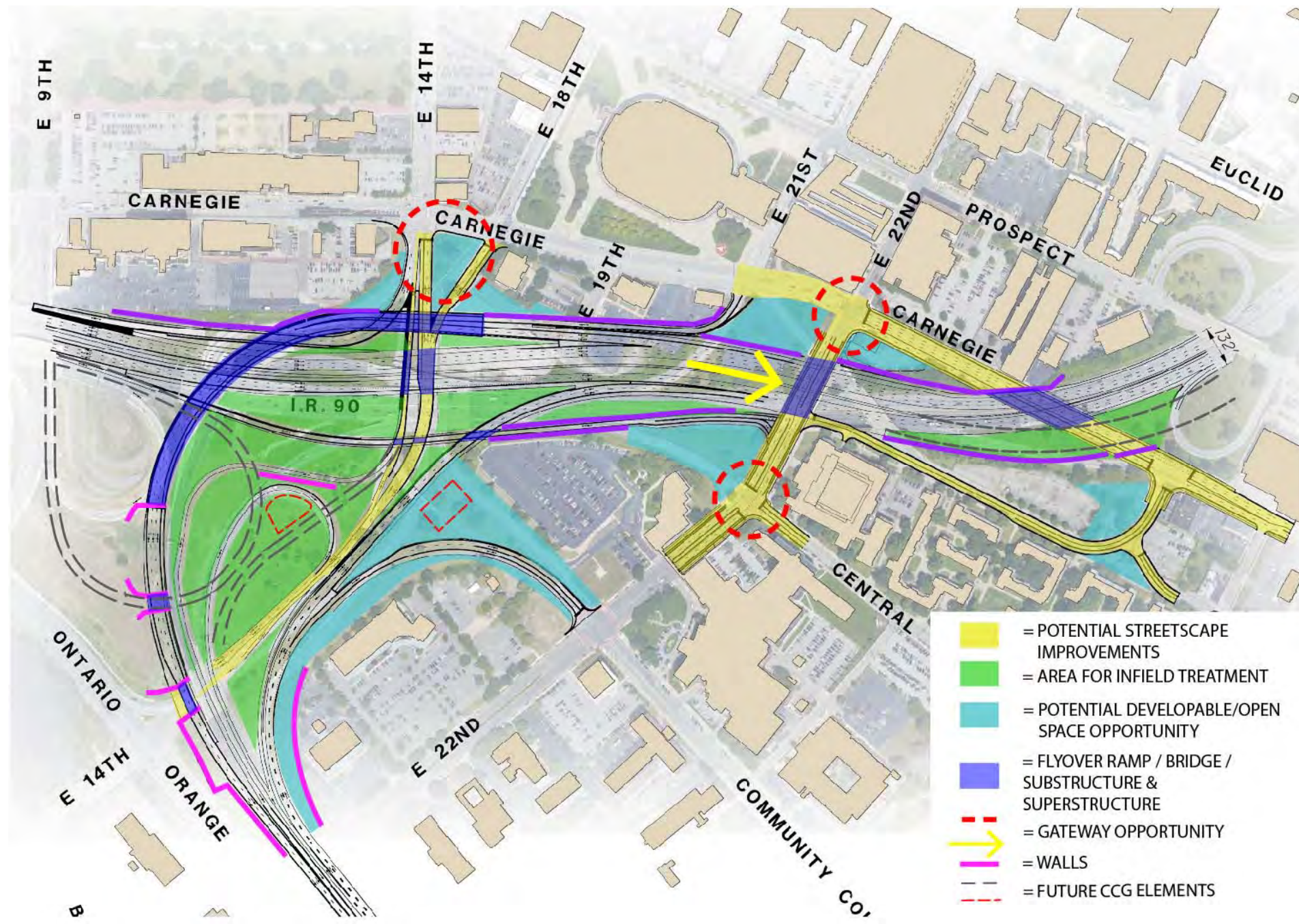
- Design elements including plantings will help to identify gateways into different neighborhoods and provide more comfortable scale through street tree plantings along roadway edges.

## 4) Sustainable and Maintainable Design - best environmental practices

- Design is increasing tree canopy and planting diversity, and investigating incorporating pollinator plantings into the planting strategy. The re-use of stormwater for infiltration and irrigation is also being considered. Maintenance to be understood and responsibilities known and accepted through agreements.

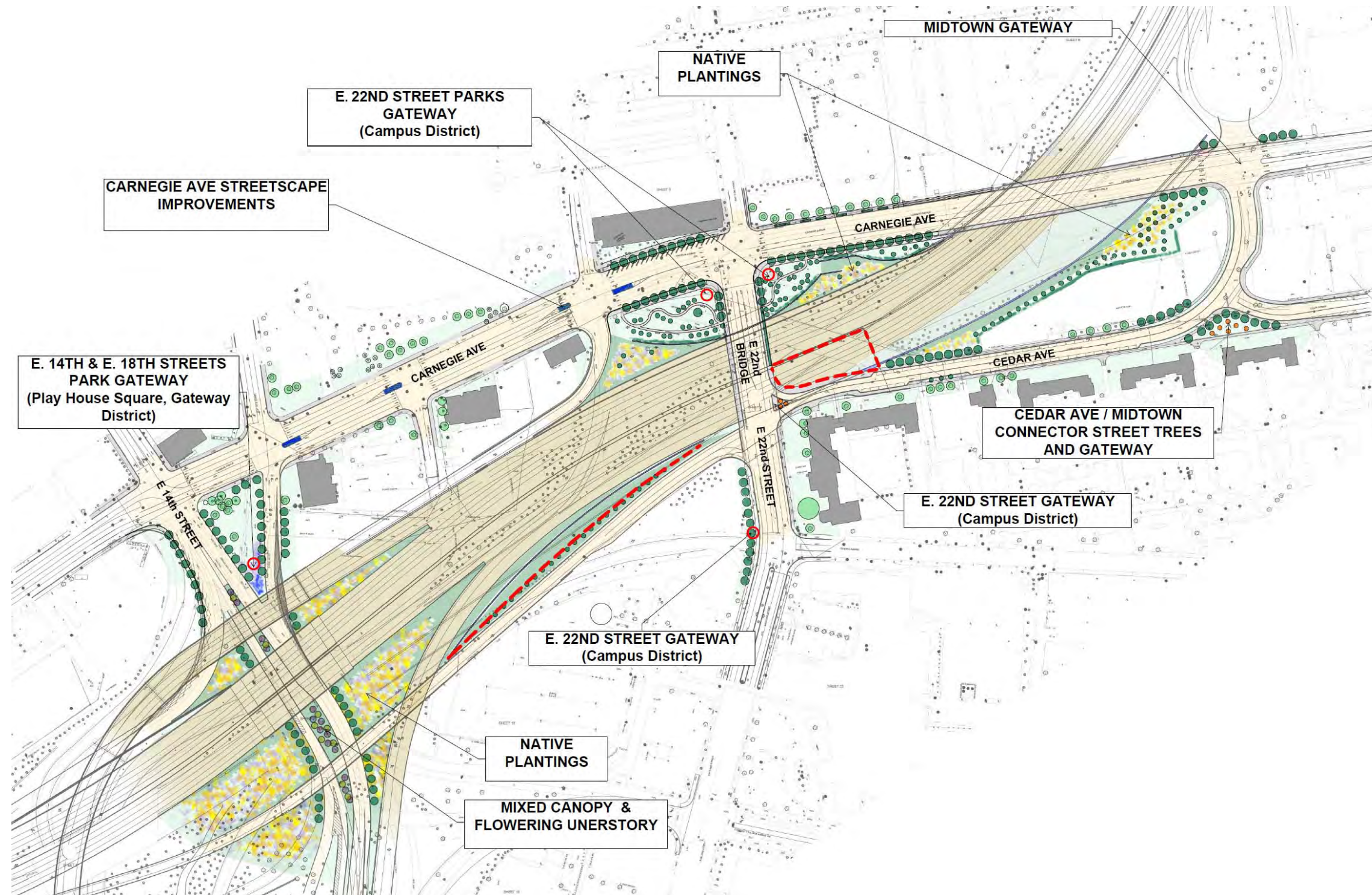


# Aesthetic Enhancement Opportunities



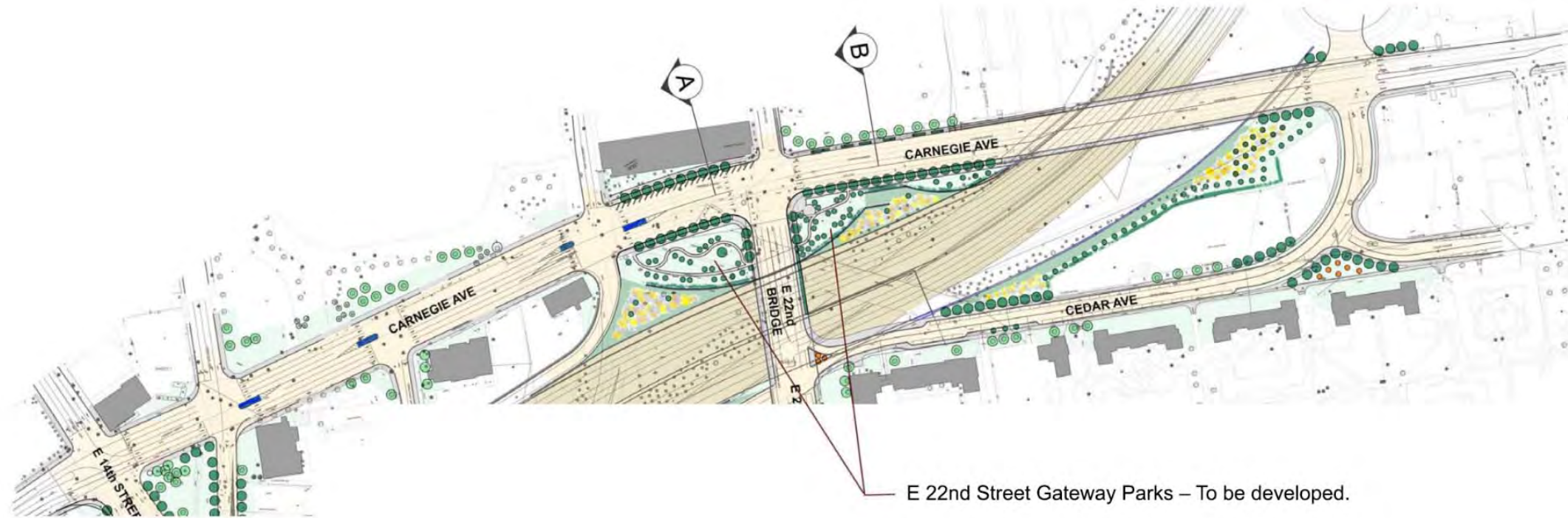


# Concept Plan - Establishing Connectivity





# Carnegie Ave Streetscape and E. 22<sup>nd</sup> St. Parks



SECTION A



Opportunities west of E. 22<sup>nd</sup> Street:

- Replace Sidewalk at Curb and Enhance Back of Sidewalk Plantings
- Provide Tree Lined Roadway, Sidewalk Improvements and Seating

SECTION B



Opportunities east of E. 22<sup>nd</sup> Street:

- Enlarge Sidewalk to Back of Curb
- Replace Tree Strip under Utilities with Improved Streetscape Planting
- Enhance the Planting at the Back of Sidewalk Slope



E. 22nd Street Median Planting Precedent



# East 22<sup>nd</sup> St. Gateway Parks





# East 22<sup>nd</sup> Street Gateway Parks - Precedents





# East 22<sup>nd</sup> Street Gateway Parks viewed from I-90



22nd St. Bridge

Carnegie Ave.

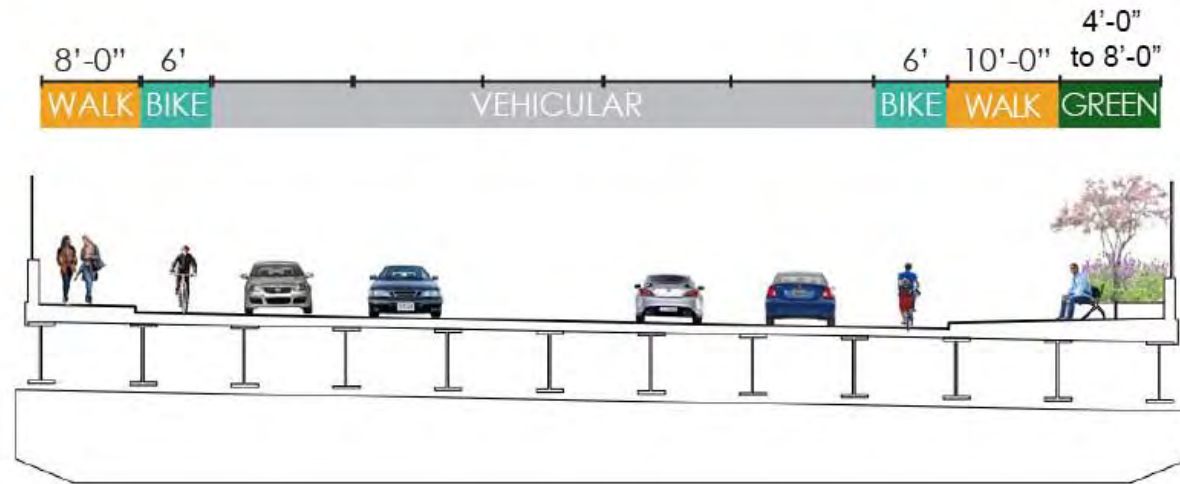


# E.22<sup>nd</sup> Street Bridge and Deck



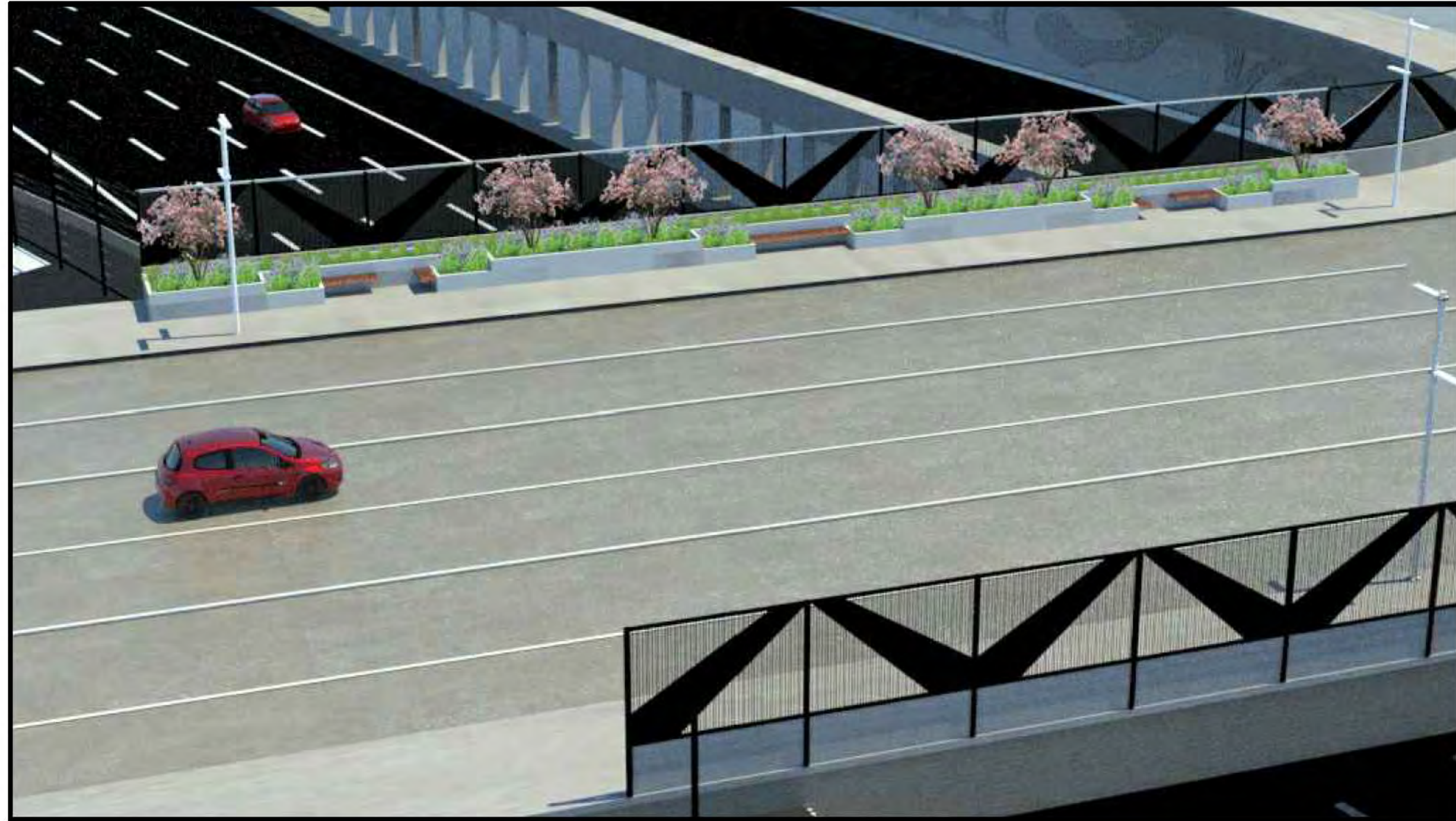


# East 22<sup>nd</sup> Street Bridge





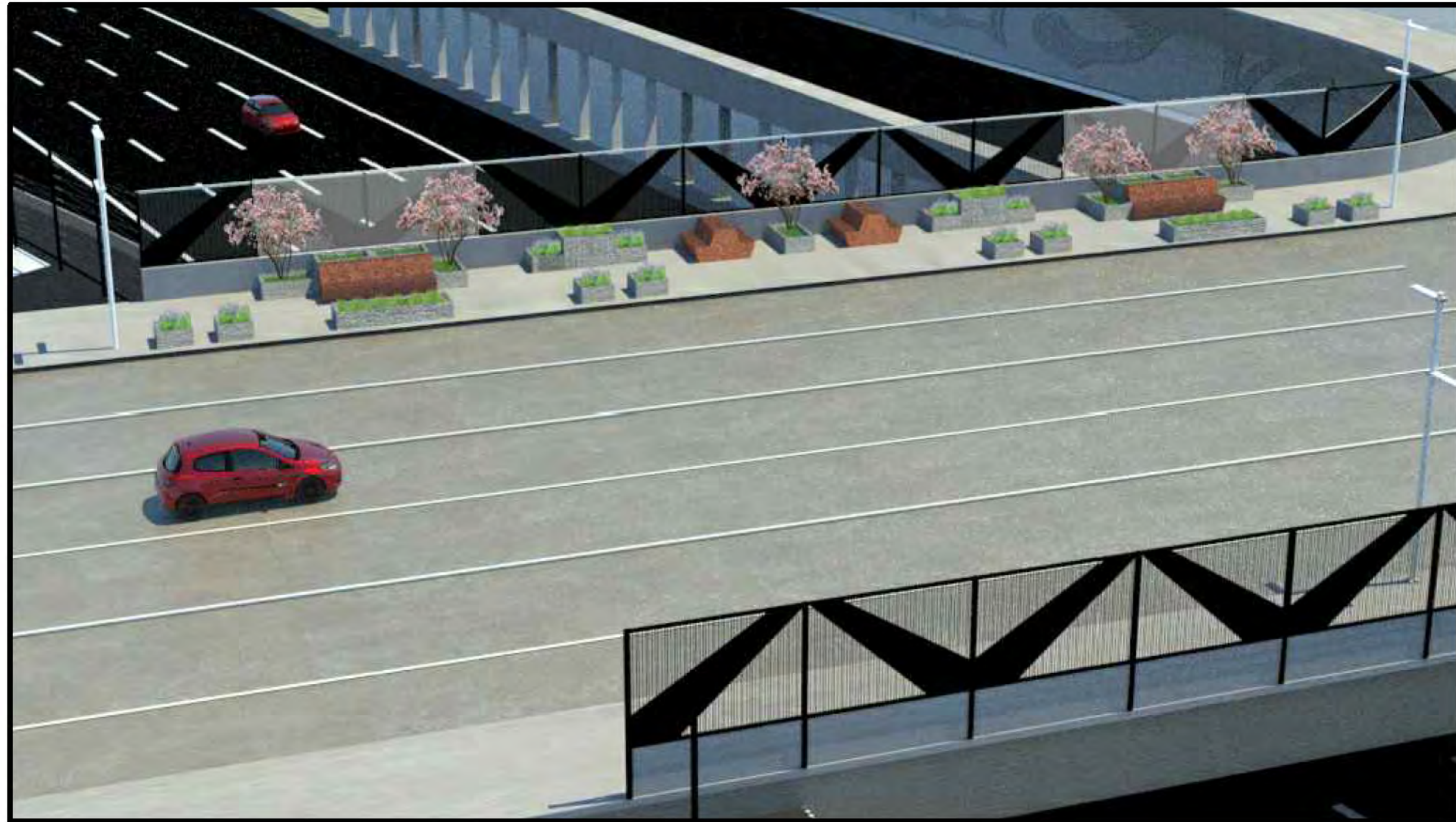
# E.22<sup>nd</sup> Street Bridge - Planter Concepts



**Built-in Planter Option**



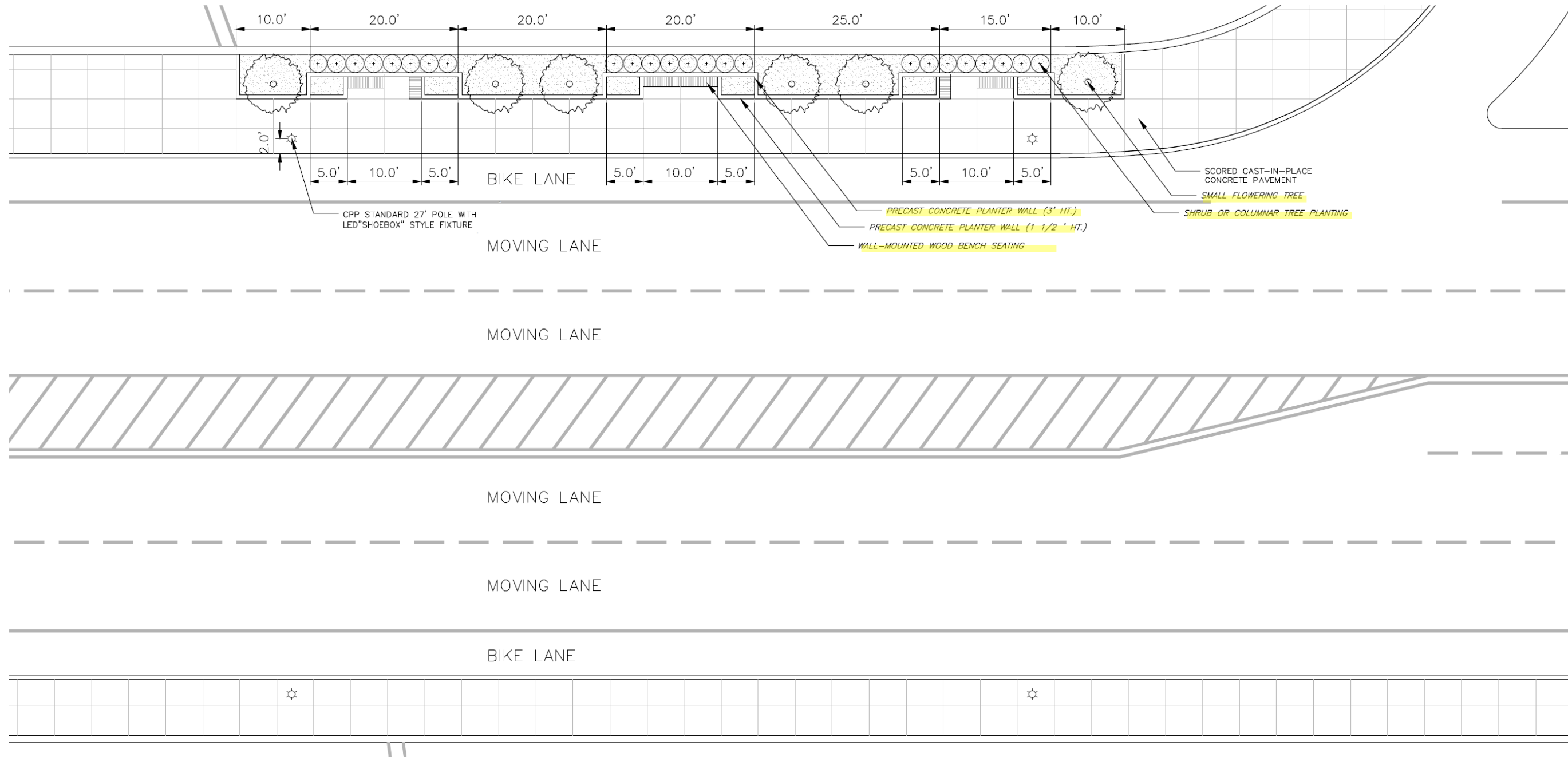
# East 22<sup>nd</sup> Street Bridge - Planter Concepts



**Modular Planter Option**



# Developing Bridge Planter Concepts



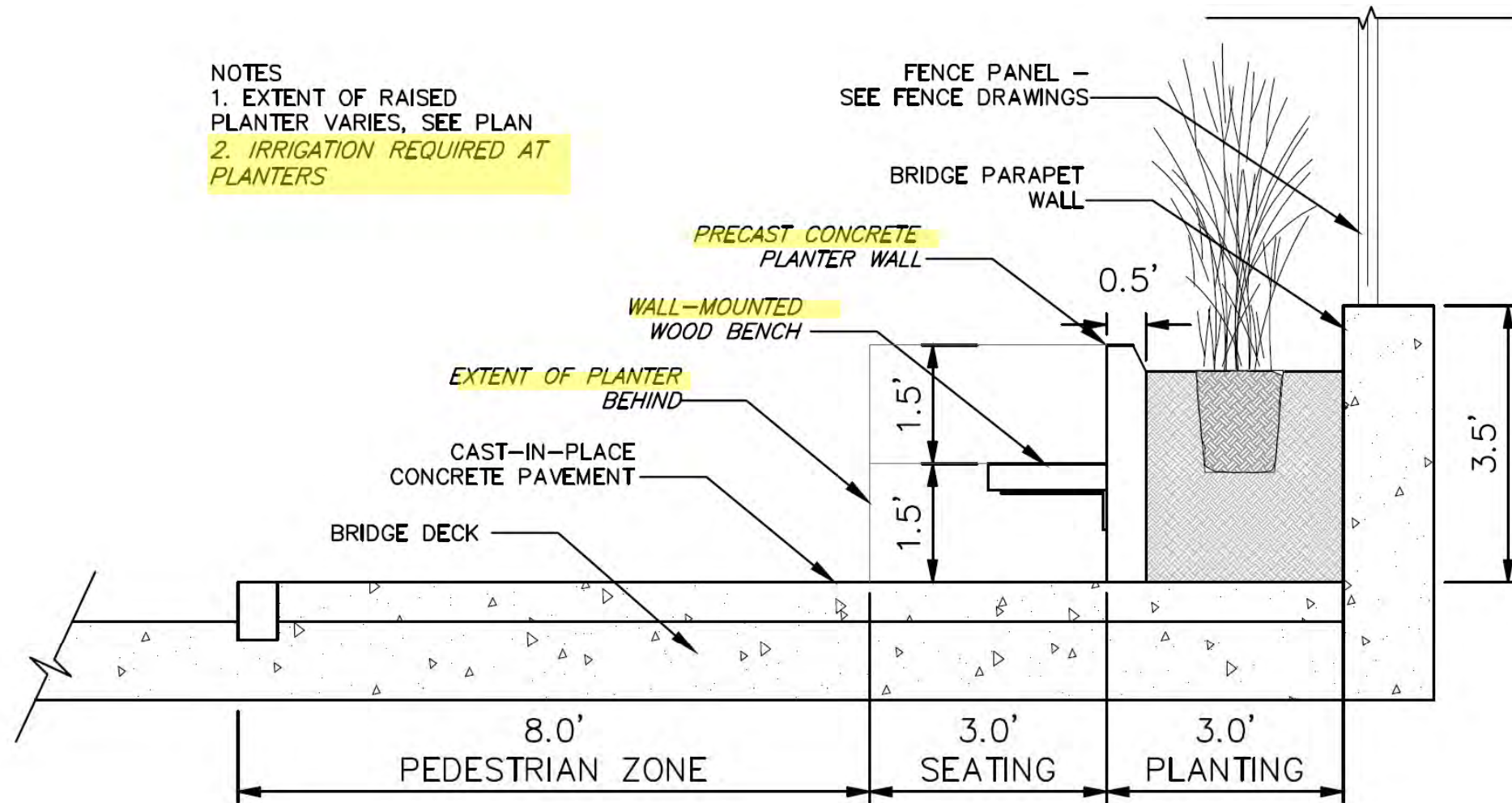
## Built-in Planter Option



# Developing Bridge Planter Concepts



NOTES  
 1. EXTENT OF RAISED  
 PLANTER VARIES, SEE PLAN  
 2. IRRIGATION REQUIRED AT  
 PLANTERS



3 SECTION - BUILT-IN PLANTERS  
 1/2" = 1'-0"

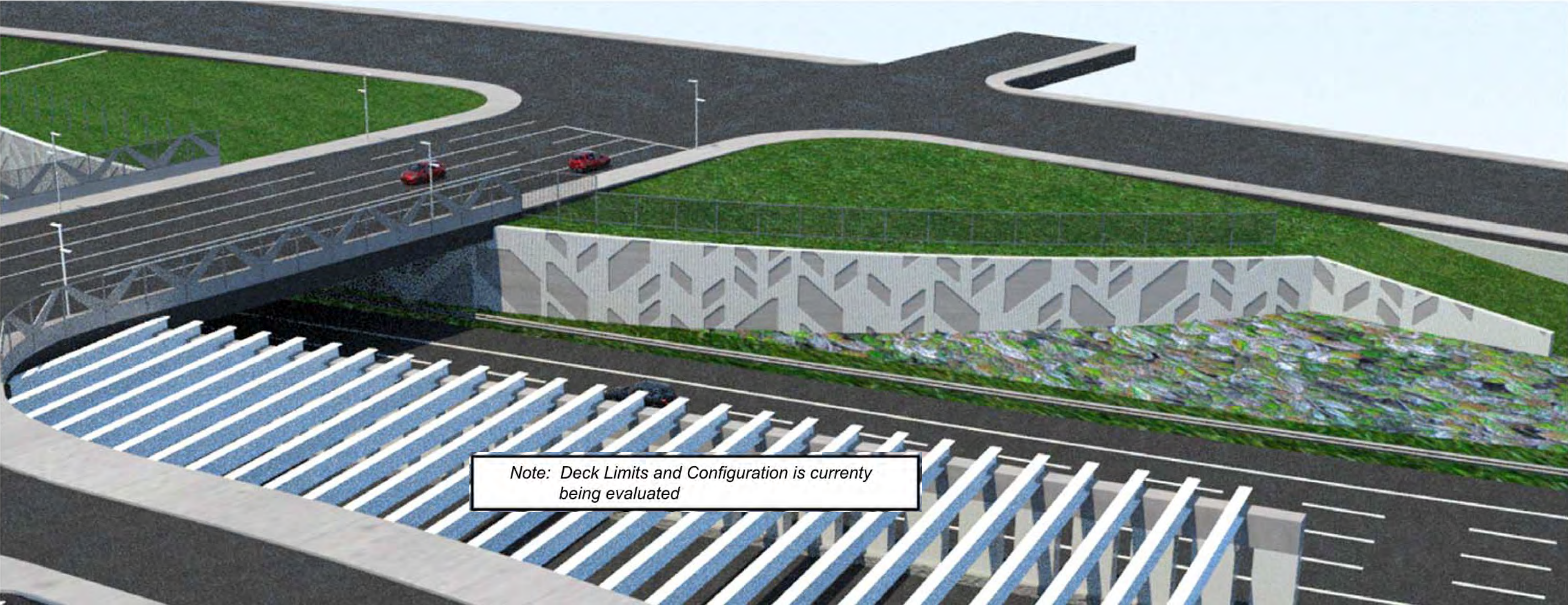


4 WALL-MOUNTED BENCH  
 N.T.S.

## Built-in Planter Option

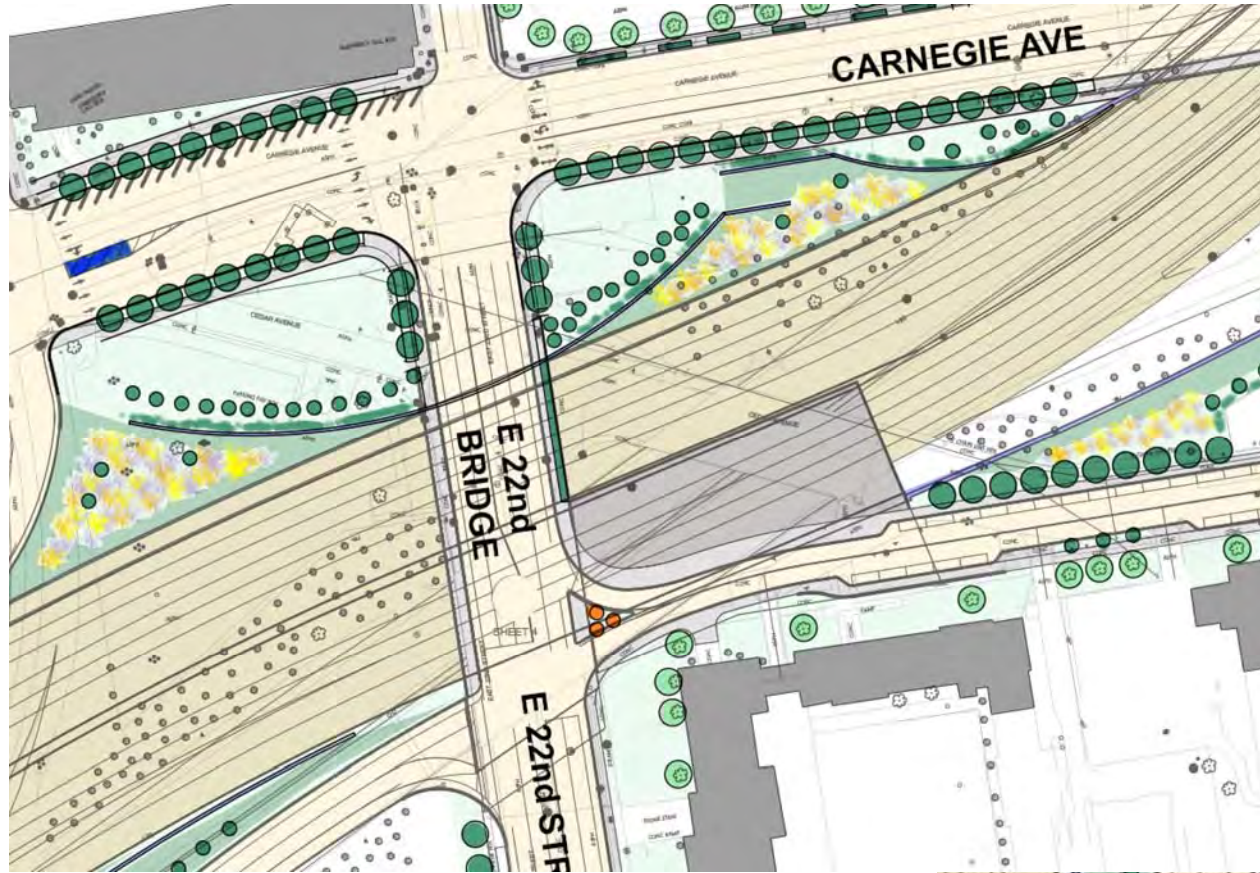


# Developing E. 22<sup>nd</sup> Street Deck

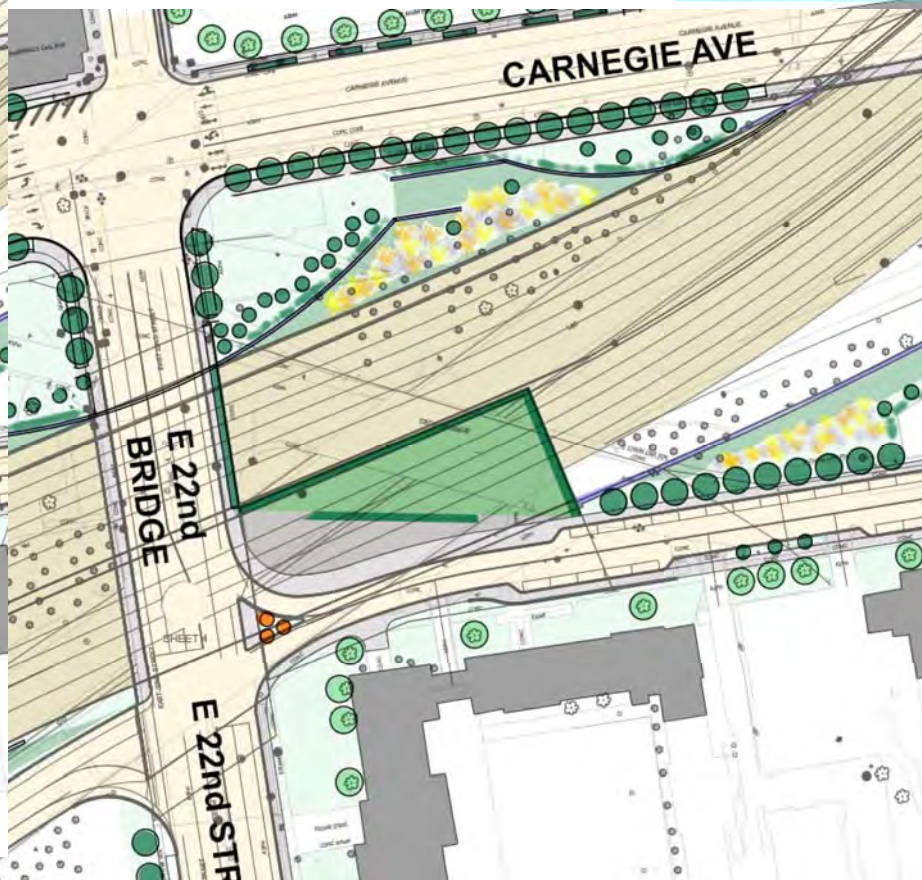




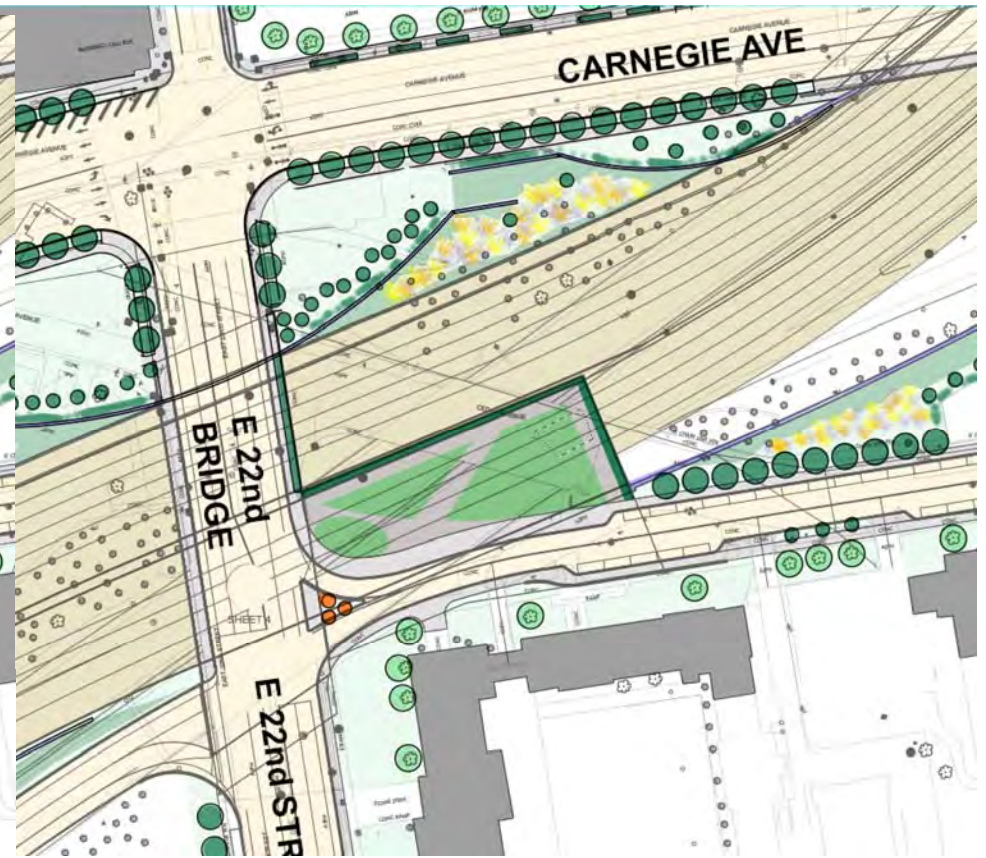
# Developing E. 22<sup>nd</sup> Street Deck



Option 1



Option 2

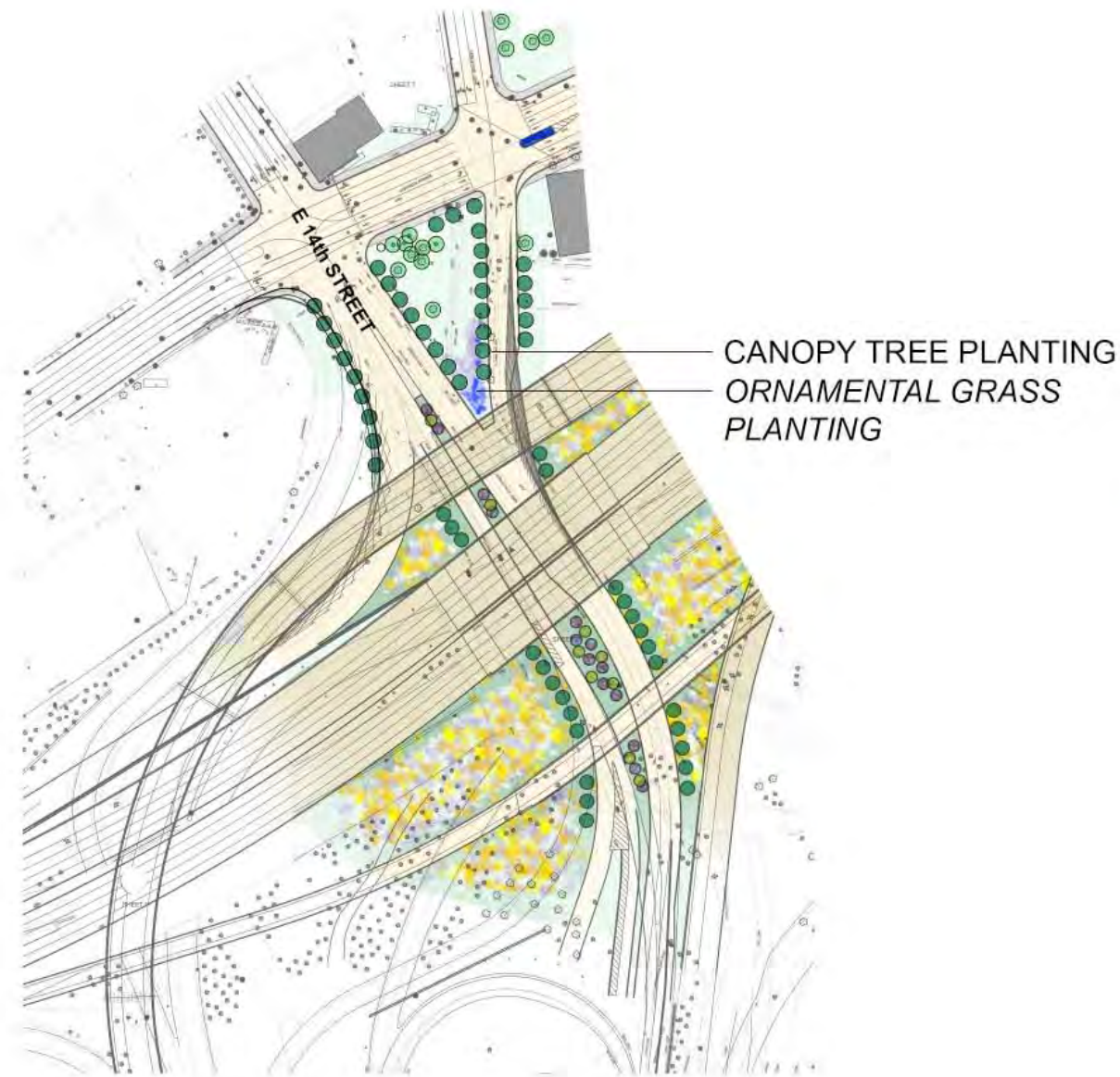


Option 3

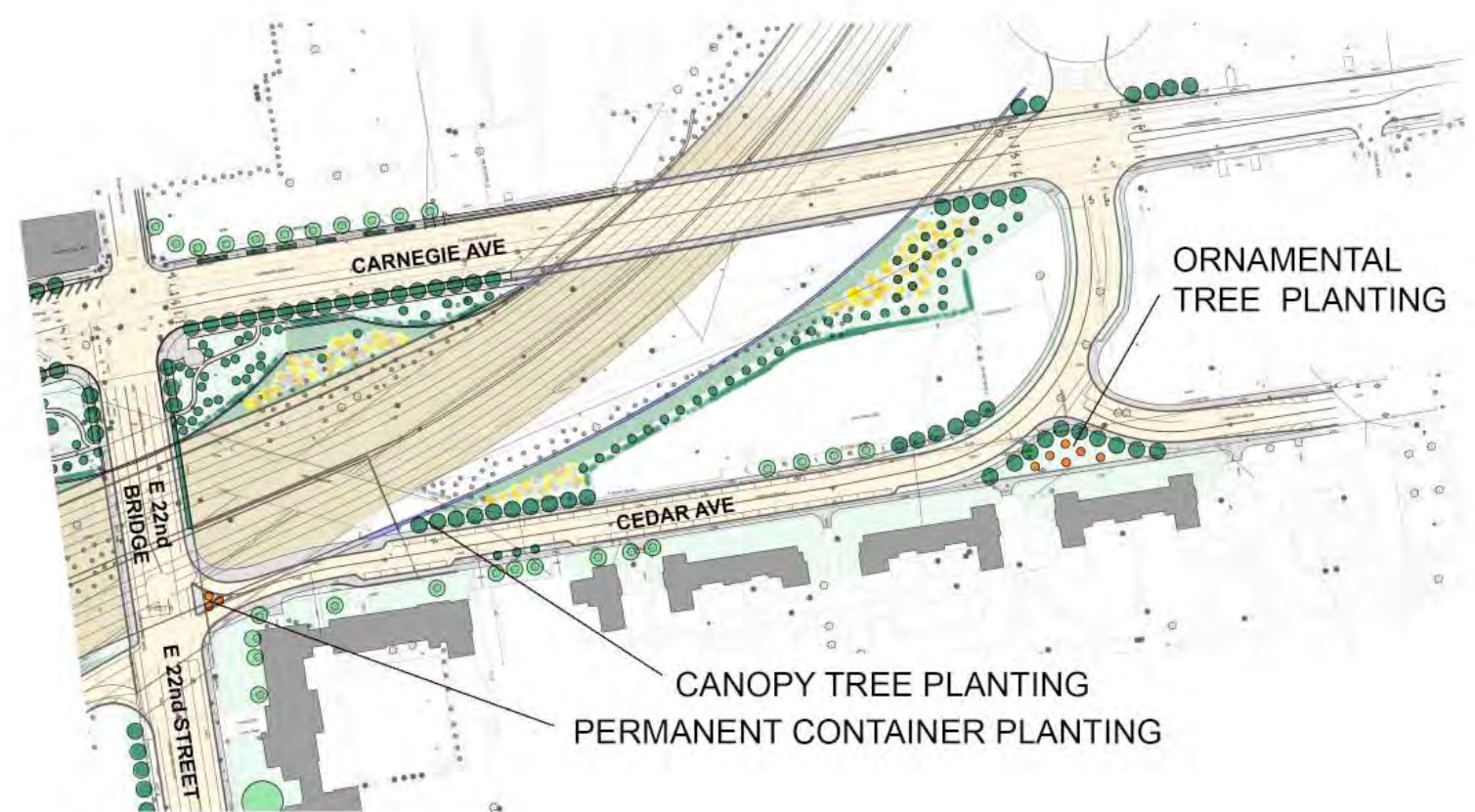
## Option Recap



# 14<sup>th</sup>/18<sup>th</sup> Gateway and Cedar Avenue



14th and 18th GATEWAY PLAN



CEDAR AVENUE PLAN



# 14<sup>th</sup>/18<sup>th</sup> Gateway and Cedar Avenue



**Note:**

- Streetscape and Gateway Improvements require Maintenance Agreements.
- Proposed Landscaping will not impede site distances or have canopies that extend over the road.
- Trees will generally be located 4' behind curbing / 6' on the outside of curves.
- Granite curb terracing will be located outside clear zones.



14th and 18th GATEWAY PERSPECTIVE

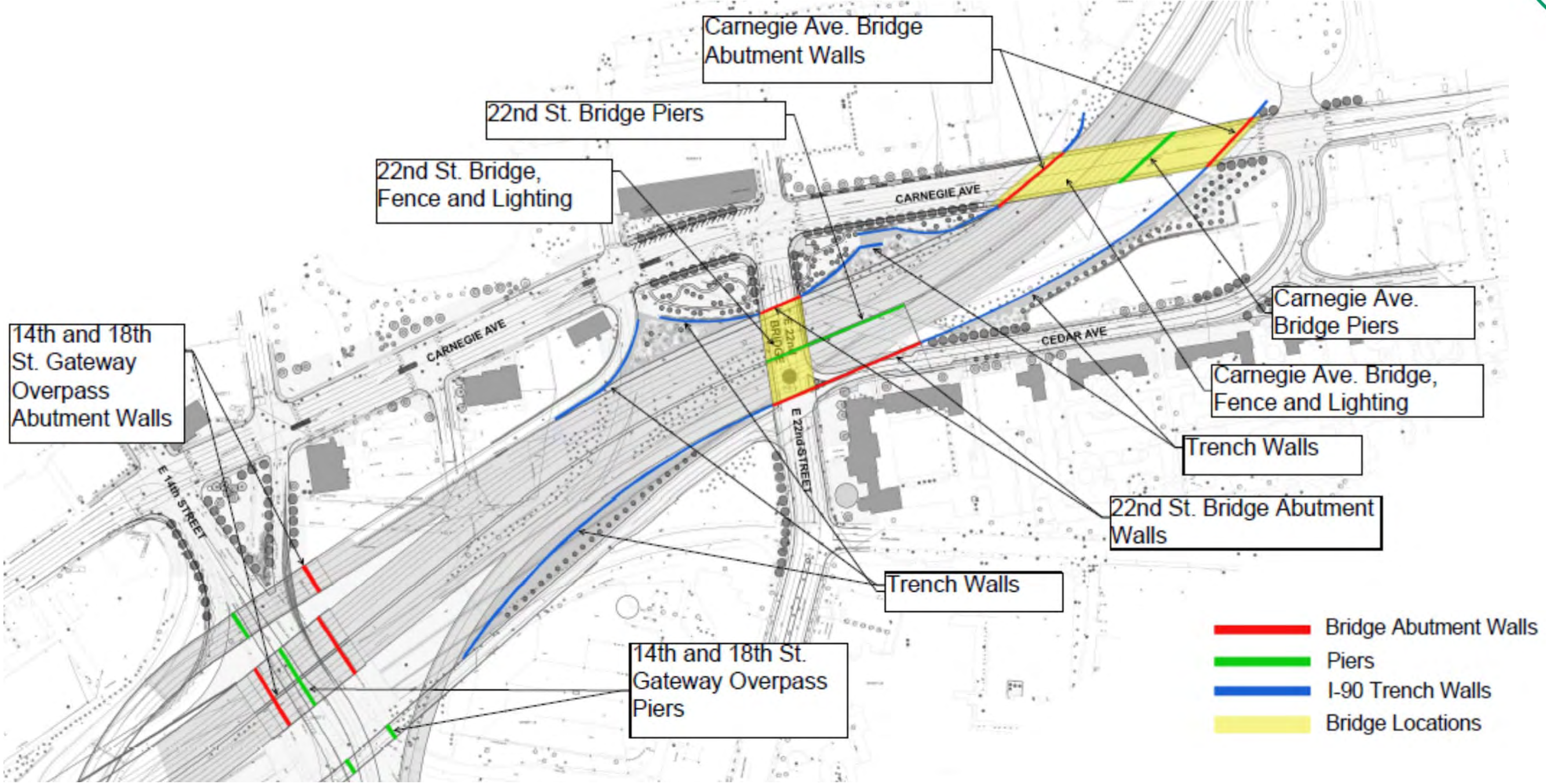


- STONE MULCH
- GRANITE CURBING
- PERENNIAL PLANTING
- CANOPY TREE PLANTING
- SHRUB MEDIAN PLANTING

I-90 GATEWAY UNDERPASS PLAN

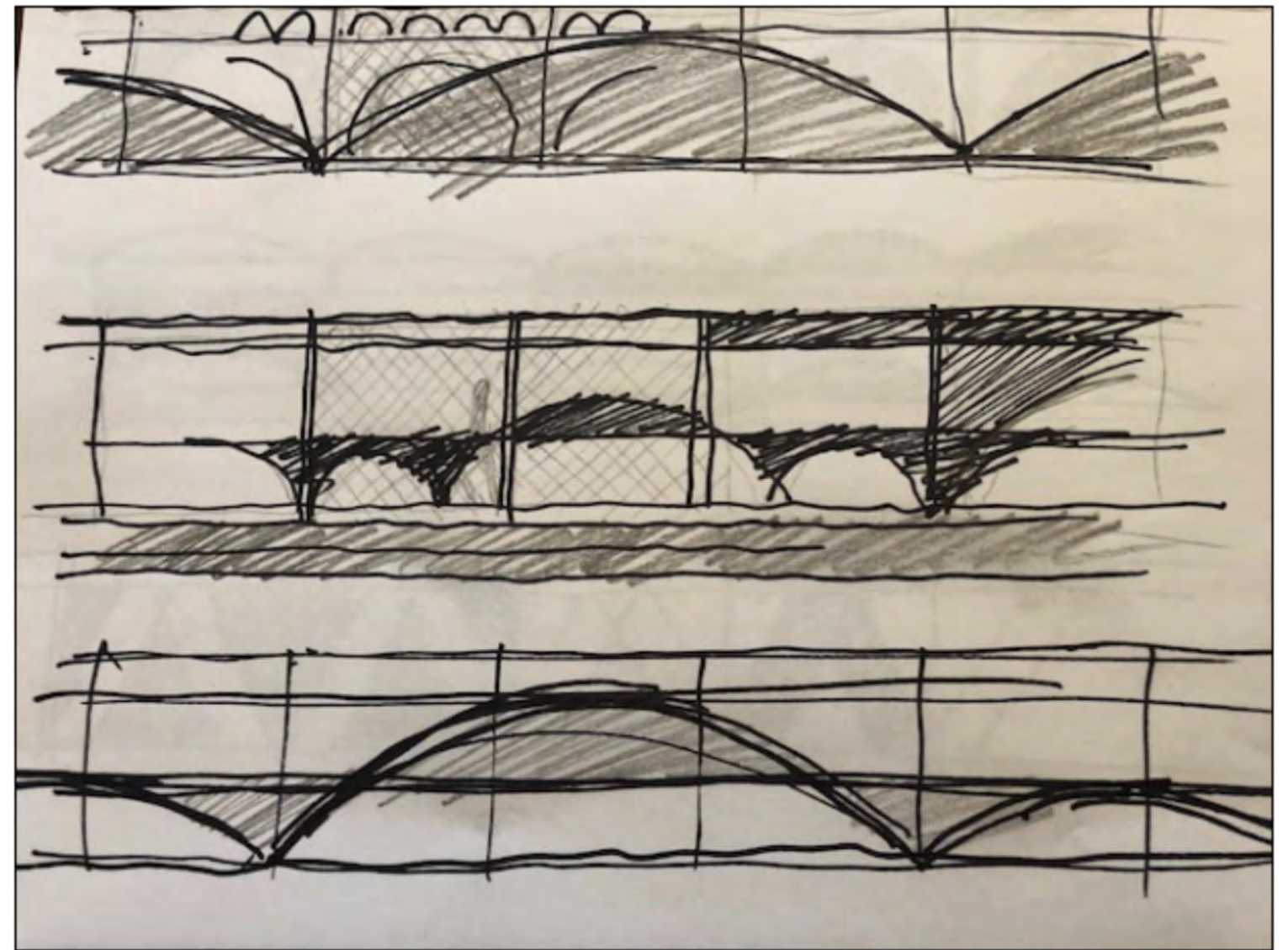
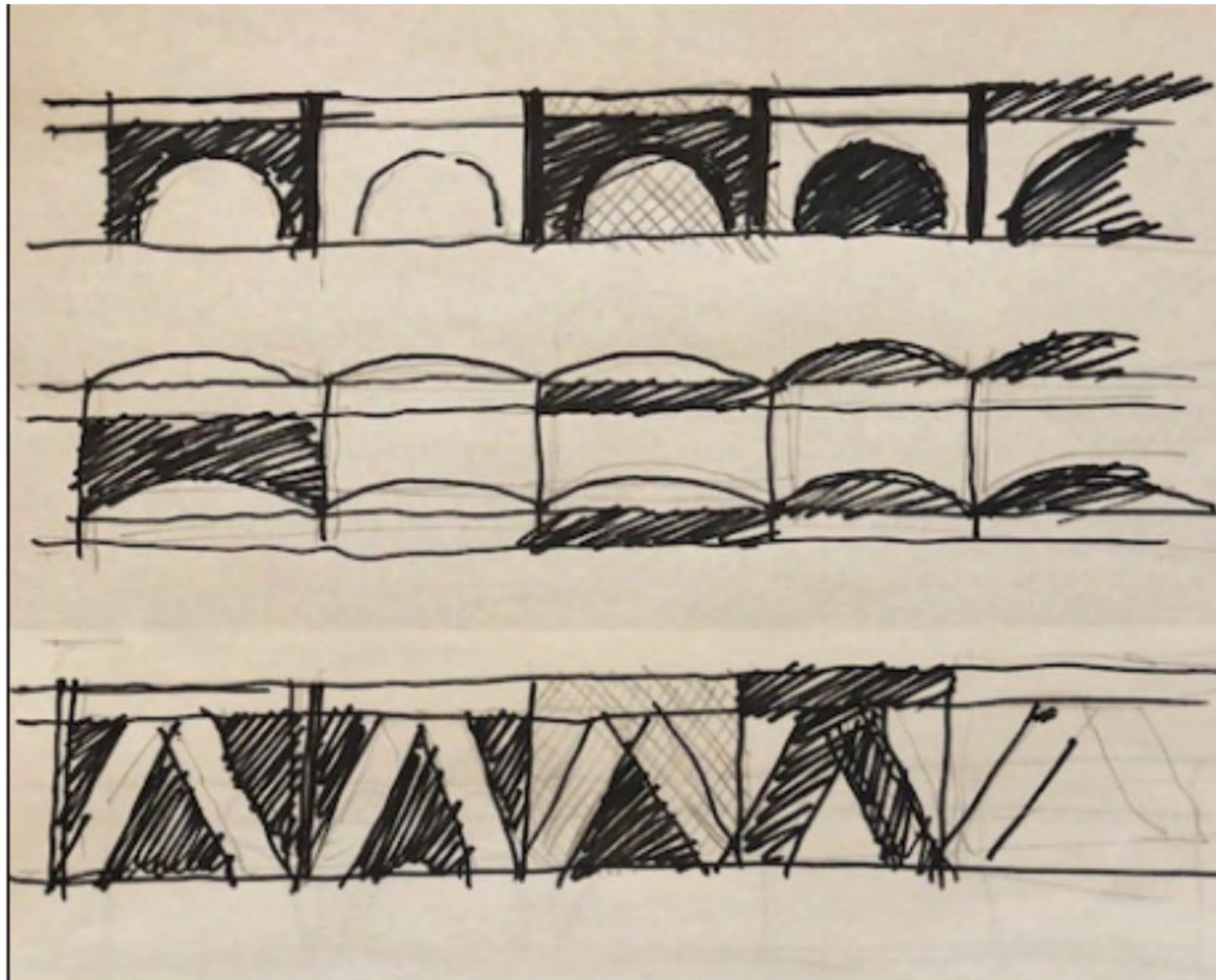


# Opportunities: Walls, Piers and Fencing - Establishing Identity



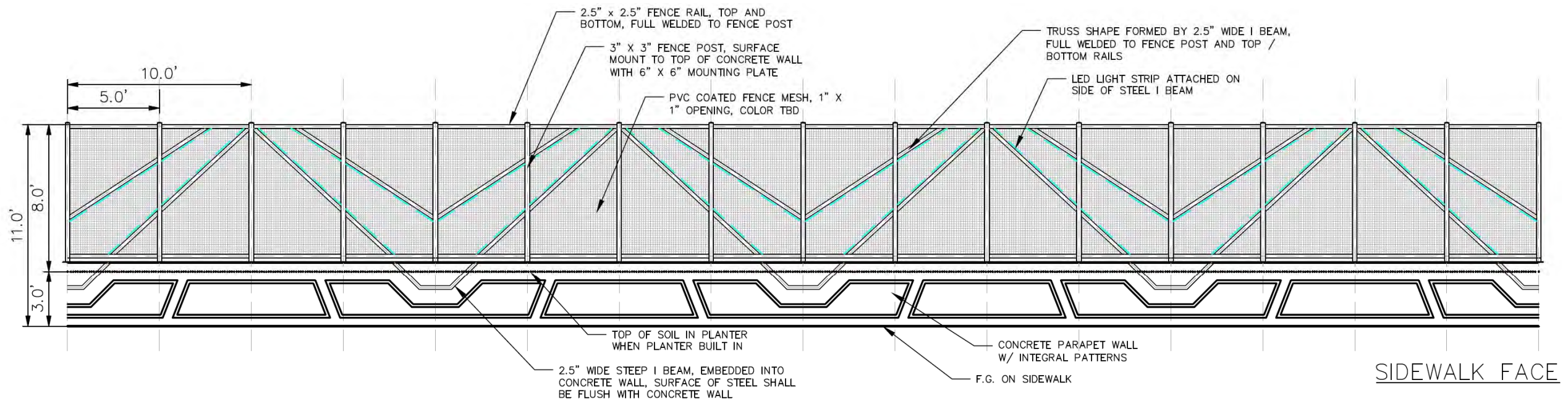
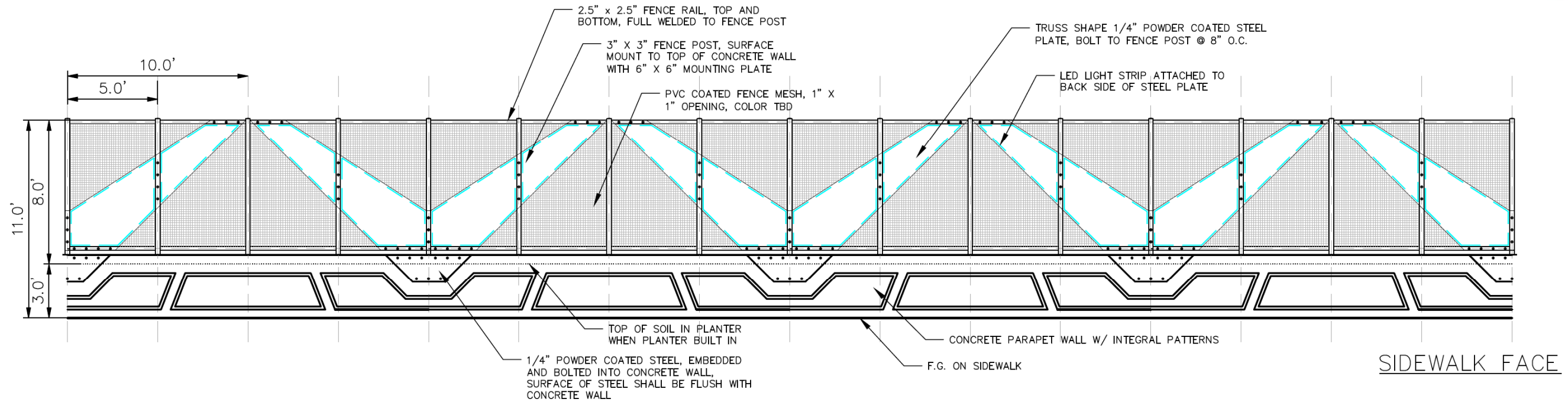


# Developing Fence Concepts





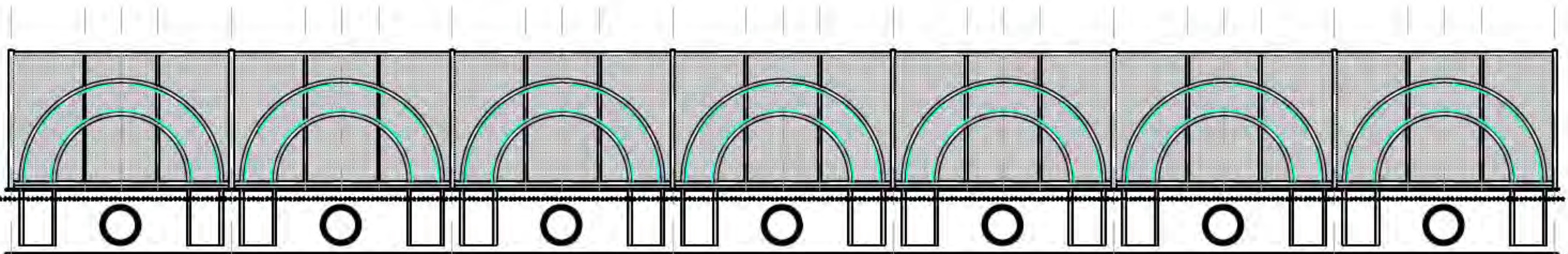
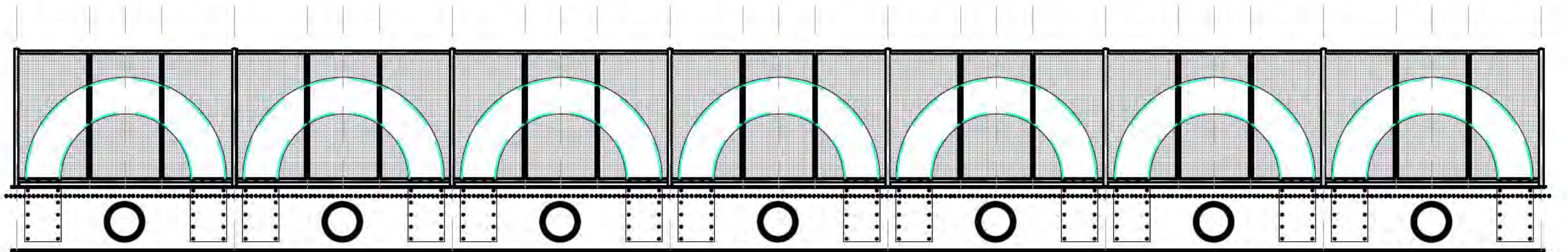
# Developing Fence Concept Elevations



## Bascule Bridge Option



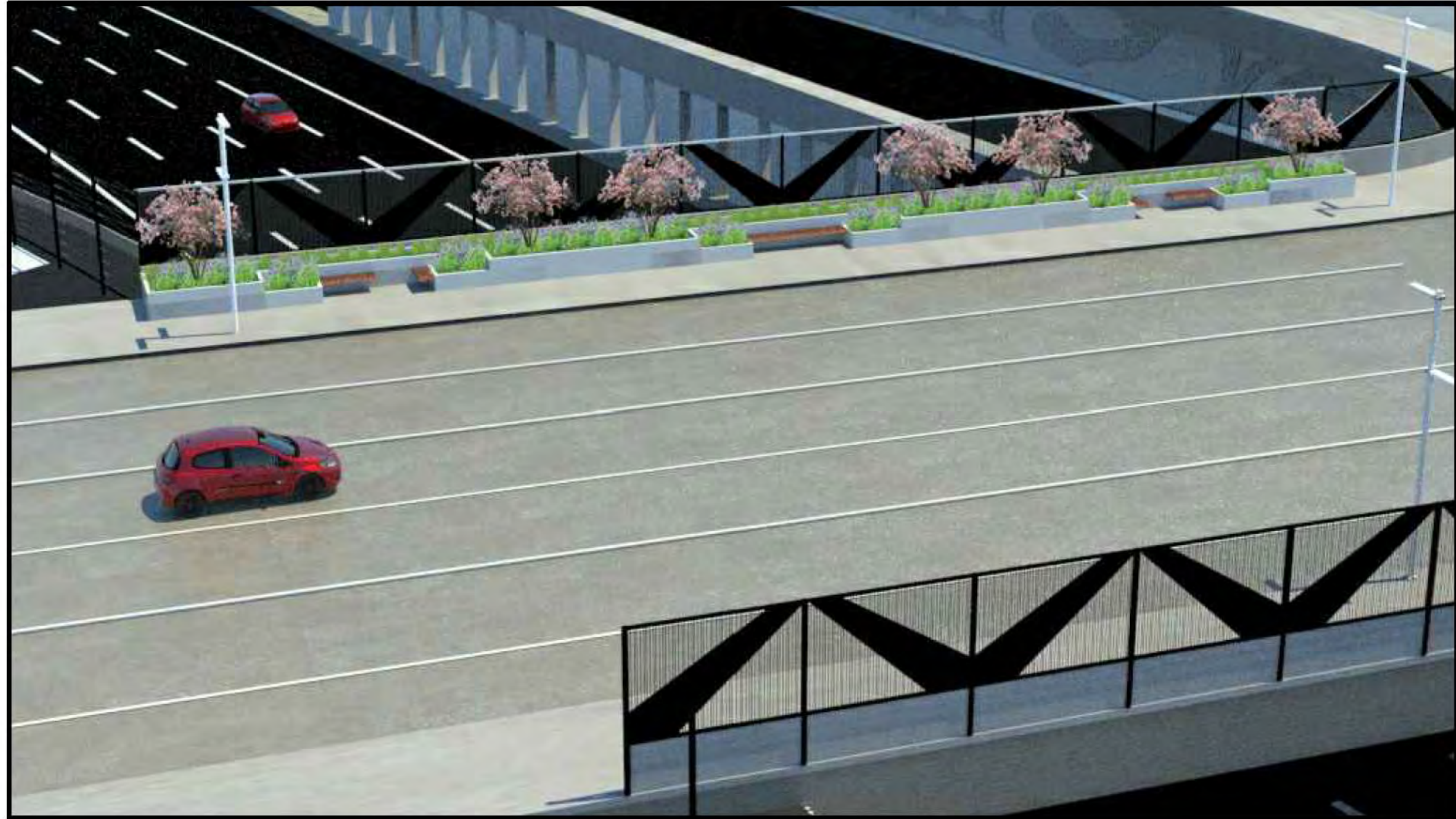
# Developing Fence Concept Elevations



**Arch Bridge Option**

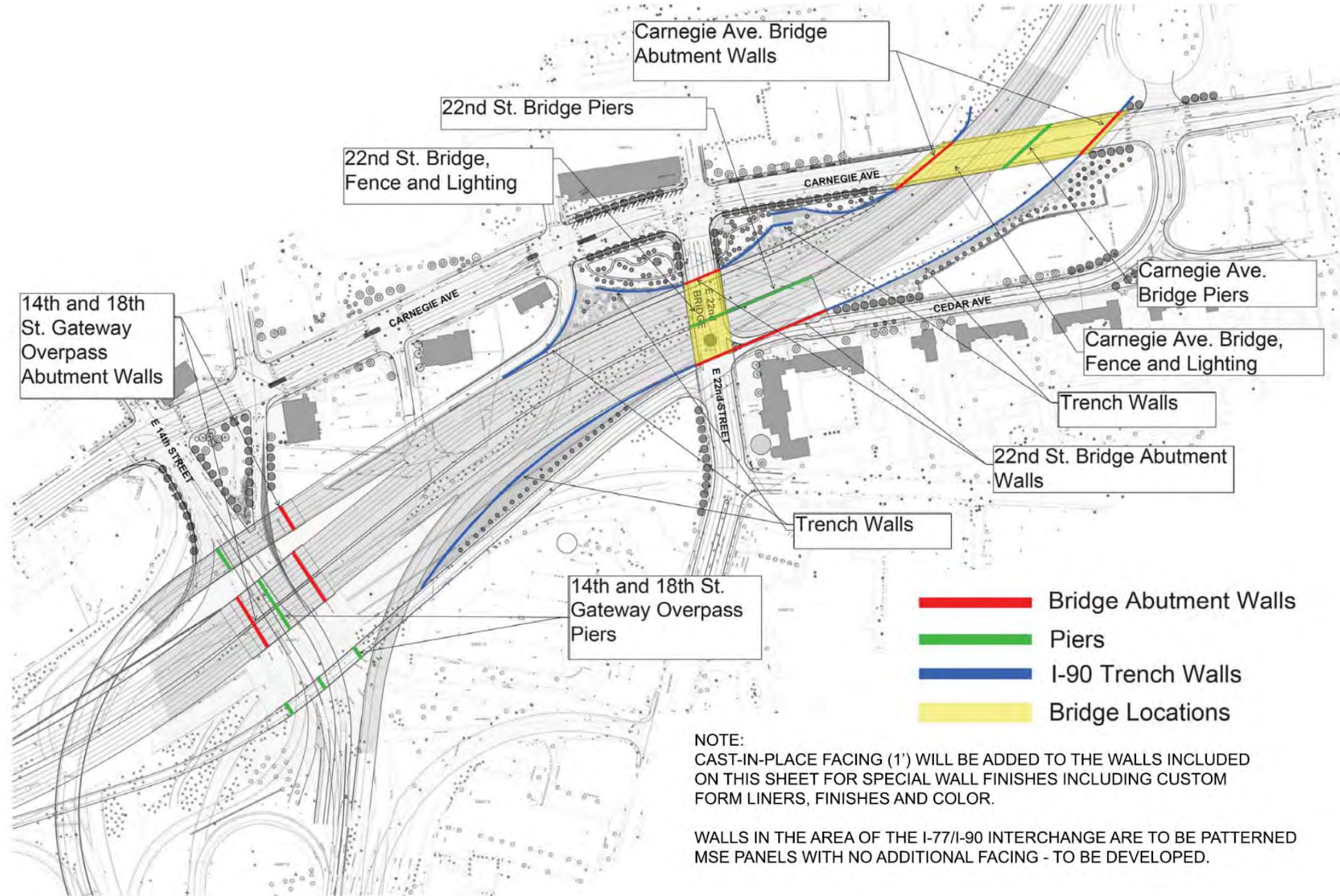


# Developing Fence Concepts





# Developing Wall Concepts





# Typical Wall Typologies



## 1. Iconic Structures

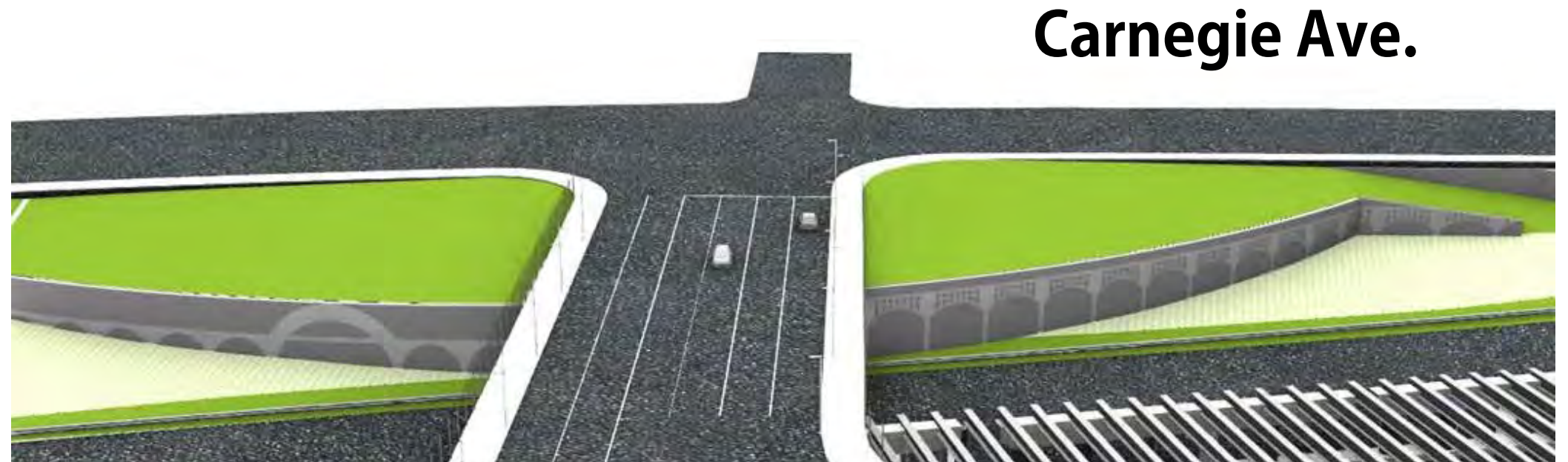
- 1. Bridges
- 2. Buildings
- 3. Guardians of Transportation

## 2. Natural Elements

- 1. Forest City
- 2. River to Lake

## 3. Abstraction

- 1. Full Wall
- 2. Banded



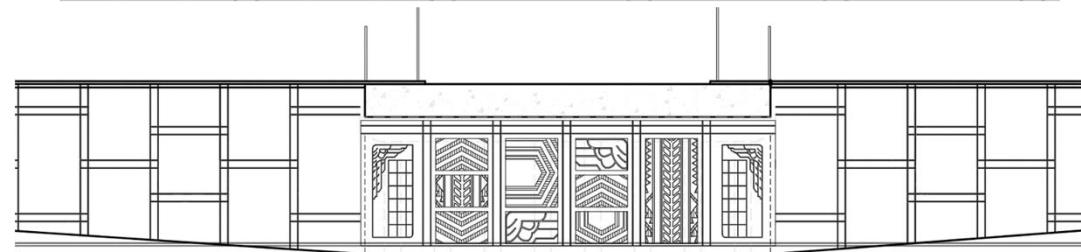
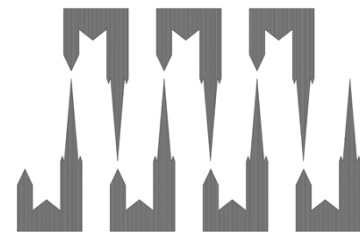
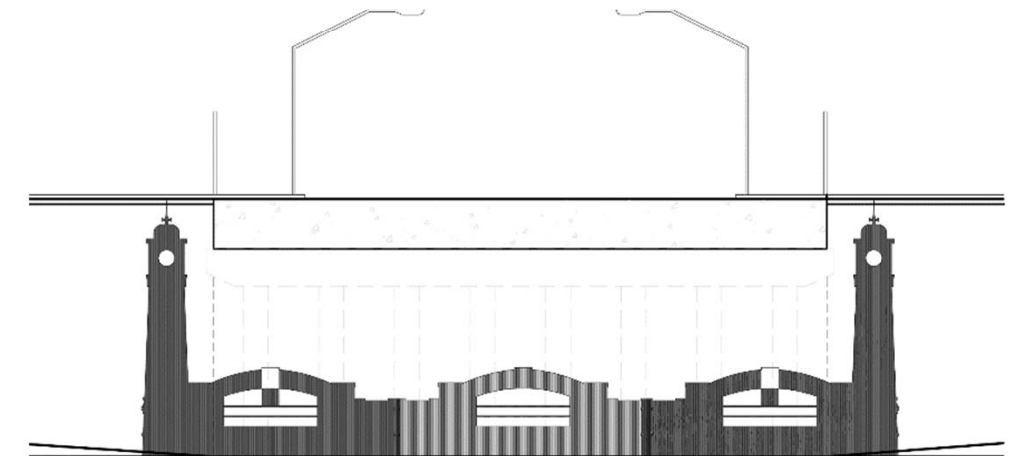
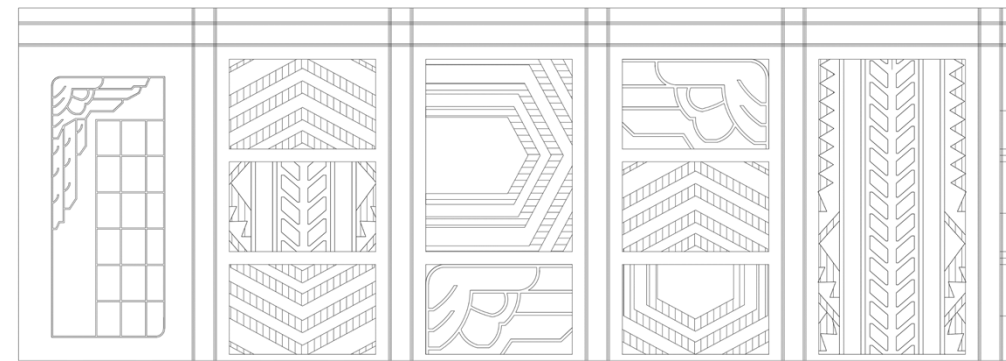
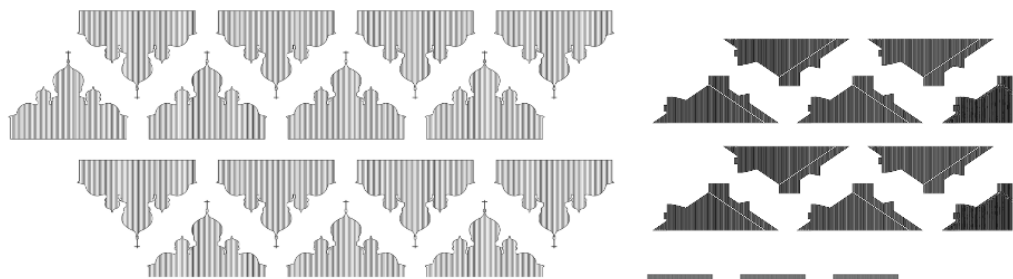
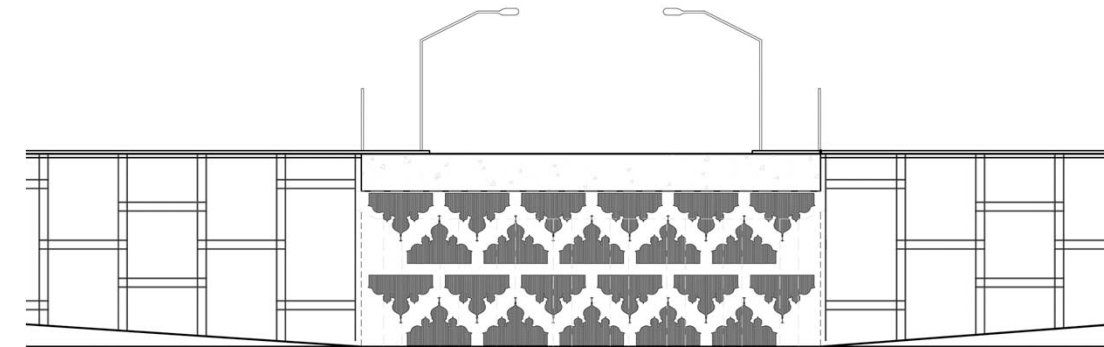
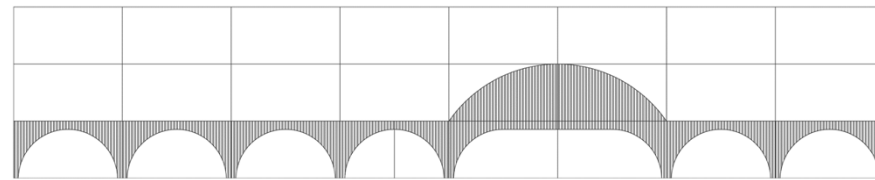
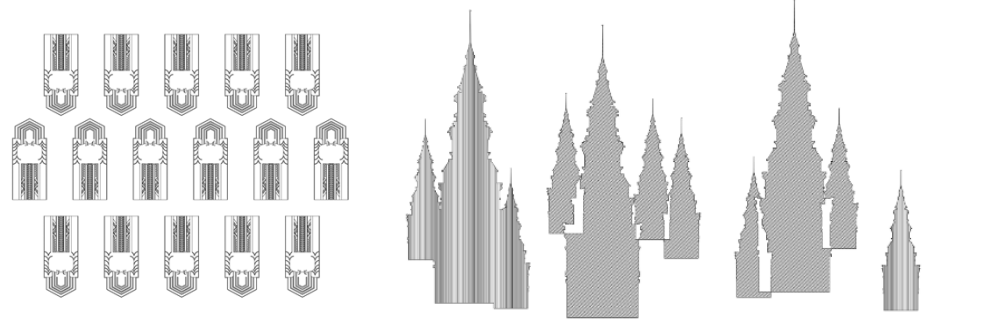
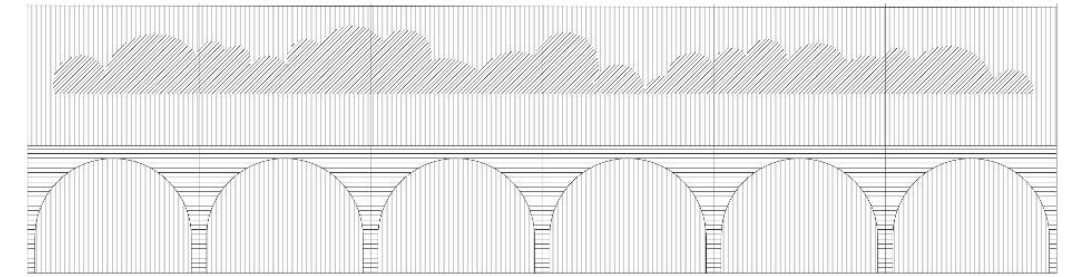
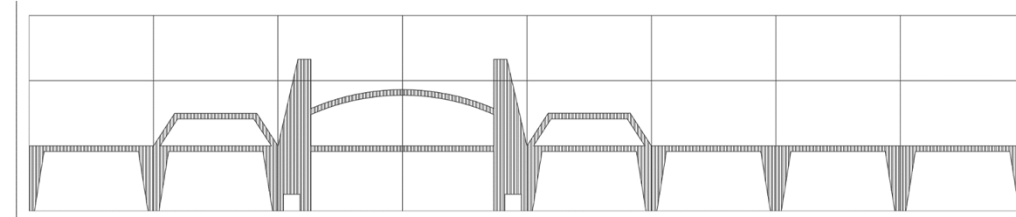
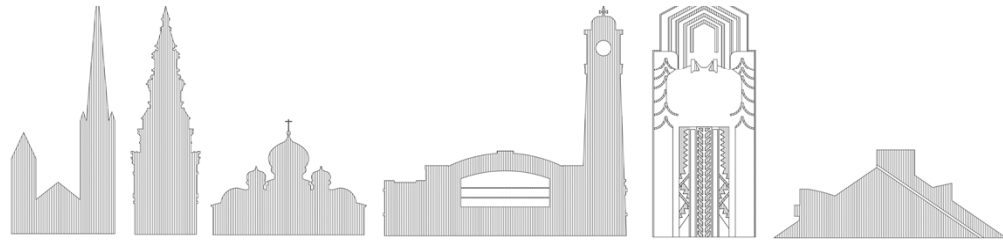
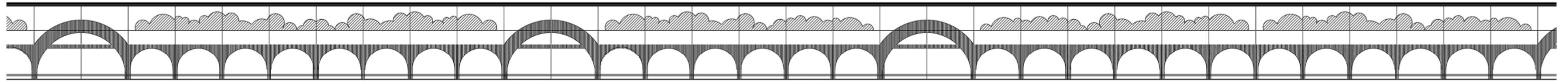
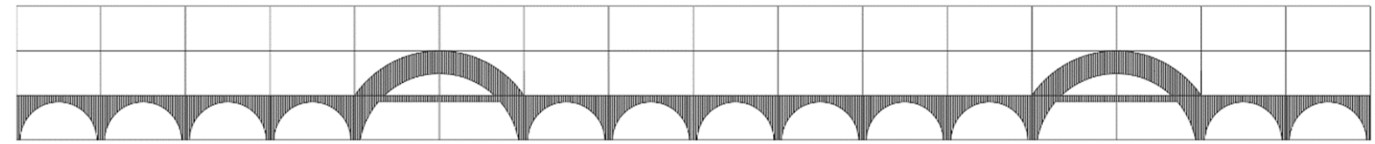
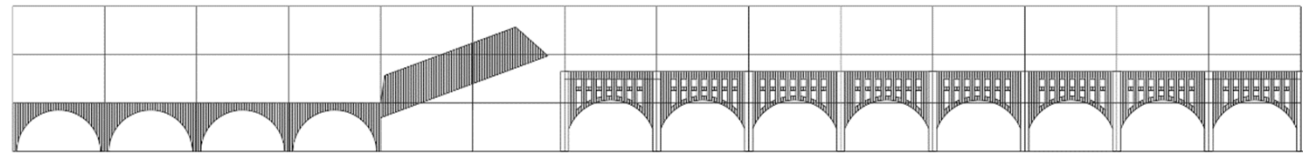
**22nd St.**

**Carnegie Ave.**

\*perspective for wall location only, bridge does not reflect bridge design

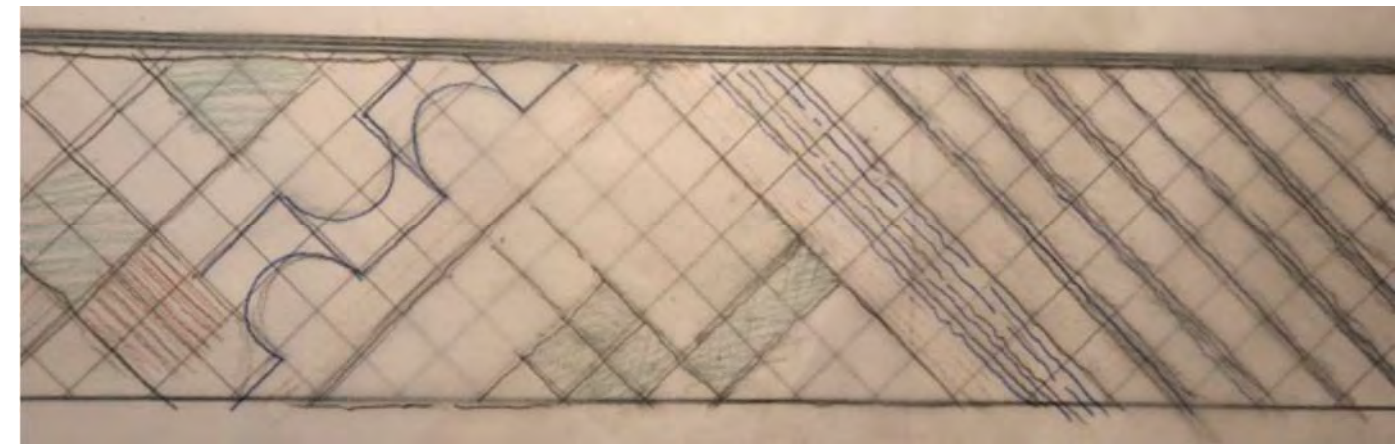


# Iconic Structures



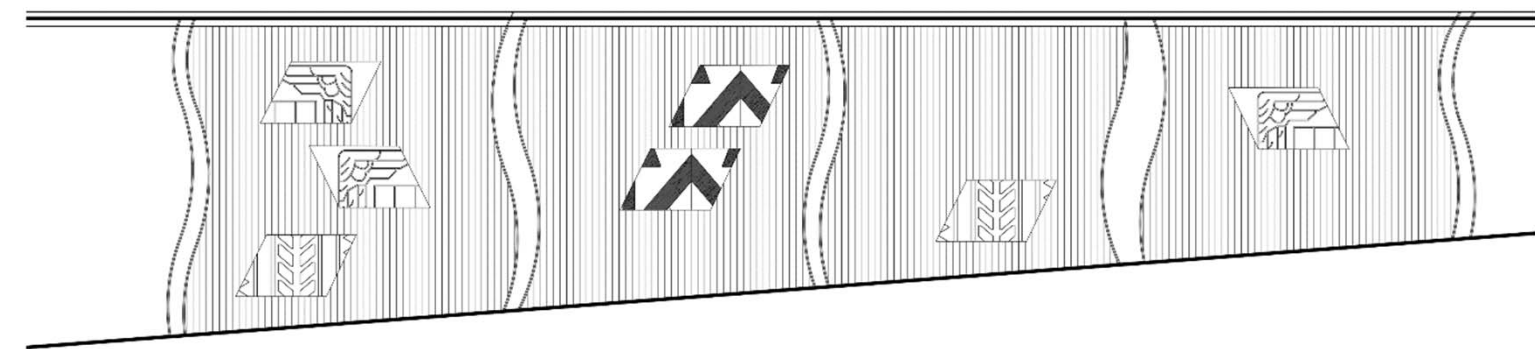
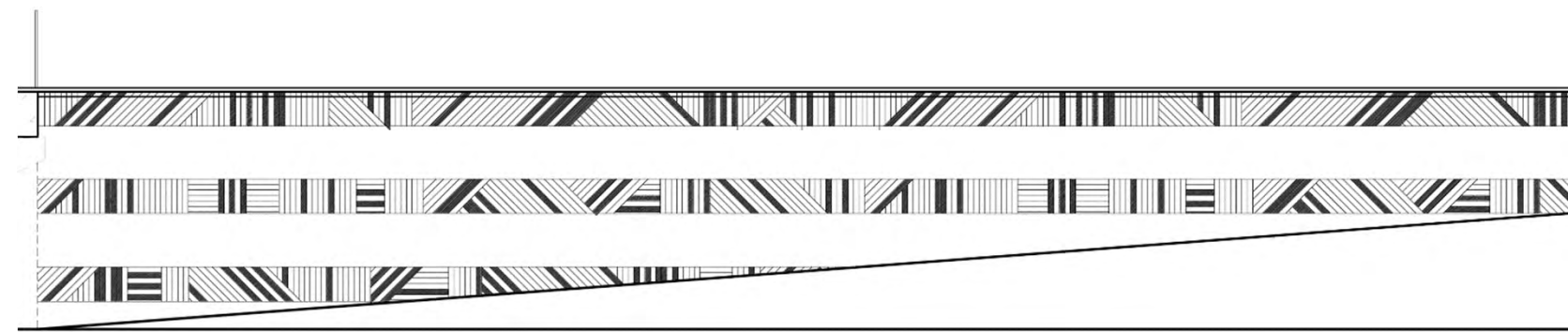
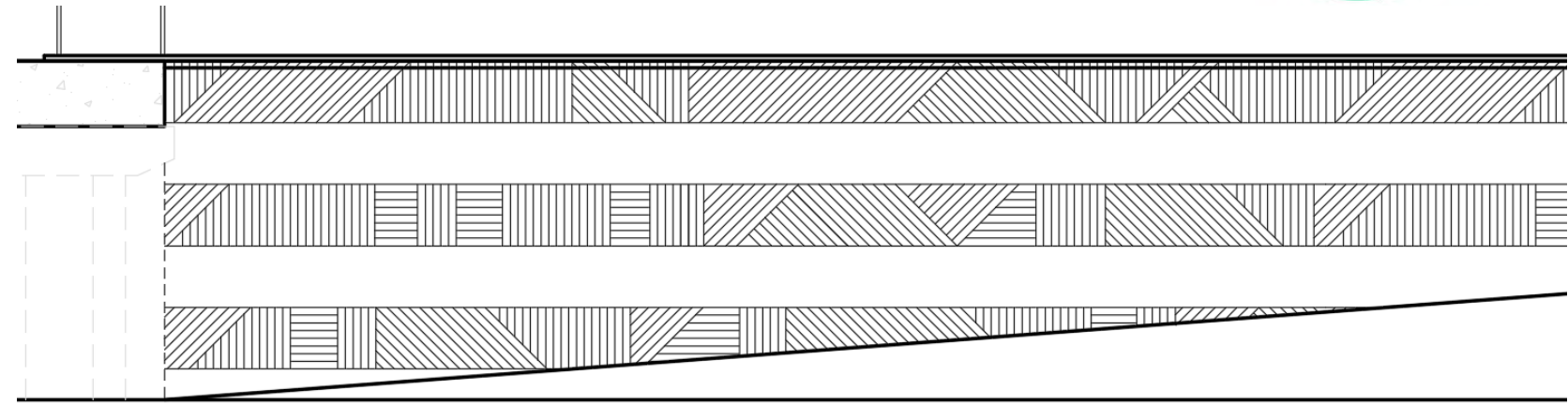
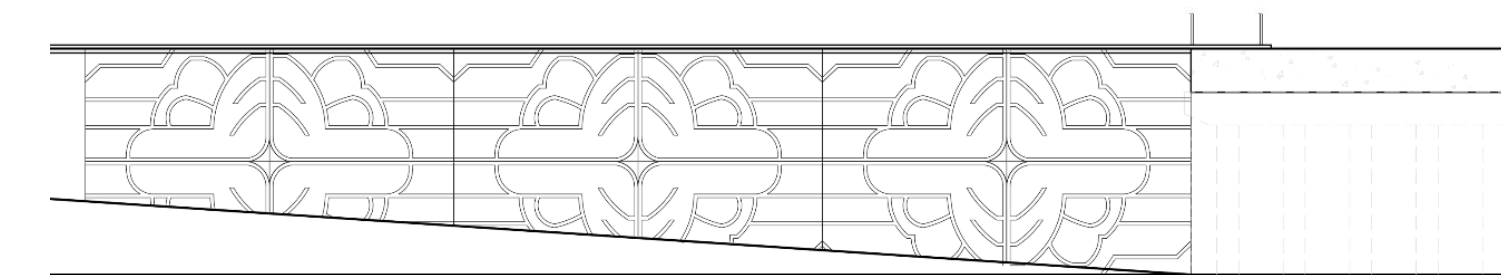
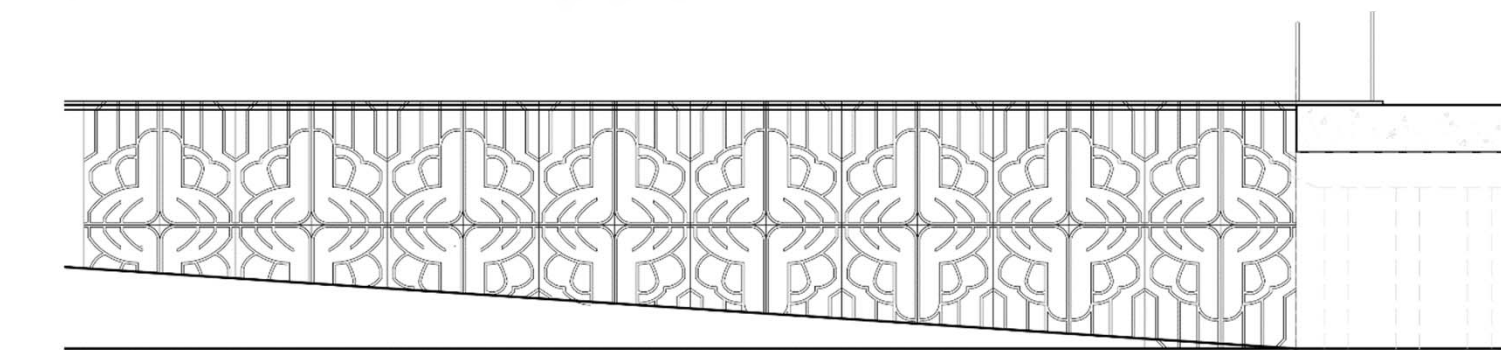
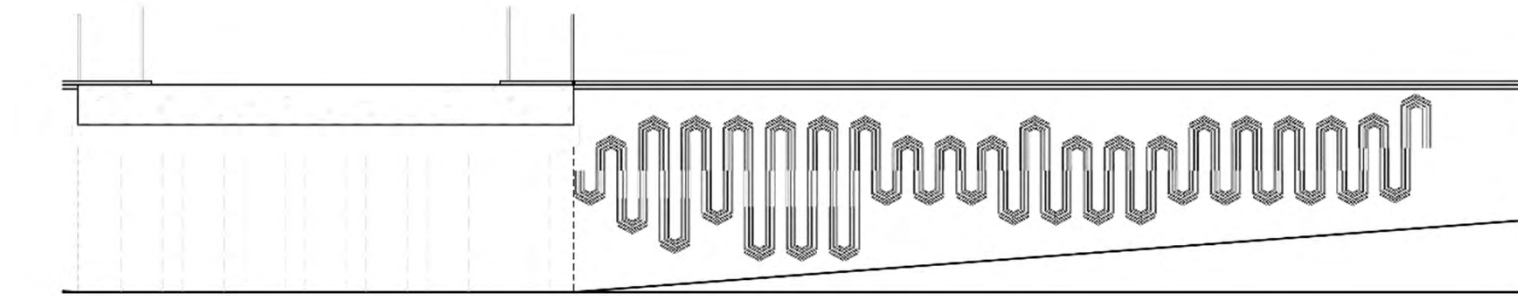
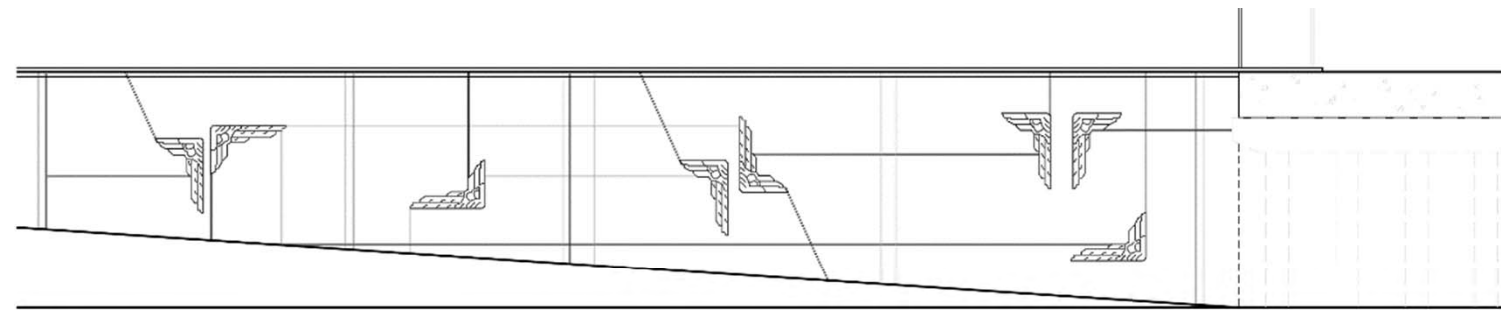
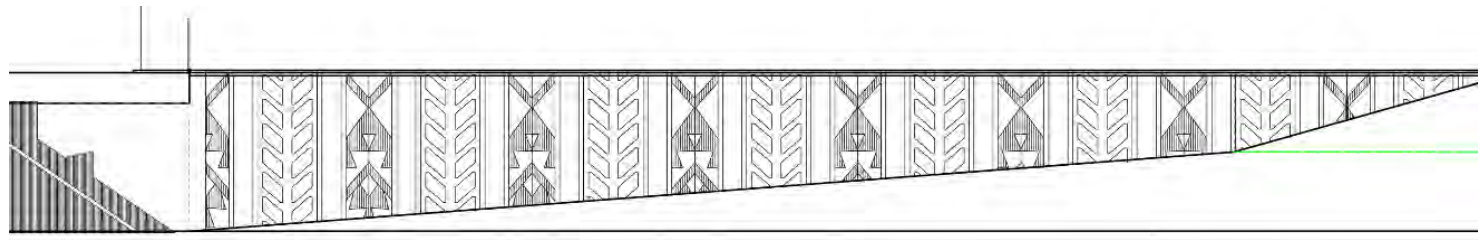


# Natural Elements



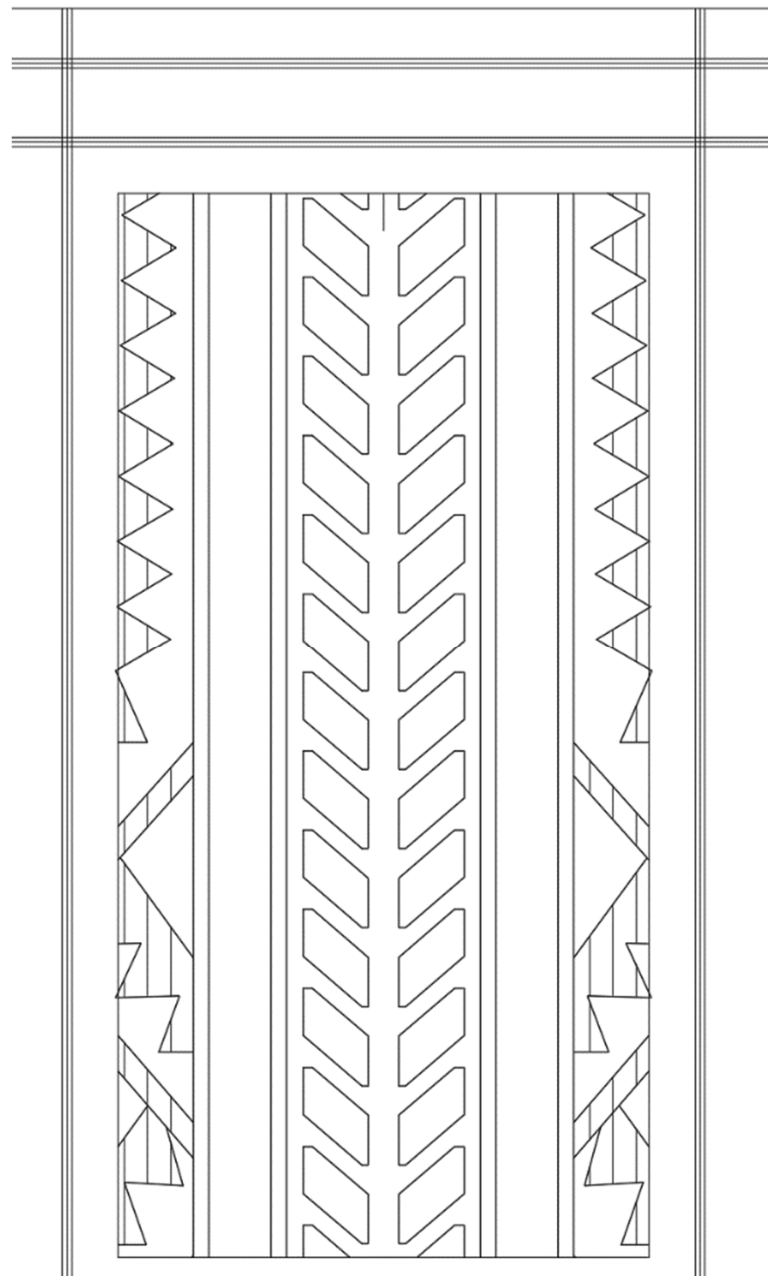


# Abstraction





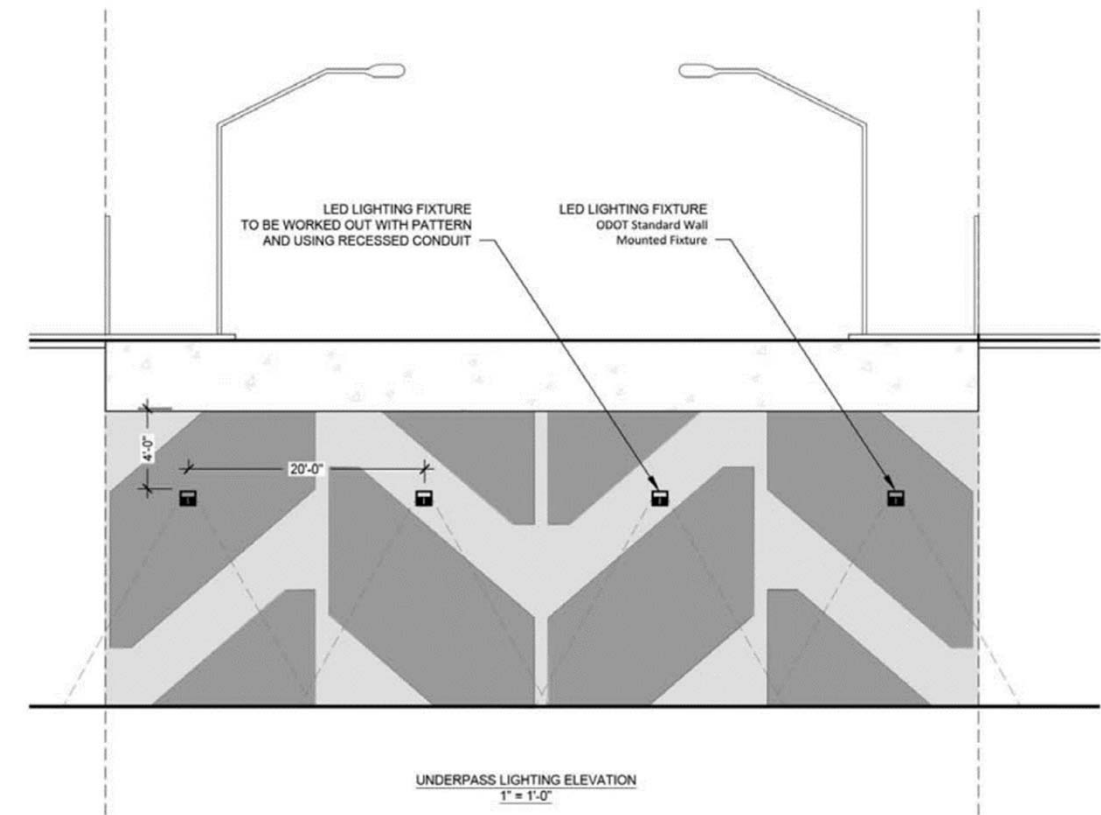
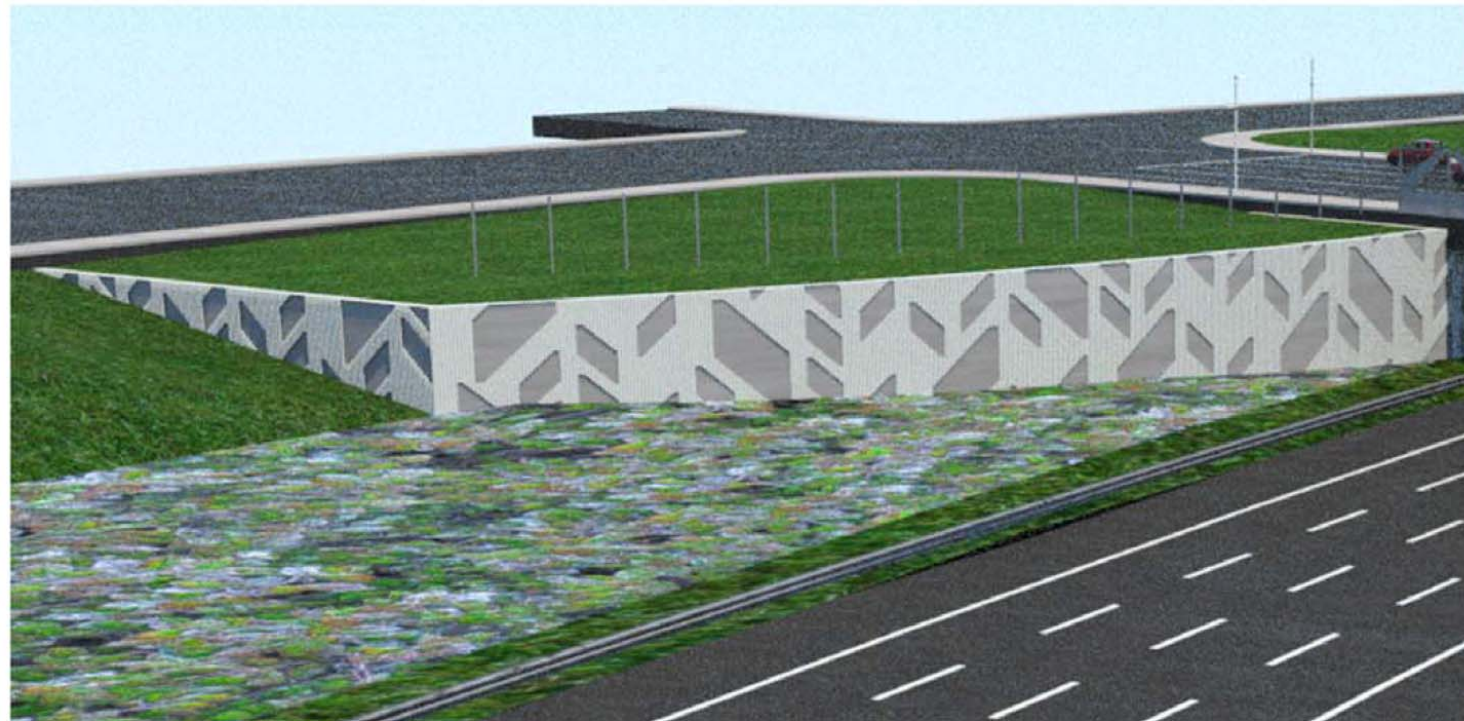
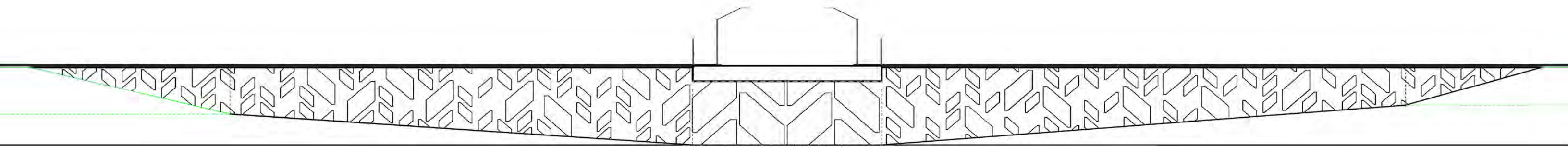
# Developing Wall Concepts



**Abstracted Guardians Pattern**



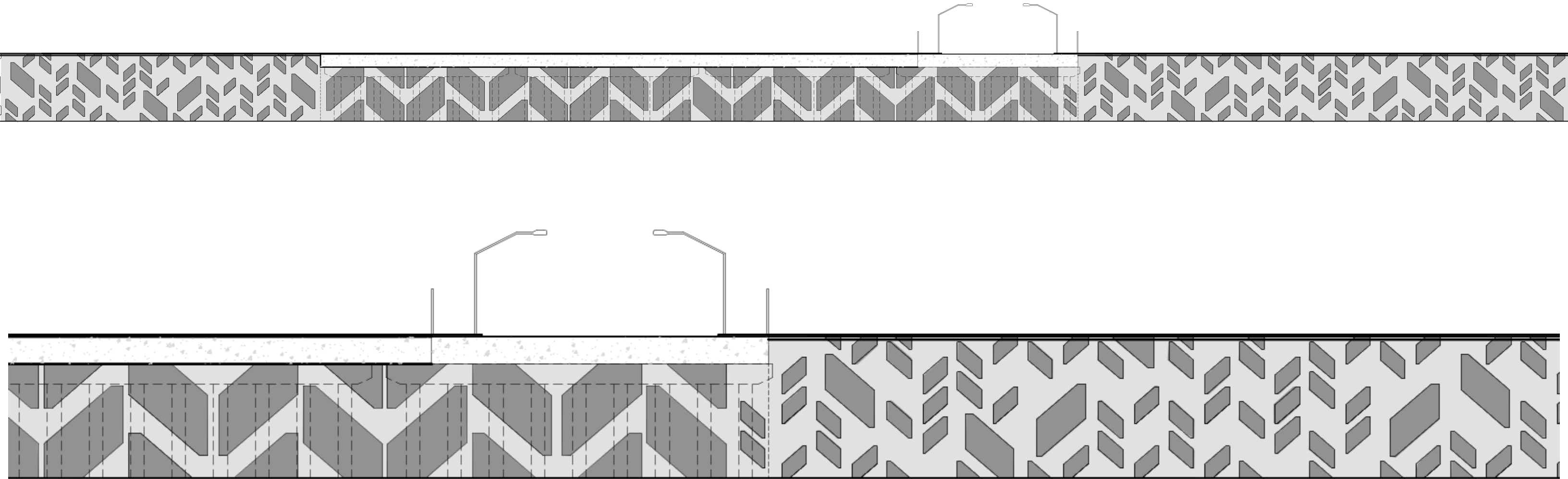
# Developing Wall Concepts



North Wall

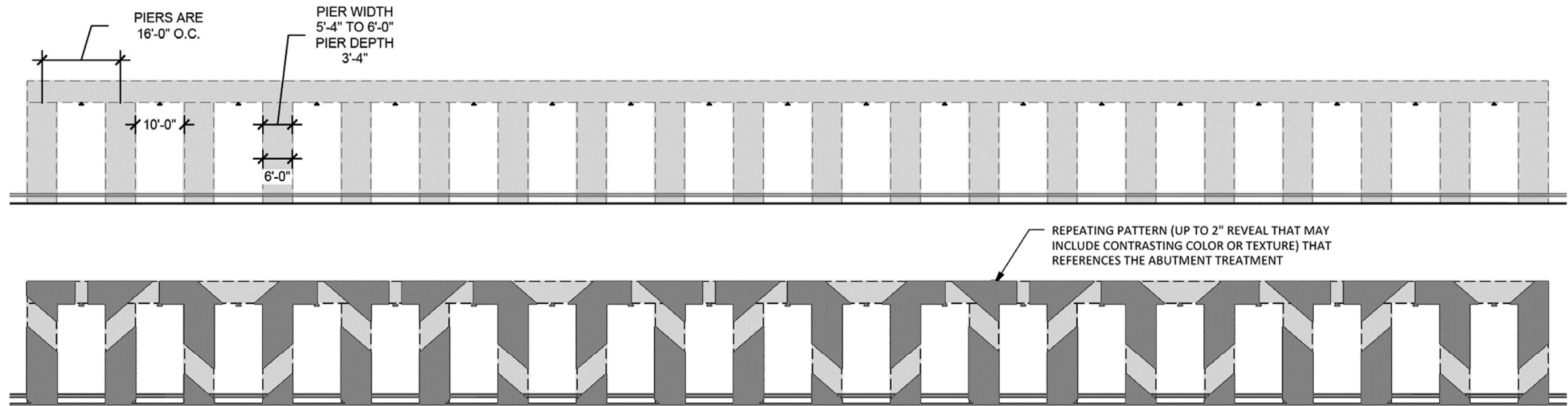
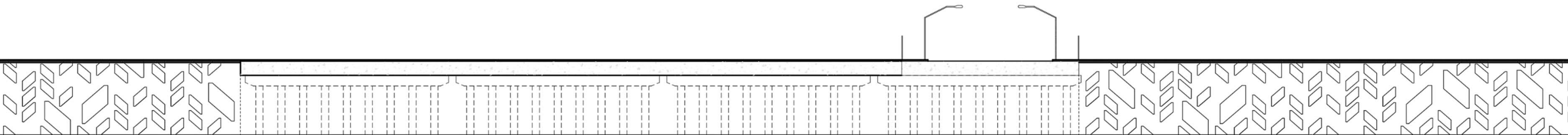


# Developing Wall Concepts





# Developing Wall and Pier Concepts



PIERS PATTERNING DESIGN ELEVATION  
NTS



# Developing MSE Wall Patterns



## Triangular Motif



## Rectilinear Motif



# Developing Wall, Pier and Fence Lighting Concepts





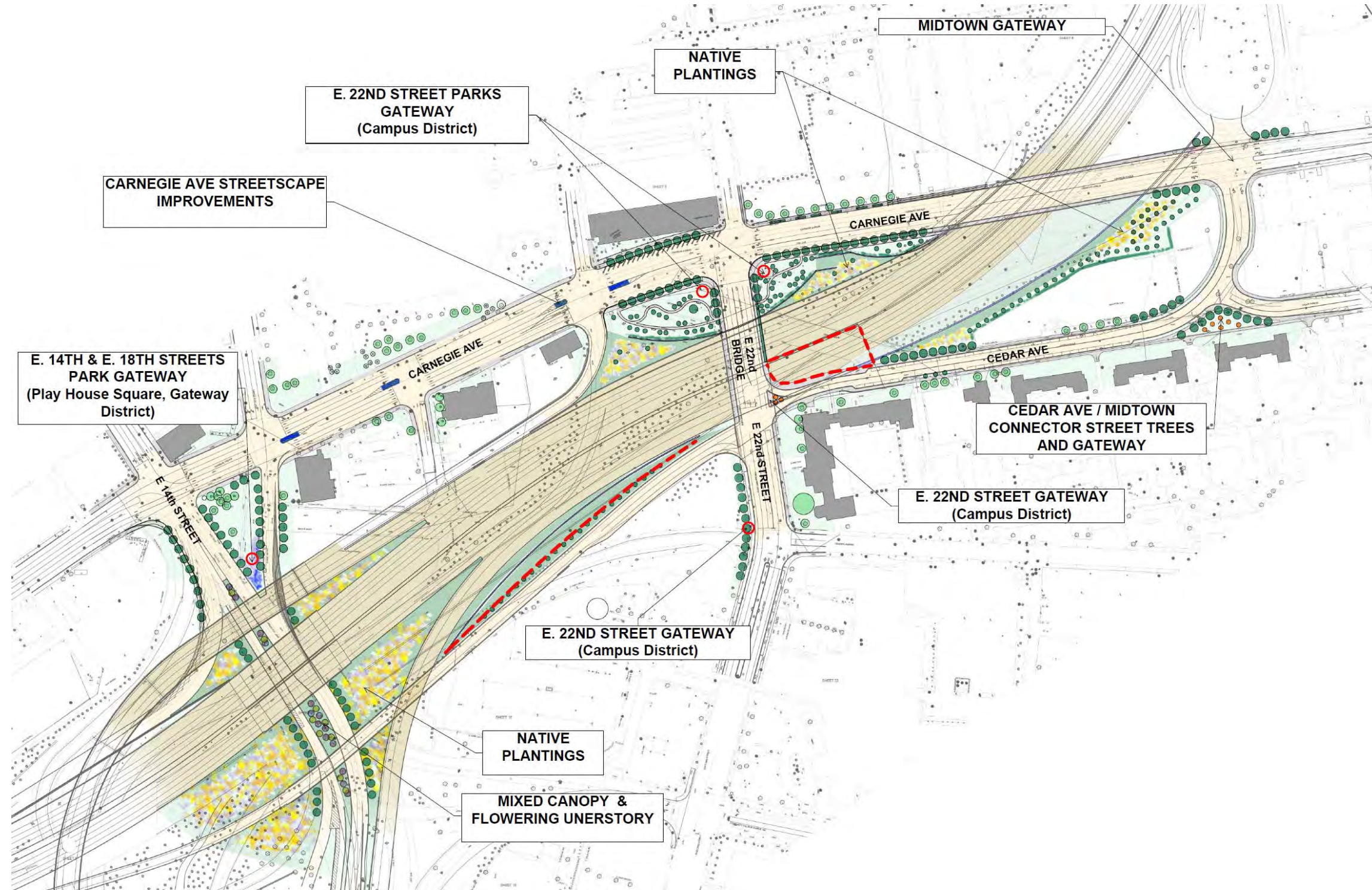
# Developing 14<sup>th</sup> and 18<sup>th</sup> Gateway Concepts



PRECEDENT IMAGE OF LED CEILING MOUNTED EFFECT LIGHTING IN SPACE BETWEEN PIERS - WHITE COLOR AT 14th AND 18th STREETS. COLOR MAY ALSO BE CONSIDERED



# Developing Concepts - Discussion





# Cleveland City Planning Commission

## DRAC New Member Nominations

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May 21, 2021



# Design Review New Member Nomination

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May 21, 2021



**NOTHING SCHEDULED TODAY**



# Cleveland City Planning Commission

## Director's Report

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May 21, 2021



# Cleveland City Planning Commission

## Adjournment

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May 21, 2021