



Cleveland City Planning Commission

Friday, August 20, 2021

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

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

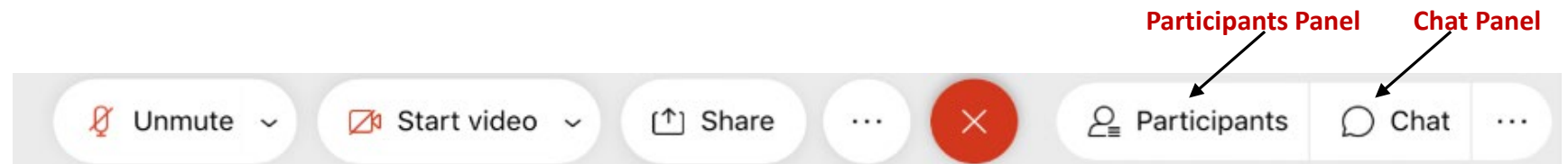
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

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

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

CALL-IN USERS CAN UNMUTE BY USING *6



August 20, 2021

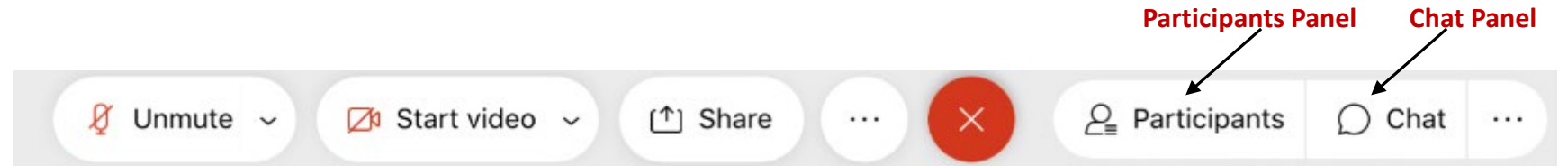
Cleveland City Planning Commission

Preamble

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

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

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



August 20, 2021

Cleveland City Planning Commission

Call to Order and Roll Call



August 20, 2021

Cleveland City Planning Commission

Special Presentations – Public Art



August 20, 2021



August 20, 2021

NW2021-024 – *Peace Mural by Kubra AlHilali*: Seeking Final Approval

Project Address: 5602 Clark Ave.

Presenters: Anthony Giambroni, Building Hope in the City

Susan Underwood, Metro West CDO



*World Peace Begins with Inner
Peace
Mural*

By Kubra AlHilali
With Building Hope in the City





Work by Kubra AlHilali

From her recent studio open house:





About Kubra + Creative Fusion

- Originally from Iraq, now lives in Cleveland
 - Building Hope in the City chose Kubra as their Creative Fusion artist-in-residence.
 - Her residency includes this mural, a studio space on West 46th Street (Her first open house was on June 18th) and upcoming workshops at the Studio and Clark Elementary. Possibly an additional mural inside Clark Elementary
- 
- 

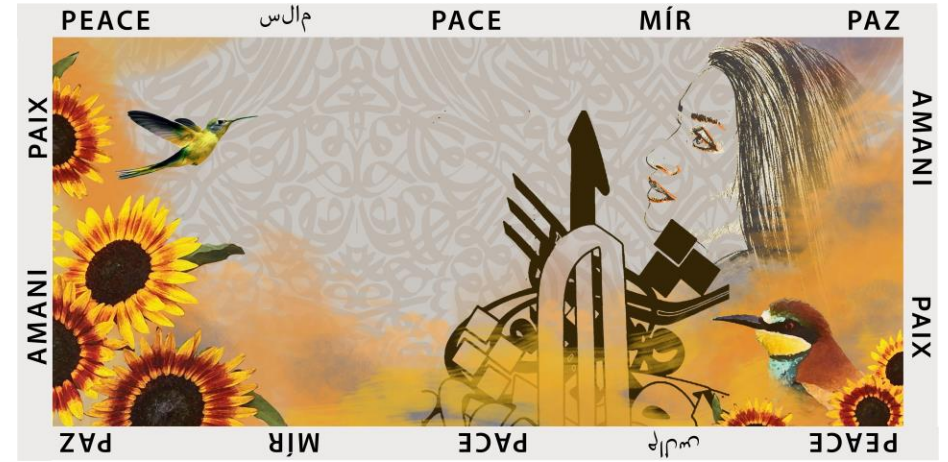


Mural Location: 5602 Clark Ave



The Wall





- Color Palette – Muted golds, tans, blues, with POPS of bright colors (not exactly like this, her work is very process oriented so it will evolve as she paints.
- Face will fade into background as in the bottom image.



Maintenance Plan

- Primer + Quality Exterior Latex Paint + Sherwin Williams Anti-Graffiti Coating
- Building Hope in the City, located nearby on West 58th, will assume responsibility for maintenance, with the support of Metro West CDO.
- The owner has no plans to sell the building in the near future, and building is used for storage.



EC2021-019 – *World War I Liberty Row Memorial*: Seeking Final Approval

Project Location: 10600 East Blvd. (NE Corner of E. 105th @ MLK Jr. Dr)

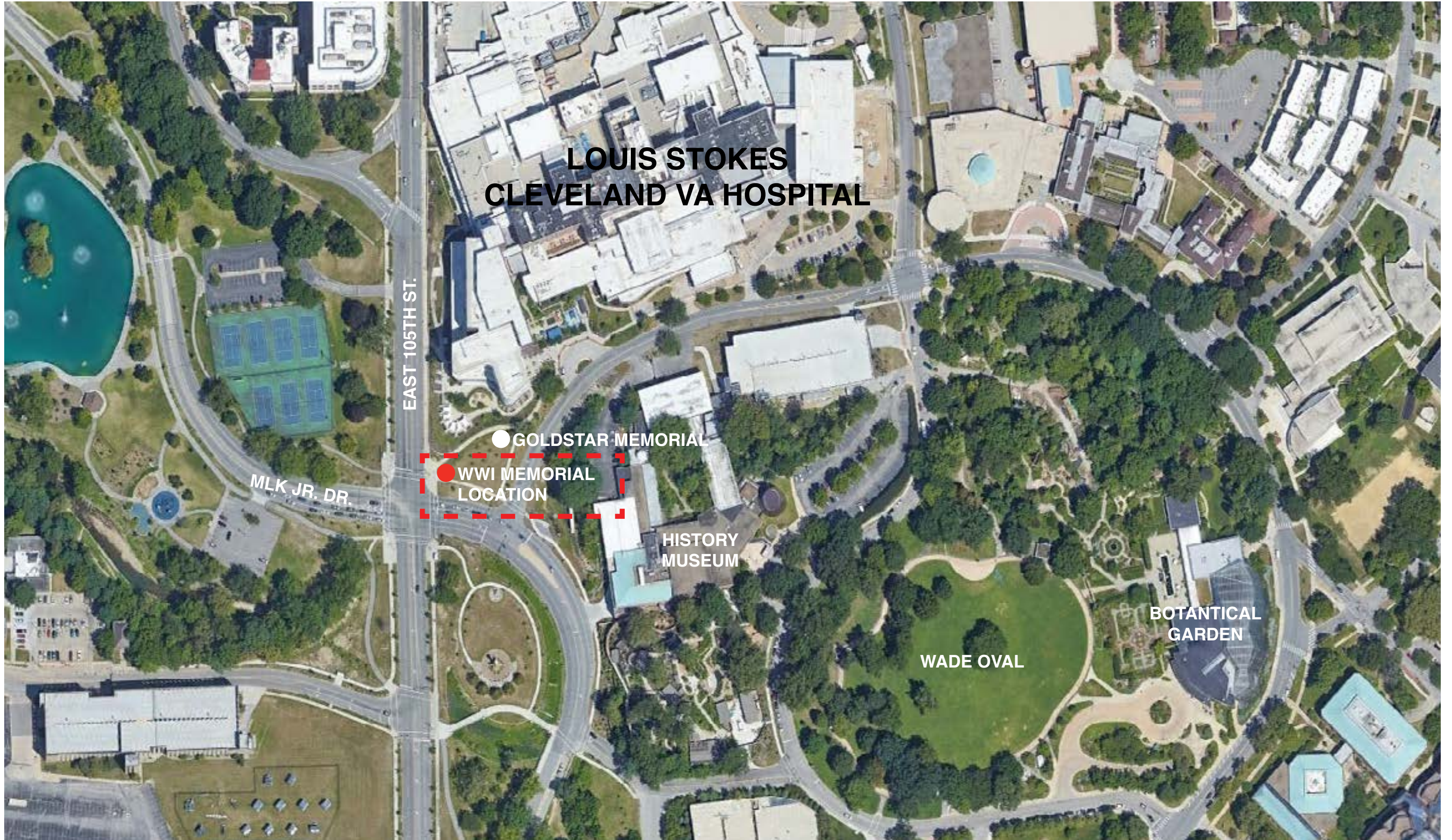
Presenters: Jim McKnight, Mayor's Office of Capital Projects



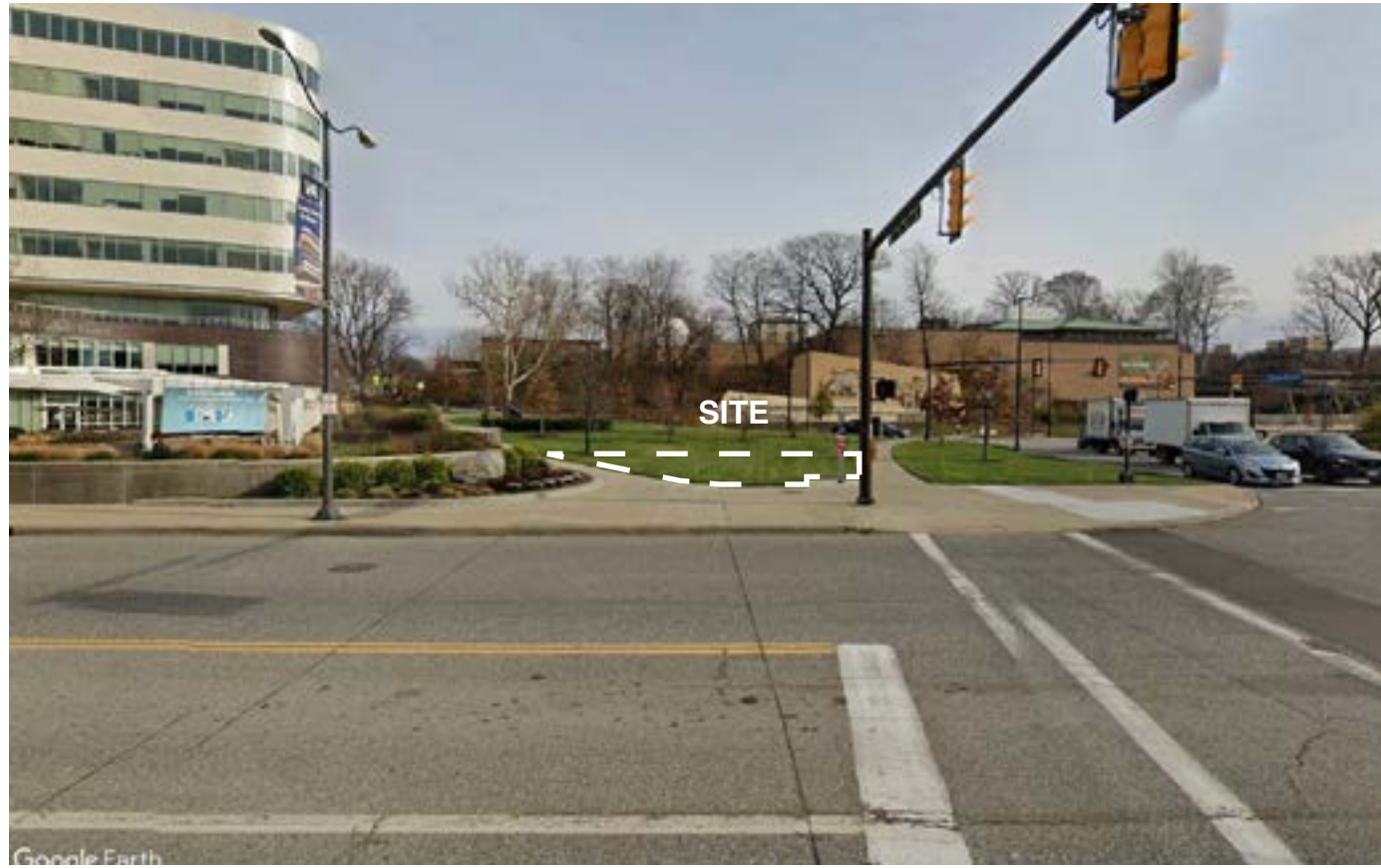
CITY OF CLEVELAND
MAYOR'S OFFICE OF CAPITAL PROJECTS
WORLD WAR I MEMORIAL
DESIGN PRESENTATION



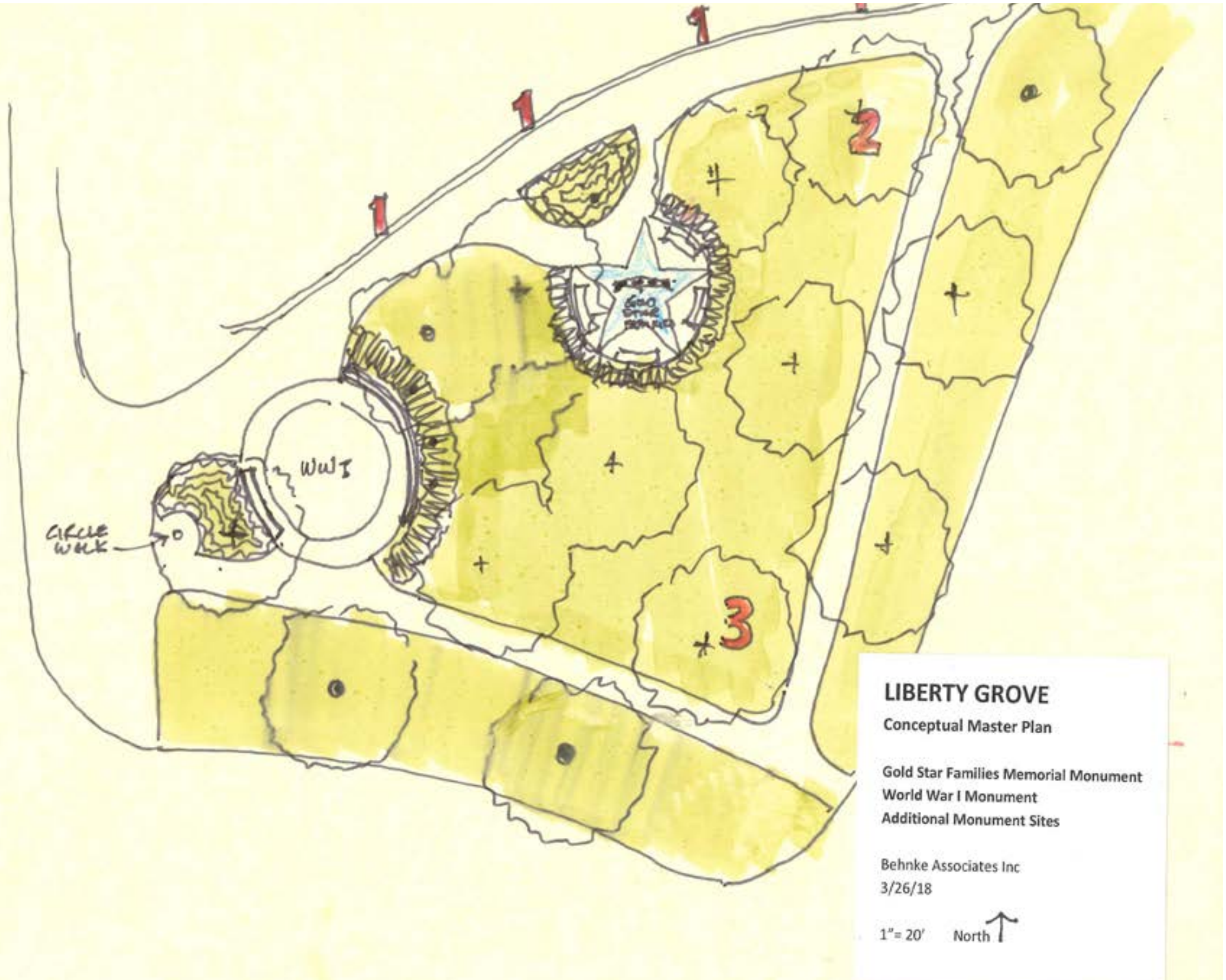
SITE AERIAL



SITE CONDITIONS



2018: CONCEPTUAL SITE PLAN



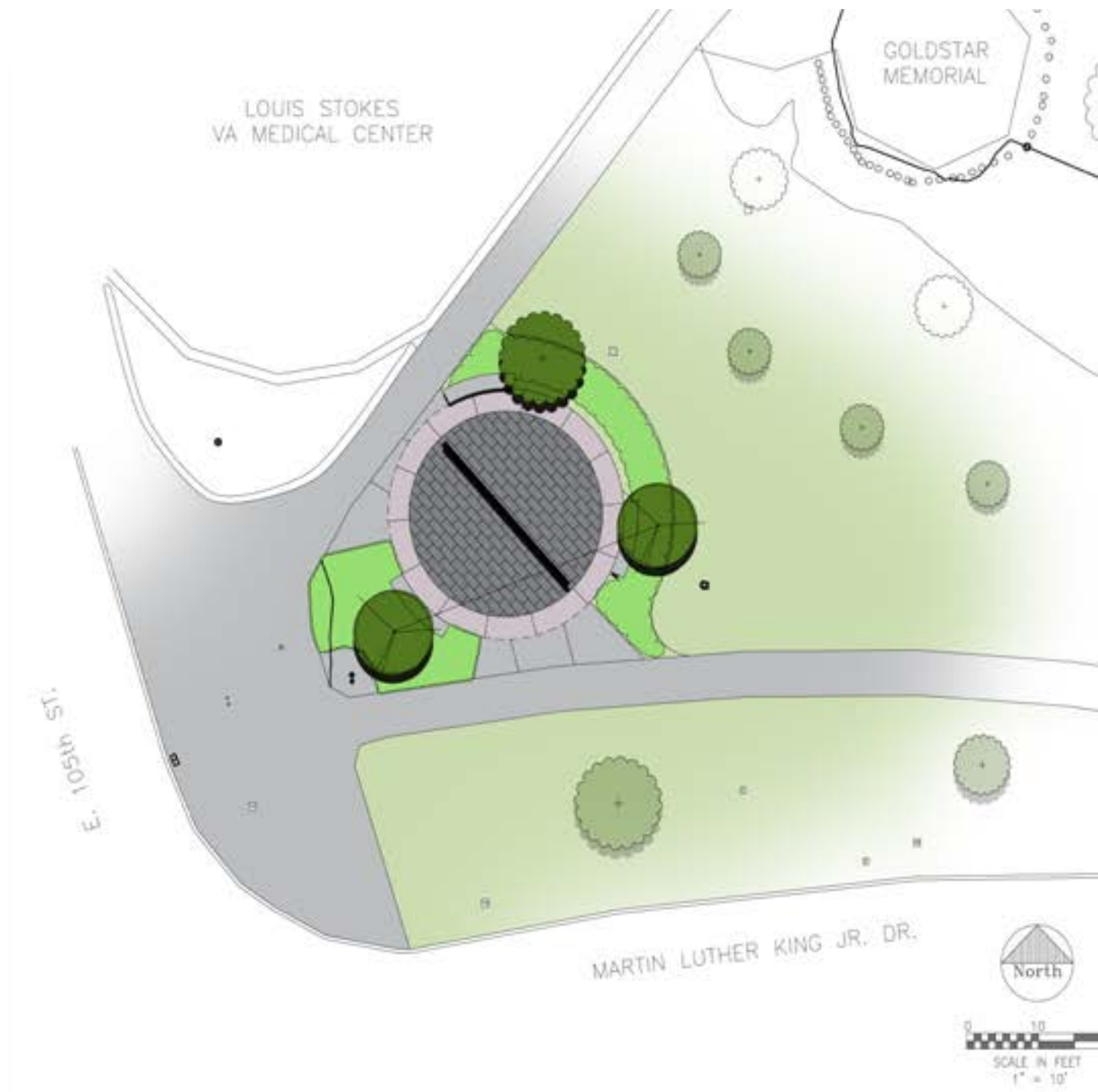
LIBERTY GROVE Conceptual Master Plan

Gold Star Families Memorial Monument
World War I Monument
Additional Monument Sites

Behnke Associates Inc
3/26/18

1" = 20' North ↑

2021: PROPOSED SITE PLAN

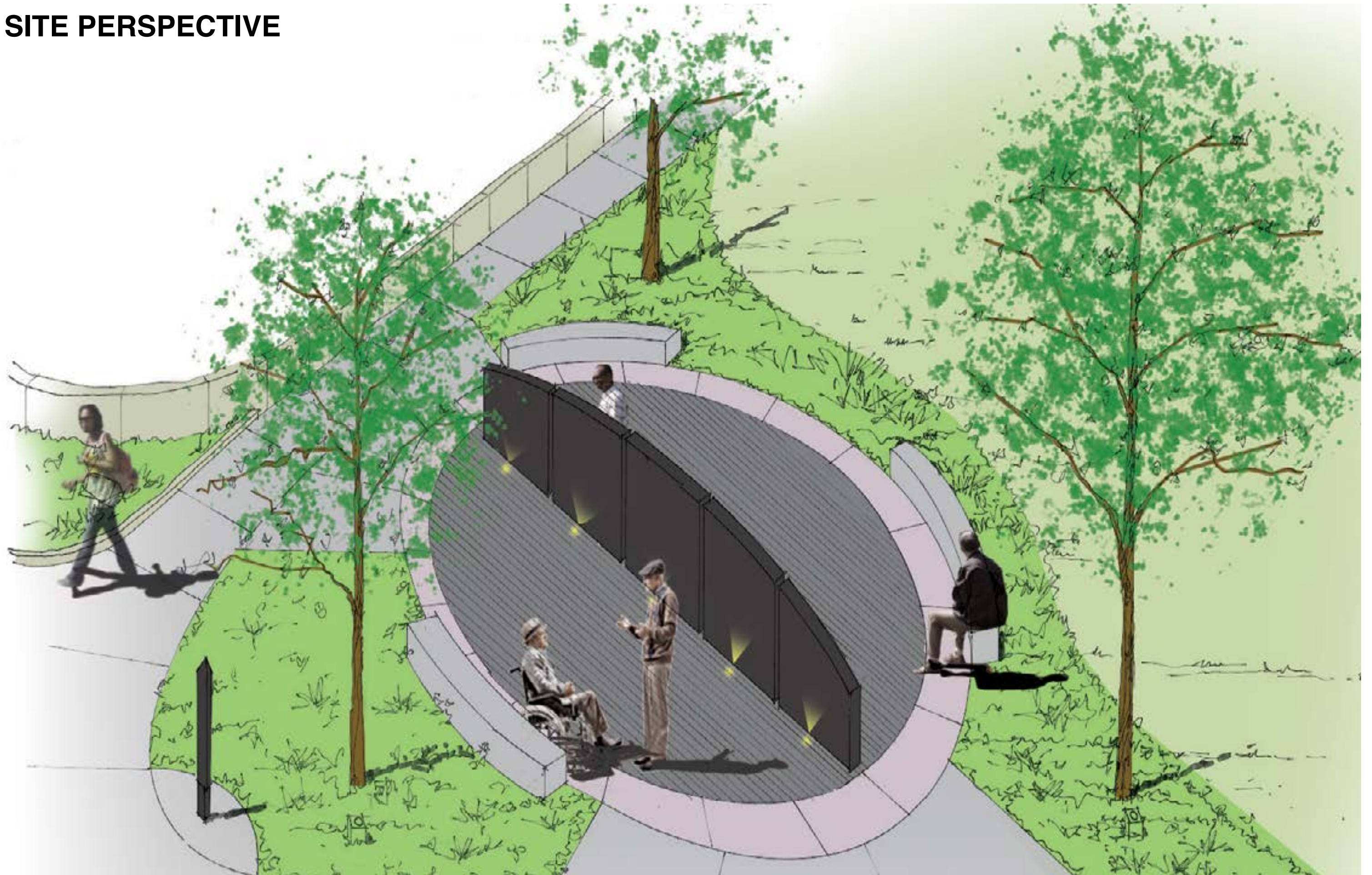


LEGEND

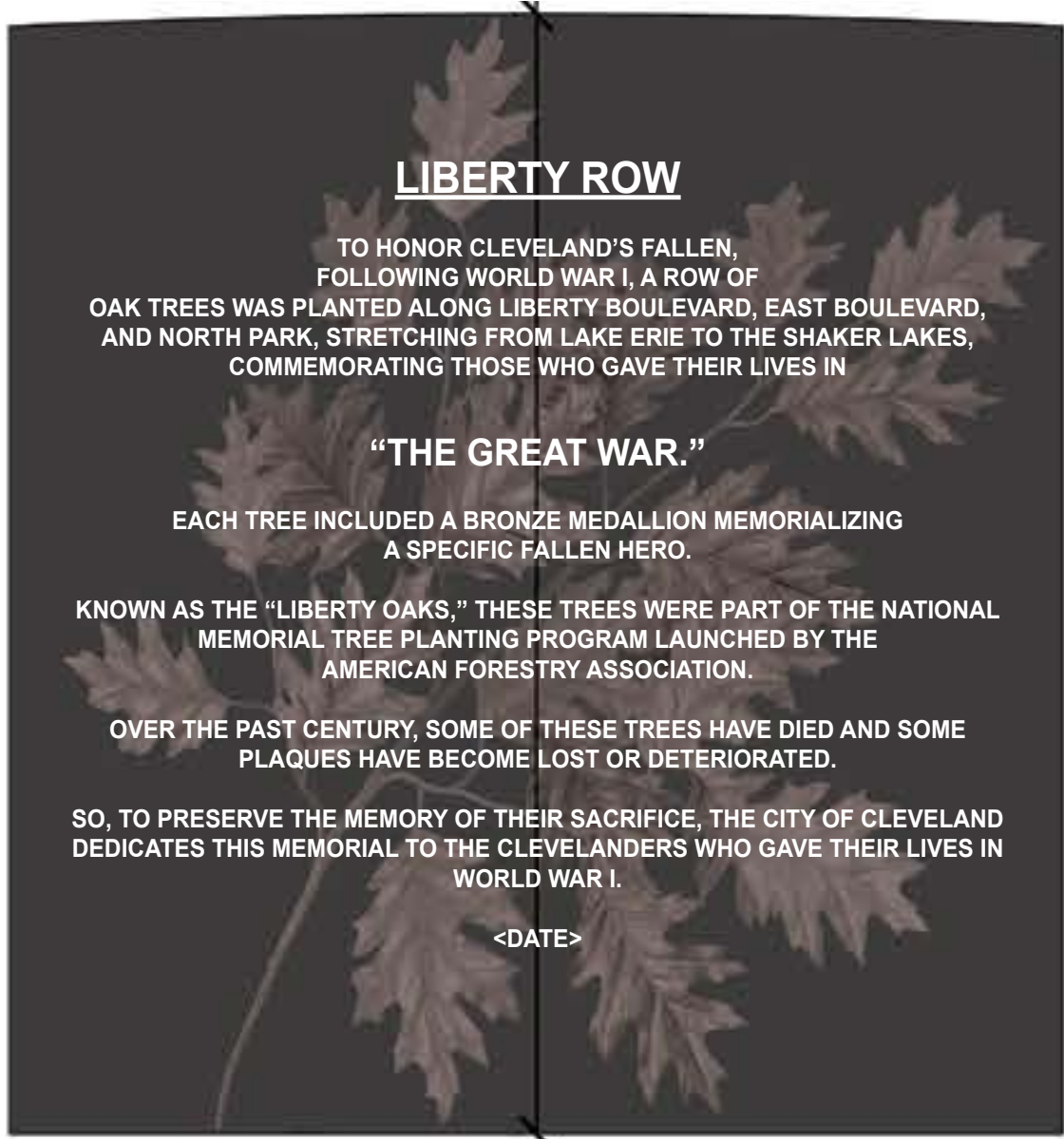
- MANHOLE
- CATCH BASIN
- TRAFFIC POLE
- ▣ TRAFFIC PULLBOX
- ⊞ ELECTRIC PULLBOX
- SPRINKLER BOX
- ▲ PROJECT BENCHMARK: TOP OF NE BOLT OF THE BASE OF THE TRAFFIC SIGNAL POLE. ELEV. 88.42

- ▬ PROP. MEMORIAL WALL
- ▬ PROP. 8" CONCRETE PAVEMENT w/ EXPANSION JOINT
- ▬ PROP. 6" CONCRETE PAVEMENT w/ EXPOSED AGGREGATE FINISH
- ▬ PROP. PERMEABLE PAVEMENT
- ▬ PROP. SITTING WALL

SITE PERSPECTIVE



LASER ETCHING: FRONT OF WALL



LASER ETCHING: BACK OF WALL



TREES

I think that I shall never see
A poem lovely as a tree.

A tree whose hungry mouth is prest
Against the sweet earth's flowing breast;

A tree that looks at God all day,
And lifts her leafy arms to pray;

A tree that may in summer wear
A nest of robins in her hair;

Upon whose bosom snow has lain;
Who intimately lives with rain.

Poems are made by fools like me,
But only God can make a tree.

BY JOYCE KILMER

END OF PRESENTATION

Special Presentation

August 20, 2021



EC2020-046 – *CLE Walls Murals*: Seeking Final Approval

Project Address: Various Locations around Midtown

Presenters: Joyce Huang, Midtown Cleveland

Joe Lanzilotta, LAND Studio

CLEVELAND WALLS! 2021, a program of POW! WOW! Worldwide, is presented by the Jack, Joseph and Morton Mandel Foundation with generous support from Dealer Tire. Hosted by MidTown Cleveland and produced in partnership with LAND studio.

CLEVELAND WALLS!

a POW! WOW! WORLDWIDE PROGRAM

2021

AUGUST 23-28

**ADDITIONAL
SITES +
CONCEPTS**







1215 E. 79TH ST



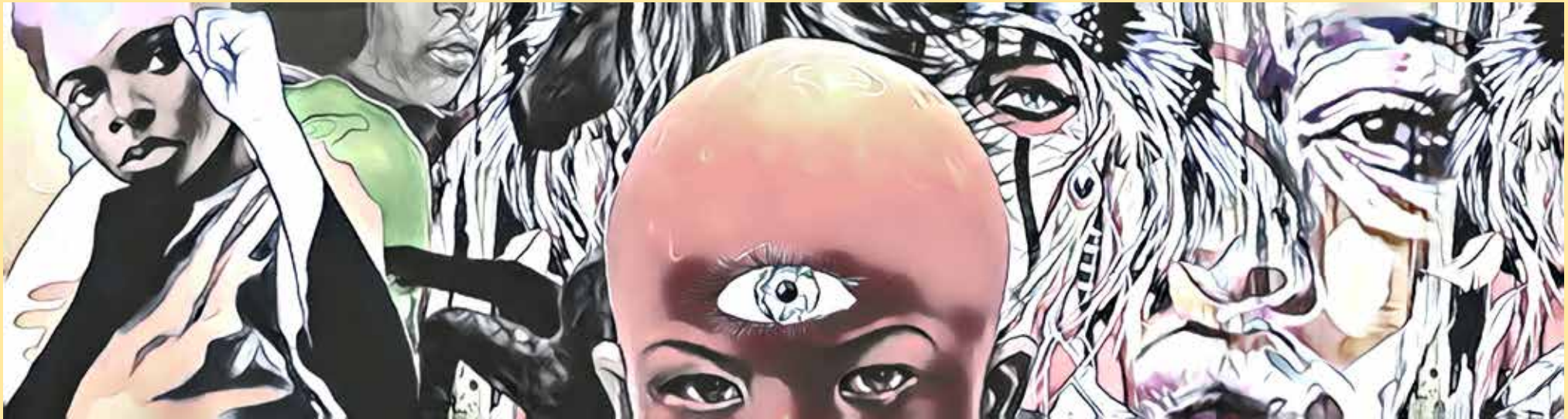


7113 EUCLID AVE



STARBEING: IN-PROGRESS SKETCH

7113 EUCLID AVE



7113 EUCLID AVE





7719 CARNEGIE AVE



GLEN INFANTE

7719 CARNEGIE AVE









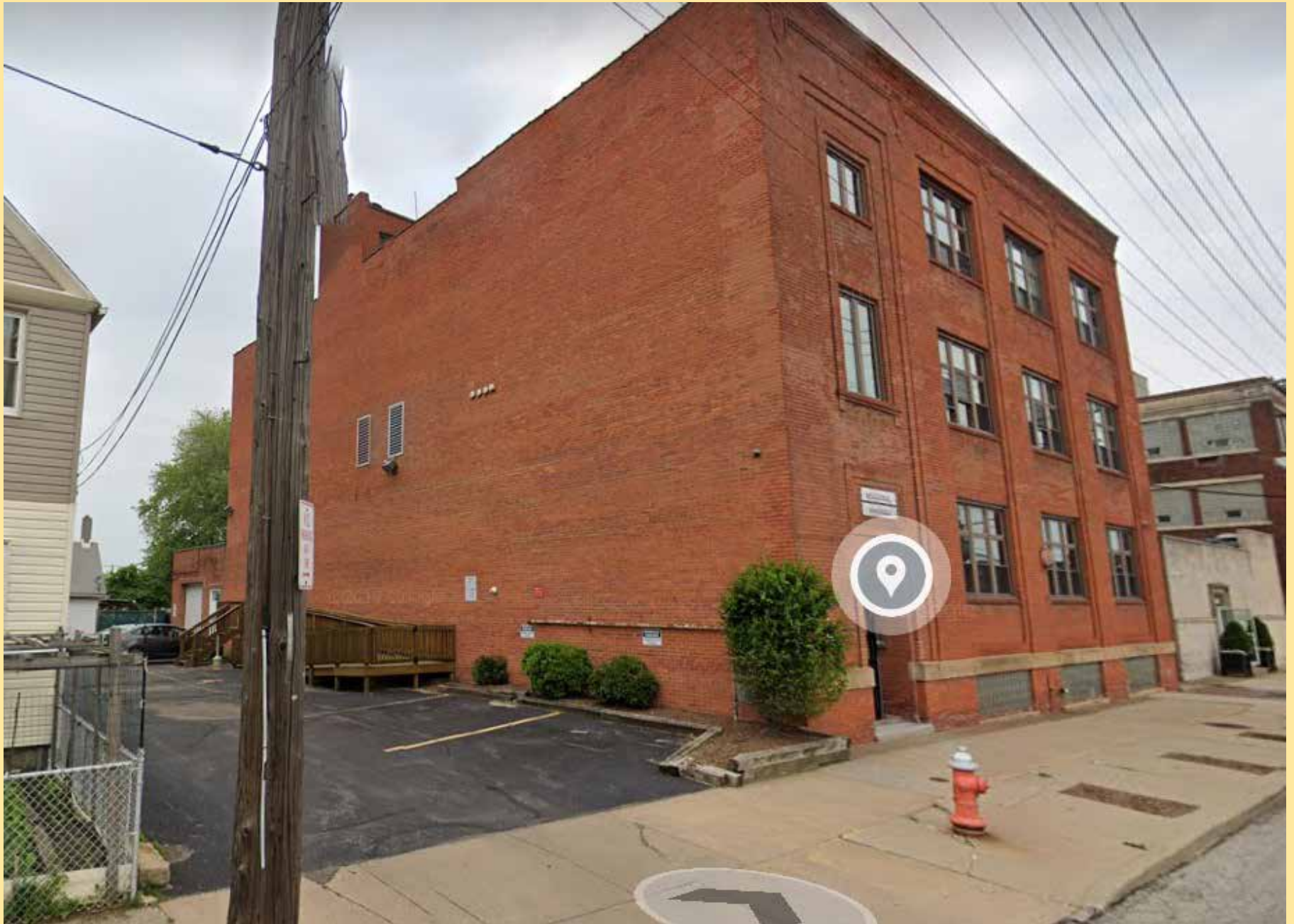


1776 E. 40TH





3311 PERKINS





PROPOSAL SKETCH: A STACK OF MONSTERS



Special Presentation

August 20, 2021



EC2021-020 – *Oriana House Fannie Lewis Mural*: Seeking Final Approval

Project Address: 1834 E. 55th St.

Presenters: Illya McGee, Oriana House

Katherine Chilcote, Artist

Partners: Oriana House and Building Bridges Arts Collaborative
Painters- Danny Carver, Rick Davis Katherine Chilcote
Poet - Kisha Nicole Foster

Materials- Dibond aluminum, Golden Acrylic Paints, and Sherwin Williams Sign Paints.

Participants in this mural's creation were residents of Oriana House halfway houses, drug treatment centers and the Fannie May Lewis Reentry Center.

Supported by Building Bridges Arts Collaborative, Individual Donors, Local Businesses of Midtown, and Oriana House

Summer 2020 Restoration of Mark Howard Mural







Mercy Mural- Fannie May Lewis Building- Poet Kisha Foster and Artist Katherine Chilcote



Mercy starts in the eyes of children
but comfort loses sleep
as rolling scrolls wrapped
mouths wide open breaking, relaxed will

Mercy is a free-woman quilt
covering judgmental guests
Pounding wood gifting time to faces
weeding, uncovered persistence

Mercy binds complicated knots
sipping vital organs as they heal
connecting forgiveness and love

Mercy wraps itself around systems
fabric draping through sidewalks of life
passing domestic encouragement

mercy is waves
mercy is crying
mercy is patience
mercy is empathy
mercy is the people
mercy is named girl

mercy blinks
peering into the eyes of souls

For comfort
For Mercy

Mural Site Summer 2021 Fannie Lewis Mural





RESTAURANT
EQUIPMENT
Co.
210-431-8005
VYASUP
NEVADA

NORTH STAR
Neighborhood Centers
Resource Center
(NTRC)
1834 E. 55th Street
Operated by Citrus House, Inc.

APPLIANCE

19 FEET
8 Inches



16 FEET

16 FEET

16 FEET

16 FEET

72 FEET

38.5 FEET

Location For planters along East 55th -



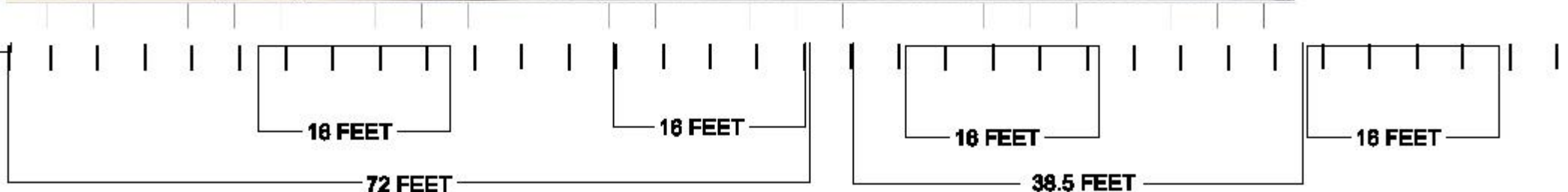


19 FEET
8 Inches

8 FEET LENGTH
3.5 FEET WIDTH

8 FEET LENGTH
3.5 FEET WIDTH

8 FEET LENGTH
4 FEET WIDTH



18 FEET

18 FEET

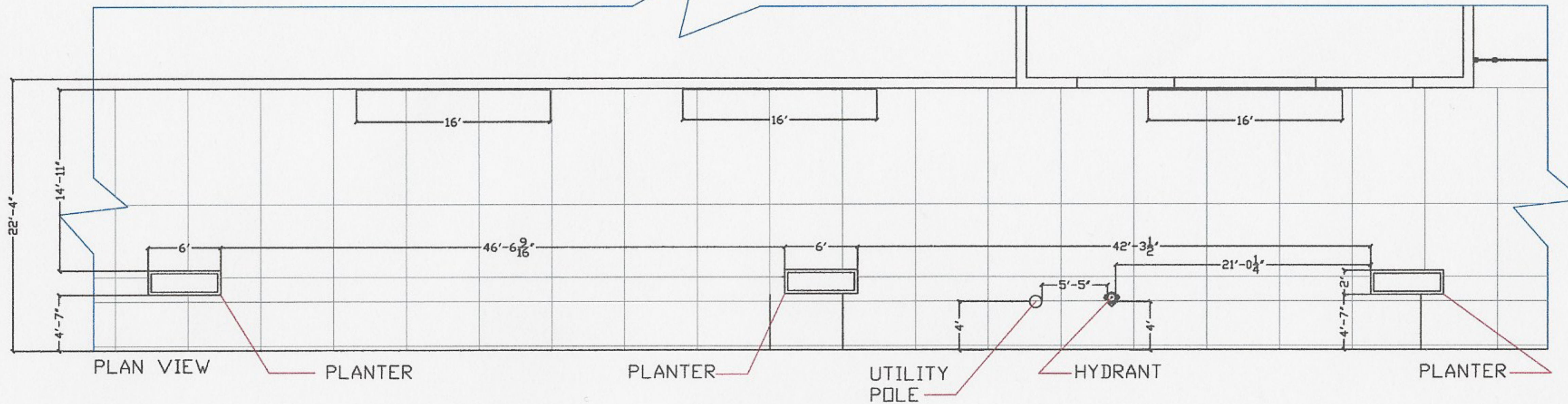
16 FEET

18 FEET

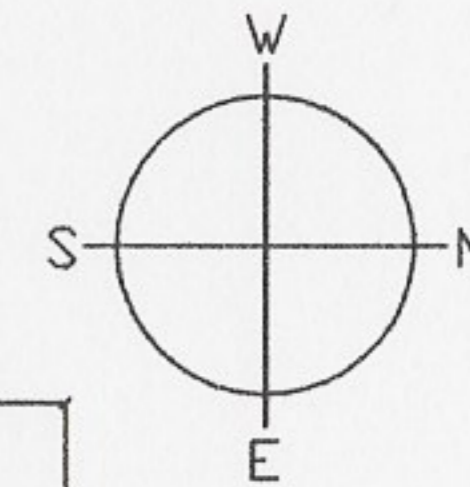
72 FEET

38.5 FEET

ORIANA HOUSE

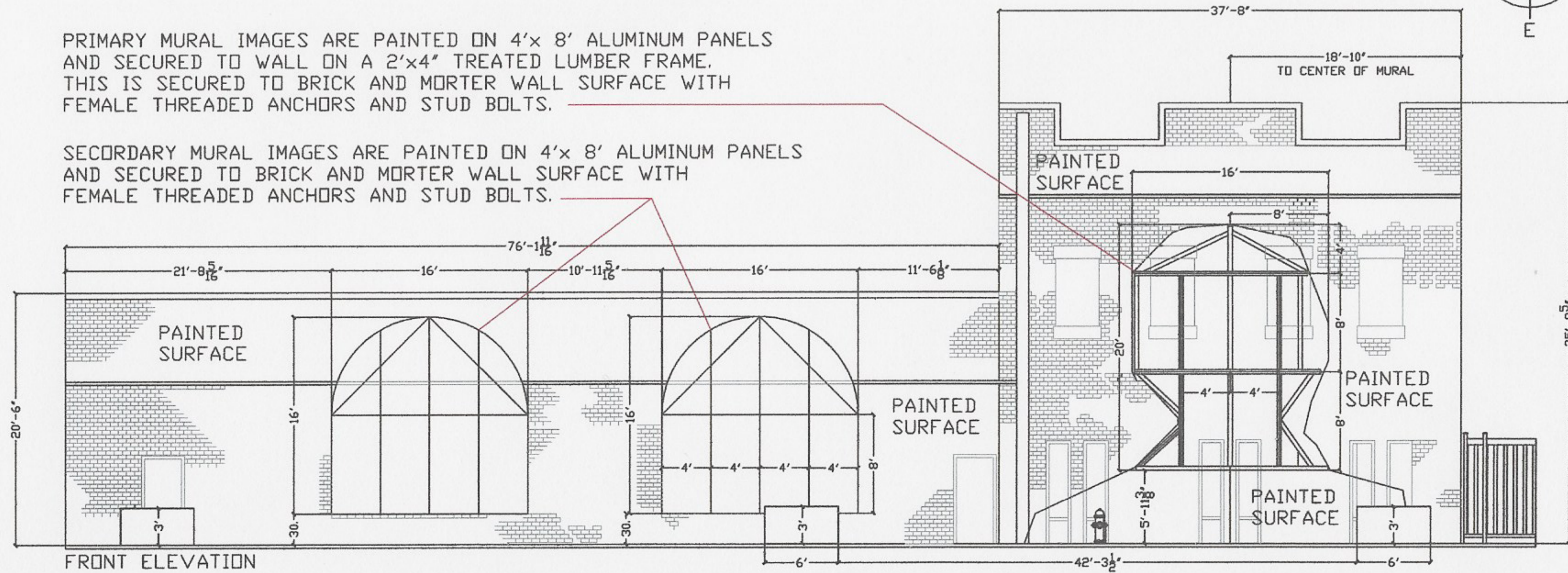


E U C L I D A V E



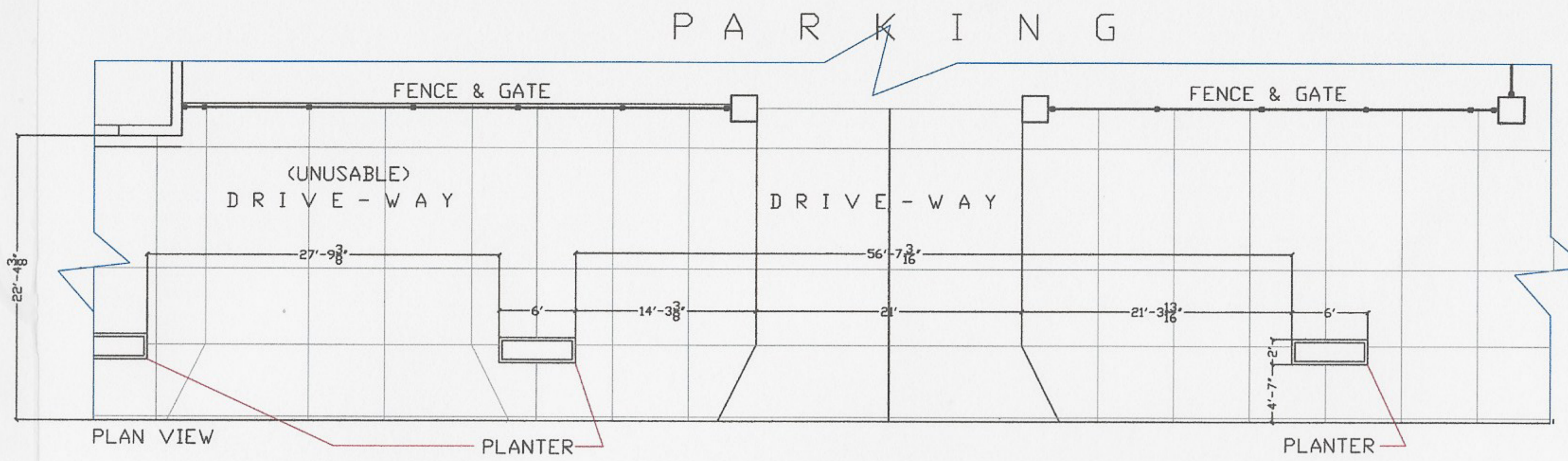
PRIMARY MURAL IMAGES ARE PAINTED ON 4'x 8' ALUMINUM PANELS AND SECURED TO WALL ON A 2'x4' TREATED LUMBER FRAME. THIS IS SECURED TO BRICK AND MORTAR WALL SURFACE WITH FEMALE THREADED ANCHORS AND STUD BOLTS.

SECONDARY MURAL IMAGES ARE PAINTED ON 4'x 8' ALUMINUM PANELS AND SECURED TO BRICK AND MORTAR WALL SURFACE WITH FEMALE THREADED ANCHORS AND STUD BOLTS.

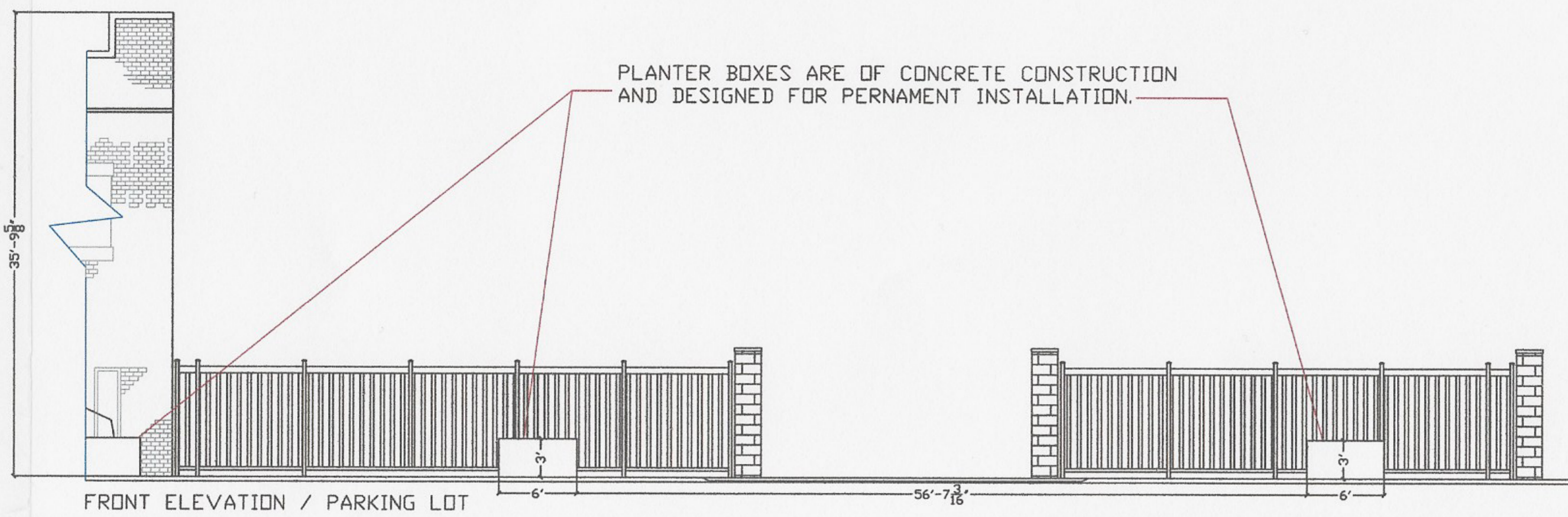
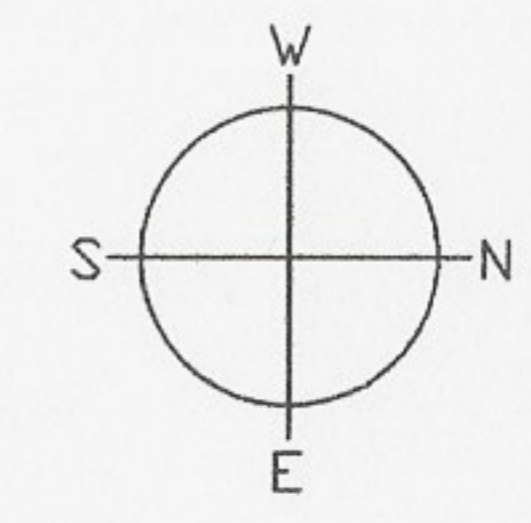


FANNIE LEWIS MURAL AND PLANTER PLACEMENT PLAN & ELEVATION

ORIANA HOUSE LOCATED @ 1834 E. 55th STREET
 MURAL PROVIDED BY BUILDING BRIDGES ARTS COLLECTIVE
 SITE DRAWING BY RIC DAVIS-NTS-08/15/2021



E U C L I D A V E



ORIANA HOUSE LOCATED @ 1834 E. 55th STREET
 MURAL PROVIDED by BUILDING BRIDGES ARTS COLLECTIVE
 SITE DRAWING by RIC DAVIS-NTS-08/15/2021

Cleveland City Planning Commission

Zoning Map Amendments



August 20, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Planned Unit Development



August 20, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Telecommunication Towers



August 20, 2021

August 20, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

New Townhouse Development In a 2-Family District



August 20, 2021

Townhouse Development in a 2-Family District

August 20, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Lot Consolidation / Splits



August 20, 2021

Lot Consolidation / Split

August 20, 2021

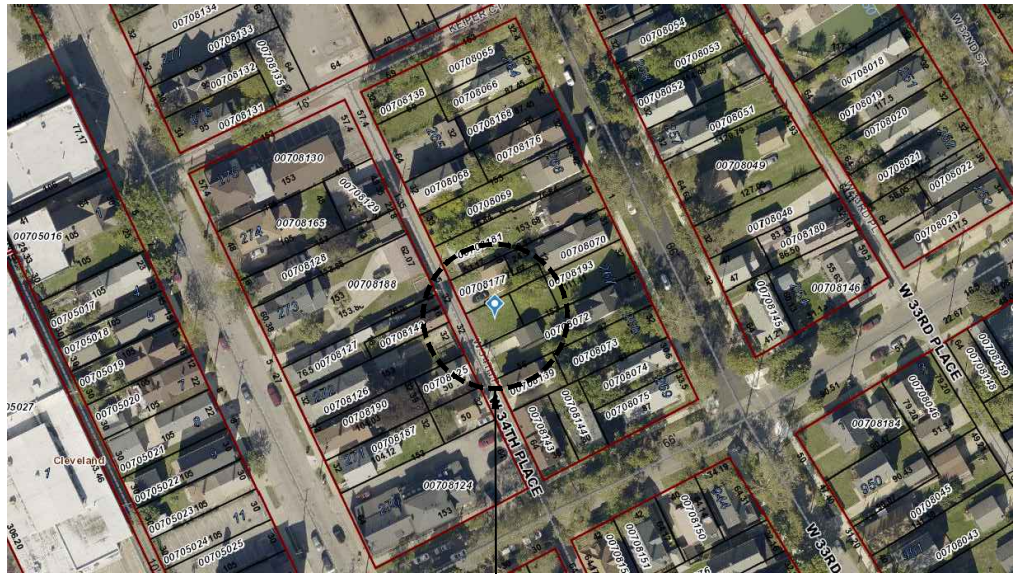


For PPN# 007-08-173 & 071: Seeking Lot Consolidation

Project Address: 2102 W. 34 Pl.

Project Representative: Paul Beegan, Beegan Architectural Design

2102 West 34th Place



SITE LOCATION

2102 WEST 34TH PLACE



GROUND VIEW OF SITE



GROUND VIEW NORTH OF SITE

2102 WEST 34TH PLACE CONSOLIDATION PLAT

BEING PART OF SUBLLOT 267 IN THE BARBER AND LORD SUBDIVISION, RECORDED IN VOLUME 11 OF MAPS, PAGE 26, OF CUYAHOGA COUNTY RECORDS, IN ORIGINAL BROOKLYN TOWNSHIP LOTS NO. 52, NOW IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO. BEARINGS ARE BASED ON WEST 33RD STREET BEARING N25°30'00"W, AND ARE USED TO DENOTE ANGLES ONLY..

CERTIFICATE
THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED (REITZ ENG). BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PH: (216) 251-3033 EMAIL REITZ@REITZENG.COM

STUART W. SAYLER, REG. SURVEYOR NO. S-8028 DATE _____

APPROVALS:

THIS PLAT AND CONSOLIDATION ARE ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____ 20____

RICHARD SWITALSKI, PLATTING COMMISSIONER

THIS PLAT AND CONSOLIDATION ARE ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____ 20____

FREDDY COLLIER, PLANNING DIRECTOR

OWNERS ACCEPTANCE:

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND CONSOLIDATION OF THE SAME.

ELMHURST HOMES LLC.

BY _____
LAWRENCE APPLE PRINT TITLE

NOTARY:

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED ELMHURST HOMES, LLC, BY _____, MEMBER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED AND THE FREE ACT AND DEED AS A MEMBER OF SAID LLC.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT _____, OHIO THIS _____ DAY OF _____ 20____

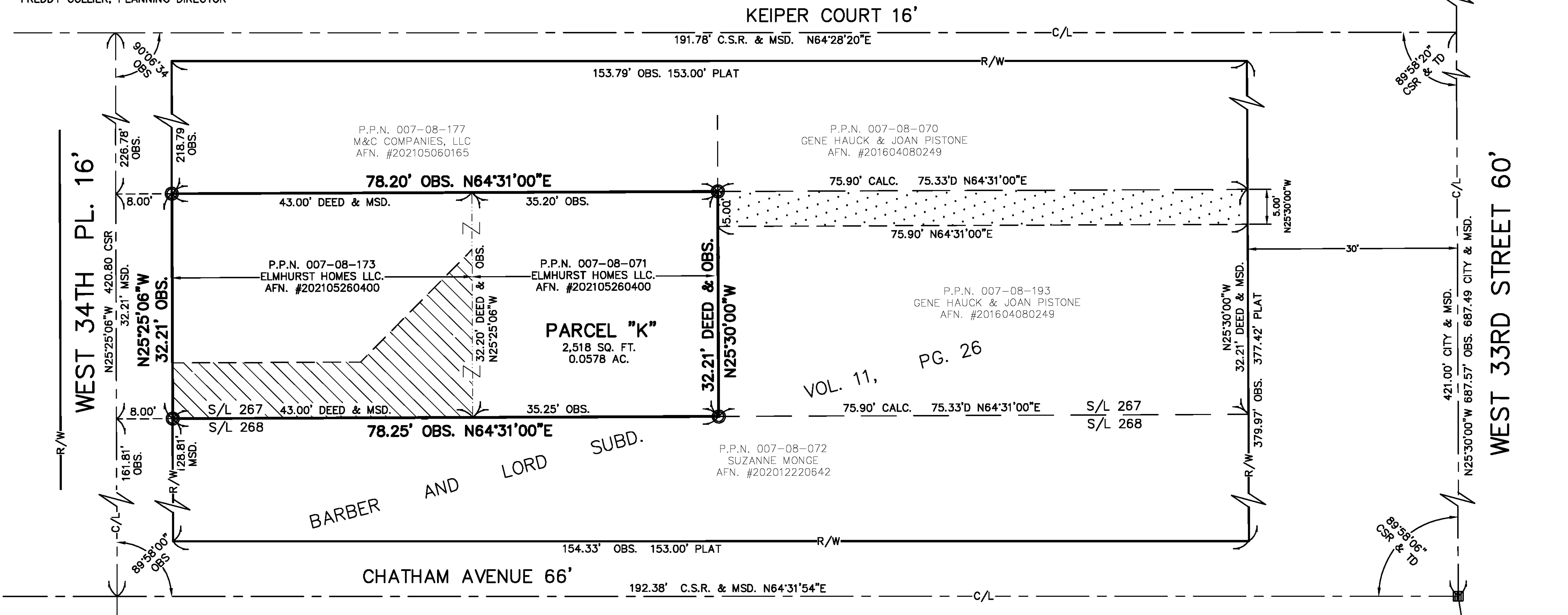
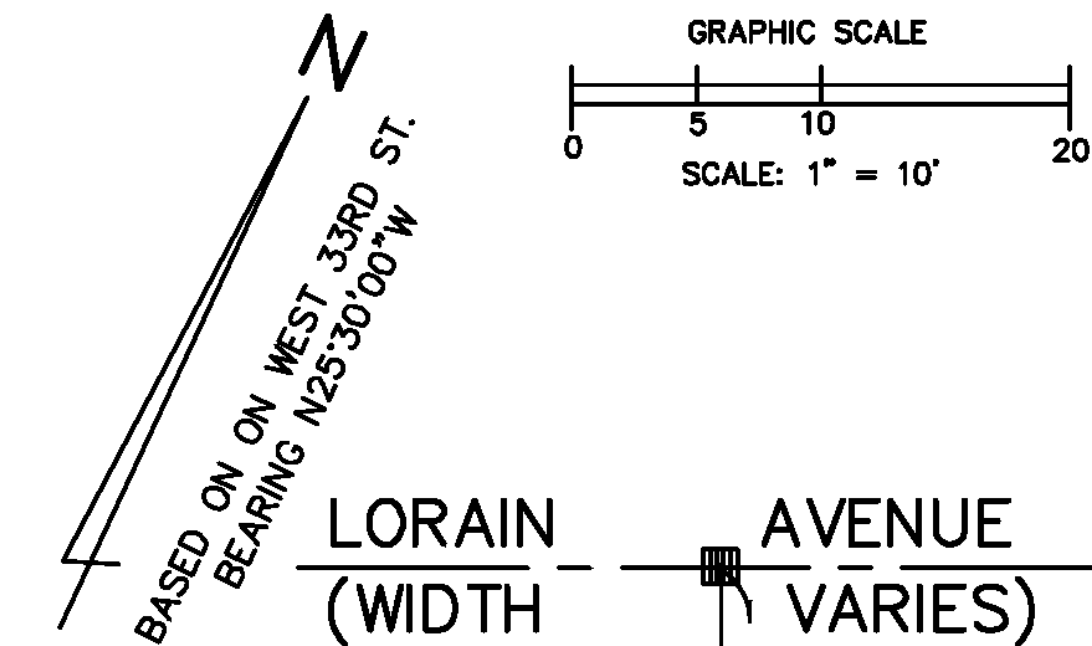
NOTARY PUBLIC MY COMMISSION EXPIRES _____

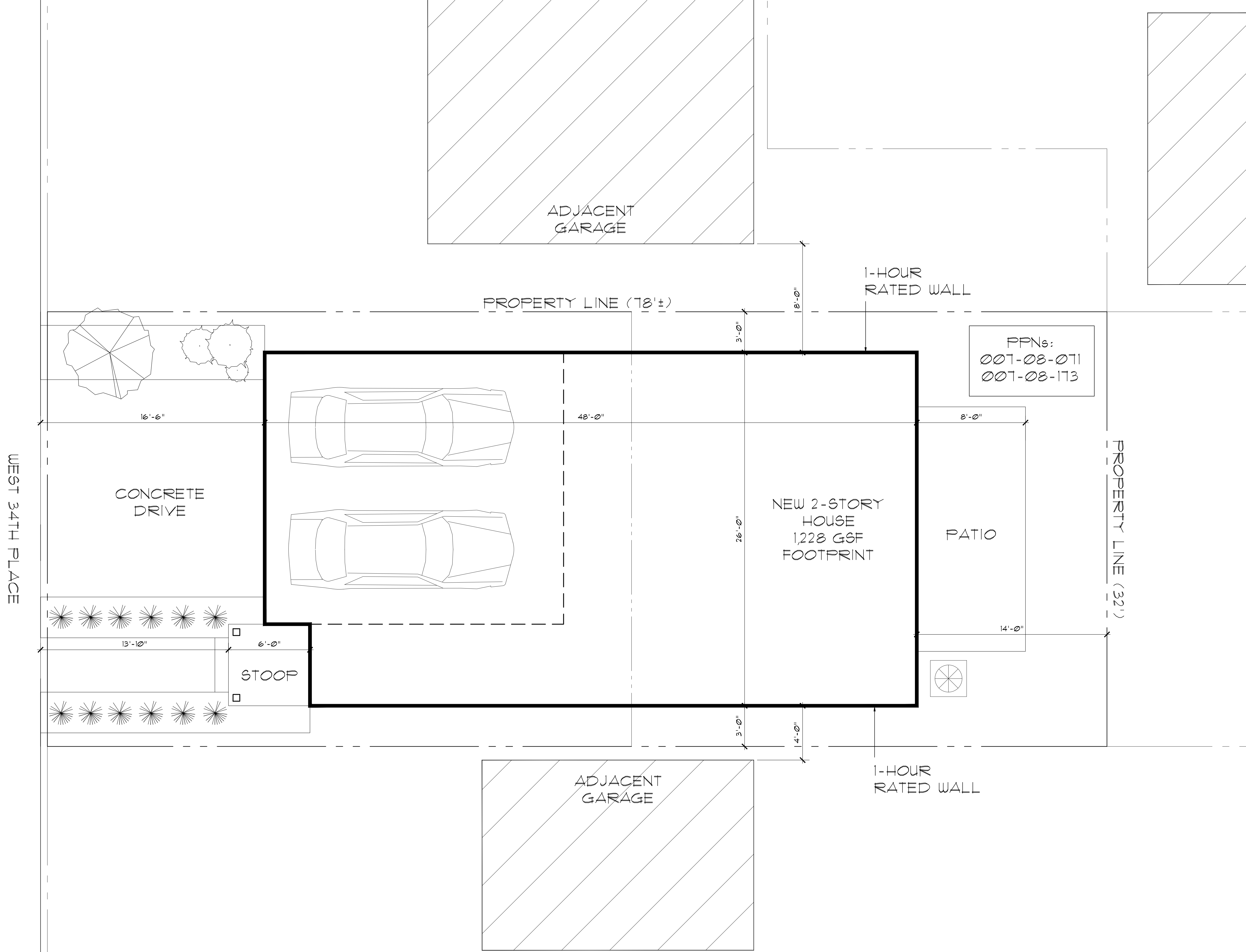
LEGEND:

- 5/8" (REITZ ENG) CAPPED IRON PIN SET.
- ▣ 3/8" DRILL HOLE IN STONE IN MON BOX FOUND AND USED.
- 1" IRON PIN IN MON BOX.

- C.S.R. - CITY SURVEY RECORDS
- OBS. - OBSERVED
- MSD. - MEASURED
- P.P.N. - PERMANENT PARCEL NUMBER
- A.F.N. - AUDITOR FILE NUMBER
- REC. - RECORD
- D.&M. - DEED & MEASURED
- TD. - TURNED

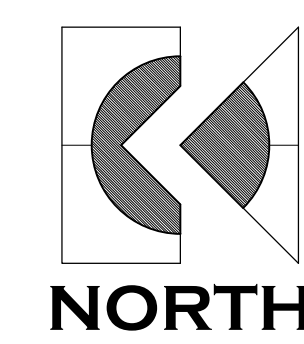
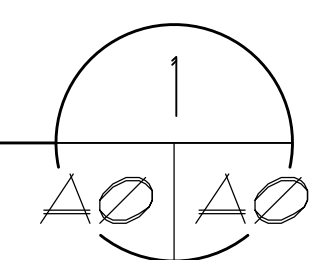
- ▨ - ACCESS EASEMENT TO BE VACATED (RECORDED IN AFN. #200006060663)
- ⋯ - PROPOSED 5' UTILITY EASEMENT

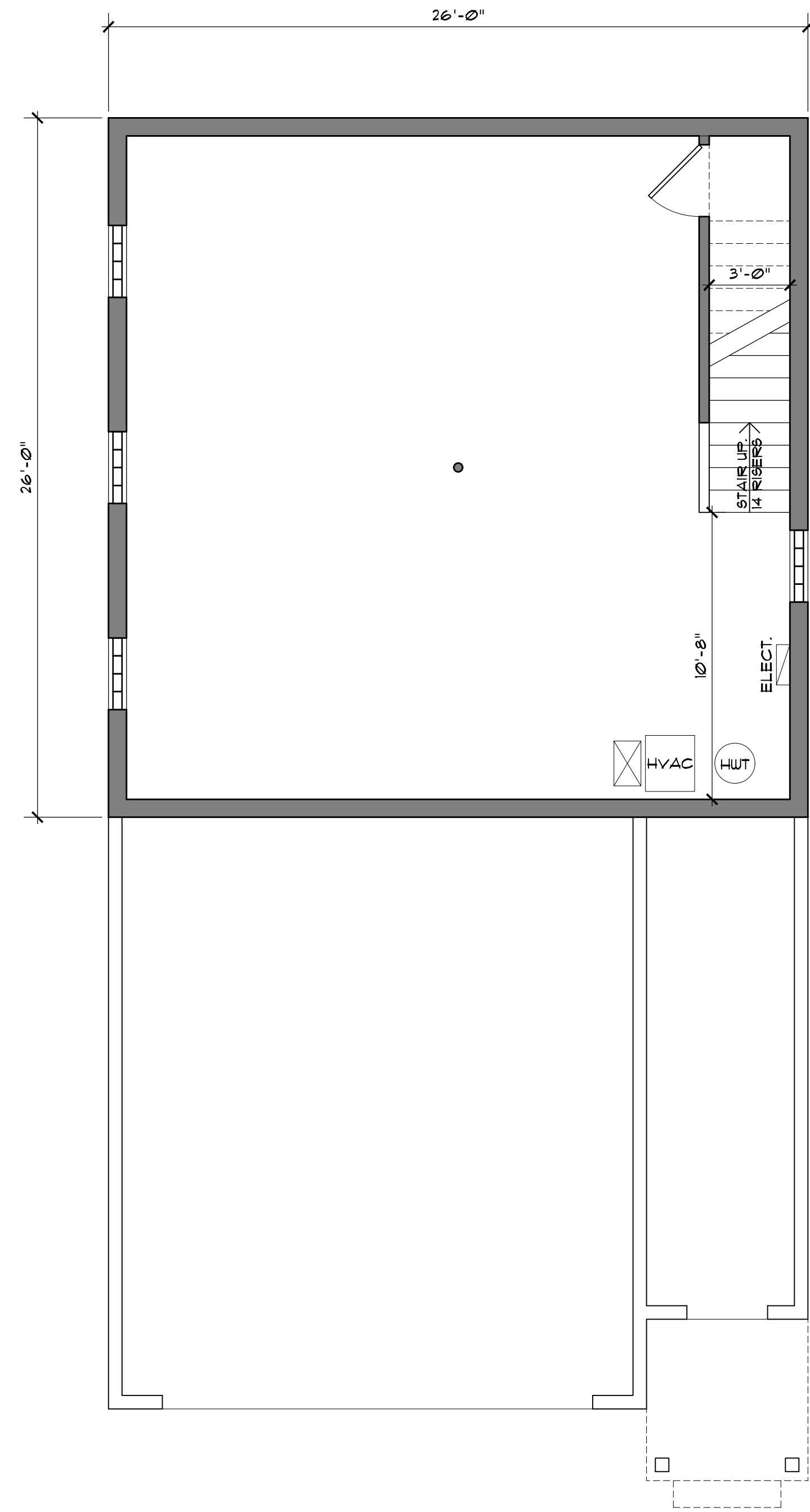




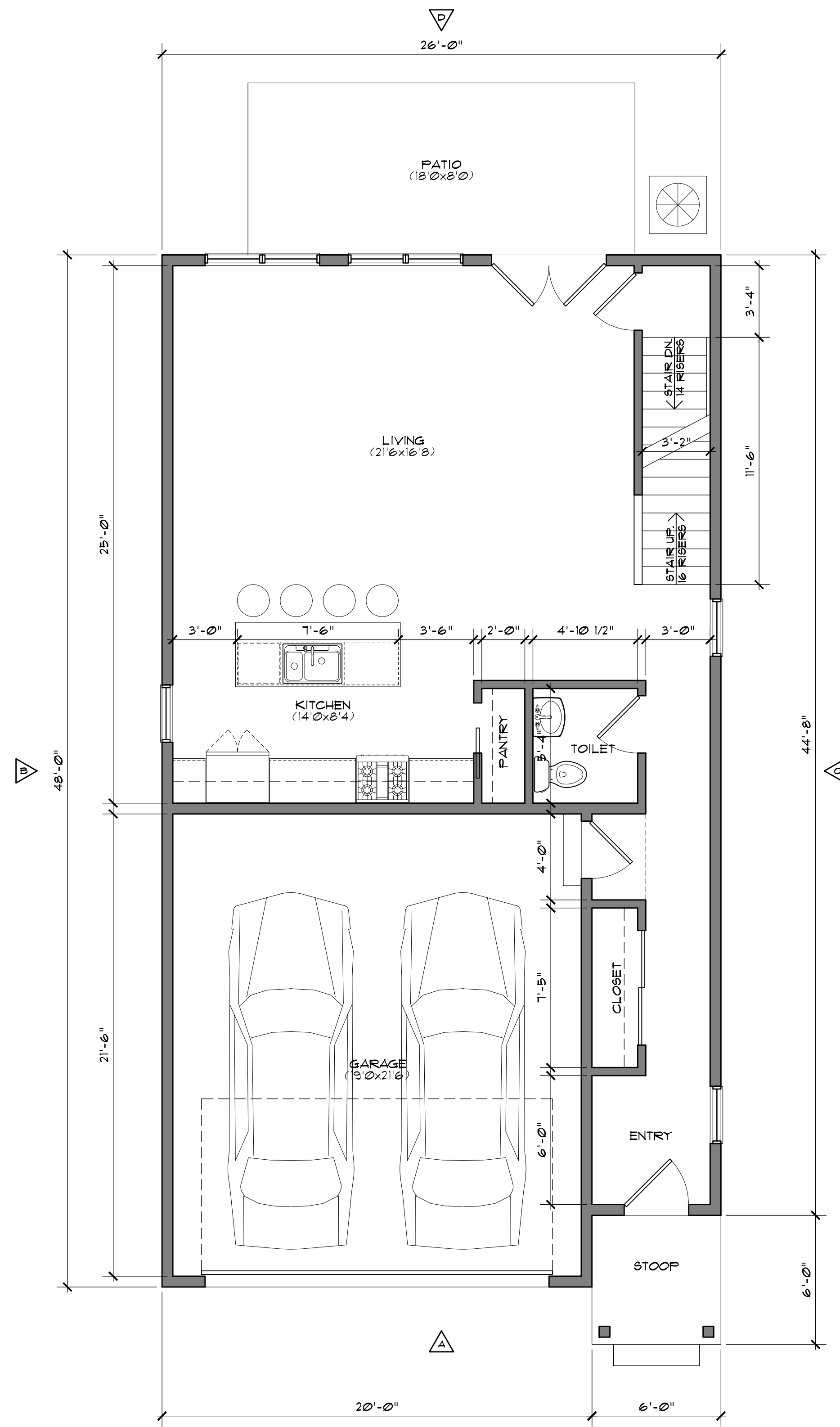
ARCHITECTURAL SITE PLAN

NTS





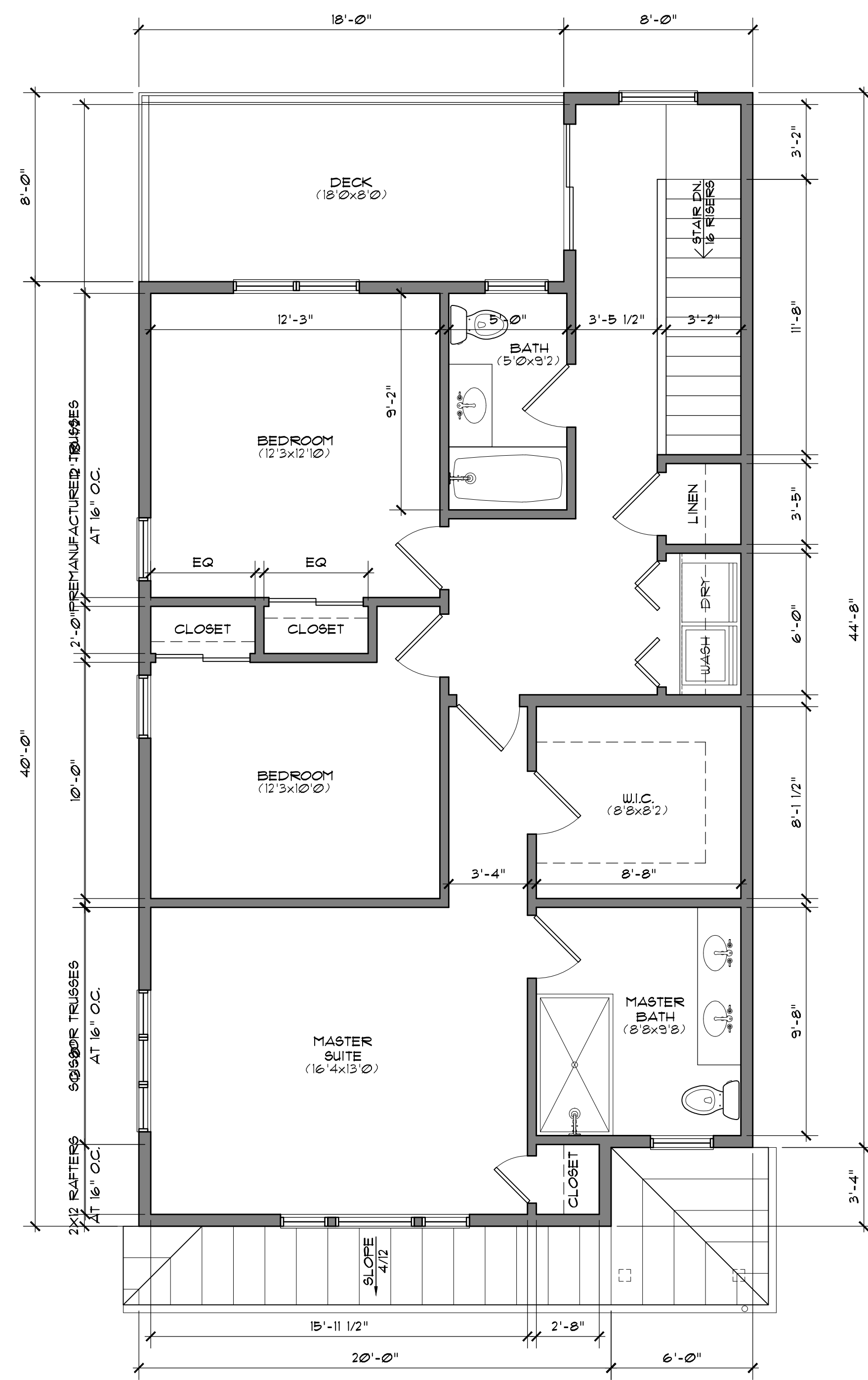
BASEMENT PLAN
NTS



1ST FLOOR PLAN
NTS



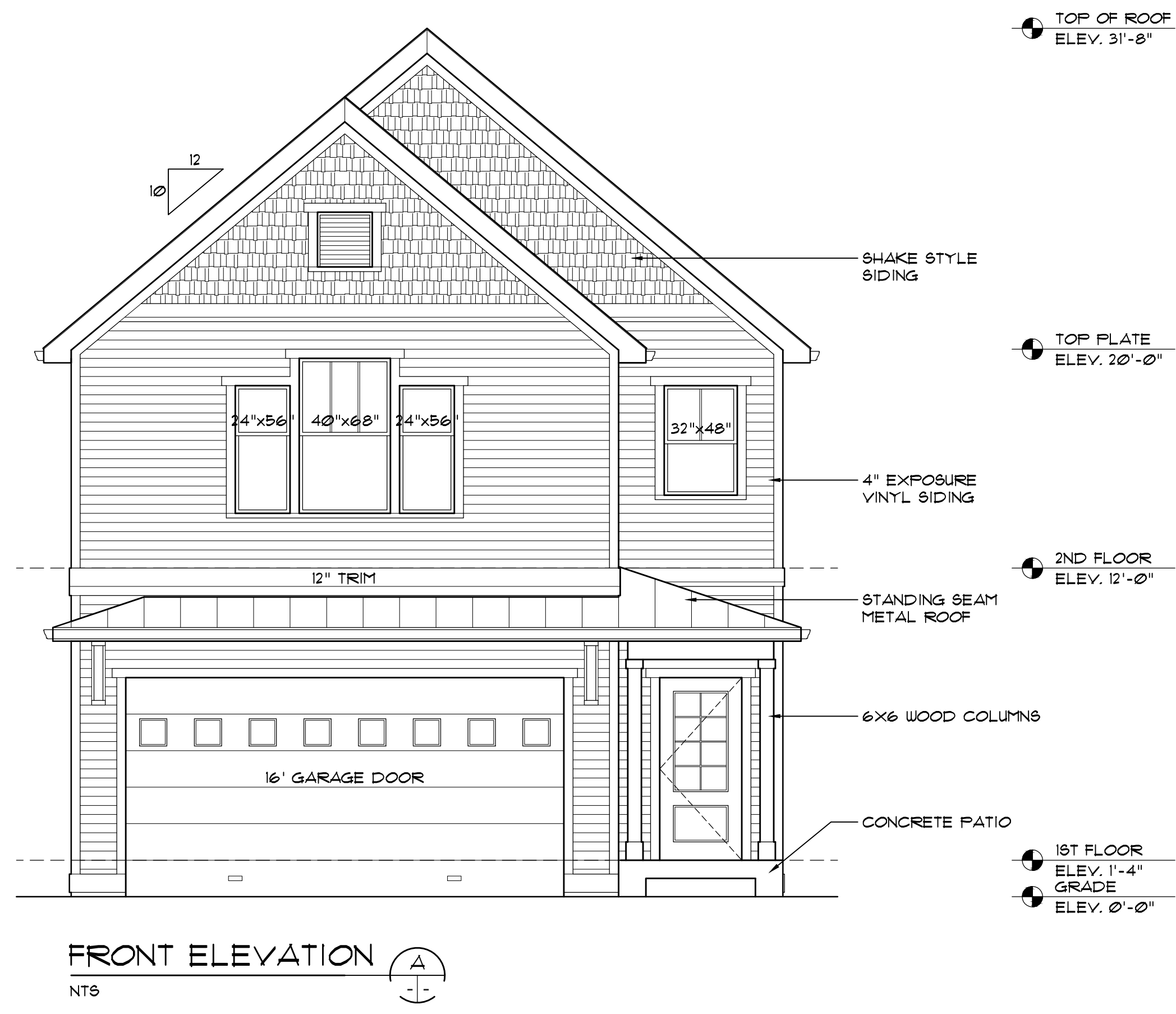
1ST FLOOR: 1311 NSF
788 GSF
GARAGE: 440 GSF
FOOTPRINT: 1228 GSF



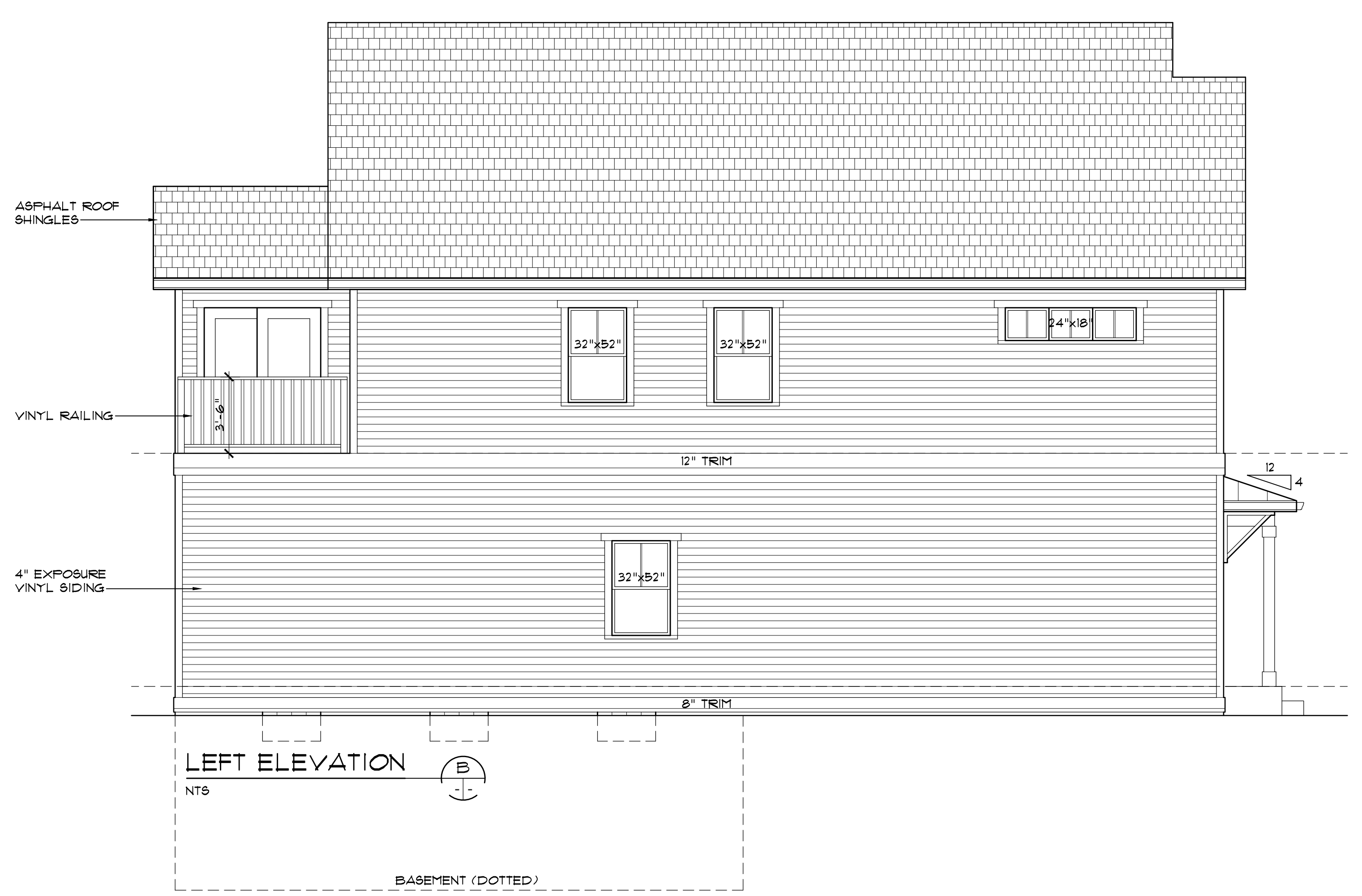
2ND FLOOR PLAN
NTS



2ND FLOOR: 1008 NSF
1081 GSF

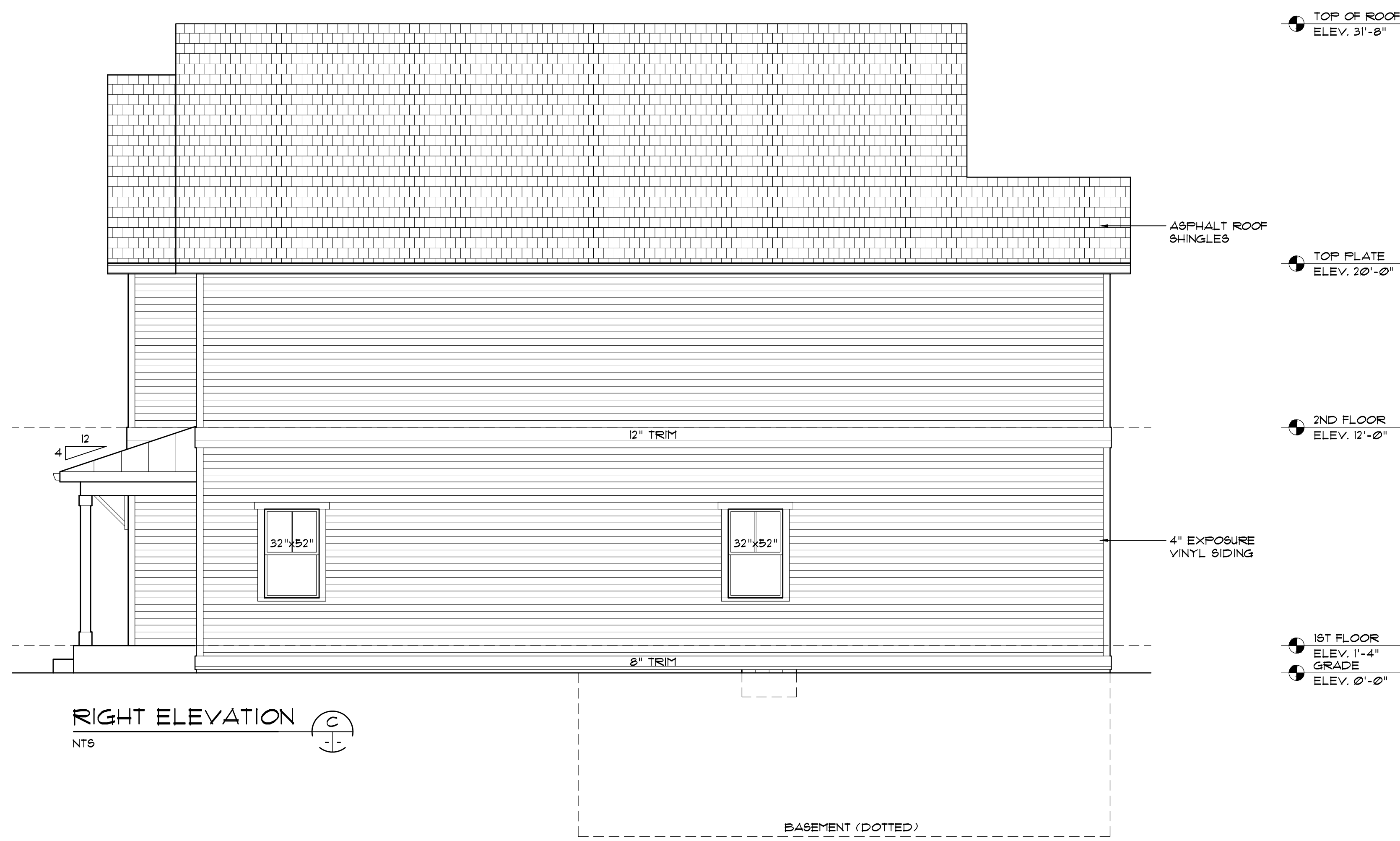


FRONT ELEVATION (A)
NTS



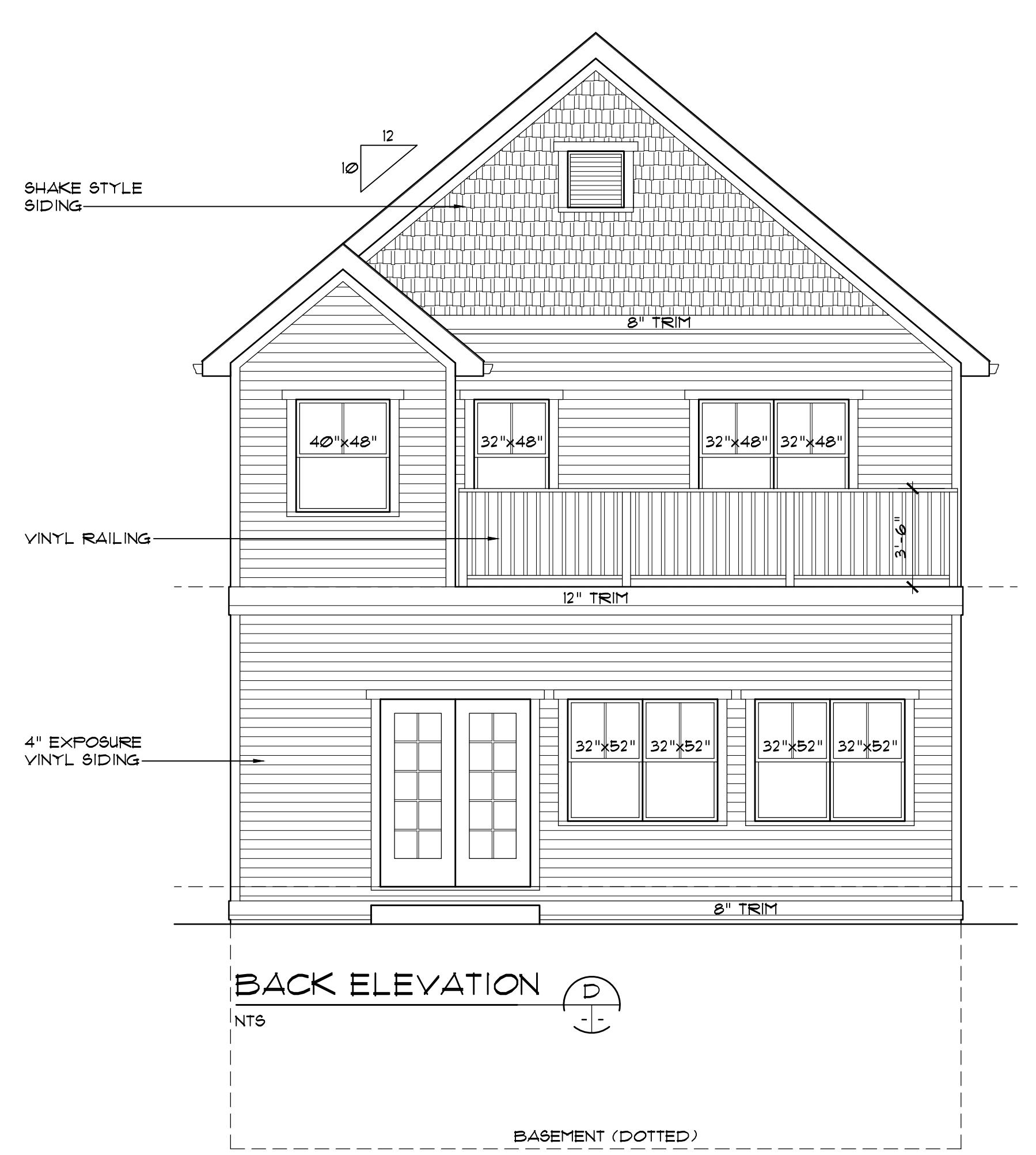
LEFT ELEVATION (B)
NTS

BASEMENT (DOTTED)



RIGHT ELEVATION (C)
NTS

BASEMENT (DOTTED)



BACK ELEVATION (D)
NTS

BASEMENT (DOTTED)

Lot Consolidation / Split

August 20, 2021



For PPNs# 007-08-065 & 066 & 168: Seeking Lot Consolidation

Project Addresses: 2058, 2062 & 2068 W. 33rd St.

Project Representative: Dan Dureiko, Dureiko Construction

LORAIN AVE. 66'

DOLLAR COURT S.W. 16'

WEST 33rd STREET S.W. 60'

LOT SPLIT and CONSOLIDATION PLAT

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NOS. 264 AND 265 IN THE BARBER AND LORDS SUBDIVISION OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NOS. 51, 52, 69 AND 70, AS SHOWN BY THE RECORDED PLAT IN VOLUME 11 OF MAPS, PAGE 26 OF CUYAHOGA COUNTY RECORDS.

DEED REFERENCES: P.P.N. 007-08-065
The City of Cleveland Land Reutilization Program
Vol. 98-00960, Pg. 23

P.P.N. 007-08-066
Dan Dureiko
AFN 202105170362

P.P.N. 007-08-168
The City of Cleveland Land Reutilization Program
AFN 201501200157

Acceptance

(P.P.N. 007-08-168)

I, the undersigned owner of this land shown hereon, do hereby assent to and adopt this lot split and consolidation plat of the same.

Dan Dureiko

State of Ohio)
County of Cuyahoga) S.S.

Before me, a notary public in and for said County and State, personally appeared Dan Dureiko, who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

In witness, whereof, I have hereunto set my hand and official seal at Ohio, this _____ day of _____, 202__.

Notary Public

My commission expires _____

Approvals

Plating Commissioner

This plat is approved by the Plating Commissioner for the City of Cleveland, Ohio this _____ day of _____, 202__.

Richard Switak, Plating Commissioner

Planning Director

This plat is approved by the Planning Director for the City of Cleveland, Ohio this _____ day of _____, 202__.

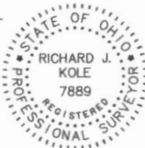
Freddy Collier, Planning Director

Certification

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Registered Surveyor #7889

Date



Acceptance

(P.P.Nos. 007-08-065 and 168)

We, the undersigned owner of the land shown hereon, do hereby assent to and adopt this lot split and consolidation plat of the same.
The City of Cleveland Land Reutilization Program

Terry Robbins

State of Ohio)
County of Cuyahoga) S.S.

Before me, a notary public in and for said County and State, personally appeared Terry Robbins, who acknowledges that she did sign the foregoing instrument and that the same is her free act and deed.

In witness, whereof, I have hereunto set my hand and official seal at Ohio, this _____ day of _____, 202__.

Notary Public

My commission expires _____

Basis of Bearings

The bearing for the centerline of West 33rd Street (North 25° 30' 00" West) as shown by a Lot Consolidation Plat recorded in Volume 305 of Maps, Page 5 of Cuyahoga County Records, is the reference meridian for this survey.

Survey References

- 2085 West 33rd Street Consolidation by The Henry G. Reitz Engineering Co. Vol. 305, Pg. 5 C.M.R. - Jan. 2000
- Barber and Lord Subdivision Vol. 11, Pg. 26 C.M.R.
- Lot Split & Consolidation Plat by Kole & Assoc. Corp. AFN 202009170001

KEIPER AVE. S.W. 16'

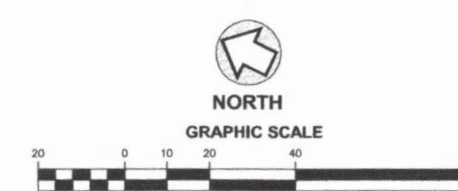
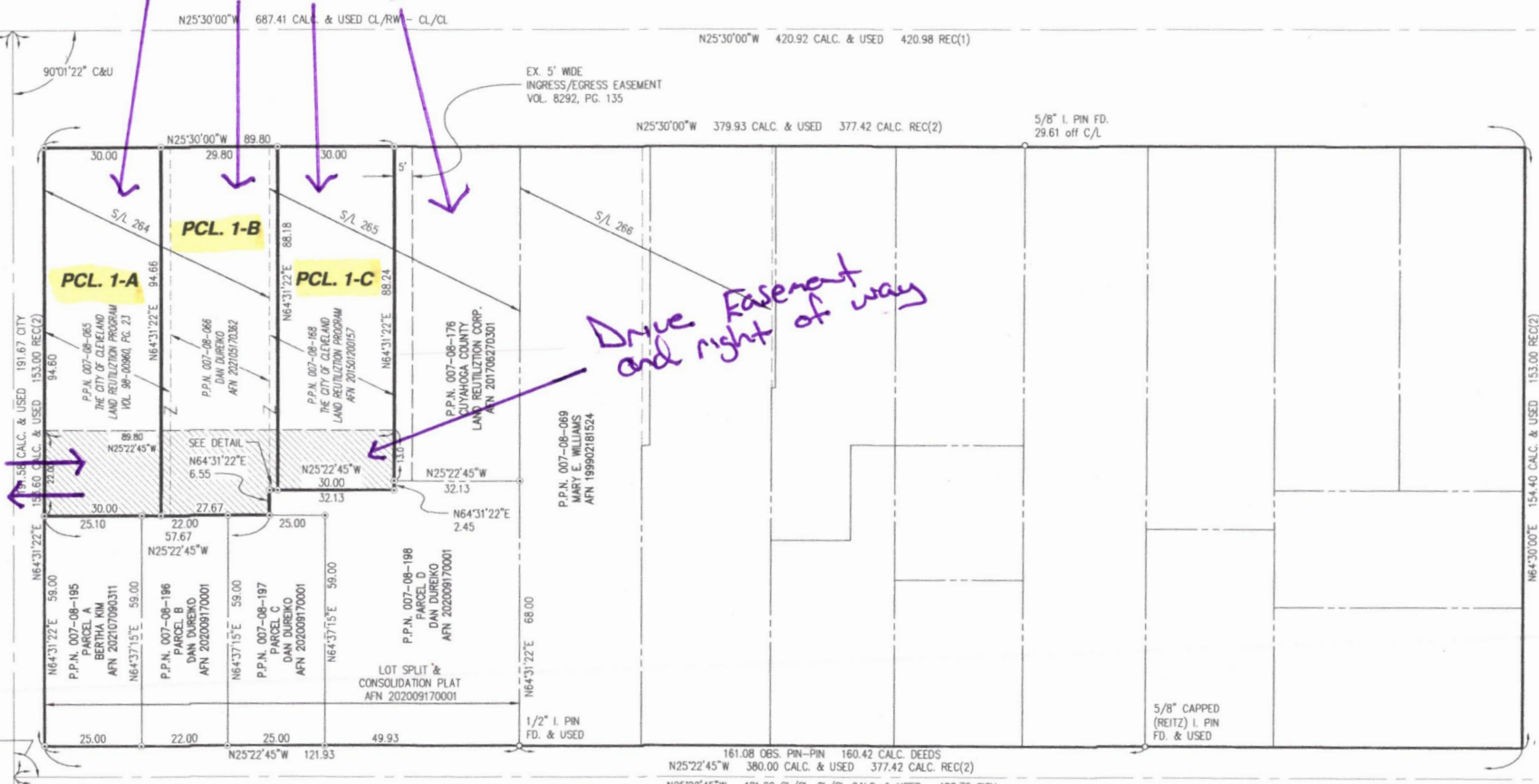
90°05'53" C&U
89°06' 20" CITY

N64°31'22"E 353.68 CALC. & USED
161.67 CITY

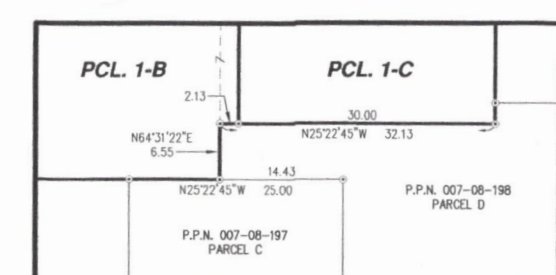
162.17 CALC. & USED

33.00

FULTON ROAD 66'



LEGEND:	
○	IRON PIN FOUND & USED.
●	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED
C&U	CALCULATED & USED
DMU	DEED & USED
RSU	RECORD & USED



AREA SUMMARY		
PARCEL	ACRES	SQ. FT.
1-A	0.0652	2,838.96
1-B	0.0645	2,807.95
1-C	0.0607	2,646.24

00705112

00708001

00708182

00708002

00708003

008004

00708061

00708062

00708137

00708063

00708136

00708064

00708060

00708059

00708058

00708057

00708056

00708055

00708054

00708053

00708052

00708051

00708010

FULTON RD

00708134

00708133

00708132

00708131

KEIPER CT

00708135

00708195

00708196

00708197

00708065

00708066

00708168

00708176

00708130

00708198

00708129

00708069

00708049

00705016

00708165

00708181

00708048

00705017

00708128

00708070

00708180

00708188

00708177

00708193

00708047

00708146

W 33RD PL

00708018

00708019

00708020

00708046

Lorain



*Planet Fitness

FULION RD

KEIPER CT

33rd St
Hansen

City
City
Don





Do Not Cut

Do Not Cut

Do Not Cut



Dureiko
Construction
216.321.9555
www.dureiko.com

DO NOT
CLIMB

DO NOT
CLIMB

Dureiko
Construction
216.321.9555
www.dureiko.com

OHIO
HAA 3670



DO NOT
CUT

DO NOT
CUT



Cleveland City Planning Commission

Conditional Use Permit



August 20, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Mandatory Referrals



August 20, 2021

Mandatory Referrals



August 20, 2021

Ordinance No. 228-2021(Ward 5/Councilmember Gray): Authorizing the Director of Economic Development to lease certain property located in the Opportunity Corridor Superblock 3B, to Norsom Development & Construction LLC, or its designee, for a term not to exceed three years; authorizing the Director of Public Works to enter into a Purchase Agreement with Norsom Development & Construction LLC, or its designee for those properties which are currently in the City's Land Reutilization Program, in connection with the construction and operation of the Construction Opportunity Institute of Cleveland; and authorizing the Commissioner of Purchases and Supplies to convey the properties, which are no longer needed for the City's public use.

Note: this piece was Tabled by the Planning Commission on August 6, 2021.

Presenter: David Ebersole, Economic Development

CONSTRUCTION OPPORTUNITY INSTITUTE OF CLEVELAND CAMPUS

FUTURE OPPORTUNITY CORRIDOR

PRESERVE EXISTING SENSE VEGETATION

FUTURE ATHLETIC FACILITY DEVELOPMENT

PRESERVE EXISTING SENSE VEGETATION

PRESERVE EXISTING SENSE VEGETATION

PROPOSED TRAINING BUILDING
48,153 GSF

EXT. YARD

EXT. PATIO

LOADING

PARKING

FUTURE EXTERIOR EXHIBIT DEVELOPMENT

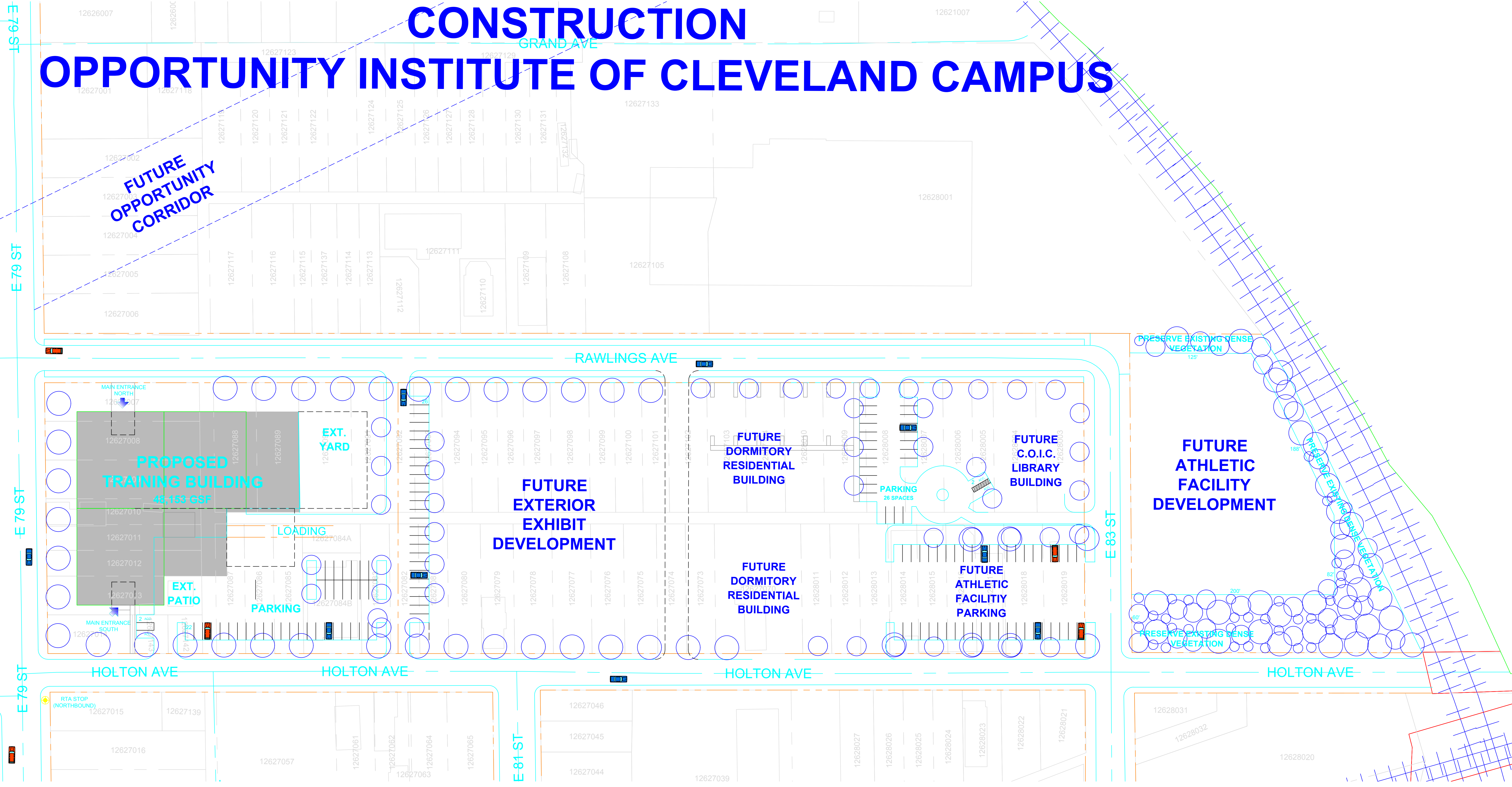
FUTURE DORMITORY RESIDENTIAL BUILDING

FUTURE DORMITORY RESIDENTIAL BUILDING

PARKING 26 SPACES

FUTURE C.O.I.C. LIBRARY BUILDING

FUTURE ATHLETIC FACILITY PARKING



Cleveland City Planning Commission

Administrative Approvals



August 20, 2021

Administrative Approvals

August 20, 2021



Ordinance No. 557-2021(Ward 15/Councilmember Spencer): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 5506 Detroit, LLC, and/or its designee, to fund eligible project costs or projected debt for the financing of the Waverly & Oak Apartments Project located at 5506 Detroit Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Administrative Approvals

August 20, 2021



Ordinance No. 668-2021(Ward 3/Councilmember McCormack): To vacate a portion of Frankfort Avenue N.W. extending from West 6th Street to West 3rd Street.

Administrative Approvals

August 20, 2021



Ordinance No. 712-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Capital Projects to issue a permit to Downtown Cleveland Alliance to encroach onto the property that is owned by the City of Cleveland, known as the “Boardwalk”, along the Flats East Bank.

Cleveland City Planning Commission

Design Review Cases



August 20, 2021

Far West Design Review Case

August 20, 2021



FW2021-024 – Lorain Ave. Carnegie Library Addition: Seeking Conceptual Approval

Project Address: 8216 Lorain Ave.

Project Representative: Jennifer Dort, HBM Architects

CLEVELAND PUBLIC LIBRARY LORAIN BRANCH



City of Cleveland

Far West Design Review District Meeting
August 4, 2021





CLEVELAND PUBLIC LIBRARY
LORAIN BRANCH

HBM ARCHITECTS, LLC



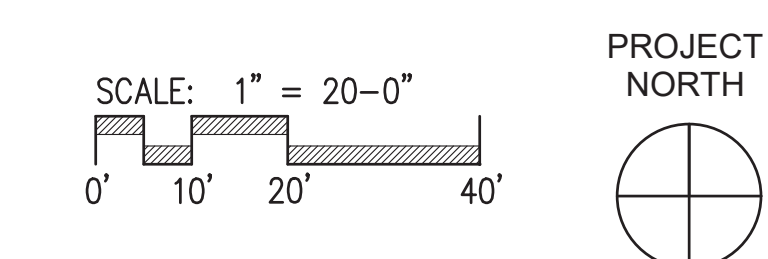
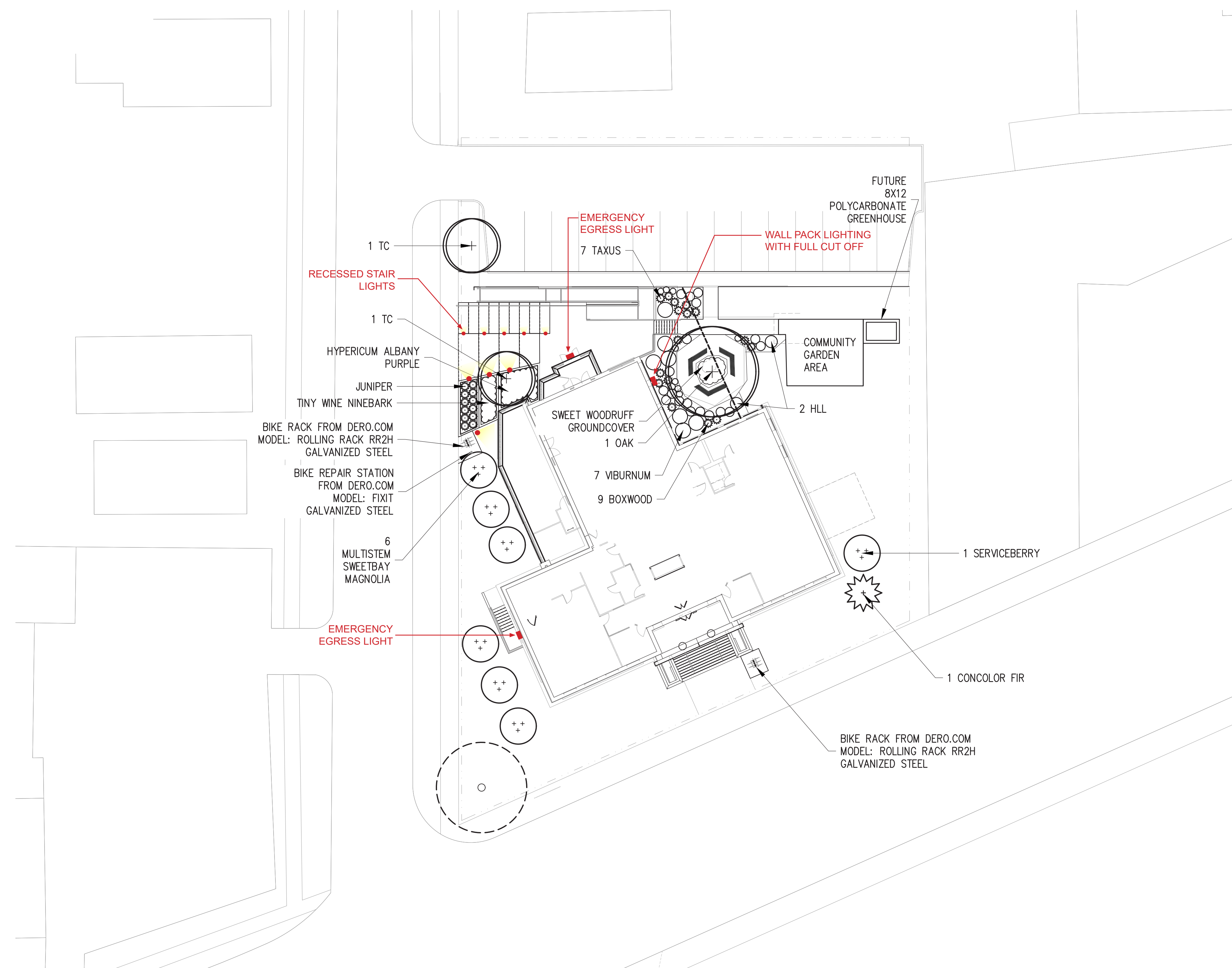
RECESSED STEP LIGHTS
(LOCATED AT NORTH ENTRY STEPS AND PLANTER BOXES)



TC TREE
(LOCATED AT ENTRY AND STEPPED PLANTER BOX)



SWEETBAY MAGNOLIA TREE
(LOCATED ALONG 83RD STREET)



SERVICEBERRY
(LOCATED ALONG LORAIN AVE)



CONCOLOR FIR
(LOCATED ALONG LORAIN AVE)

CLEVELAND PUBLIC LIBRARY LORAIN BRANCH

HBM ARCHITECTS, LLC

JULY 2021

HBM ARCHITECTS
INTERIOR DESIGNERS

Near West Design Review Case

August 20, 2021



NW2021-025 – MetroHealth Apex New Construction: Seeking Schematic Approval

Project Location: 2500 MetroHealth Drive

Project Representative: Scott Weaver, CBLH Design

Main Campus Apex Project

MetroHealth

2500 MetroHealth Drive Cleveland, Ohio 44109



Schematic Design

GENERAL

G-000 COVER SHEET

ARCHITECTURAL

A-100 ARCHITECTURAL SITE PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 THIRD FLOOR PLAN
A-104 FOURTH FLOOR PLAN
A-105 FIFTH FLOOR PLAN
A-106 SIXTH FLOOR PLAN
A-107 ROOF PLAN
A-201 EXTERIOR ELEVATIONS
A-203 BUILDING VIEWS
A-301 BUILDING SECTIONS
A-302 WALL SECTIONS

ARCHITECT

Perspectus Architecture
1300 E 9th Street
Suite 910
Cleveland, OH 44114
Phone: (216) 752-1800

ARCHITECT

CBLH Design
7850 Freeway Circle
Suite 101
Cleveland, Ohio 44130

STRUCTURAL ENGINEER

Thorson Baker + Assoc.
3030 W. Streetsboro Road (Rt. 303)
Richfield, OH 44286
Phone: (330) 659-6688

CIVIL ENGINEER

EMH&T
5500 New Albany Road
Columbus, OH 43054
Phone: (614) 775-4500

MEP ENGINEER

Osborn Engineering
1100 Superior Avenue, Suite 300
Cleveland, Ohio 44114-2530
Phone: (216) 861-2020

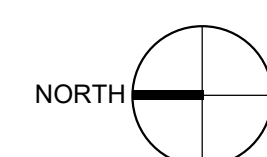
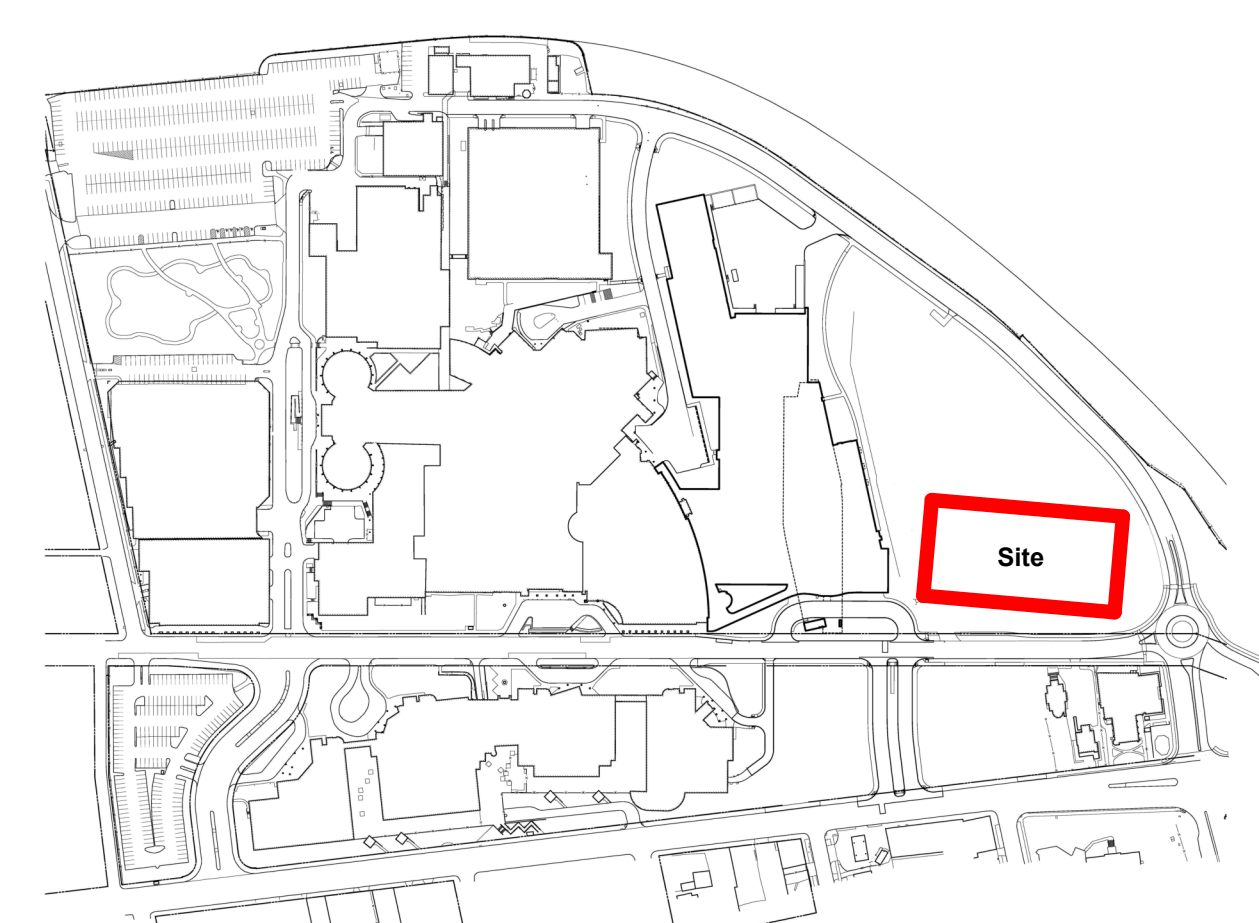
LANDSCAPE ARCHITECT

Deru Landscape Architecture
812 Huron Road East Suite 411
Cleveland, OH 44115
Phone: (216) 466-4355

CONSTRUCTION MANAGER

Turner Construction Company
1422 Euclid Avenue, Suite 200
Cleveland, OH 44115
Phone: (216) 522-1180

LOCATION PLAN



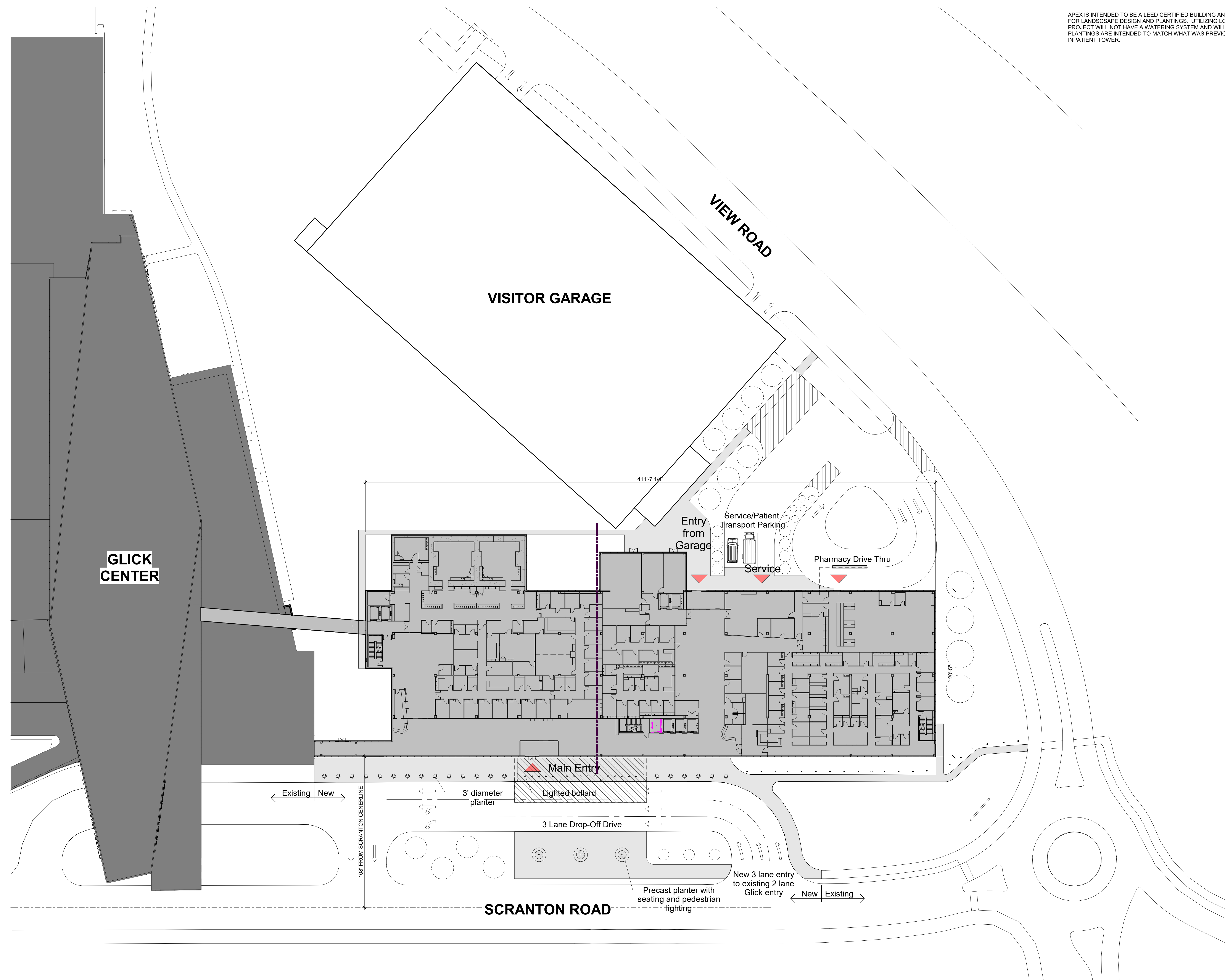
CODE INFORMATION

Description:	TBD	
Occupancy Classification:	Mixed use, separated: Business (B)	Institutional (I-2)
Type of Construction:	II-A	
Fire Suppression:	Automatic sprinkler system provided throughout building	
Allowable Area:	B: 112,500 SF / STORY	I-2: 45,000 SF / STORY
Actual Area:	B: 286,244 SF TOTAL	I-2: 25,687 SF TOTAL
Maximum Occupant Load:	B: 2,720 OCCUPANTS	I-2: 105 OCCUPANTS
Seismic Design Category:	TBD	
Site Class:	TBD	

PLANTING NARRATIVE

APEX IS INTENDED TO BE A LEED CERTIFIED BUILDING AND FOLLOW THE BEST PRACTICES FOR LANDSCAPE DESIGN AND PLANTINGS. UTILIZING LOCAL AND REGIONAL PLANTS, THE PROJECT WILL NOT HAVE A WATERING SYSTEM AND WILL BE DROUGHT TOLERANT. PLANTINGS ARE INTENDED TO MATCH WHAT WAS PREVIOUSLY APPROVED FOR THE NEW INPATIENT TOWER.

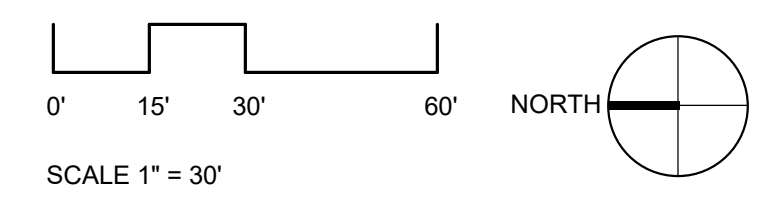
PRELIMINARY
NOT FOR CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
A-100 Scale: 1" = 30'-0"

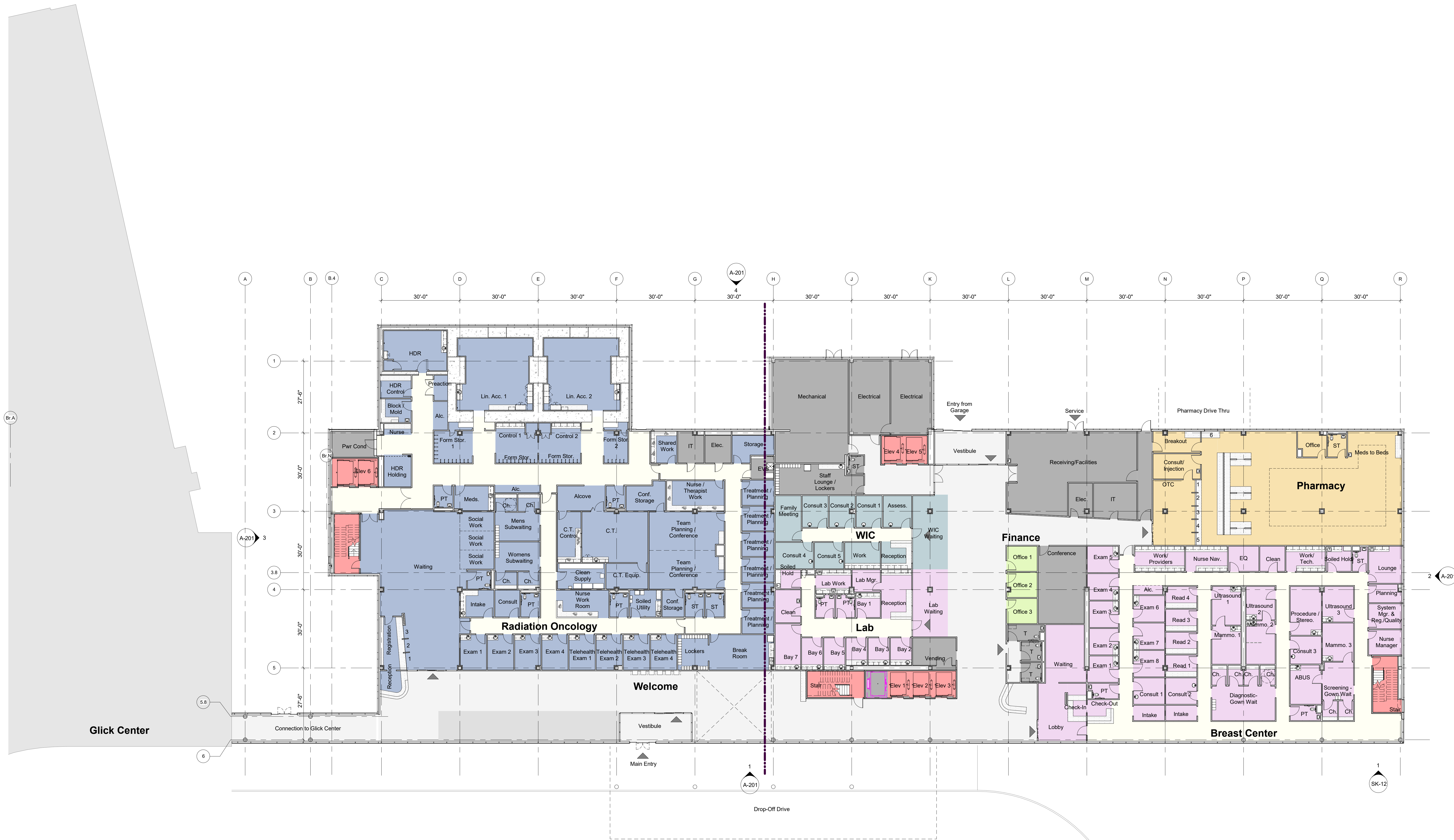
21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

ISSUE: Schematic Design DATE: 22 June 2021

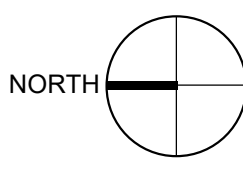


ARCHITECTURAL SITE PLAN

A-100



1 FIRST FLOOR PLAN
A-101 Scale: 1/16" = 1'-0"

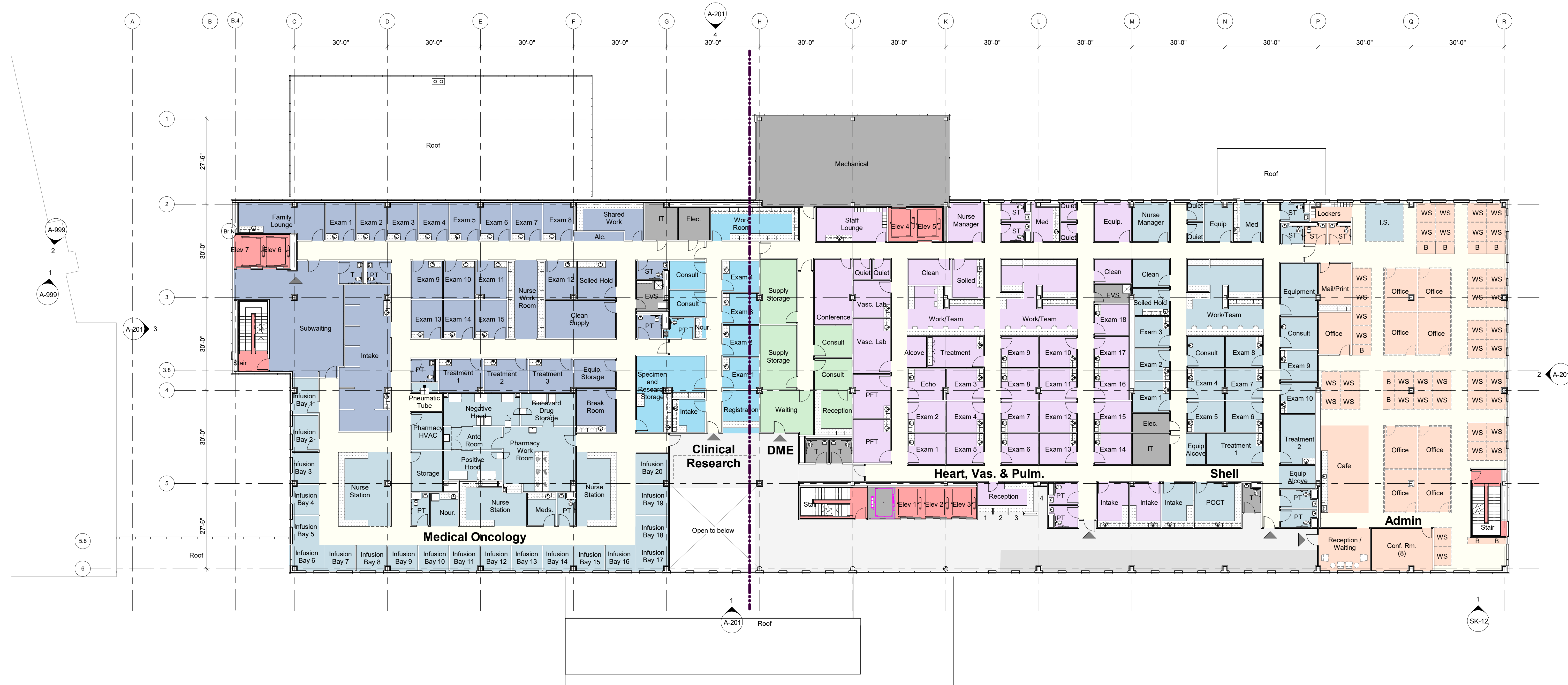


FIRST FLOOR PLAN

A-101

21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

ISSUE Schematic Design DATE 22 June 2021



1 SECOND FLOOR PLAN
A-102 Scale: 1/16" = 1'-0"

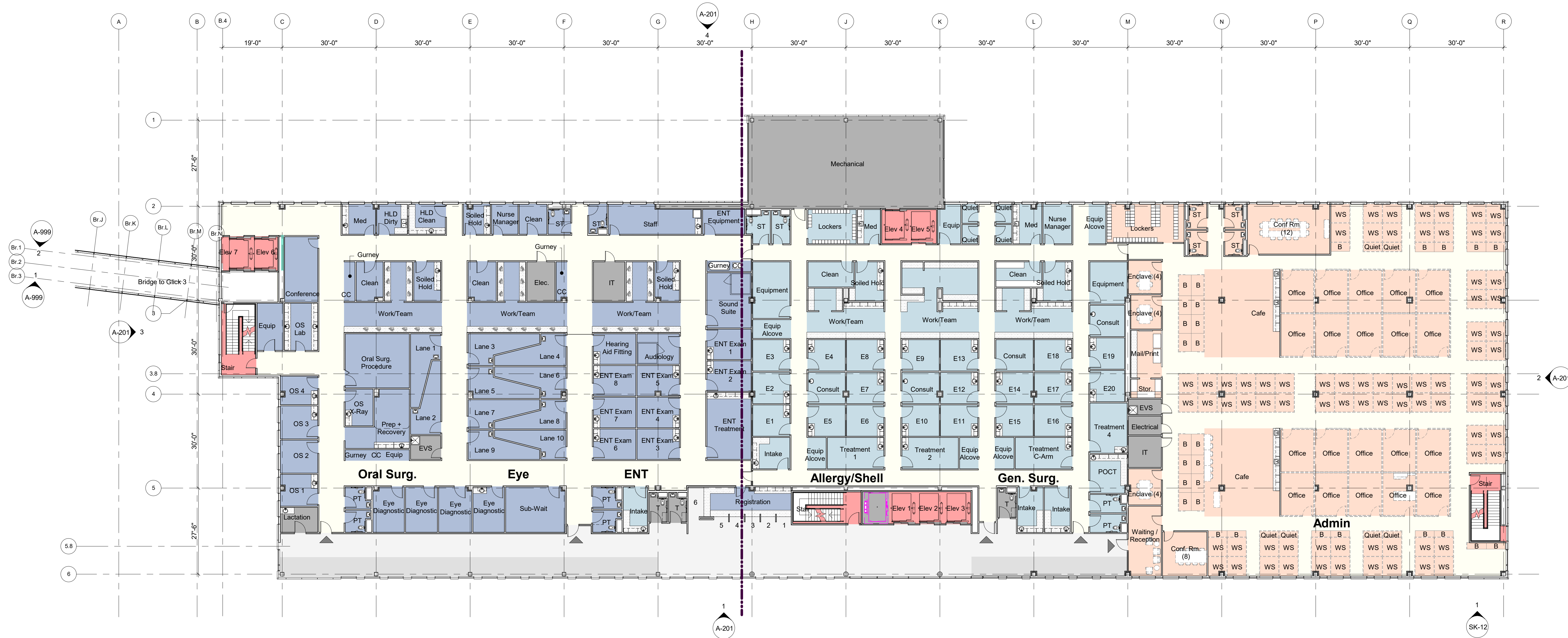


21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

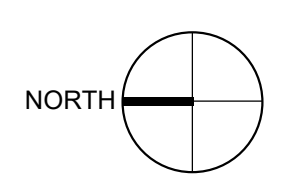
ISSUE Schematic Design DATE 22 June 2021

SECOND FLOOR PLAN

A-102



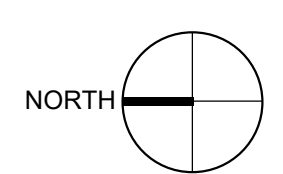
1 THIRD FLOOR PLAN
A-103 Scale: 1/16" = 1'-0"



21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109



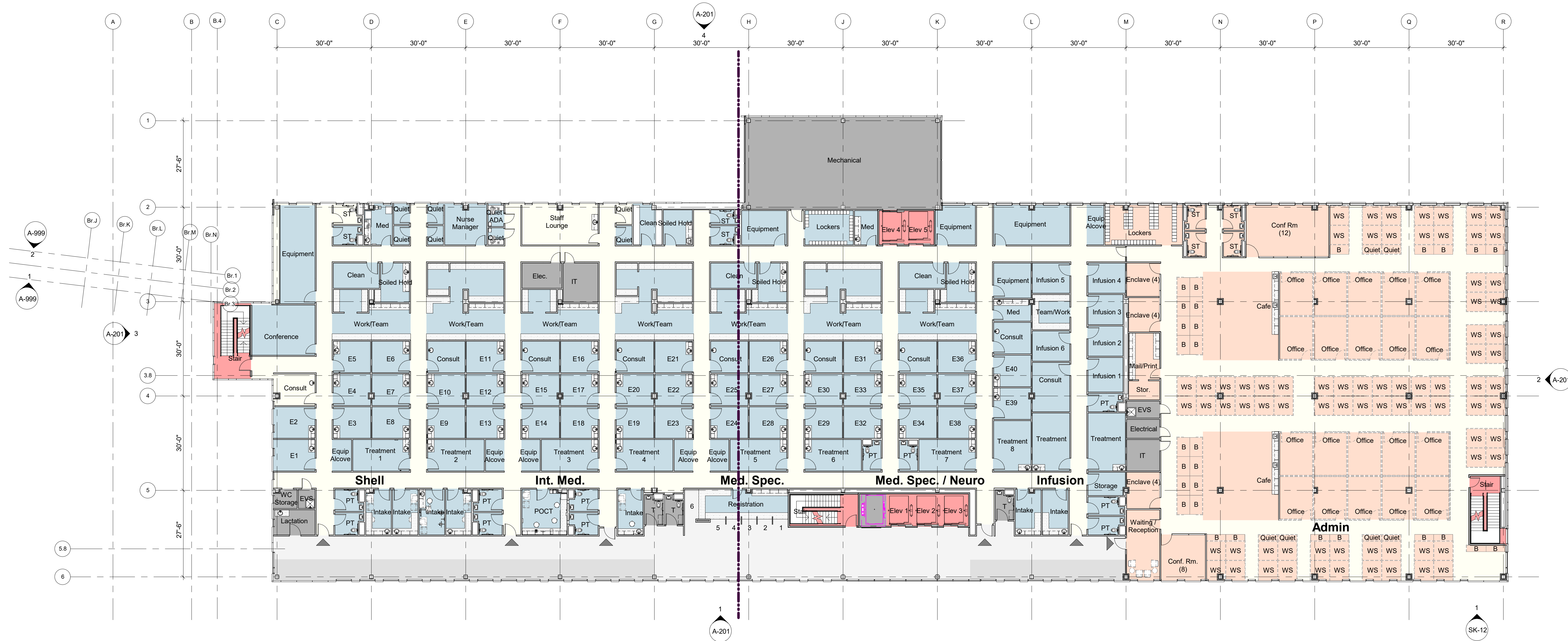
1 FOURTH FLOOR PLAN
A-104 Scale: 1/16" = 1'-0"



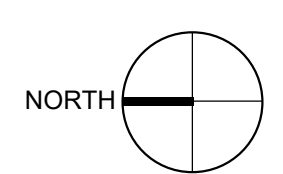
21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

ISSUE Schematic Design DATE 22 June 2021

FOURTH FLOOR PLAN



1 FIFTH FLOOR PLAN
A-105 Scale: 1/16" = 1'-0"

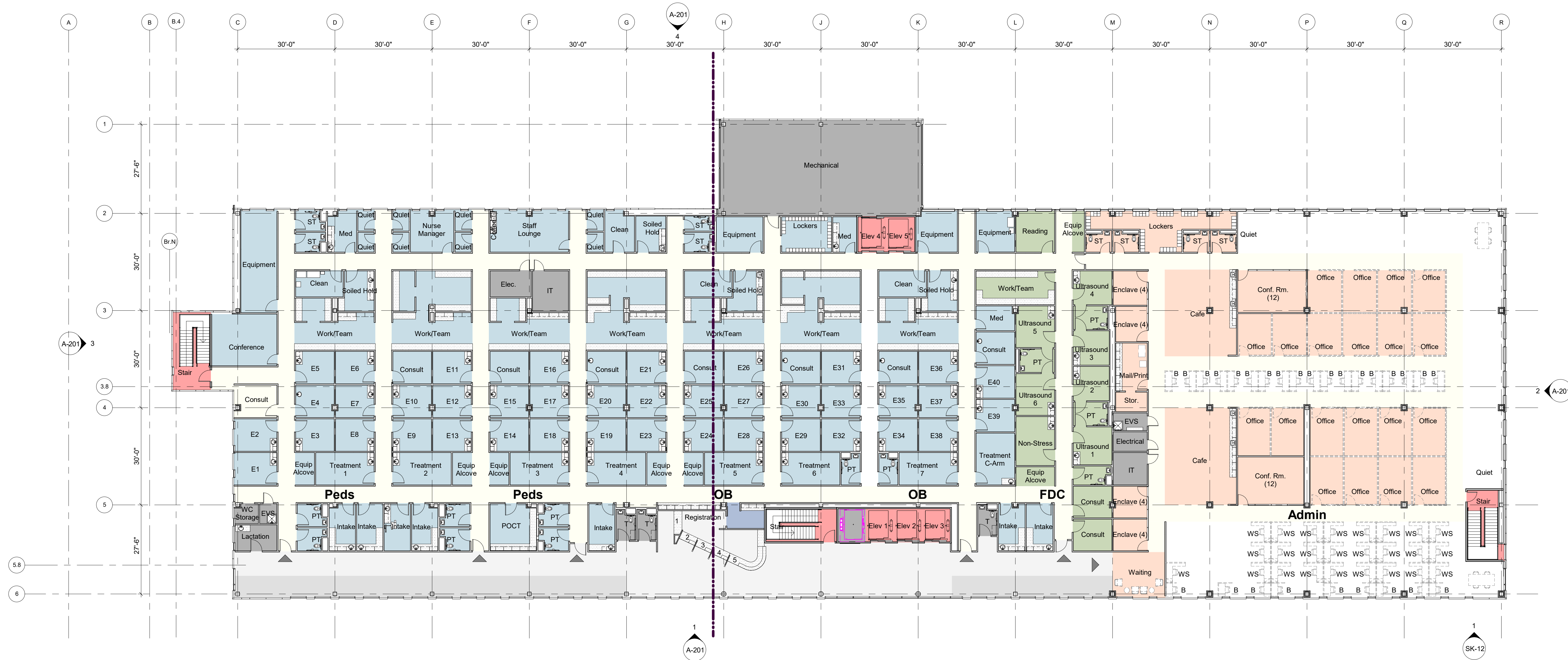


21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

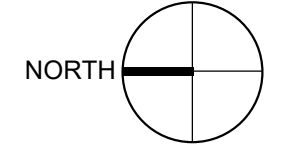
ISSUE Schematic Design DATE 22 June 2021

FIFTH FLOOR PLAN

A-105



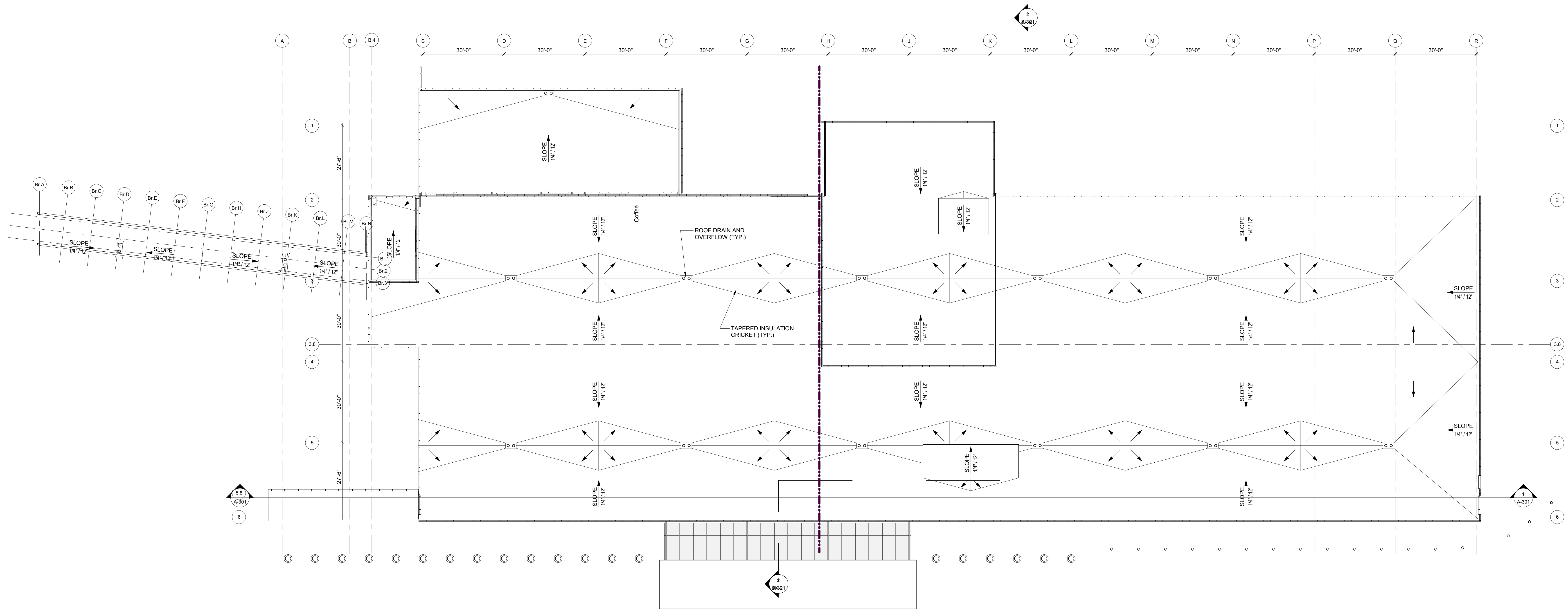
1 SIXTH FLOOR PLAN
A-106 Scale: 1/16" = 1'-0"



21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

ISSUE Schematic Design DATE 22 June 2021

SIXTH FLOOR PLAN



1 ROOF PLAN
 Scale: 1/16" = 1'-0"

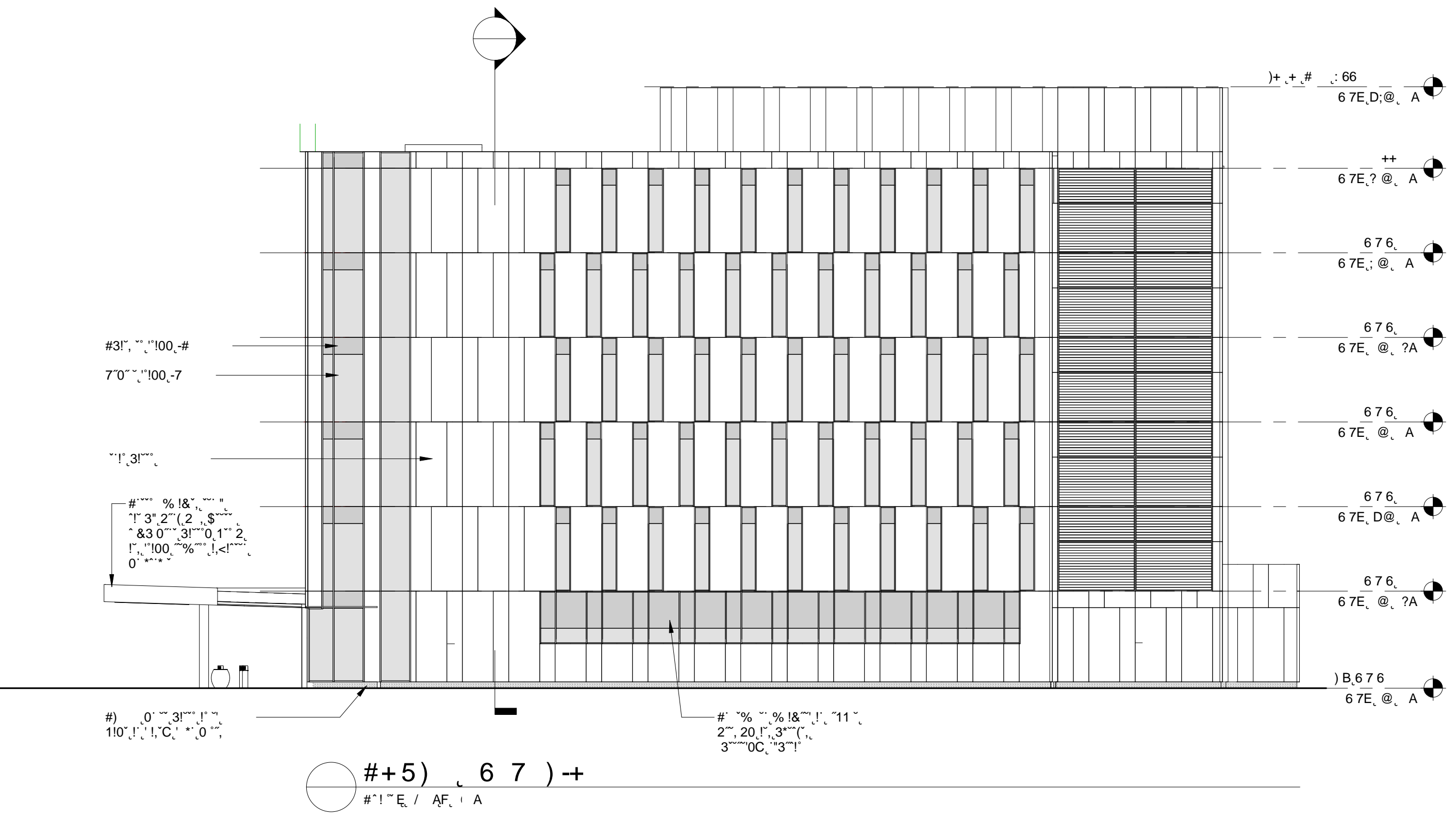
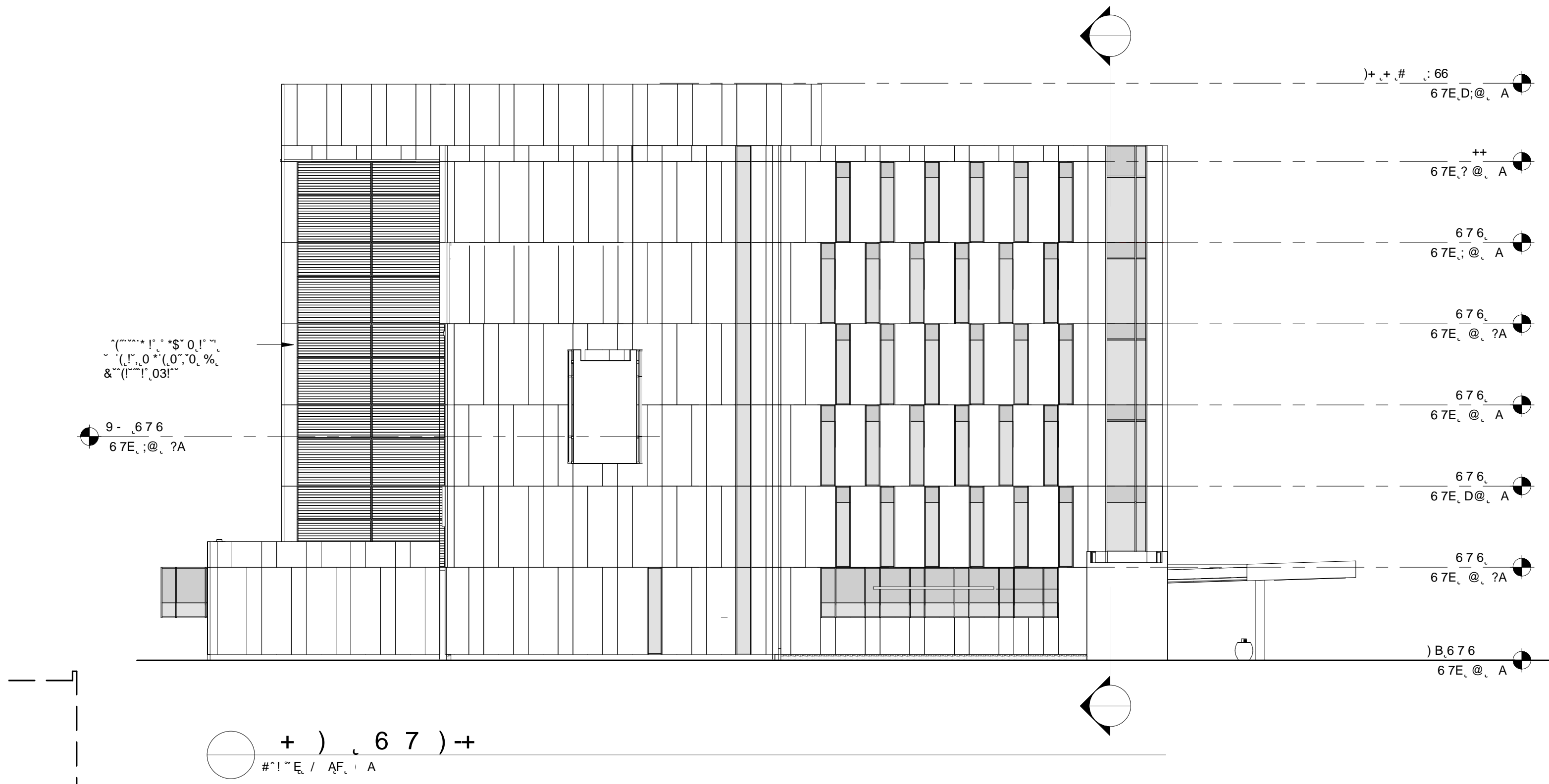
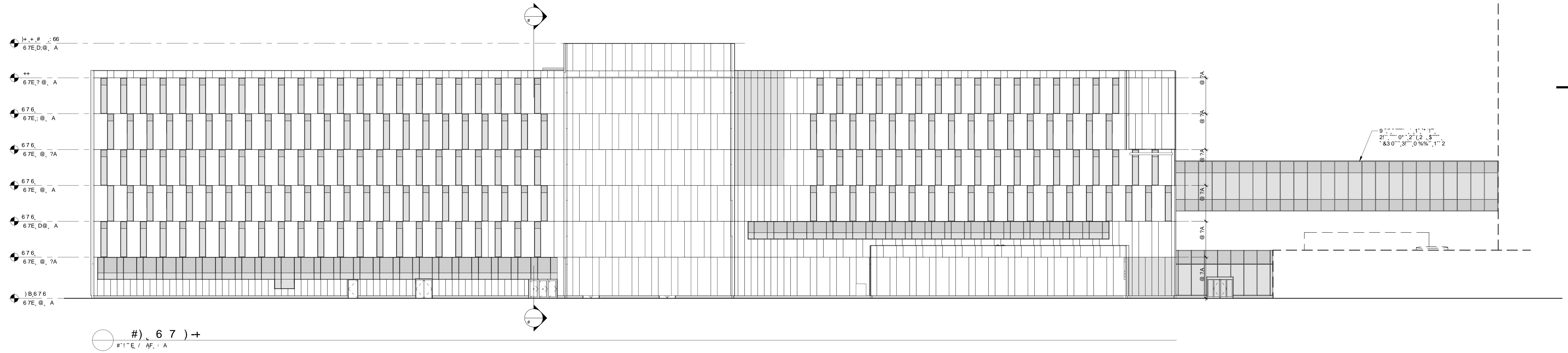
21-048 / 10926
Main Campus Apex Project
 MetroHealth
 2500 MetroHealth Drive Cleveland, Ohio 44109

ISSUE Schematic Design DATE 22 June 2021

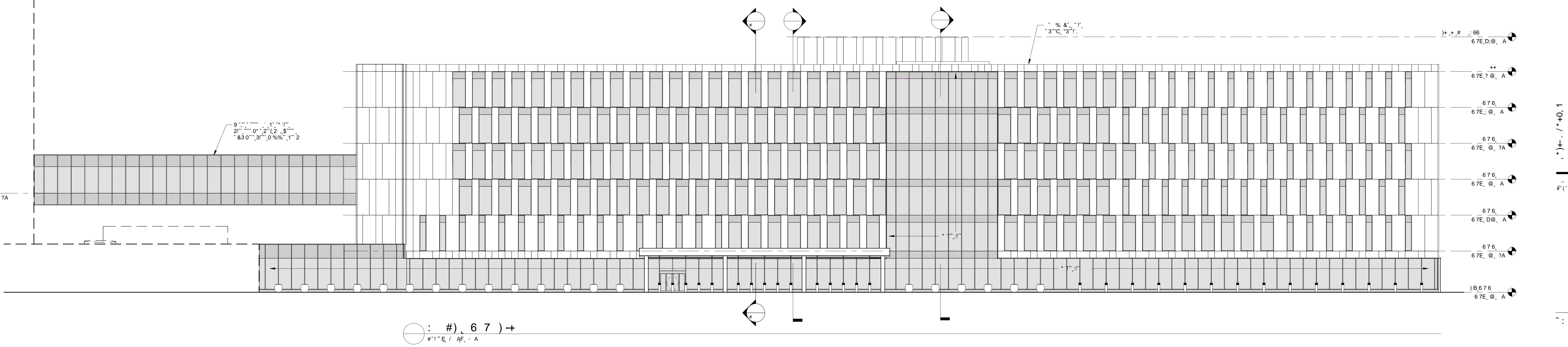
ROOF PLAN

A-107

6-
+ # 5) +
B



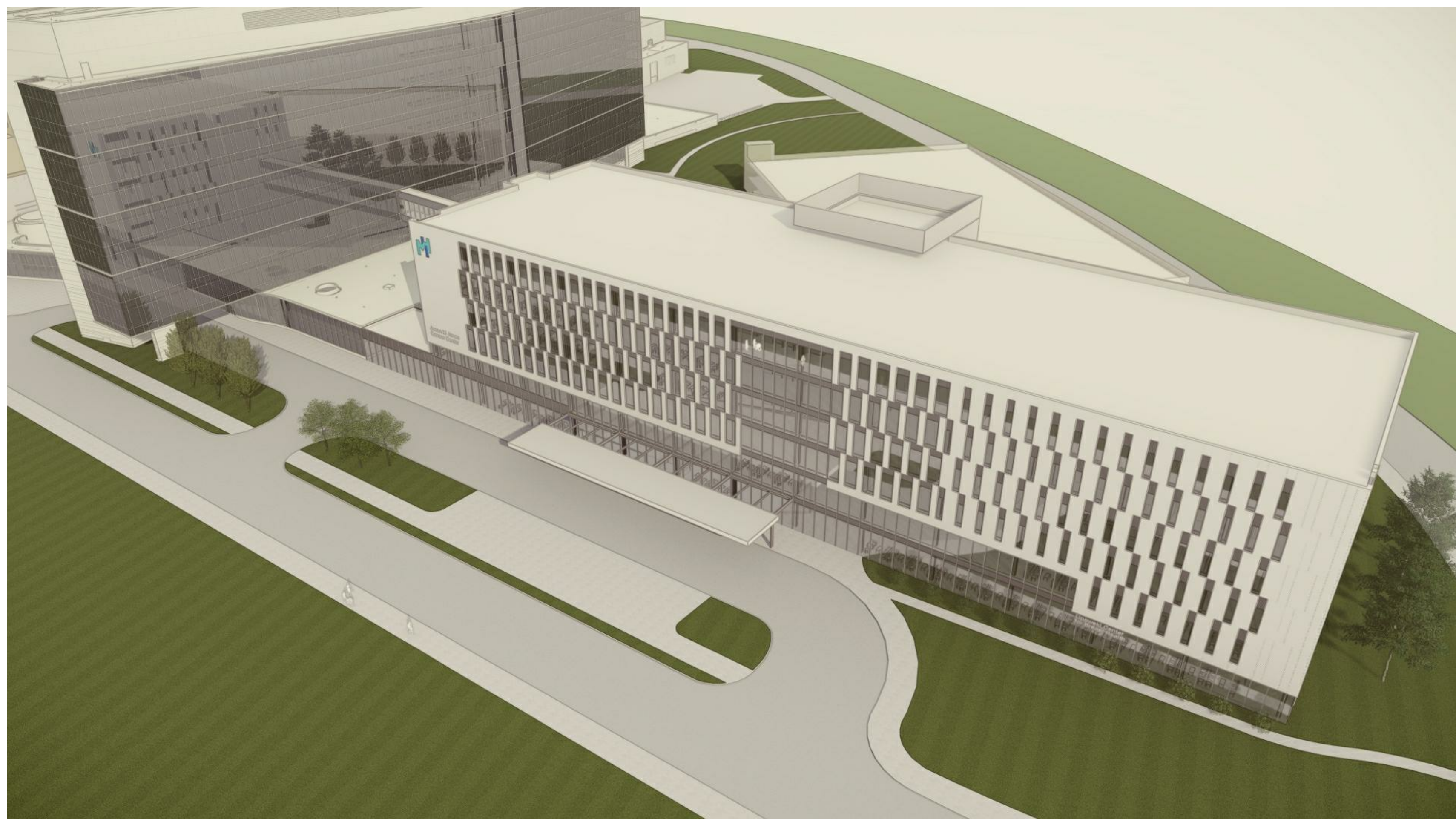
- 7
- #
- #)



D
!), +*



Conceptual View with New Inpatient Tower in Foreground



Conceptual Aerial View

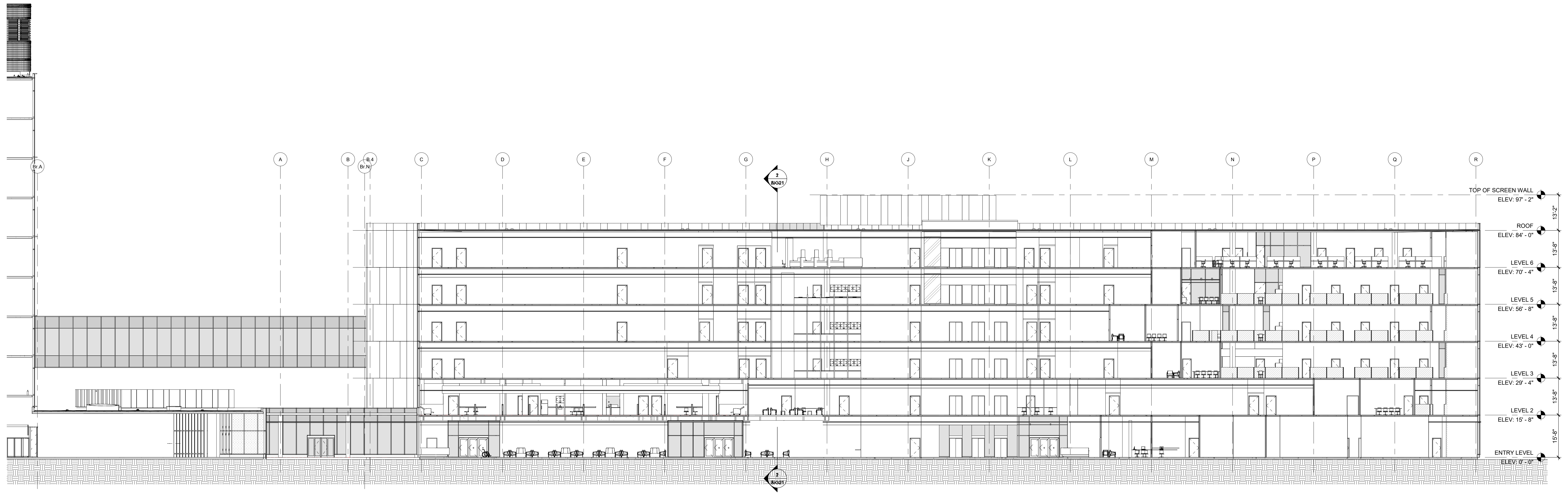


Conceptual View looking North along Scranton

21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

ISSUE: Schematic Design DATE: 22 June 2021

BUILDING VIEWS



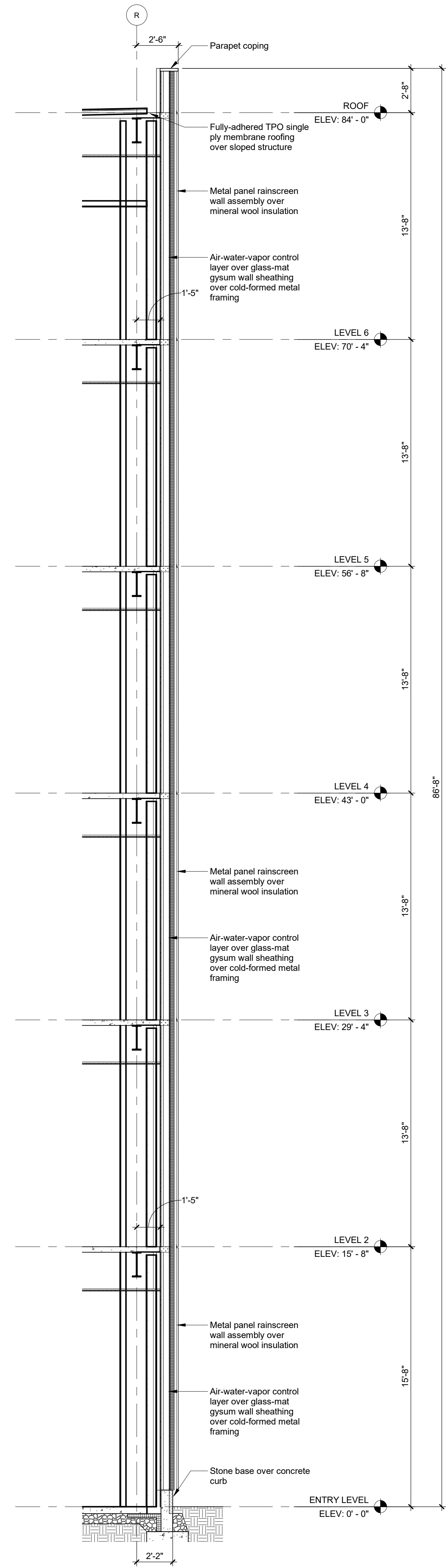
1 BUILDING LONGITUDINAL SECTION
 A-301 Scale: 1/16" = 1'-0"



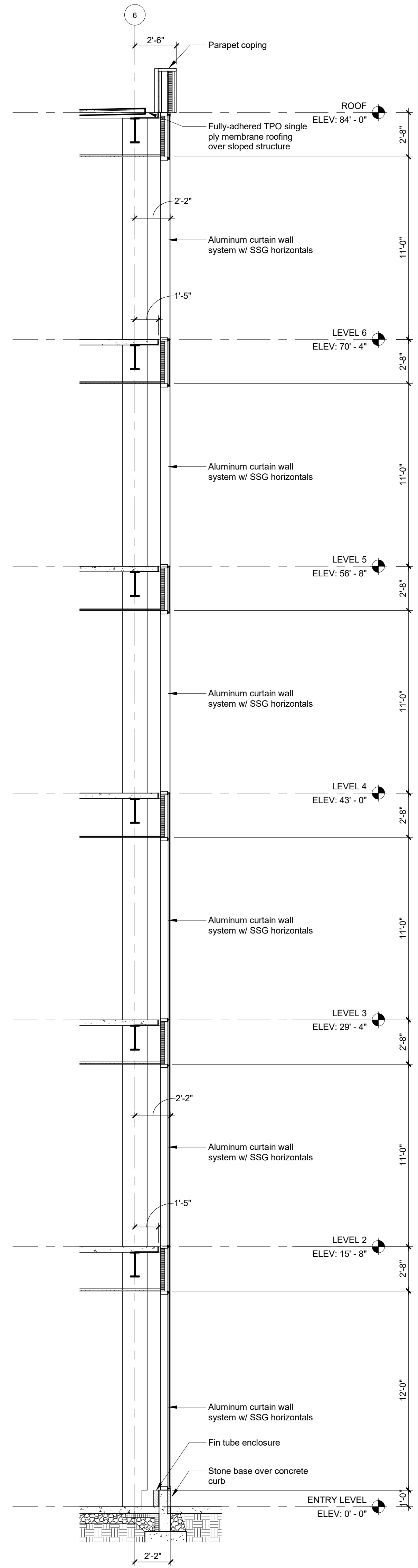
2 BUILDING CROSS SECTION
 A-301 Scale: 1/16" = 1'-0"

21-048 / 10926
Main Campus Apex Project
 MetroHealth
 2500 MetroHealth Drive Cleveland, Ohio 44109

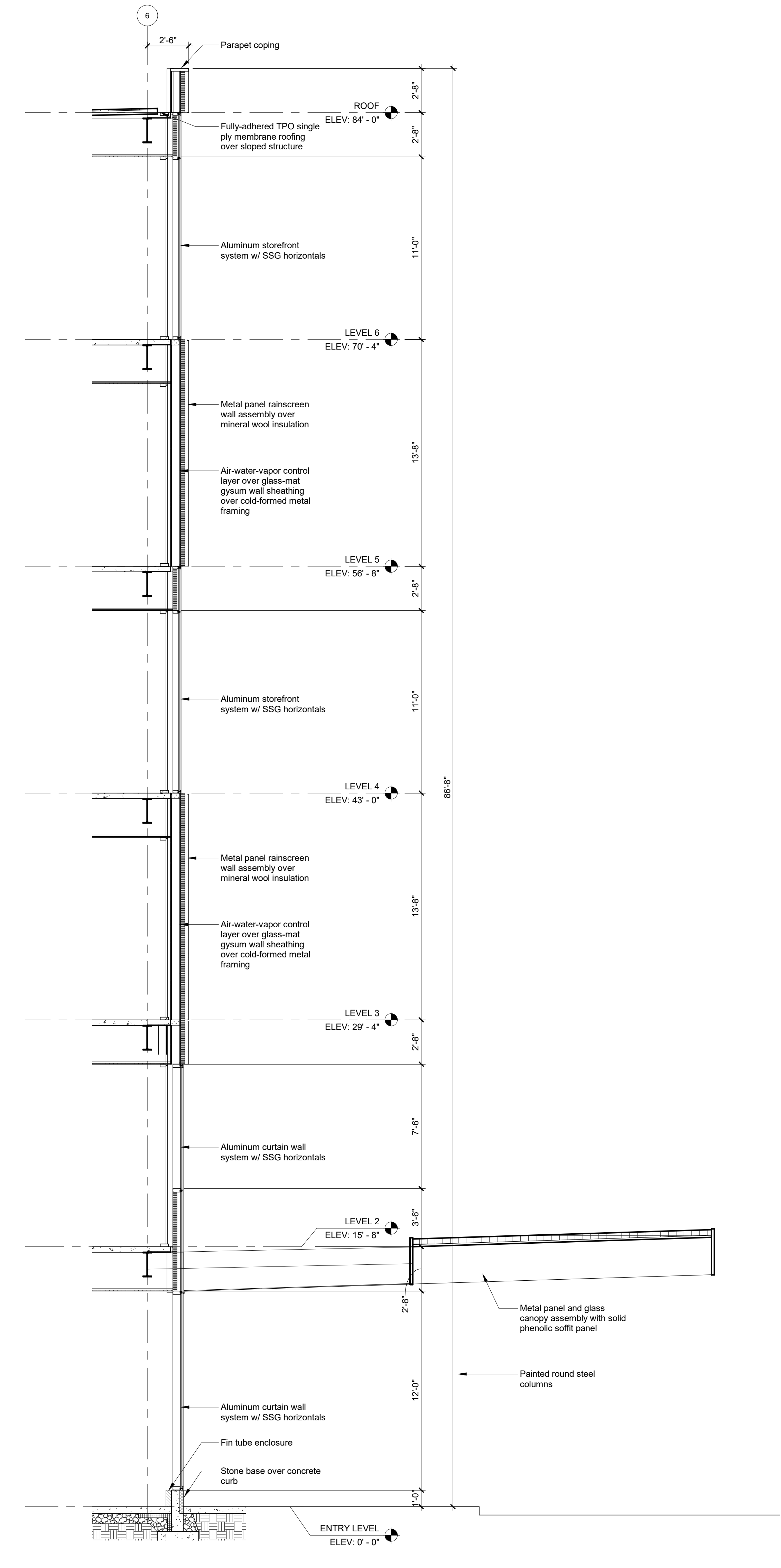
ISSUE: Schematic Design DATE: 22 June 2021



3 Wall Section
A-302 Scale: 1/4" = 1'-0"



2 Wall Section
A-302 Scale: 1/4" = 1'-0"



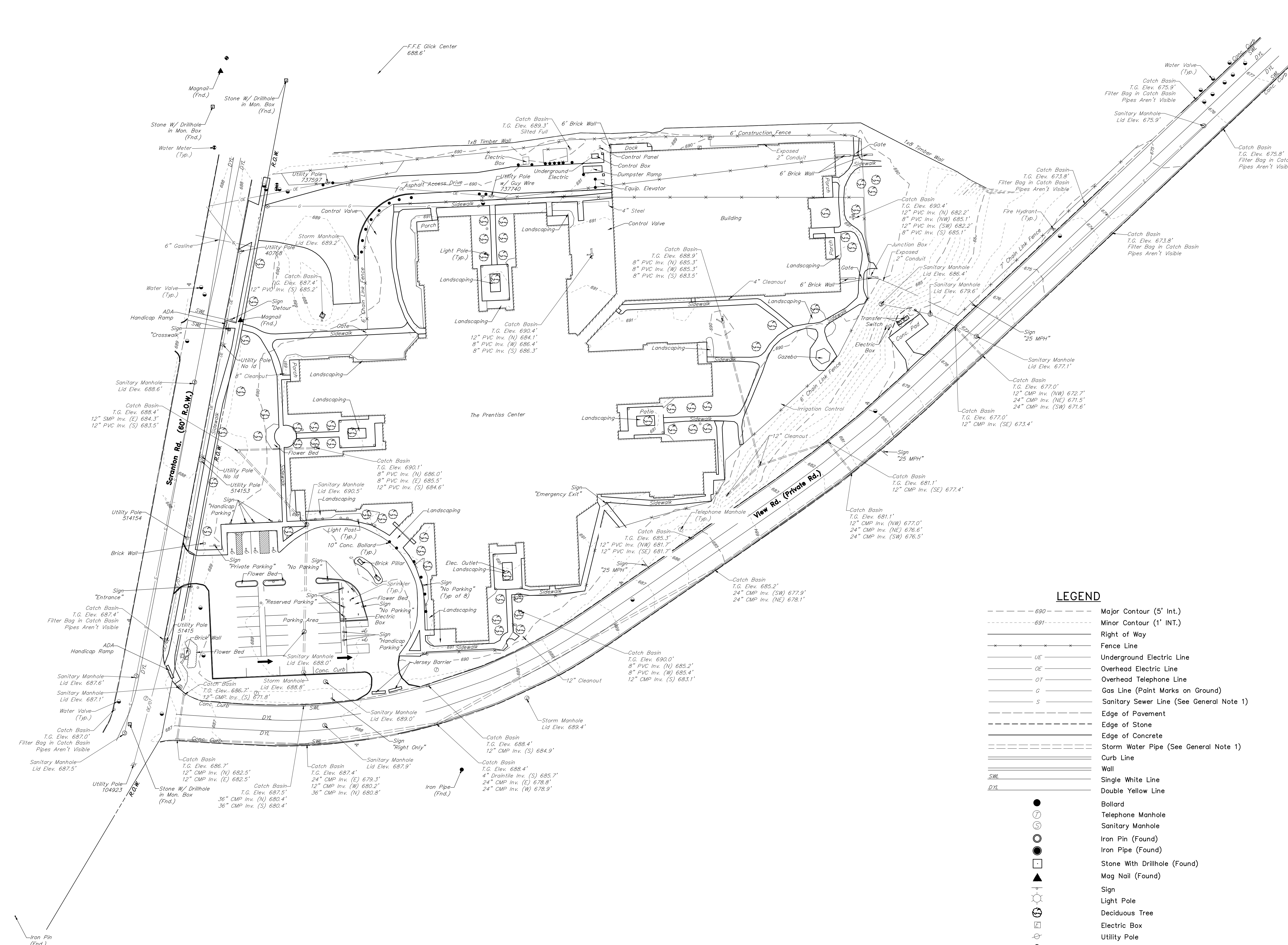
1 Wall Section
A-302 Scale: 1/4" = 1'-0"

21-048 / 10926
Main Campus Apex Project
MetroHealth
2500 MetroHealth Drive Cleveland, Ohio 44109

ISSUE Schematic Design DATE 22 June 2021

WALL SECTIONS

NAD-83/2011
GRID NORTH



LEGEND

--- 690 ---	Major Contour (5' Int.)
--- 691 ---	Minor Contour (1' INT.)
---	Right of Way
---	Fence Line
UE	Underground Electric Line
OE	Overhead Electric Line
OT	Overhead Telephone Line
G	Gas Line (Paint Marks on Ground)
S	Sanitary Sewer Line (See General Note 1)
---	Edge of Pavement
---	Edge of Stone
---	Edge of Concrete
---	Storm Water Pipe (See General Note 1)
---	Curb Line
---	Wall
---	Single White Line
---	Double Yellow Line
●	Bollard
○	Telephone Manhole
○	Sanitary Manhole
●	Iron Pin (Found)
●	Iron Pipe (Found)
■	Stone With Drillhole (Found)
▲	Mag Nail (Found)
+	Sign
☀	Light Pole
☀	Deciduous Tree
⊕	Electric Box
⊕	Utility Pole
⊕	Water Meter
⊕	Water Valve
⊕	Fire Hydrant
⊕	Sprinkler
⊕	Storm Manhole

GENERAL NOTES

- Sanitary sewer, and storm water pipe lines shown hereon, were taken from the Existing Site Conditions Plan (C101) prepared by Osborn Engineering, dated September 25, 2018 and the Site Utility Plan (C-2) prepared by Mackay Engineering and Surveying Company dated January 15, 2001 and have not been field verified.

FOR RETIEW ASSOCIATES BY:

MANAGER:	CATHY BIHLMAN
DESIGN BY:	CHD BY: CMB
MSS	MSS
SURV. CHIEF:	FIELDBOOK NO. KW
DRAWN BY:	CHD BY: CMB
MSS	MSS

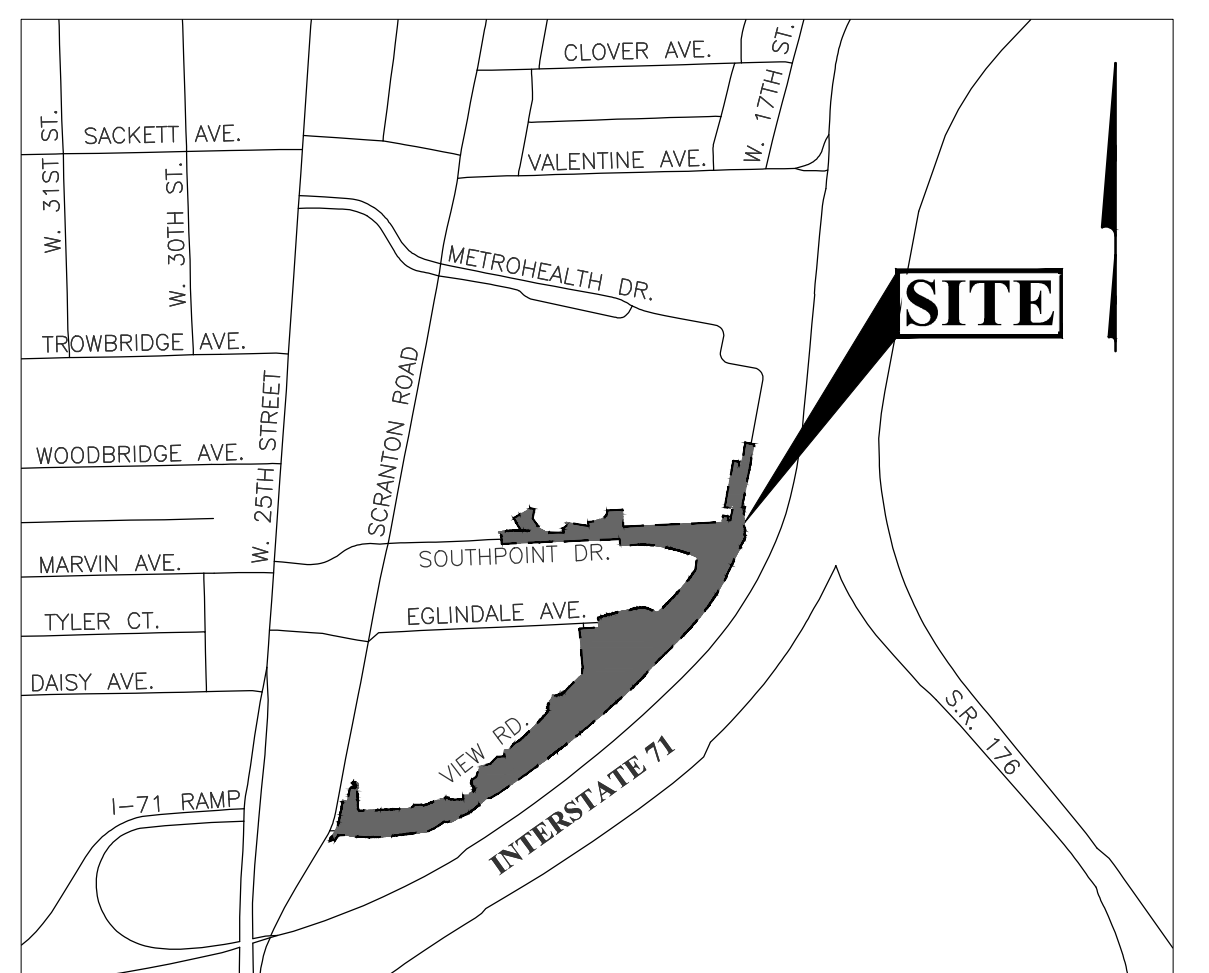
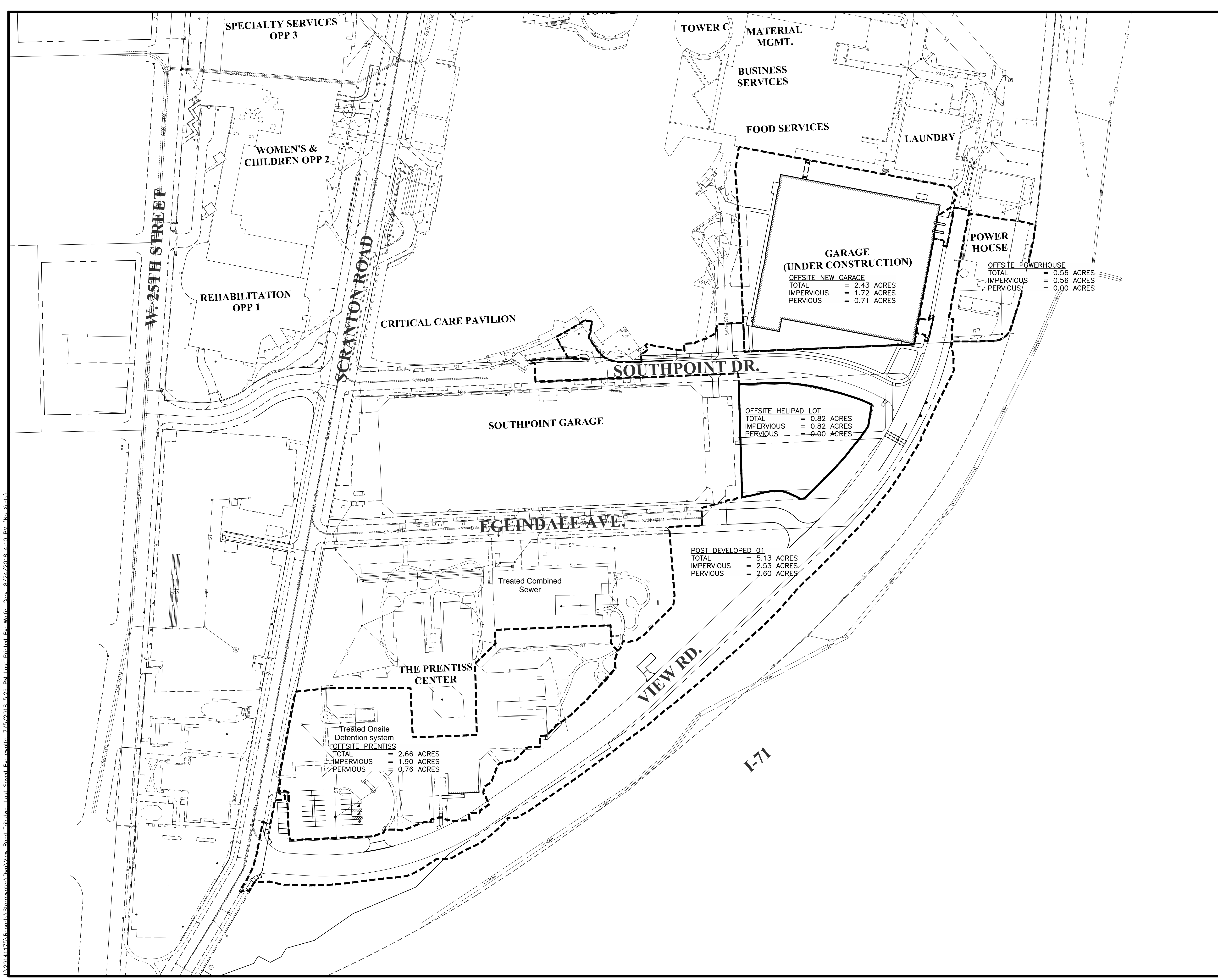
CLIENT
METRO HEALTH DR
2500 METROHEALTH DR
CLEVELAND, OHIO 44109

RETIEW
RETIEW Associates, Inc. 100 Lexington, OH 44885
5415
Phone (330) 818-9770 • Fax (330) 818-9760
Email: retiew@retiew.com
Website: www.retiew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

EXISTING CONDITIONS PLAN
FOR
MAIN CAMPUS APEX PROJECT
BROOKLYN TOWNSHIP
CUYAHOGA COUNTY

DATE:	06/29/2021
SHEET NO.	1 OF 1
DWG. NO.	112302013

NO.	DATE	REVISION



CITY OF CLEVELAND, CUYAHOGA COUNTY, OHIO
PREDEVELOPED TRIBUTARY EXHIBIT
FOR
**ROADWAY IMPROVEMENTS FOR
VIEW ROAD AND SOUTHPOINT DR**

<p>Evans, Mechwart, Hambleton & Tiboni, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</p>	DATE: AUGUST 23, 2018
	SCALE: As Noted
	JOB NO.: 2014-1175
	SHEET: 1 of 2

I:\2014\1175\Reports\Stormwater\Draw\Draw - Last Saved By: cvalife - 7/5/2018 5:29 PM Last Printed By: Wolfe - Copy - 8/23/2018 4:10 PM (No Xrefs)

Near West Design Review Case

August 20, 2021



NW2021-026 – Lincoln Heights Townhomes New Construction:
Seeking Schematic Design Approval

Project Location: 2339 W. 17th St.

Project Representative: David Craun, Bialosky Architects

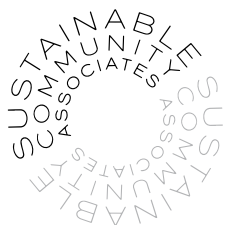


Lincoln Heights Townhomes

NWDR Submission

08 04 2021

BIALOSKY
CLEVELAND







The Lincoln



The Tappan



Fairmont Creamery



Wagner Awning





Across the Street - Fairmont Creamery



Adjacent Homes - South



Adjacent Properties - North



Nearby Homes on Scranton Road



W 17th Townhomes

Proposed Site - Existing Conditions



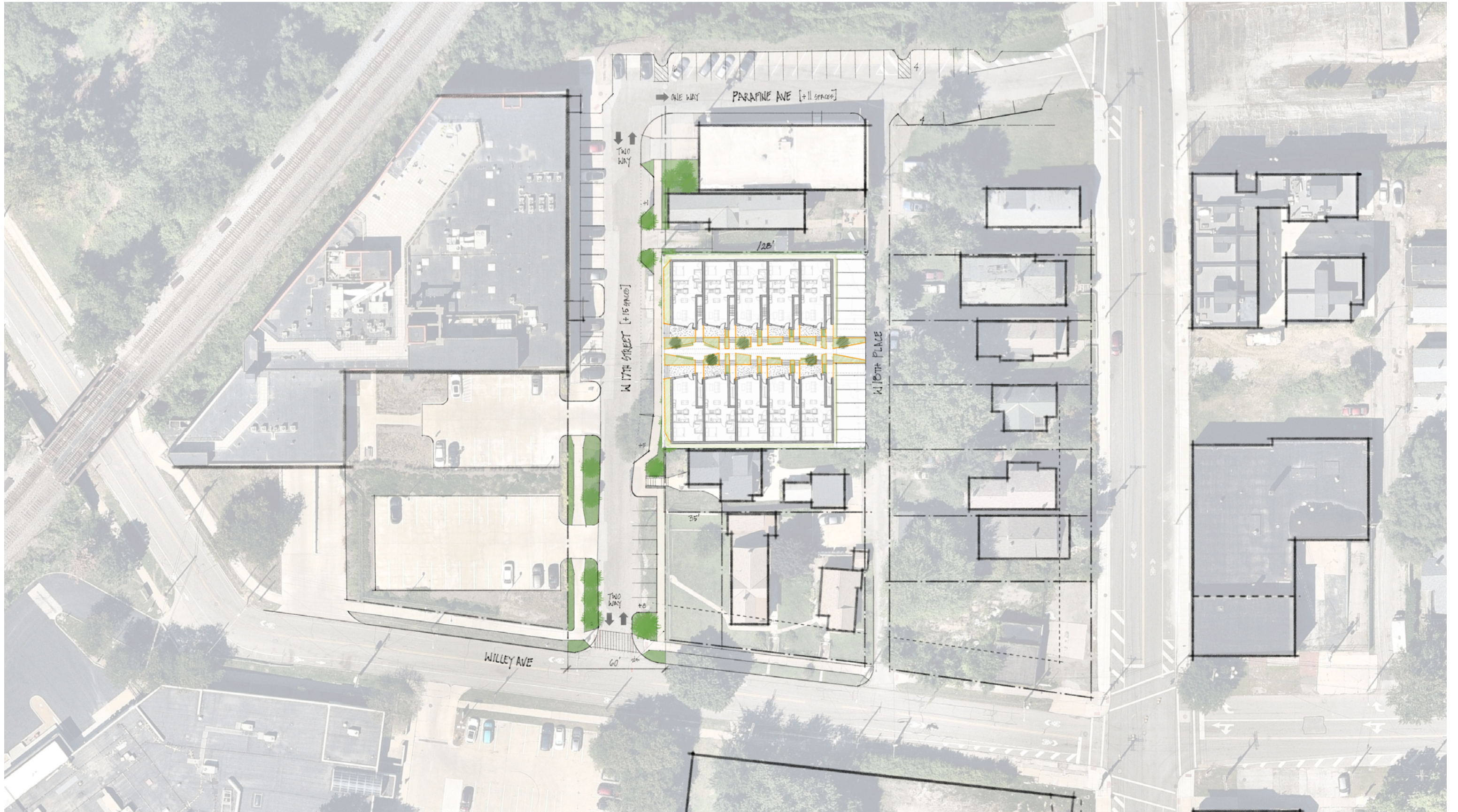
Google

Street/Sidewalk Condition to South



Google

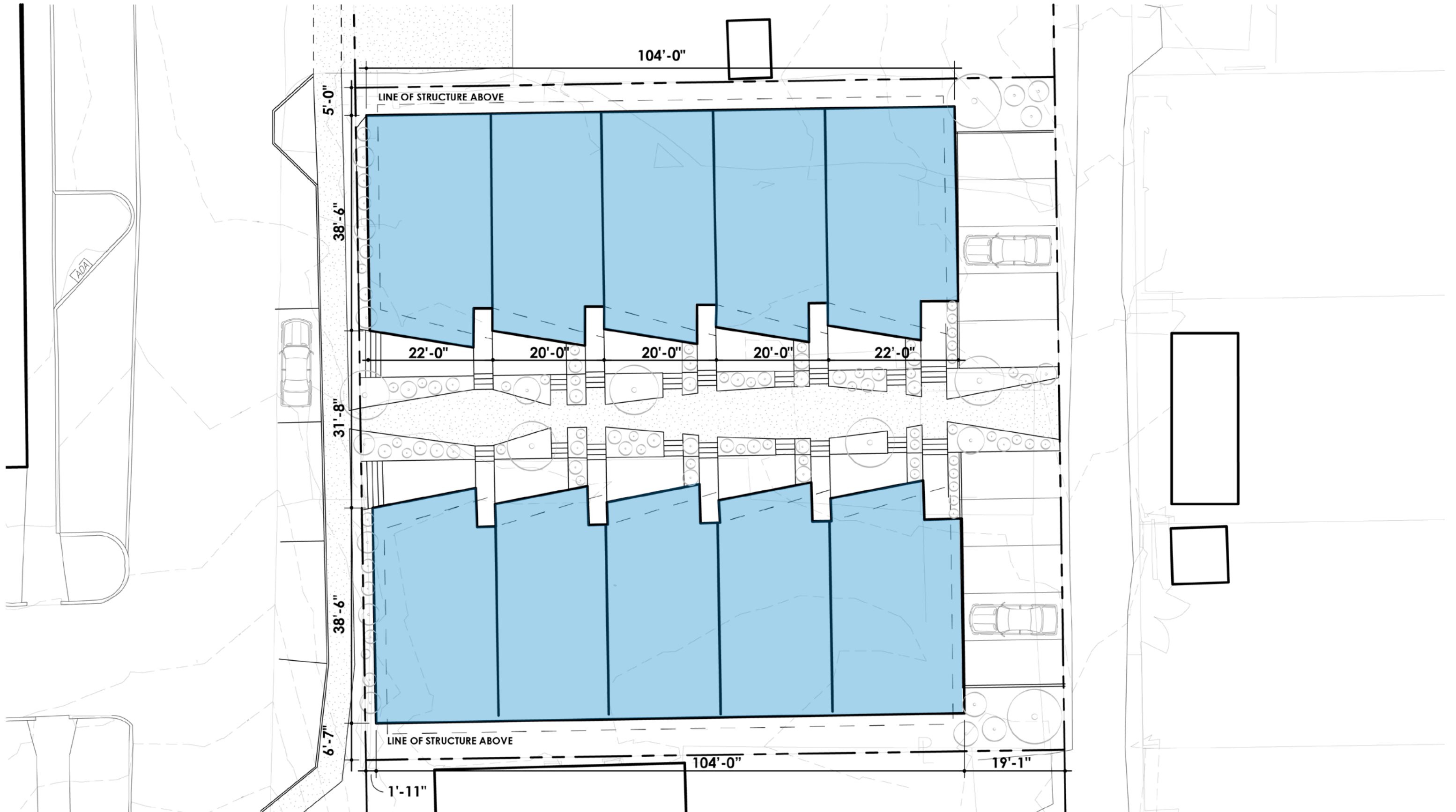
Street/Sidewalk Condition to North

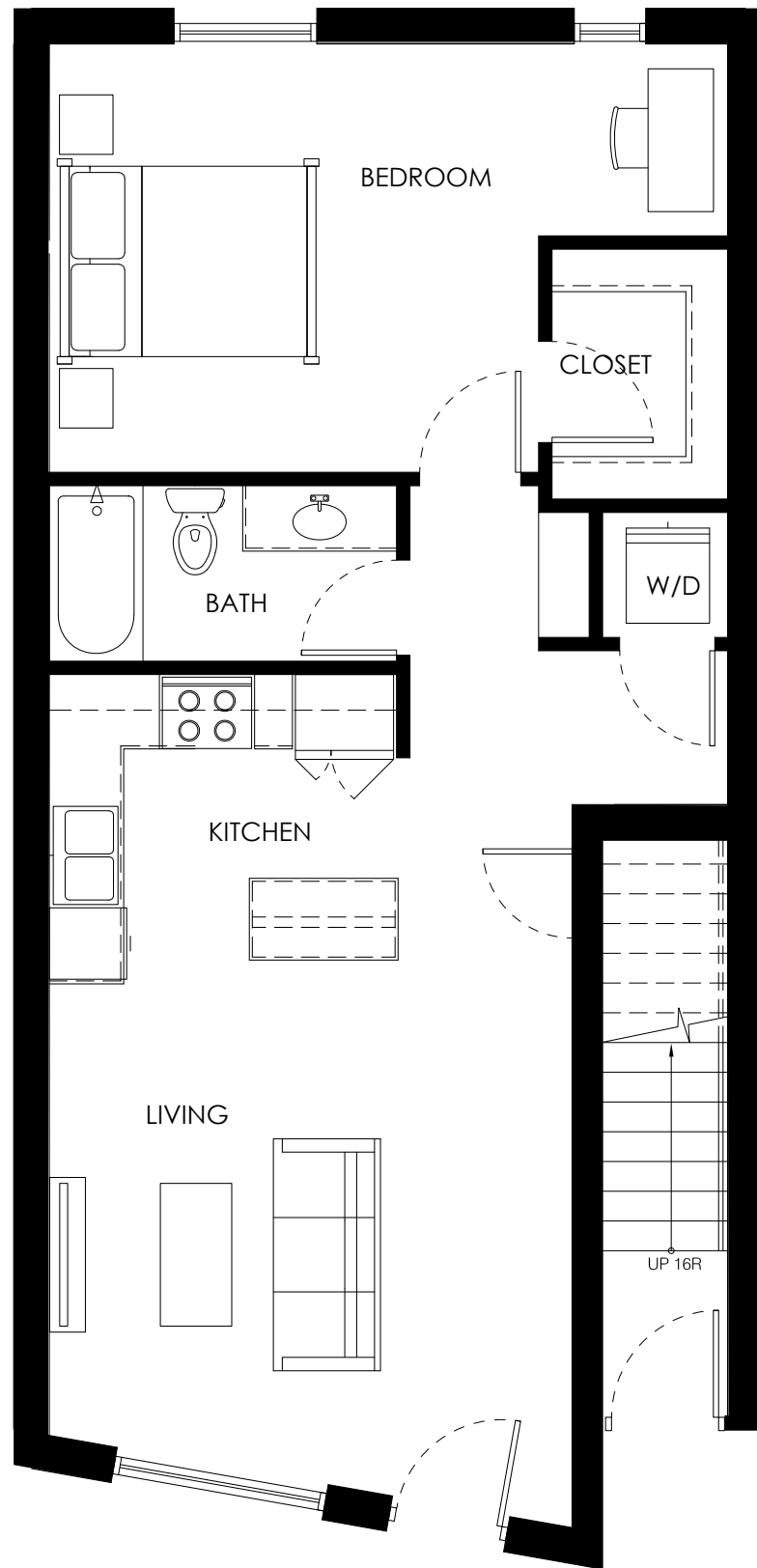


W 17th Townhomes

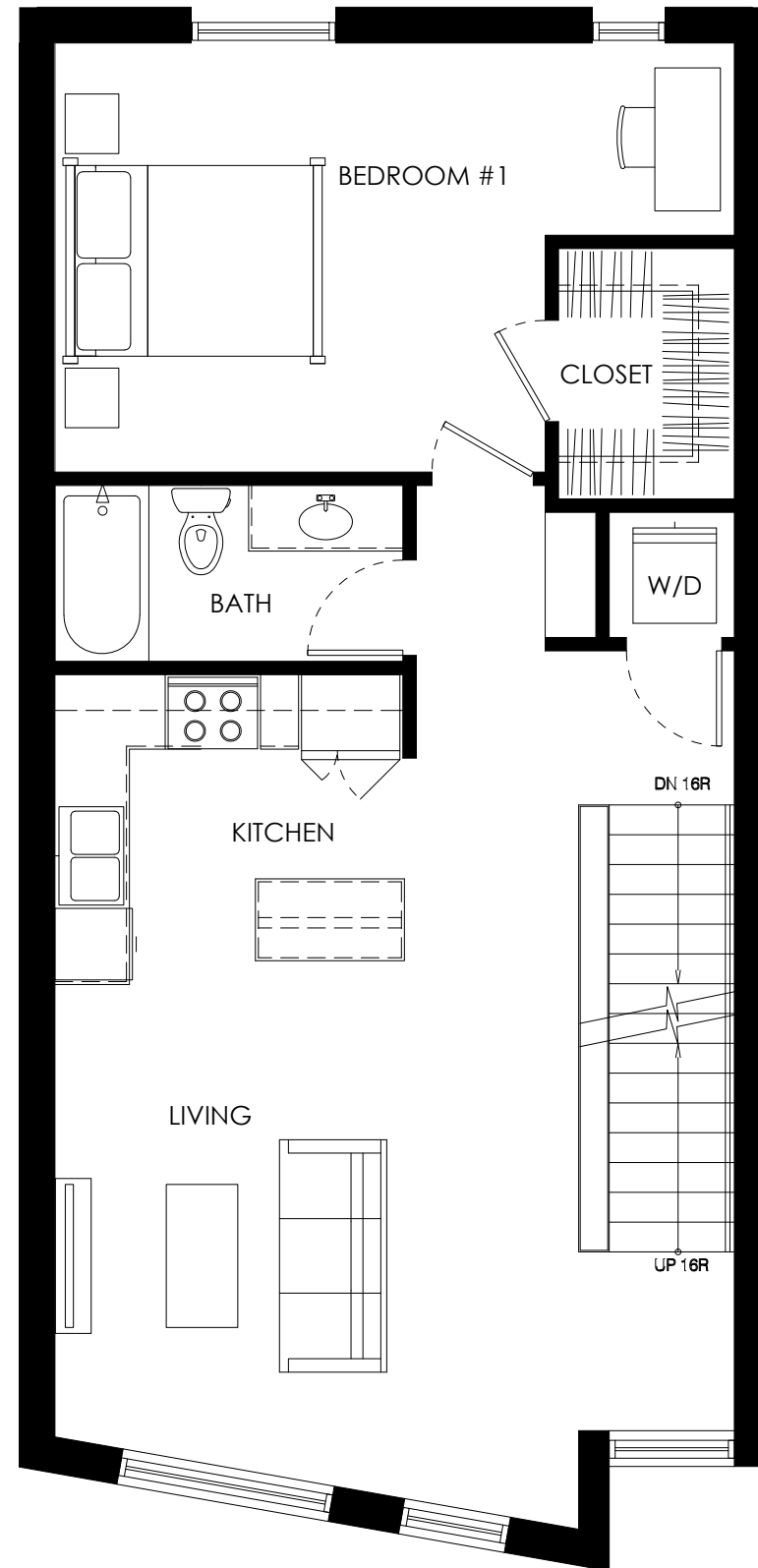
Proposed Streetscape Interventions



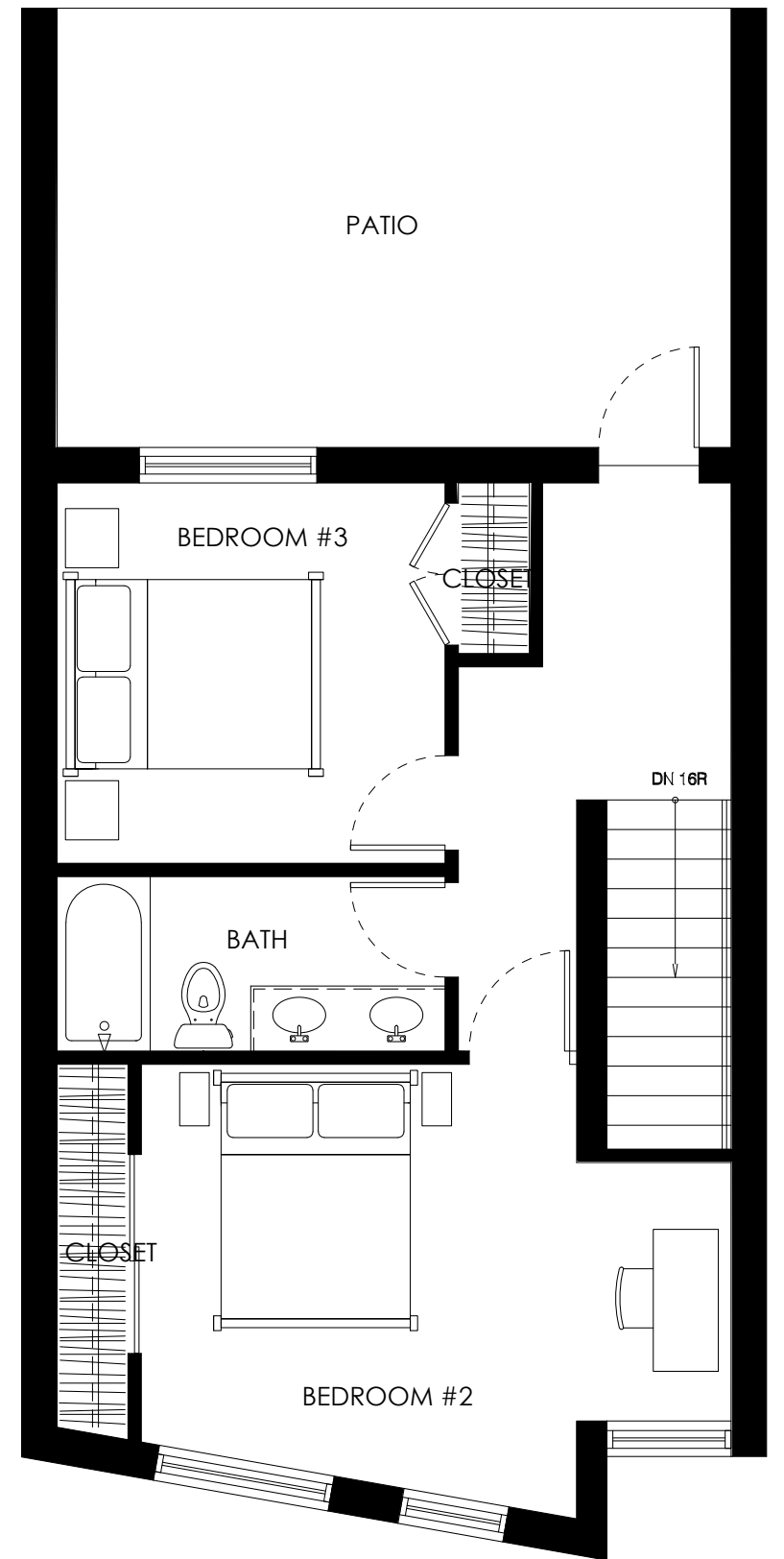




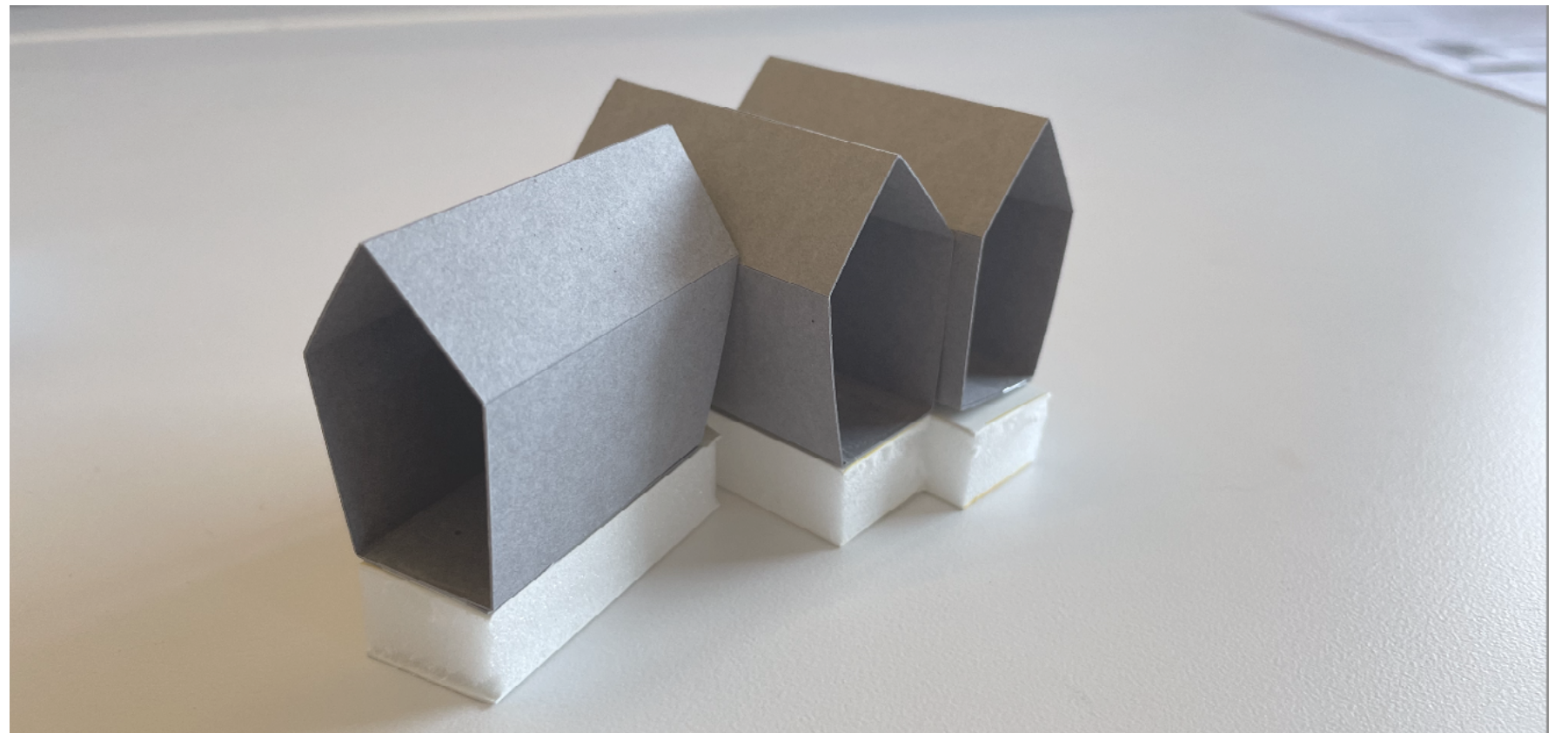
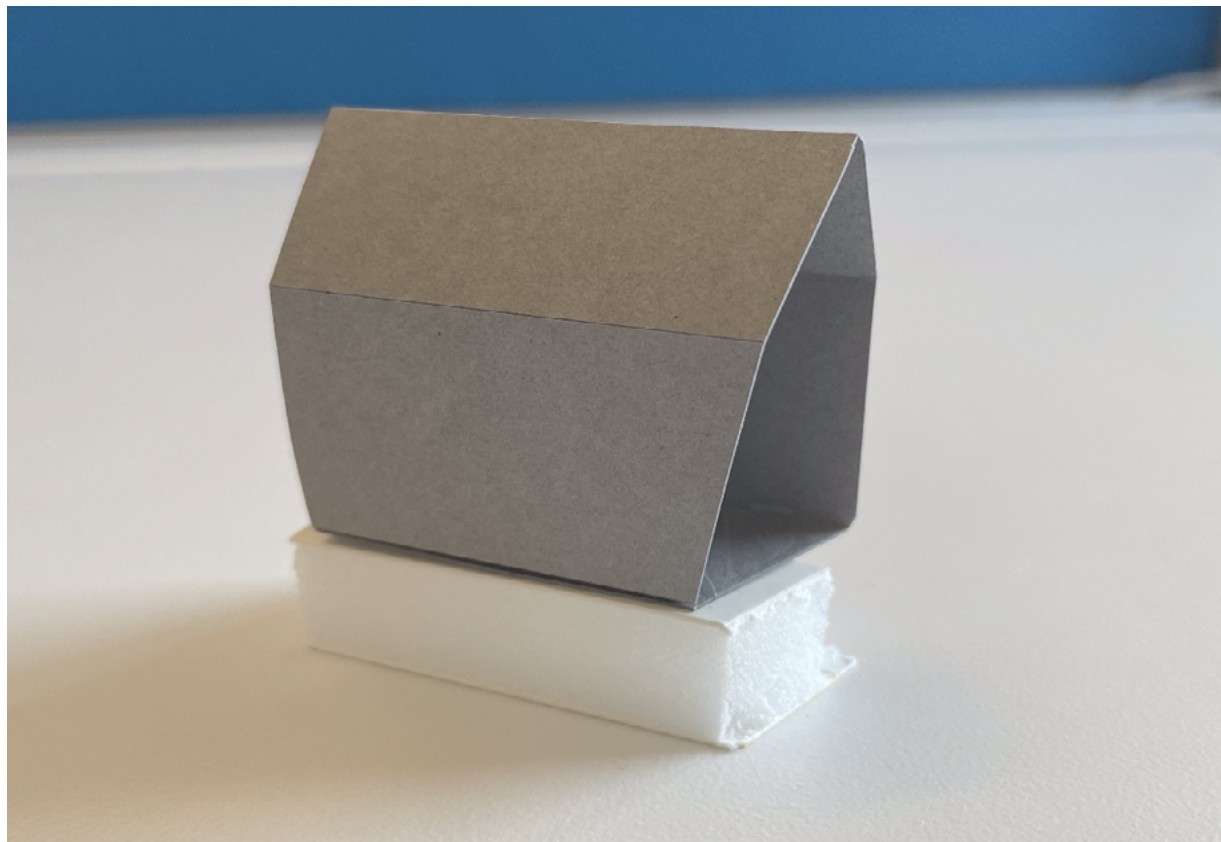
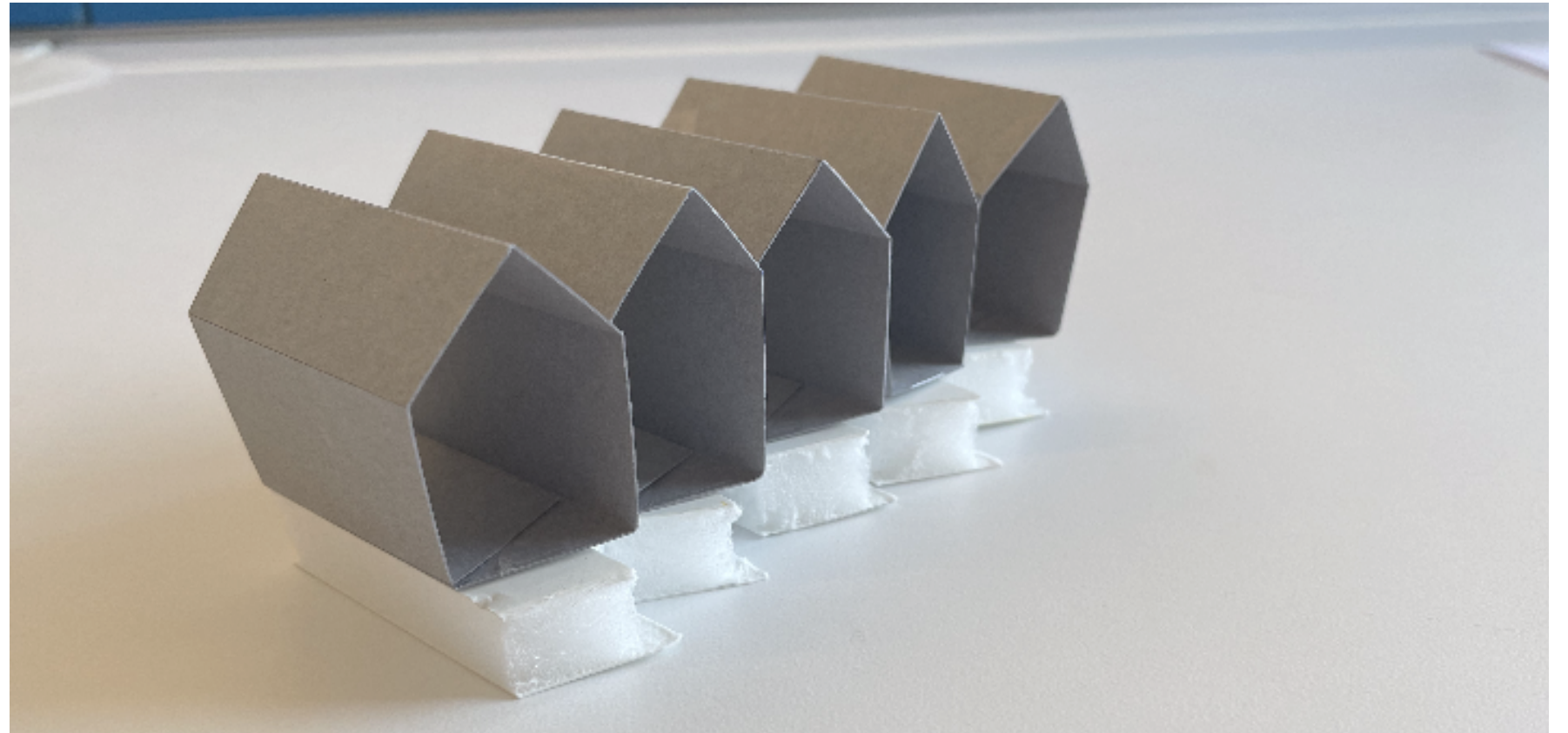
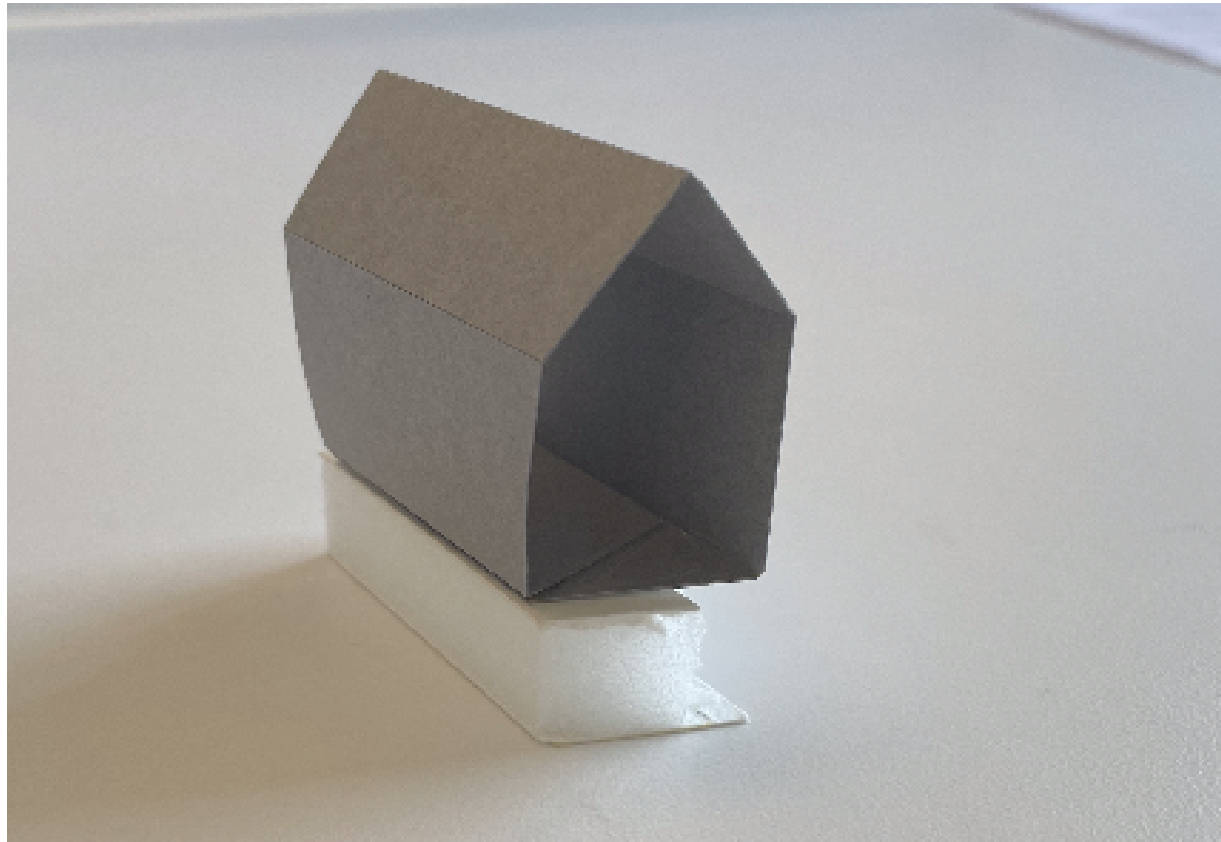
FIRST FLOOR - UNIT A

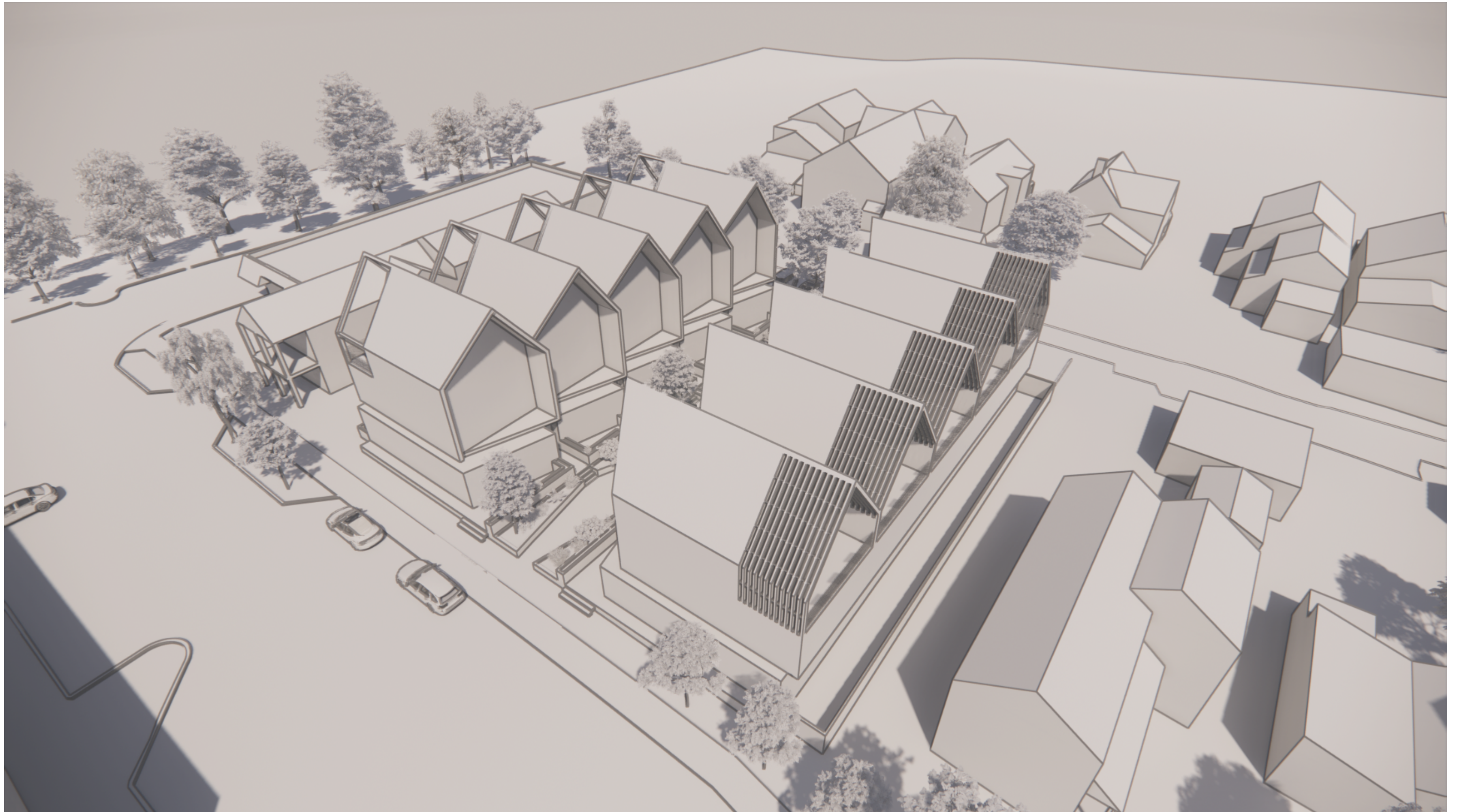


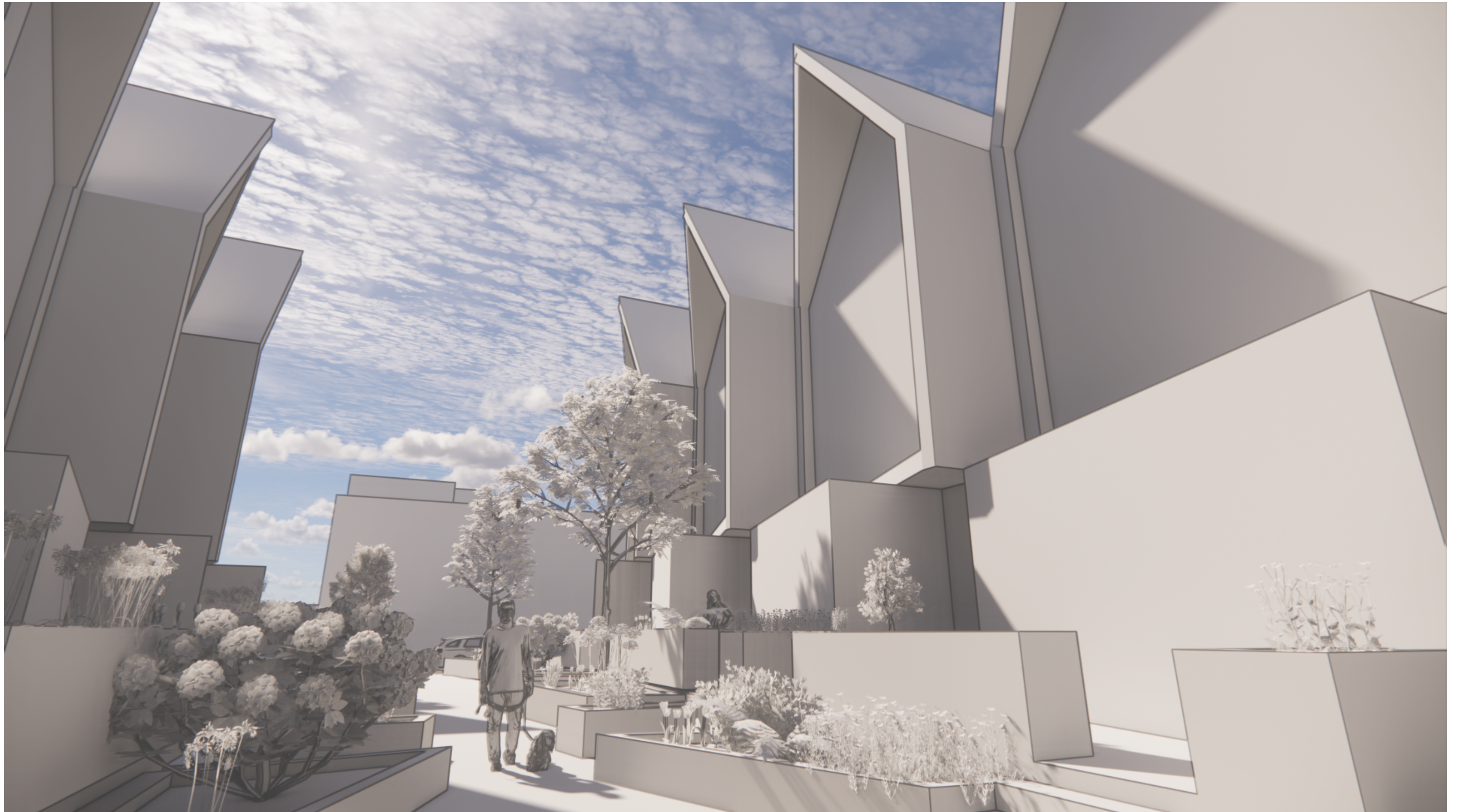
SECOND FLOOR - UNIT B



THIRD FLOOR - UNIT B









OUR SITE



Homes Across the Street



Adjacent Properties - North

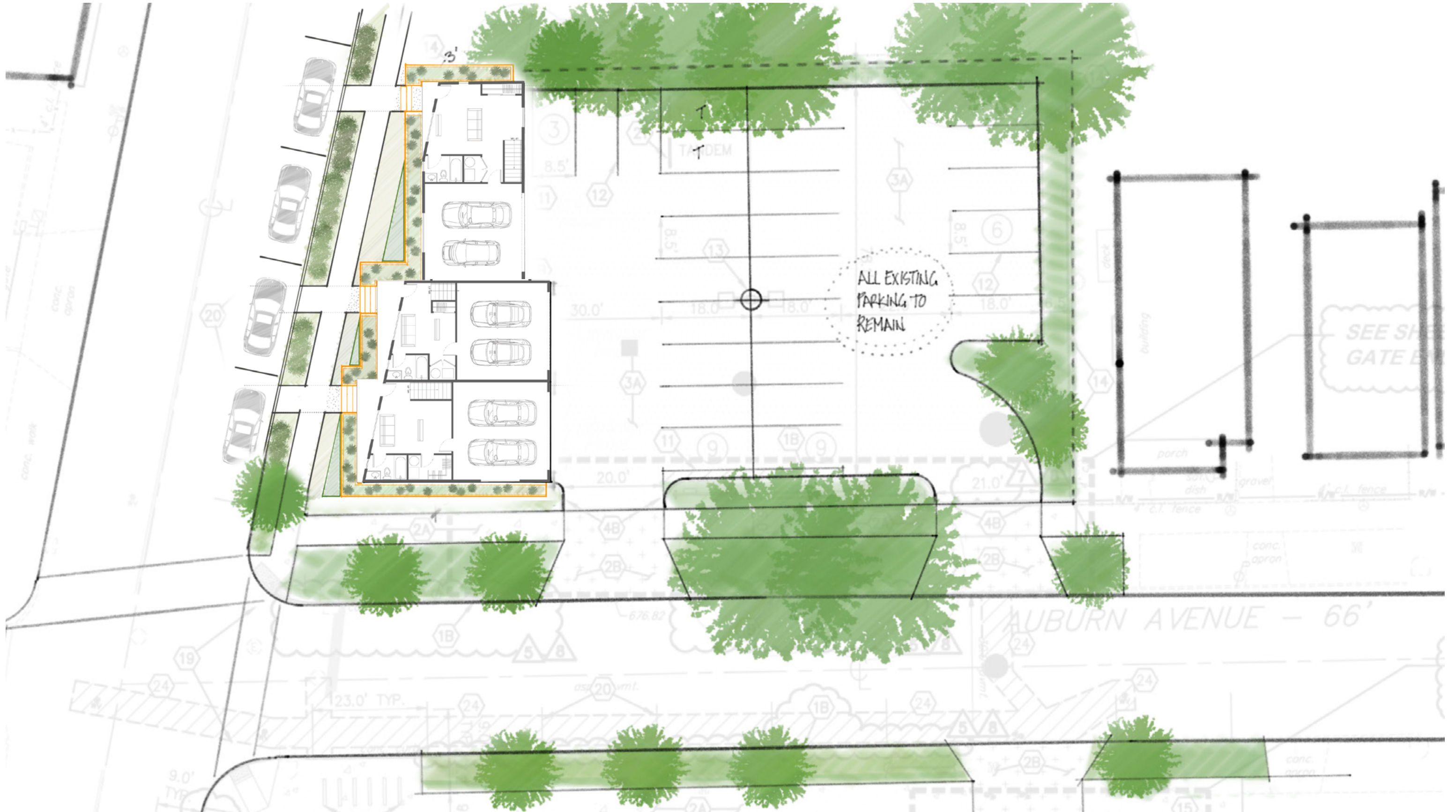


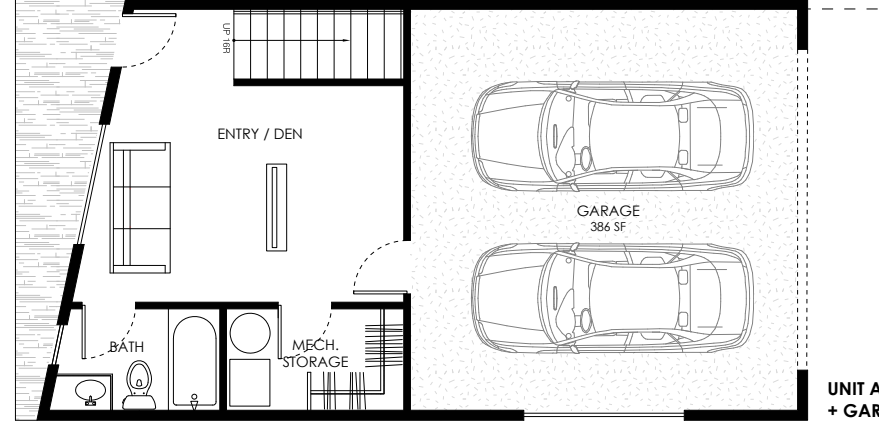
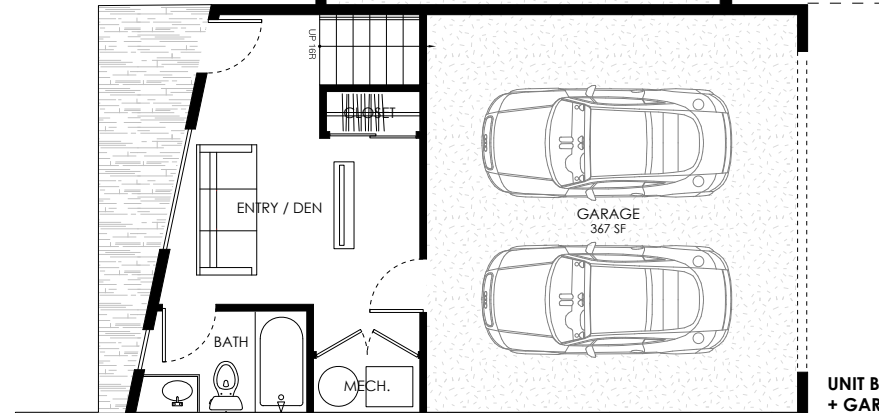
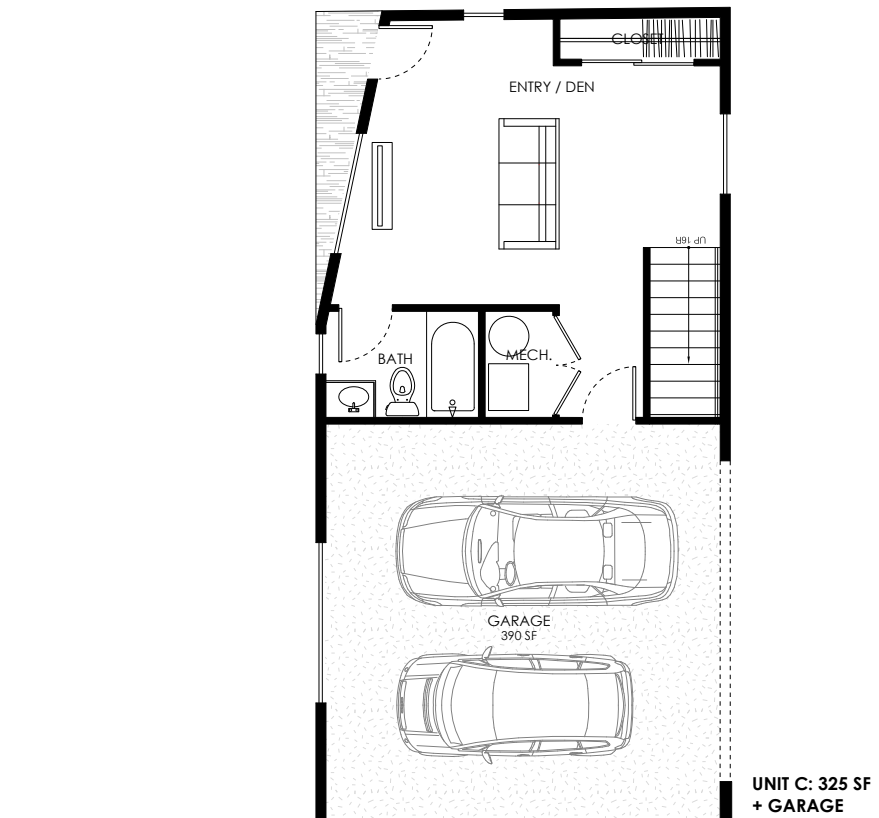
Adjacent Homes Beyond Lot - East



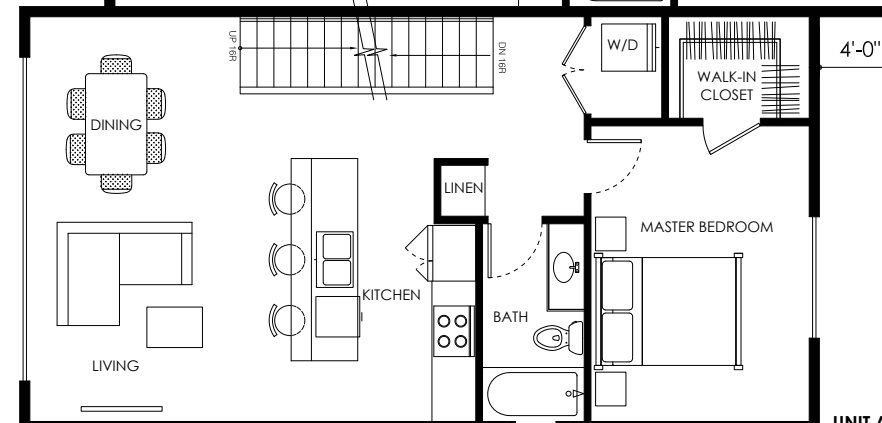
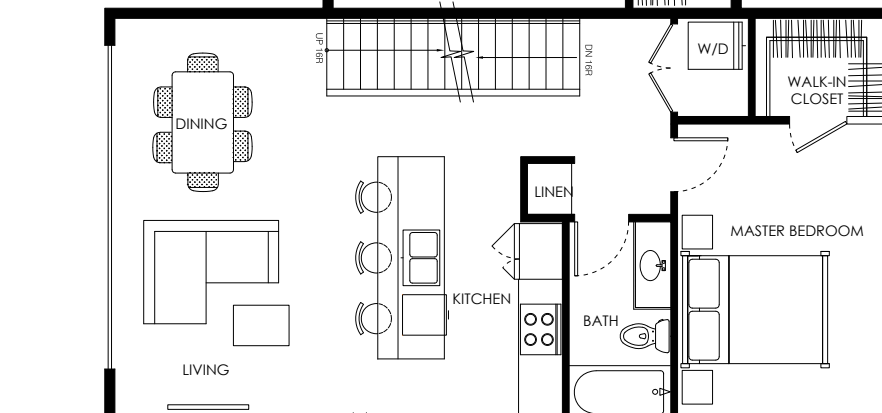
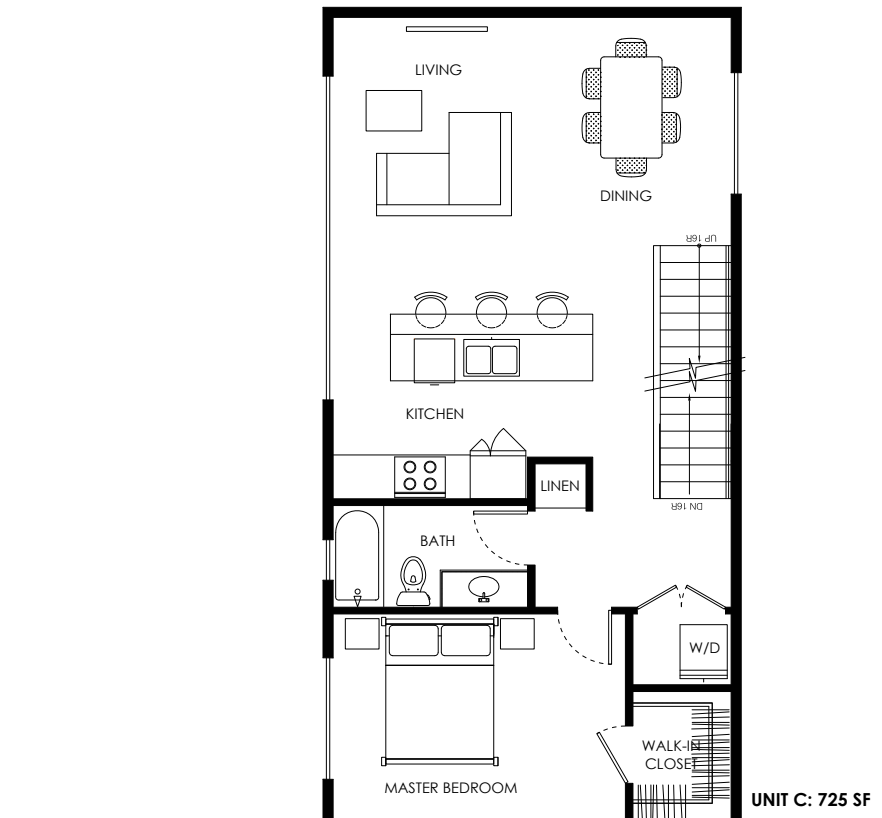
Adjacent Properties - The Tappan + Wagner Awning



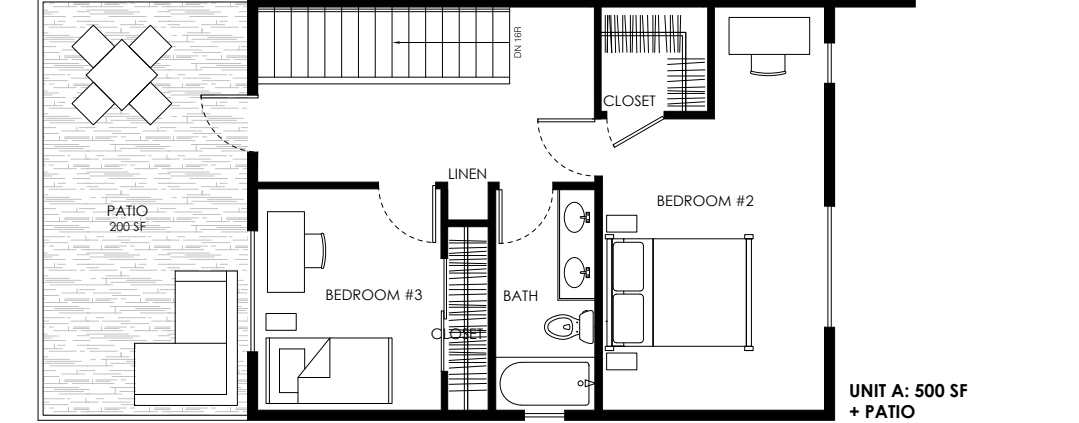
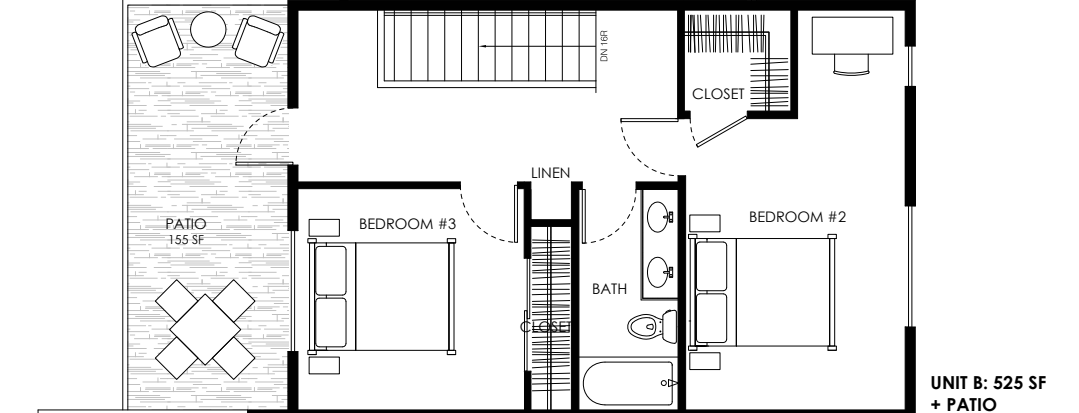
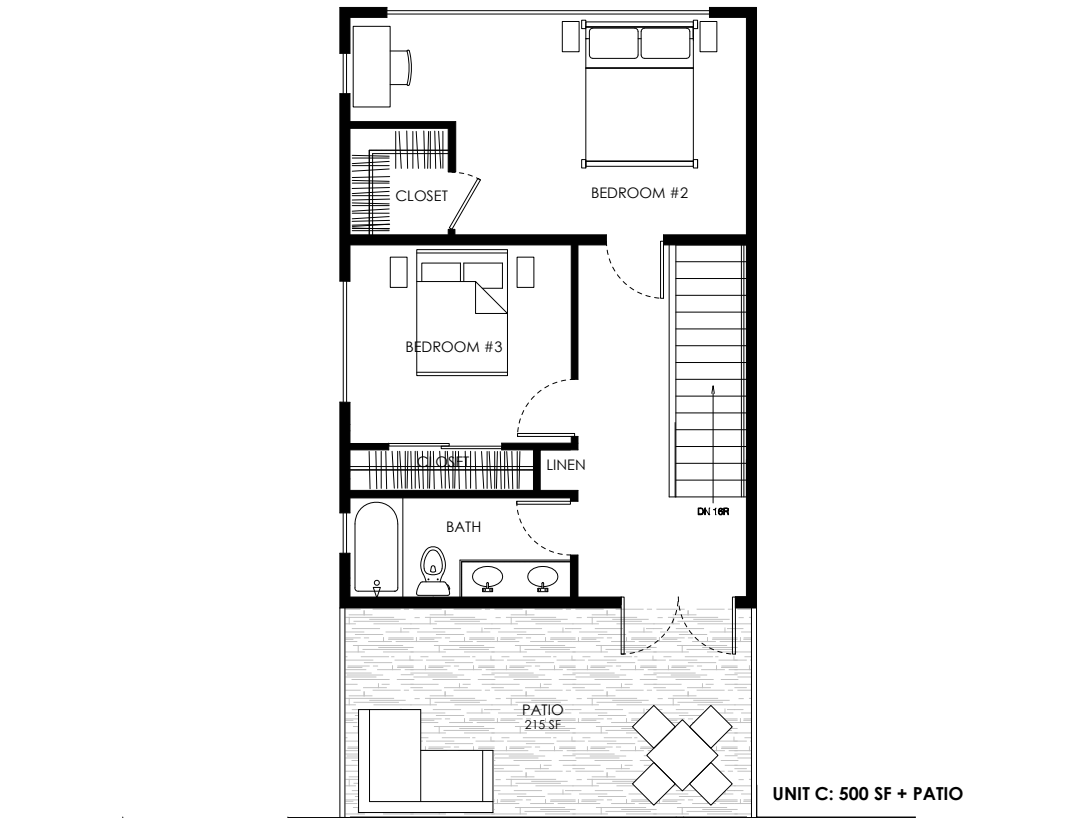




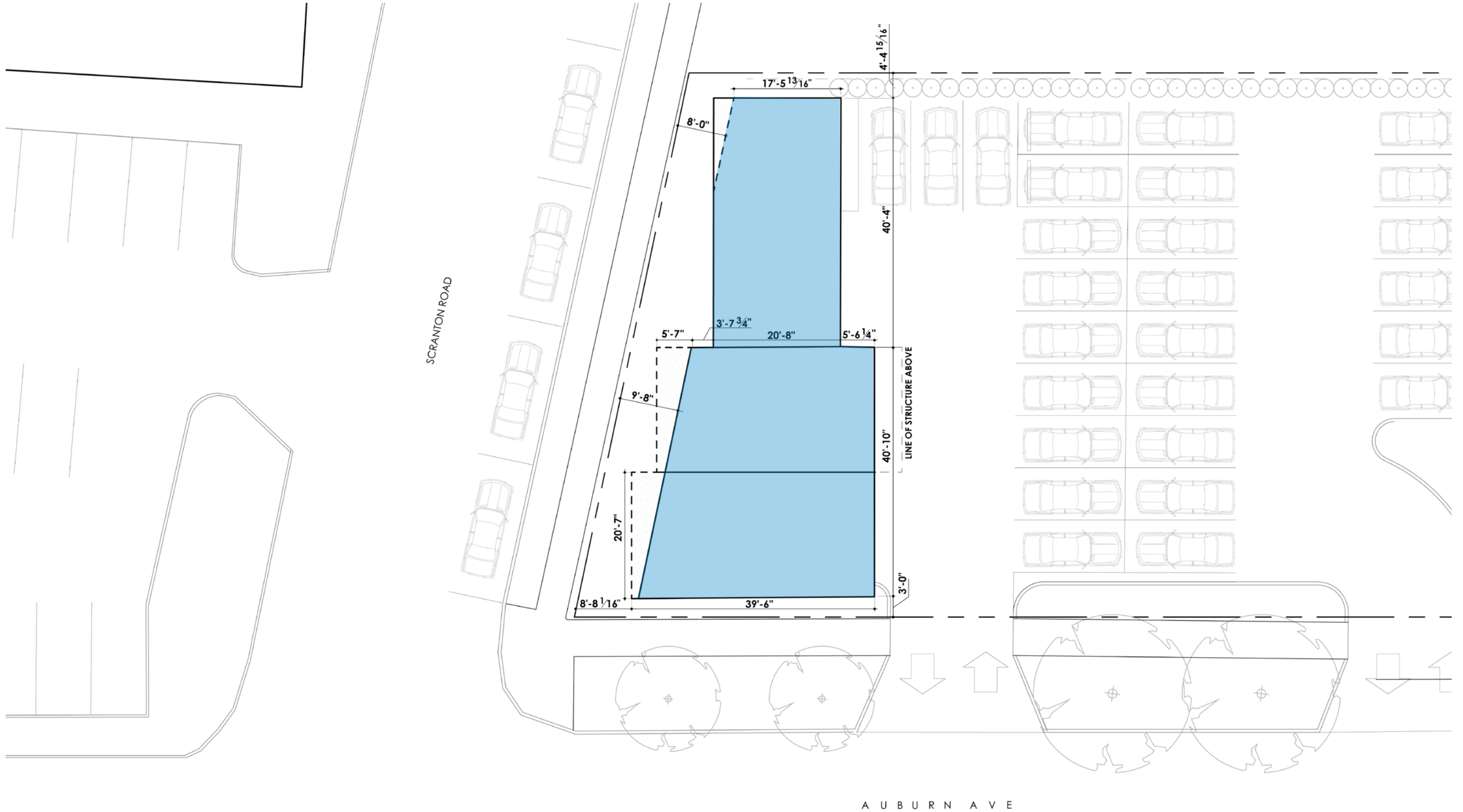
GROUND FLOOR

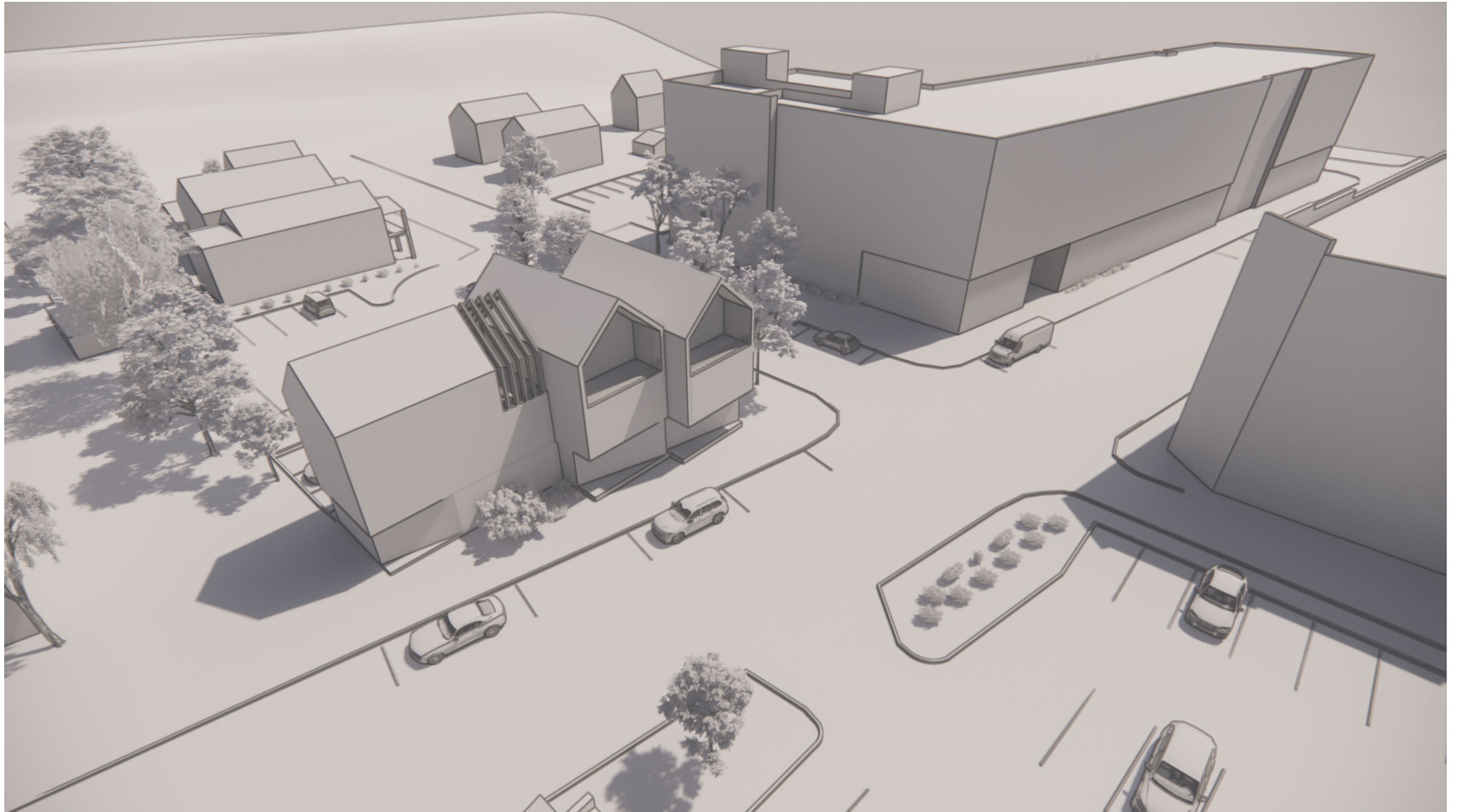


SECOND FLOOR



THIRD FLOOR
 ALTERNATIVE BALCONY PLACEMENT - UNIT C







Northeast Design Review Case

August 20, 2021



NE2021-032 – Shiloh Temple House of God New Construction: Seeking Schematic Design Approval

Project Address: 1178 E. 79th St.

Project Representative: Andre Ballard, HCO Architects, Inc.

BUILDING EXPANSION SHILOH TEMPLE HOUSE OF GOD

SCHEMATIC DESIGN

**1178 EAST 79TH STREET
CLEVELAND, OHIO 44103**

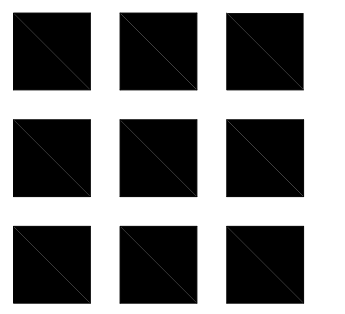


APOSTLE STEVEN L. BEST SR., PASTOR

JULY 30, 2021

**HCO
INCORPORATED**

ARCHITECTURE
PLANNING
INTERIOR DESIGN
ENGINEERING



3921 NORTH MERIDIAN STREET, SUITE 100
INDIANAPOLIS, INDIANA 46208
(317)923-3737 FAX (317)923-3730



SCHEMATIC DESIGN

**BUILDING EXPANSION
SHILOH TEMPLE HOUSE OF GOD**

1178 EAST 79TH STREET
CLEVELAND, OH 44103

TITLE BLOCK

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REVISIONS:

DRAWN BY: EM AM	
CHECKED BY: ANDY MINTON	
PROJECT NO: 99-0721	
DATE: 7/30/2021	Henry C. Onochie, License#13290 Expiration Date 12/31/2021

SHEET NO:
T1.1

DRAWING SYMBOLS

	TITLE NAME SCALE: N.T.S.	REFERENCE SYSTEM
		SECTION REFERENCE SYMBOL
		DETAIL / ENLARGED PLAN SYMBOL
		INTERIOR ELEVATION REFERENCE SYMBOL
	GROUND LEVEL ±0'-0"	ELEVATION SYMBOL
		COLUMN LINE SYMBOL
		ELEVATION REFERENCE SYMBOL
		DEMOLITION / PLAN NOTE SYMBOL
	LINE NO.	ROOM IDENTIFICATION SYMBOL
	101A	DOOR SYMBOL
		INACTIVE LEAF
	W1	WINDOW SYMBOL
	1	MATERIAL REFERENCE SYMBOL
	1	INTERIOR ELEVATION SYMBOL
	1	TOILET ACCESSORY / APPLIANCE SYMBOL
	1	WALL TYPE SYMBOL
	A	REVISION SYMBOL

MATERIAL SYMBOLS

	EARTH		PLYWOOD
	GRANULAR FILL		ACOUSTIC TILE / BOARD
	SAND/MORTAR / PLASTER/GYPSUM BOARD		SHEATHING
	BATT INSULATION THERMAL OR ACOUSTIC (AS NOTED)		RIGID INSULATION
	CONCRETE		HARDWOOD
	BRICK		TREATED WOOD FRAMING
	CONCRETE MASONRY UNIT		
	STONE		
	METAL		

PROPOSED PROJECT SCHEDULE

YEAR	2021						2021						2022													
	MONTH	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
PROJECT PHASE																										
SCHEMATIC DESIGN																										
OWNER REVIEW																										
DESIGN DEVELOPMENT																										
OWNER REVIEW																										
CONSTRUCTION DOCUMENTS																										
OWNER REVIEW																										
CITY REVIEW / PERMITS																										
BIDDING																										
MOBILIZATION																										
CONSTRUCTION																										

ABBREVIATIONS

A	ABV. ABOVE ACT ABOVE CEILING TILE A.F.F. ABOVE FINISH FLOOR ALT. ALTERNATE ALUM. ALUMINUM ARCH. ARCHITECTURAL	B	B.D. BOARD BLDG. BUILDING BRG. BEARING B.O. BOTTOM OF B.S. BOTH SIDES BTM. BOTTOM
C	CF. CUBIC FEET C.I. CAST IRON C.L. CENTERLINE C.L.G. CEILING CLR. CLEAR C.J. CONTROL JOINT C.M.U. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CORR. CORRIDOR CTRL. CONTROL	D	DBL. DOUBLE DEMO. DEMOLITION DIA. DIAMETER DIM. DIMENSION DIV. DIVISION DN. DOWN D.S. DOWNSPOUT DWG. DRAWING
E	E. EAST EA. EACH EIPS. EXTERIOR INSULATION AND FINISH SYSTEM E.J. EXPANSION JOINT ELECT. ELECTRICAL ELEV. ELEVATION / ELEVATOR EQ. EQUAL EQUIP. EQUIPMENT ESENT. EASEMENT E.W.C. ELECTRIC WATER COOLER EXIST. EXISTING EXP. EXPANSION EXT. EXTERIOR	F	F.D. FLOOR DRAIN F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET F.F. FINISHED FLOOR FN. FINISH F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUDS FLR. FLOOR FT. FOOT / FEET FTG. FOOTING FURR. FURRED / FURRING FUTR. FUTURE
G	GA. GAUGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GYP. GYPSUM	H	H.C. HOLLOW CORE H.M. HOLLOW METAL HCP. HANDICAPPED HDM. HARDWARE HORZ. HORIZONTAL HPL. HIGH PRESSURE LAMINATE HGT. HEIGHT HR. HOUR HWAC. HEATING, VENTILATION AND AIR CONDITIONING
I	I.D. INSIDE DIAMETER INCL. INCLUDED/INCLUDING INSUL. INSULATION INT. INTERIOR	J	JAN. JANITOR JT. JOINT
K L	KIT. KITCHEN LAB. LABORATORY LAV. LAVATORY L. LENGTH L.H. LEFT HAND	M	MAX. MAXIMUM MECH. MECHANICAL MIN. MINIMUM MSC. MISCELLANEOUS MFR. MANUFACTURER MTL. METAL M.O. MASONRY OPENING
N	N. NORTH N.I.C. NOT IN CONTRACT NOM. NOM. NOMINAL NRC. NOISE REDUCTION COEFFICIENT N.T.S. NOT TO SCALE	O	O.C. ON CENTER O.D. OUTSIDE DIAMETER OPNG. OPENING OPP. OPPOSITE OPP. HD. OPPOSITE HAND OVRHD. OVERHEAD
P Q	PL. PROPERTY LINE PLWD. PLYWOOD PR. PAIR PVC. POLYVINYL CHLORIDE PMT. PAVEMENT	R	R. RADIUS/RISER R.D. ROOF DRAIN REF. REFERENCE/REFER REF. TO REFRIGERATOR REIN. REINFORCED REOD. REQUIRED REV. REVISED R.H. RIGHT HAND RM. ROOM R.O. ROUGH OPENING R.O.W. RIGHT-OF-WAY RR. RESTROOM
S	S. SOUTH S.C. SOLID CORE SCH. SCHEDULE SECT. SECTION SGL. SINGLE SHT. SHEET SIM. SIMILAR SPEC. SPECIFICATION SQ. SQUARE SS. STAINLESS STEEL STC. SOUND TRANSMISSION COEFFICIENT STANDARD	T	T. TREAD TAG. TONGUE AND GROOVE T.O. TOP OF T.O.S. TOP OF STEEL T.O.W. TOP OF WALL TRV. TOTAL R VALUE TYP. TYPICAL
U V	UN. UNLESS OTHERWISE NOTED VERT. VERTICAL V.F. VERIFY IN FIELD	W	W. WEST / WIDTH W. WITH WC. WATER CLOSET WD. WOOD WO. WITHOUT WT. WEIGHT WWF. WELDED WIRE FABRIC
X Y Z	X AND POUND / NUMBER Y POUND / NUMBER Z ROUND / DIAMETER		AT PLUS OR MINUS

CODE INFORMATION

BUILDING CODE: OHIO BUILDING CODE, 2015 INTERNATIONAL BUILDING CODE WITH 2017 AMENDMENTS EFFECTIVE AUGUST 1, 2018
ANSI A117.1 - 2009
OHIO PLUMBING CODE, 2017 AMENDMENTS EFFECTIVE AUGUST 1, 2018
OHIO MECHANICAL CODE, 2017 AMENDMENTS EFFECTIVE AUGUST 1, 2018
ELEVATOR AMENDMENTS DATED DECEMBER 2017, EFFECTIVE JANUARY 1, 2018
INDIANA ENERGY CONSERVATION CODE 2010 (ASHRAE 90.1, 2007 EDITION, AS AMENDED)
INDIANA FIRE CODE, 2014 EDITION (IFC 2012 EDITION, 1ST PRINTING)

OCCUPANCY: A-3 (ASSEMBLY - PLACE OF RELIGIOUS WORSHIP)

CONSTRUCTION: TYPE IIB (NON-COMBUSTIBLE, NON-RATED)

BUILDING AREA:

ALLOWABLE (SM)	28,500 S.F. PER FLOOR
TOTAL ALLOWABLE =	403 F / 870 P - 25 - 21 INCREASE = 28,500 x .21 = 5,985 S.F.
	34,485 SQUARE FEET

ACTUAL EXISTING: GROUND LEVEL 6,264 S.F.
NEW: GROUND LEVEL 22,898 S.F.
TOTAL: 29,162 S.F.

NEW: BALCONY LEVEL 1,552 S.F.
TOTAL: 30,714 SQUARE FEET

HEIGHT:

ALLOWABLE	TWO STORIES, 60'
ACTUAL	TWO STORIES, 36'-4"

SEATING:

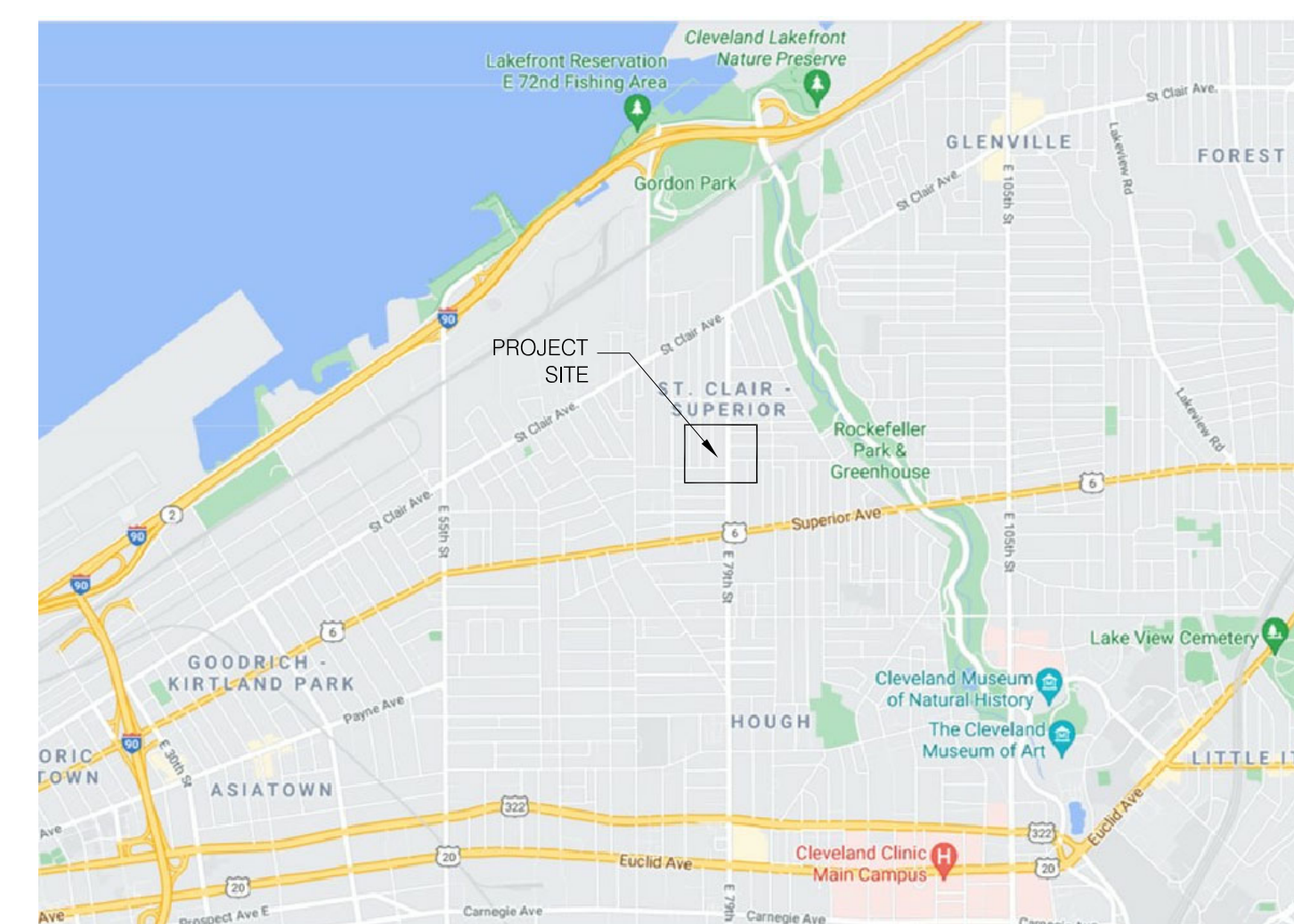
G.L. PEWS	352
ACCESSIBLE SPACES	4
MUSICIANS	8
CHANCEL	16
CURRENT TOTAL	380

U.L. CHAIRS (FUTURE): 76
ACCESSIBLE SPACES: 2
TOTAL SEATING: 458 SEATS

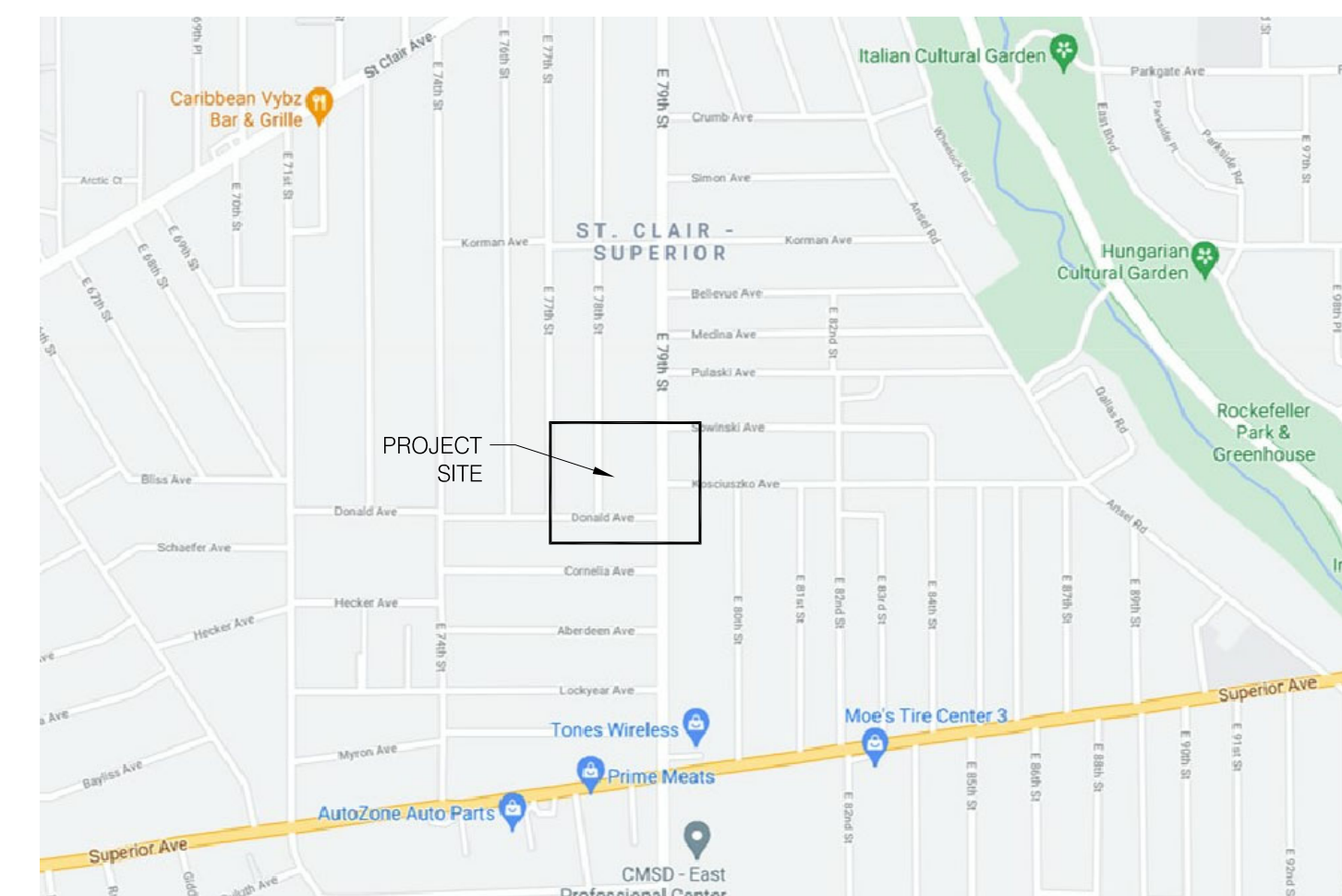
AUTOMATIC SPRINKLER SYSTEM

REQUIRED PER SECTION 903.2.1.3.2
- THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE

VICINITY MAP



LOCATION MAP



ARCHITECT

HCO, INC.
Architecture * Planning
Interior Design * Engineering
3921 North Meridian Street, Suite 100
Indianapolis, Indiana 46208
(317) 923-3737 * Fax (317) 923-3730

ASSOCIATE ARCHITECT

CBAM ARCHITECTURAL DESIGN, LLC.
Interior Design * Architecture
896 Bryan Drive
South Easton, Ohio 44121
(216) 543-5010

ENGINEERING CONSULTANT

PRODECOMM ENGINEERING, INC.
Mechanical * Electrical * Plumbing
140 North Main Street
North Liberty, Indiana 46554
(317) 656-9956

STRUCTURAL ENGINEER

J. K. GRENGA & ASSOCIATES, INC.
Structural
6942 Lakeland Drive
Charlotte, NC 28214
(704) 972-8391 * Fax (704) 972-8391

CIVIL ENGINEER

TBD
Surveyors * Engineers
Street
City, ST 01234
(123) 456-7890 * Fax (123) 456-7890

SURVEYOR

TBD
Surveyors * Engineers
Street
City, ST 01234
(123) 456-7890 * Fax (123) 456-7890

CONTRACTOR

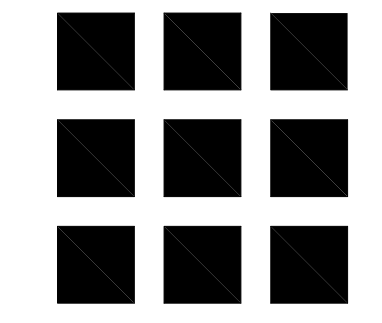
TBD
Surveyors * Engineers
Street
City, ST 01234
(123) 456-7890 * Fax (123) 456-7890

DRAWING INDEX

#	SHEET NAME
GENERAL	
T1.1	TITLE SHEET
I1.1	INDEX SHEET
C1.0	SITE AERIAL VIEW
C1.1	SITE DEVELOPMENT PLAN
A1.0	PHASING PLAN
A1.1	GROUND LEVEL FLOOR PLAN
A1.2	BALCONY LEVEL FLOOR PLAN
A1.3	SANCTUARY SEATING PLAN
A1.4	BALCONY SEATING PLAN
A4.0	RENDERED FRONT ELEVATION
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
R1.1	EXTERIOR RENDERING



ARCHITECTURE
PLANNING
INTERIOR DESIGN
ENGINEERING



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SCHEMATIC DESIGN

BUILDING EXPANSION SHILOH TEMPLE HOUSE OF GOD

1178 EAST 9TH STREET
CLEVELAND, OH 44103

INDEX SHEET

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REVISIONS:

DRAWN BY: AM

CHECKED BY: ANDY MINTON

PROJECT NO: 89-0721

DATE: 7/30/2021

STATE OF OHIO
HENRY C. ONOCHIE
No. 13290
REGISTERED ARCHITECT

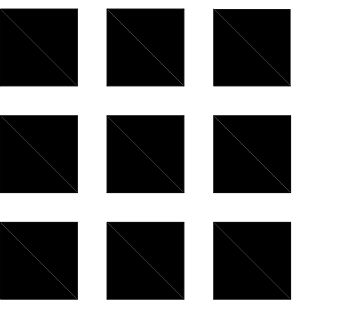
Henry C. Onochie, License #13290
Expiration Date 12/31/2021

SHEET NO:
11.1



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BUILDING EXPANSION

SHILOH TEMPLE HOUSE OF GOD

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CLEVELAND, OH 44103

SITE AERIAL VIEW

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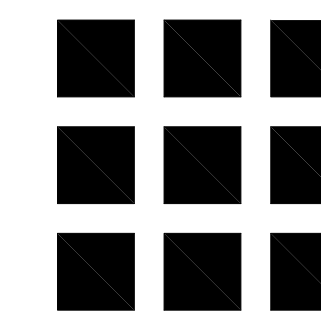
REVISIONS:

DRAWN BY: AM	
CHECKED BY: ANDY MINTON	
PROJECT NO: 99-0721	
DATE: 7/30/2021	

SHEET NO:
C1.0

1 **SITE AERIAL VIEW**
SCALE: 1" = 20'-0"





SCHEMATIC DESIGN

**BUILDING EXPANSION
SHILOH TEMPLE HOUSE OF GOD**

1178 EAST 79TH STREET
CLEVELAND, OH 44103

SITE DEVELOPMENT PLAN

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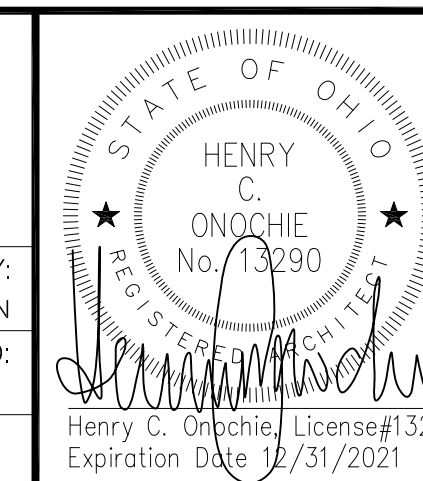
REVISIONS:

DRAWN BY:
CR
AM

CHECKED BY:
ANDY MINTON

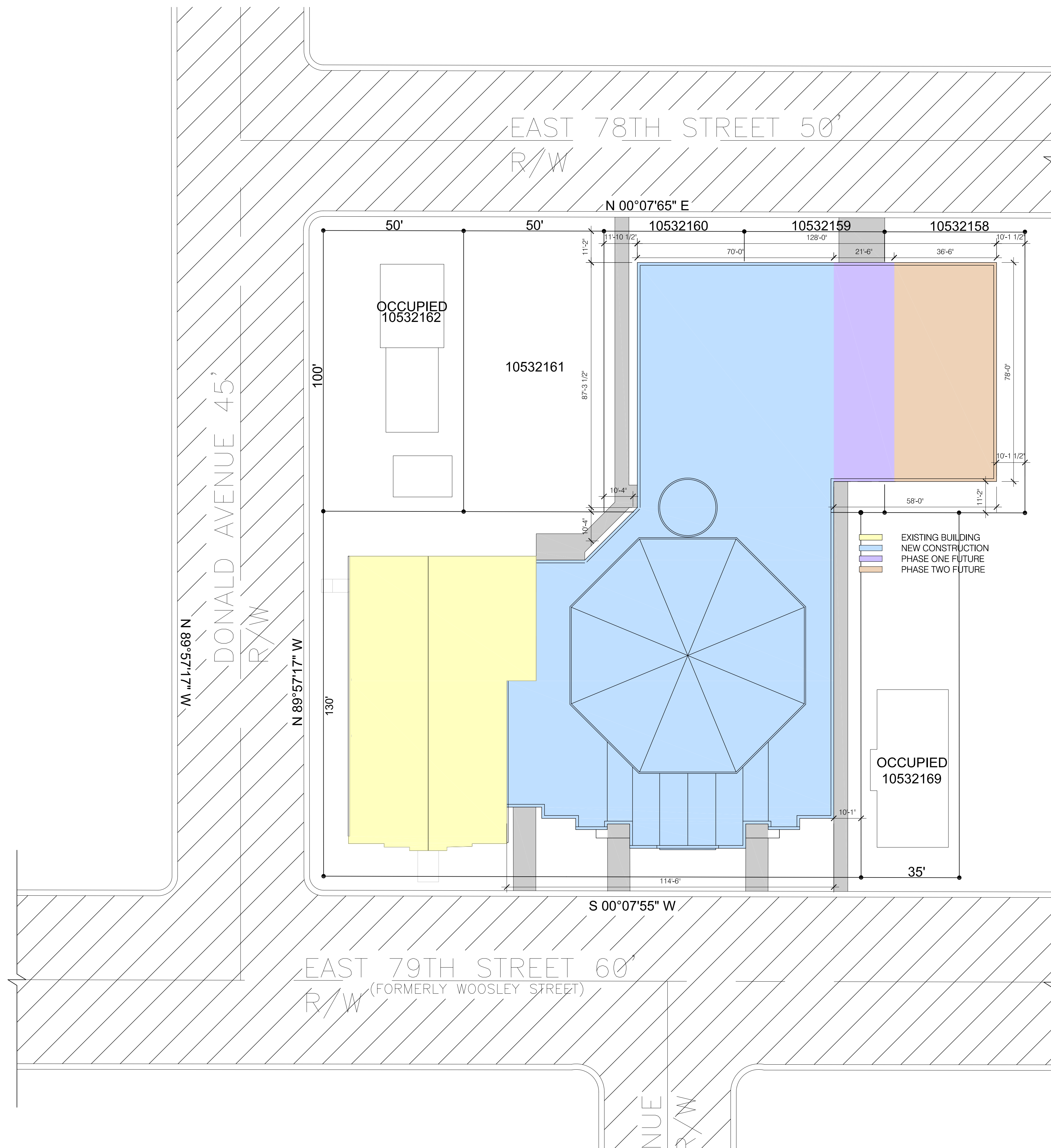
PROJECT NO:
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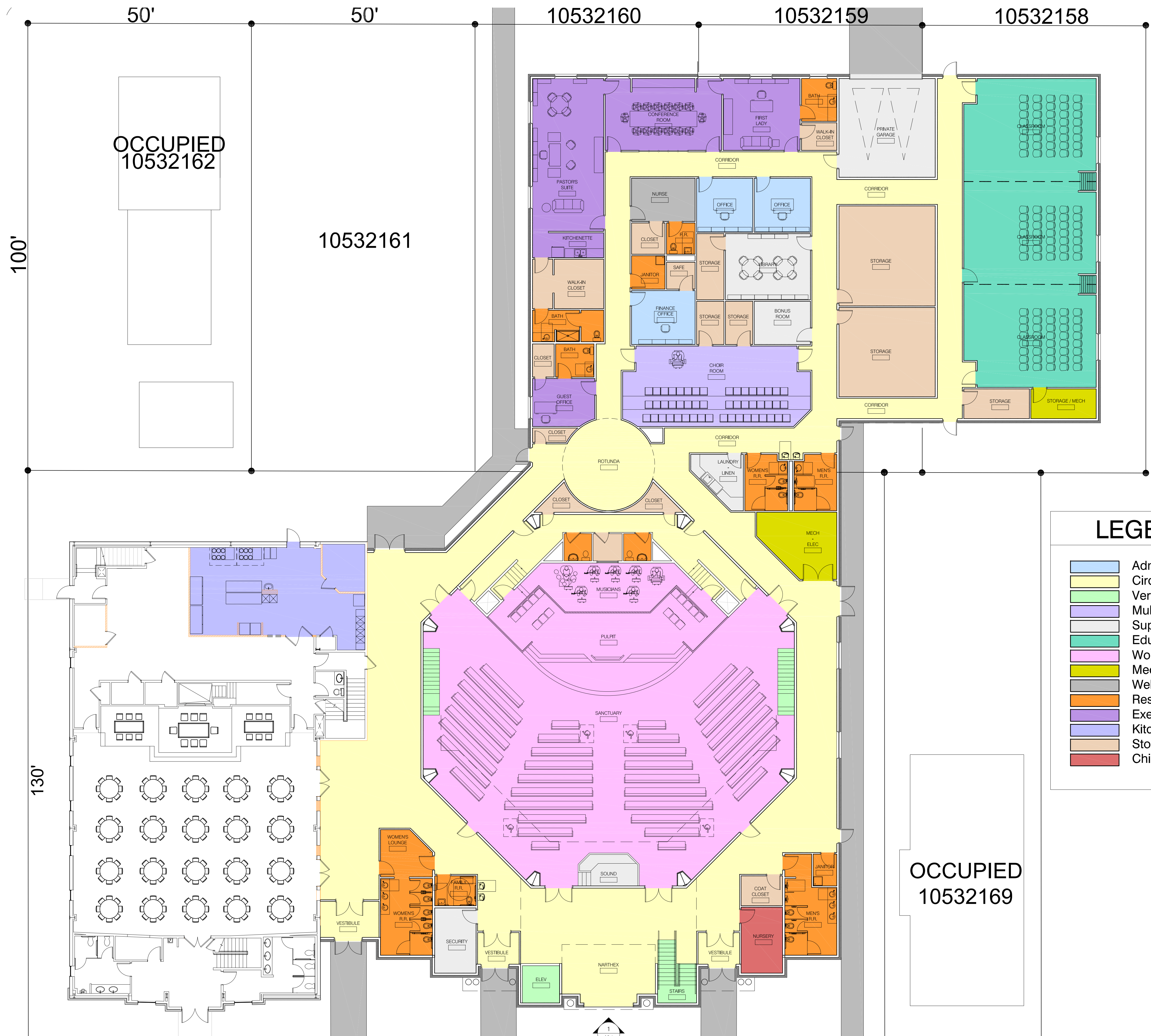
SHEET NO:

C1.1



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 20'-0"





OCCUPIED
10532162

10532161

10532160

10532159

10532158

100'

130'

OCCUPIED
10532169

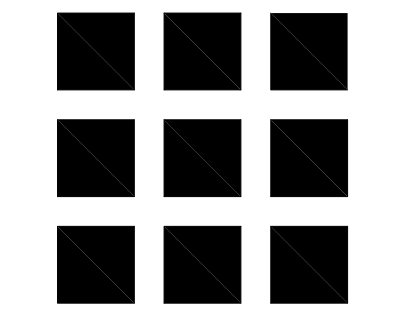
LEGEND

- Administrative
- Circulation
- Vertical Circulation
- Multi-purpose
- Support
- Educational
- Worship / Ministry
- Mechanical
- Wellness
- Restroom / Janitor
- Executive
- Kitchen
- Storage
- Child care

1 **GROUND LEVEL FLOOR PLAN**
SCALE: 3/32" = 1'-0"

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SCHEMATIC DESIGN

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GROUND LEVEL FLOOR PLAN

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REVISIONS:

DRAWN BY:
CR
AM

CHECKED BY:
ANDY MINTON

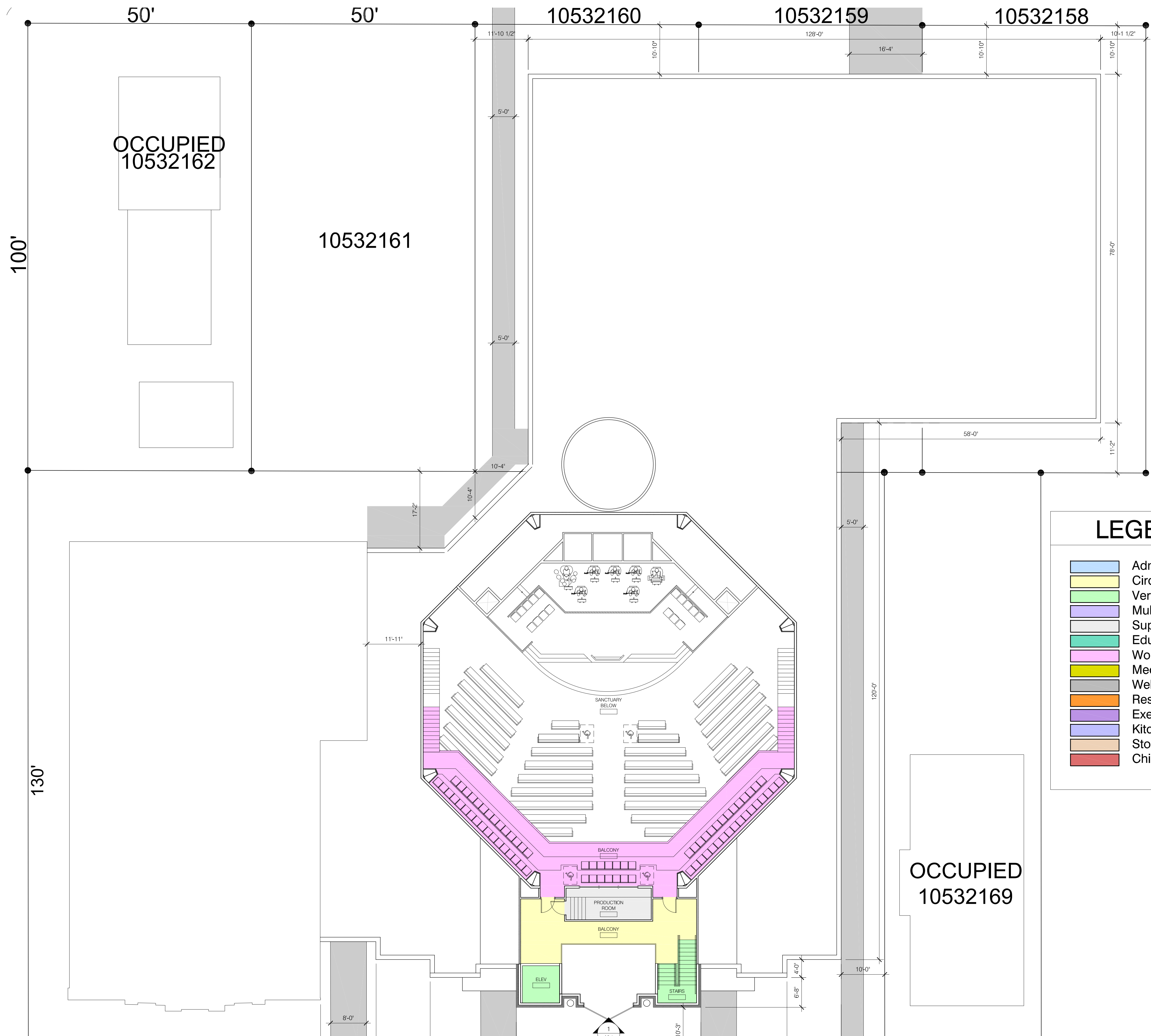
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STATE OF OHIO
HENRY C. ONOCHIE
No. 13290
REGISTERED ARCHITECT

Henry C. Onochie, License#13290
Expiration Date 12/31/2021

SHEET NO:
A1.1



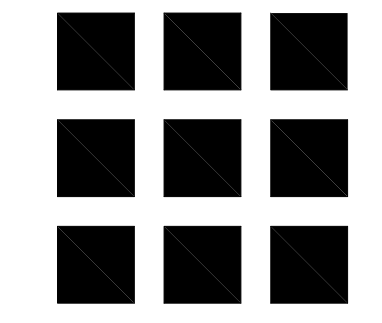
LEGEND

Blue	Administrative
Yellow	Circulation
Green	Vertical Circulation
Purple	Multi-purpose
Grey	Support
Light Blue	Educational
Pink	Worship / Ministry
Light Green	Mechanical
Light Purple	Wellness
Orange	Restroom / Janitor
Dark Purple	Executive
Light Blue	Kitchen
Light Green	Storage
Red	Child care

1 BALCONY LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

HCO
 INCORPORATED

ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 ENGINEERING



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SCHEMATIC DESIGN

BUILDING EXPANSION

SHILOH TEMPLE HOUSE OF GOD

1178 EAST 79TH STREET
 CLEVELAND, OH 44103

BALCONY LEVEL FLOOR PLAN

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REVISIONS:

DRAWN BY:
 CR
 AM

CHECKED BY:
 ANDY MINTON

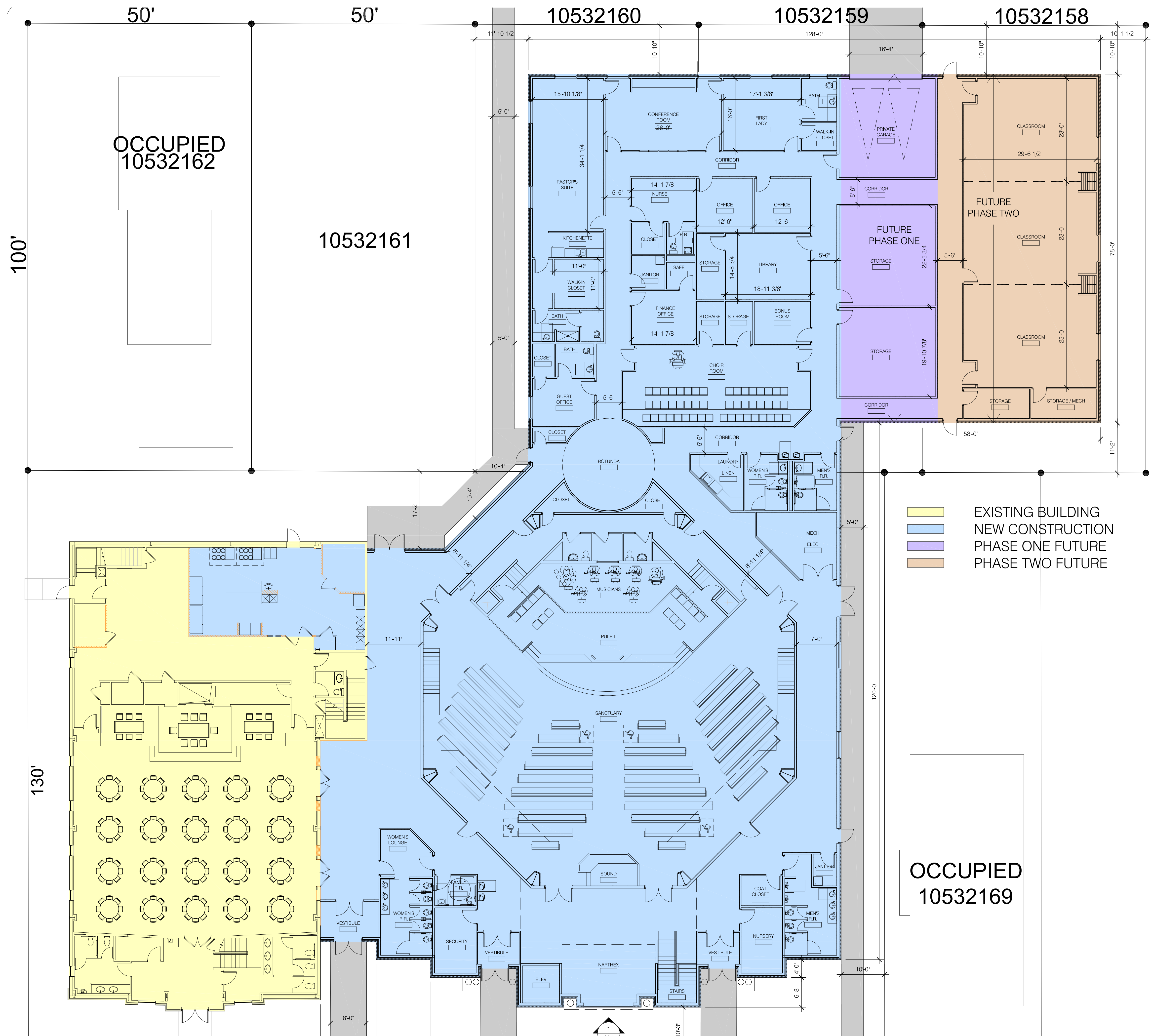
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Henry C. Onochie, License#13290
 Expiration Date 12/31/2021

SHEET NO:
A1.2



OCCUPIED
10532162

10532161

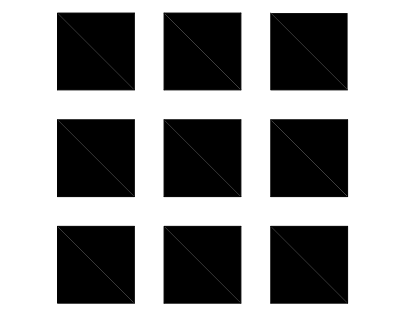
OCCUPIED
10532169

- EXISTING BUILDING
- NEW CONSTRUCTION
- PHASE ONE FUTURE
- PHASE TWO FUTURE

1
A1.0 **GROUND LEVEL PHASING PLAN**
SCALE: 3/32" = 1'-0"

HCO
INCORPORATED

ARCHITECTURE
PLANNING
INTERIOR DESIGN
ENGINEERING



3921 NORTH MERIDIAN STREET, SUITE 100
INDIANAPOLIS, INDIANA 46208
(317)923-3737 FAX (317)923-3730



SCHEMATIC DESIGN

BUILDING EXPANSION

SHILOH TEMPLE HOUSE OF GOD

1178 EAST 79TH STREET
CLEVELAND, OH 44103

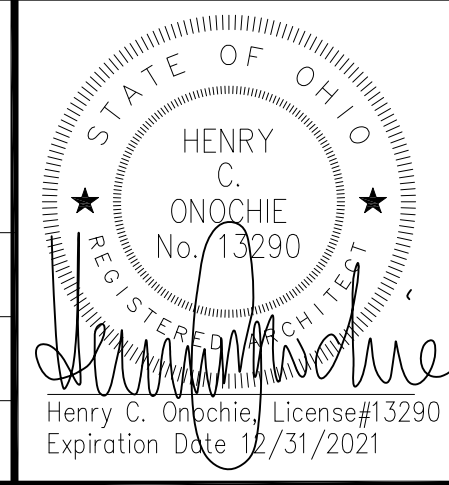
GROUND LEVEL PHASING PLAN

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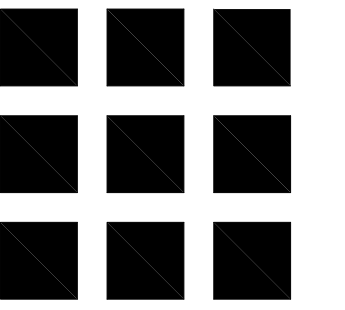
DRAWN BY:
CR
AM

CHECKED BY:
ANDY MINTON
PROJECT NO:
99-0721
DATE:
7/30/2021



SHEET NO:

A1.0



SCHEMATIC DESIGN

BUILDING EXPANSION
SHILOH TEMPLE HOUSE OF GOD

1178 EAST 79TH STREET
CLEVELAND, OH 44103

SANCTUARY SEATING PLAN

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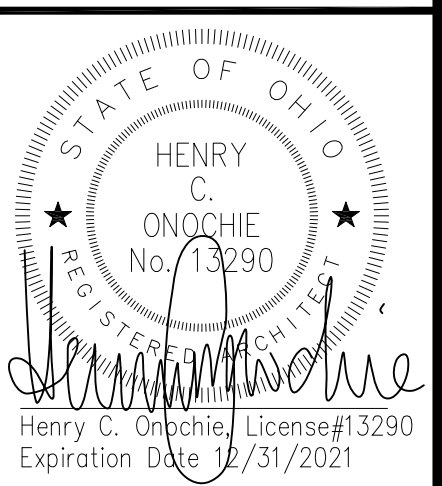
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ANDY MINTON

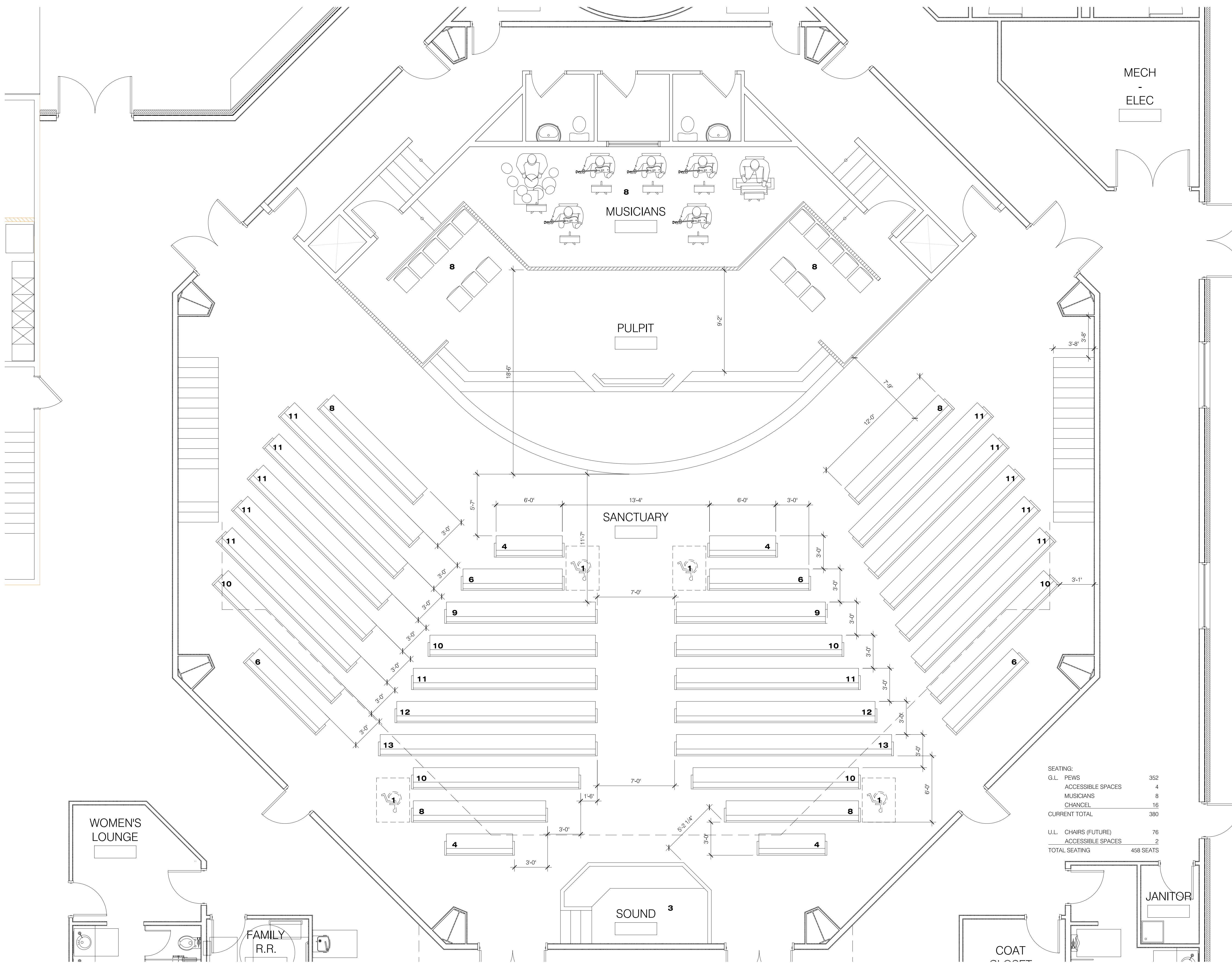
PROJECT NO:
99-0721

DATE:
7/30/2021



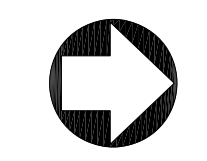
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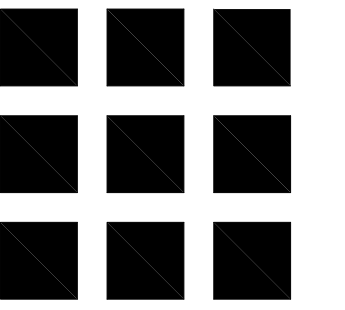
A1.3



SEATING:	
G.L. PEWS	352
ACCESSIBLE SPACES	4
MUSICIANS	8
CHANCEL	16
CURRENT TOTAL	380
U.L. CHAIRS (FUTURE)	76
ACCESSIBLE SPACES	2
TOTAL SEATING	458 SEATS

1
A1.3 **SANCTUARY SEATING PLAN**
SCALE: 1/4" = 1'-0"





SCHEMATIC DESIGN

BUILDING EXPANSION
SHILOH TEMPLE HOUSE OF GOD

1178 EAST 79TH STREET
CLEVELAND, OH 44103

BALCONY SEATING PLAN

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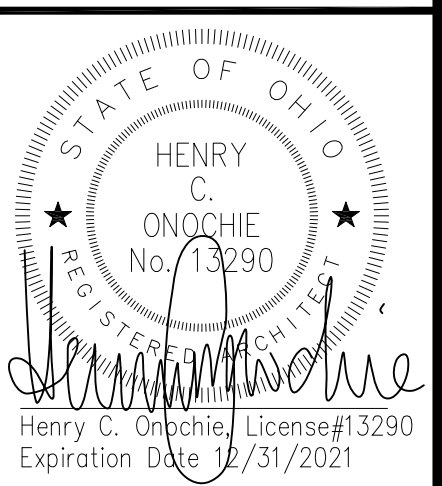
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CR
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CHECKED BY:
ANDY MINTON

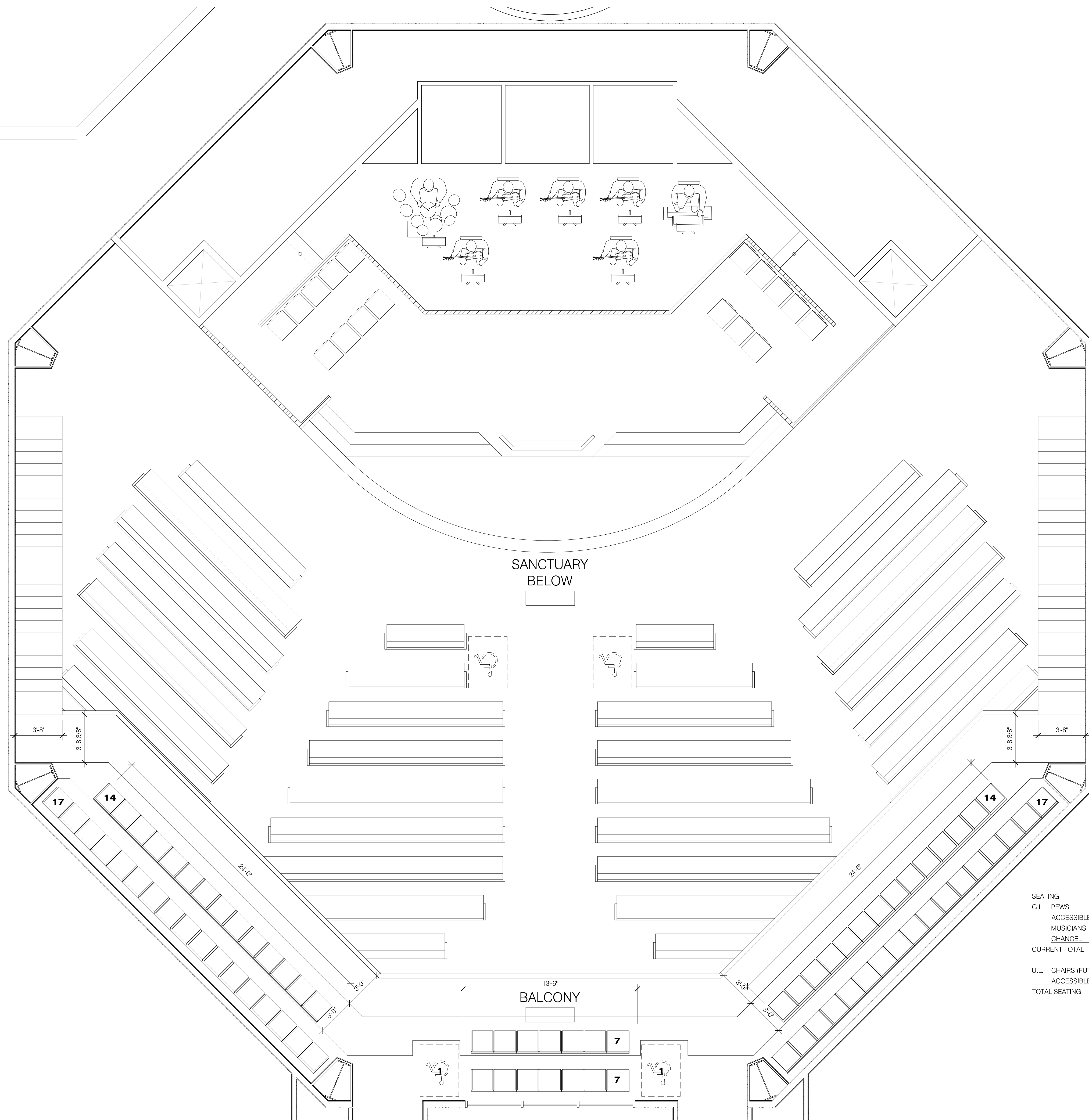
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99-0721

DATE:
7/30/2021



SHEET NO:

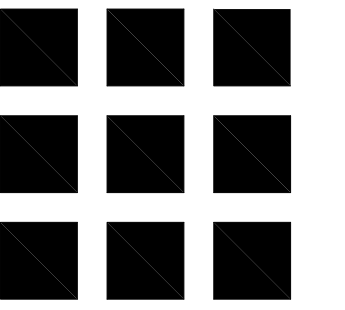
A1.4



SEATING:		
G.L. PEWS		352
ACCESSIBLE SPACES		4
MUSICIANS		8
CHANCEL		16
CURRENT TOTAL		380
U.L. CHAIRS (FUTURE)		76
ACCESSIBLE SPACES		2
TOTAL SEATING		458 SEATS

1
A1.4 **BALCONY SEATING PLAN**
SCALE: 1/4" = 1'-0"





SCHEMATIC DESIGN

**BUILDING EXPANSION
SHILOH TEMPLE HOUSE OF GOD**

1178 EAST 79TH STREET
CLEVELAND, OH 44103

RENDERED FRONT ELEVATION

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REVISIONS:

DRAWN BY: EM AM	
CHECKED BY: ANDY MINTON	
PROJECT NO: 99-0721	
DATE: 7/30/2021	

SHEET NO:
A4.0

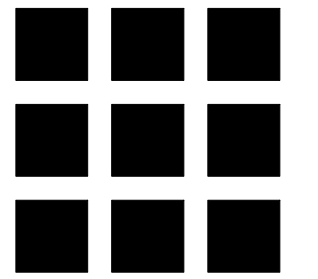


EXISTING BUILDING

NEW CONSTRUCTION

EXISTING BUILDING

NEW CONSTRUCTION



SCHEMATIC DESIGN

BUILDING EXPANSION
SHILOH TEMPLE HOUSE OF GOD

1178 EAST 79TH STREET
Cleveland, OH 44103

EXTERIOR ELEVATIONS

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REVISIONS

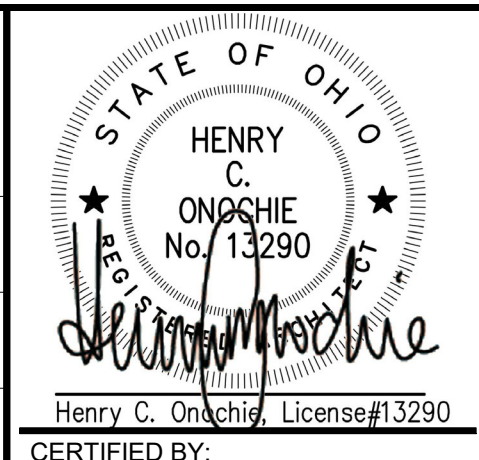
Date	Description	#

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT NO.
89-7021

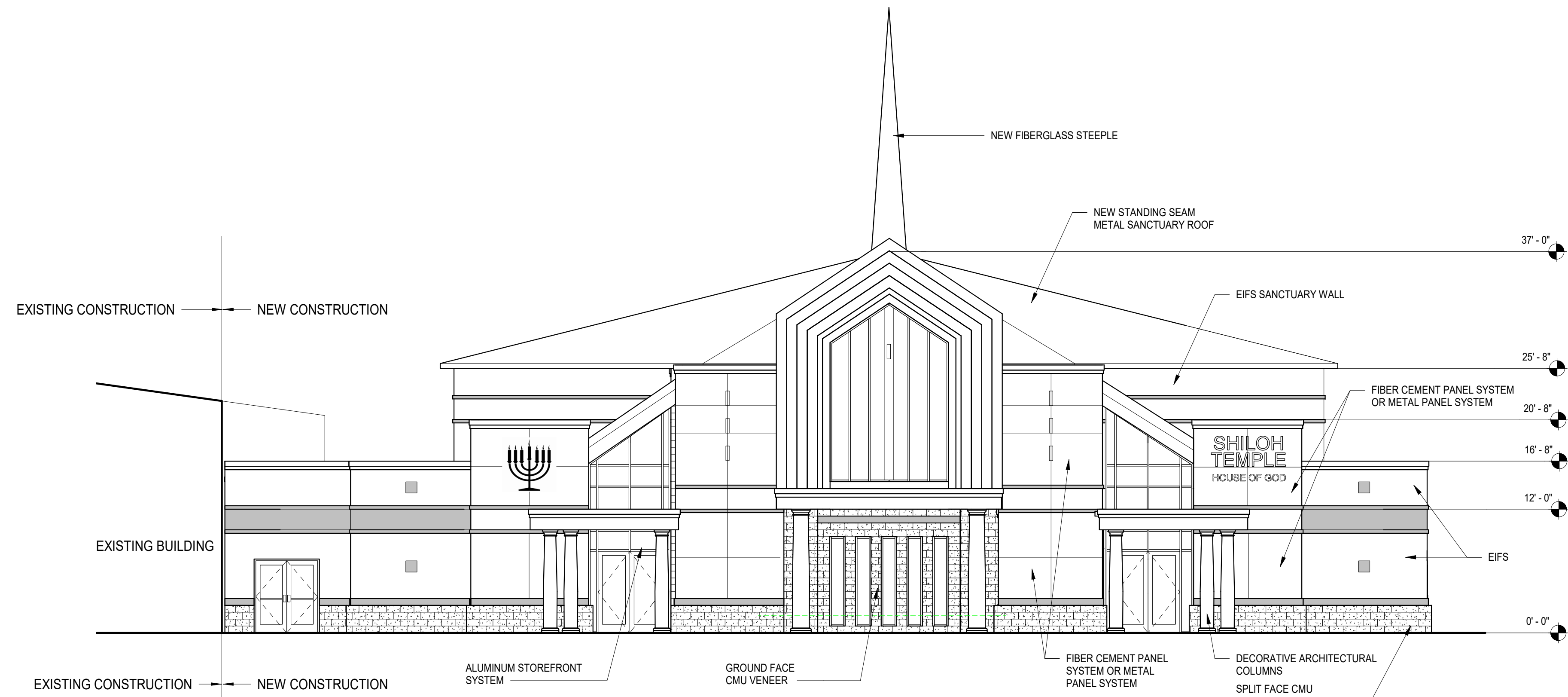
DATE:
07/30/21



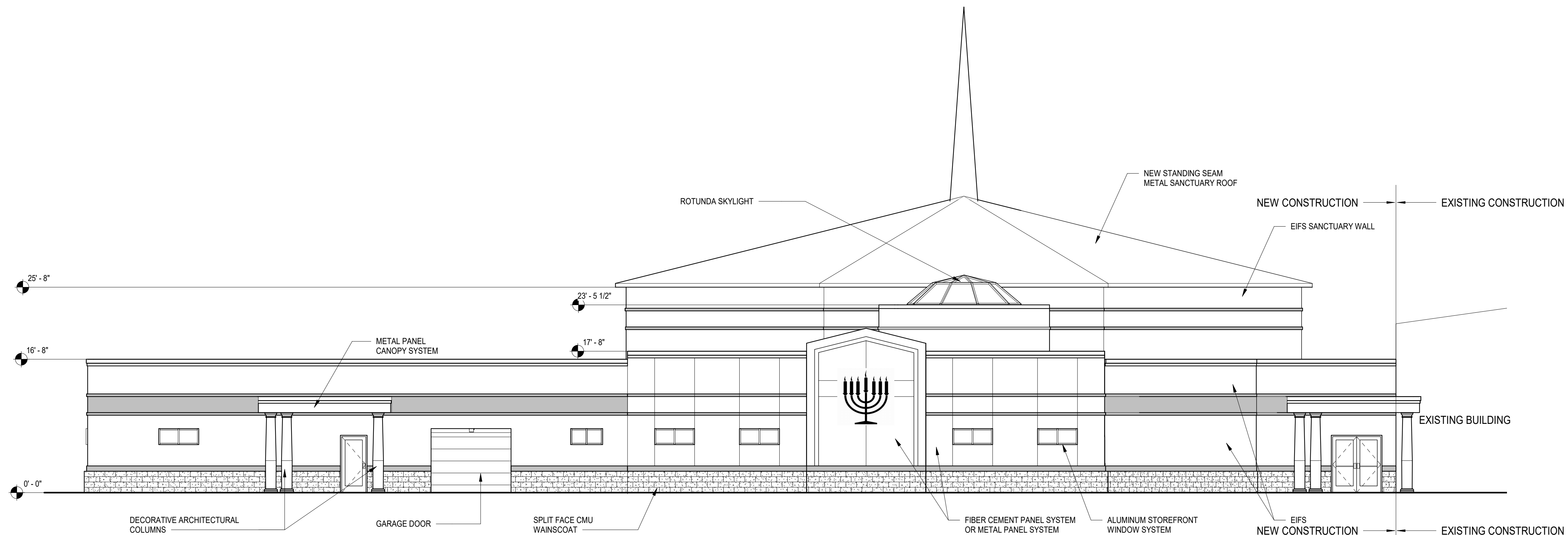
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SHEET NO.

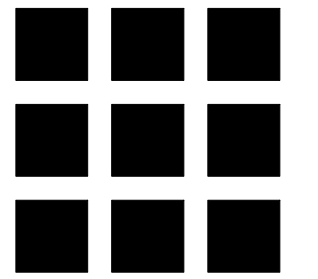
A4.1



1 EAST EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



SCHEMATIC DESIGN

BUILDING EXPANSION
SHILOH TEMPLE HOUSE OF GOD

1178 EAST 79TH STREET
Cleveland, OH 44103

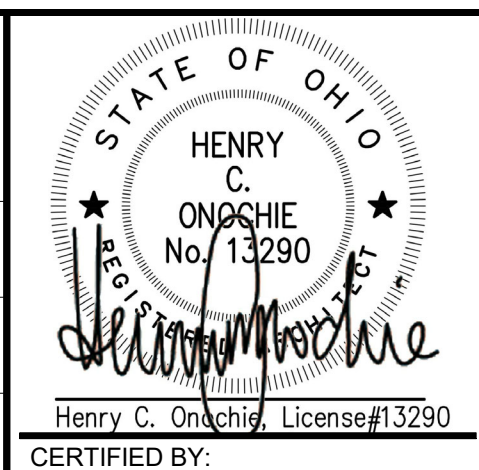
EXTERIOR ELEVATIONS

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REVISIONS

Date	Description	#

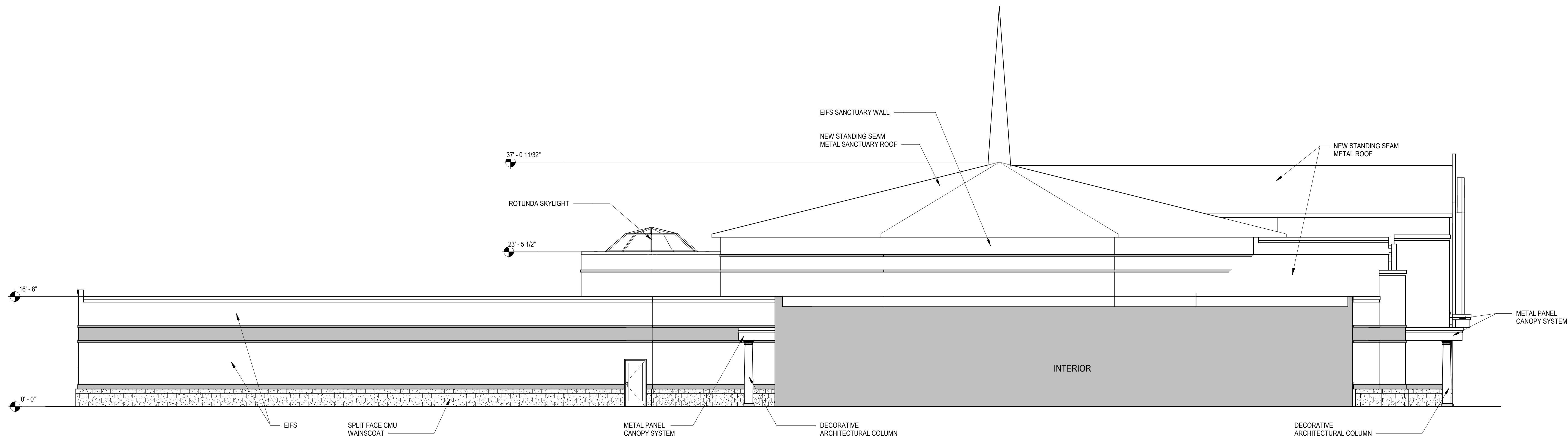
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DATE:
07/30/21



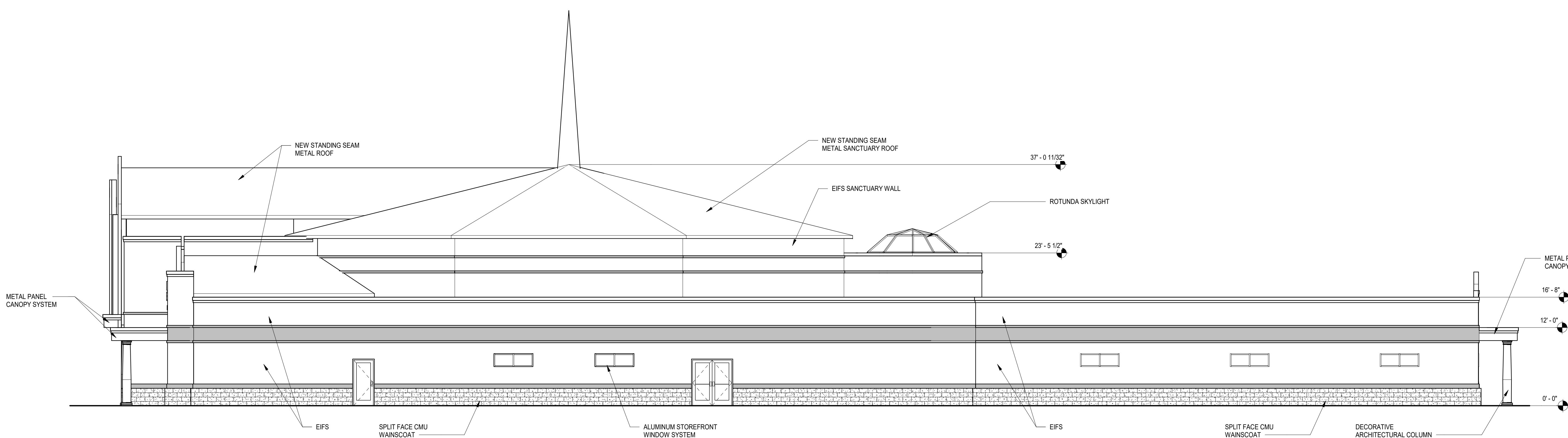
CERTIFIED BY:

SHEET NO.

A4.2



1 SOUTH EXTERIOR ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
A4.2 SCALE: 1/8" = 1'-0"

Northeast Design Review Case

August 20, 2021

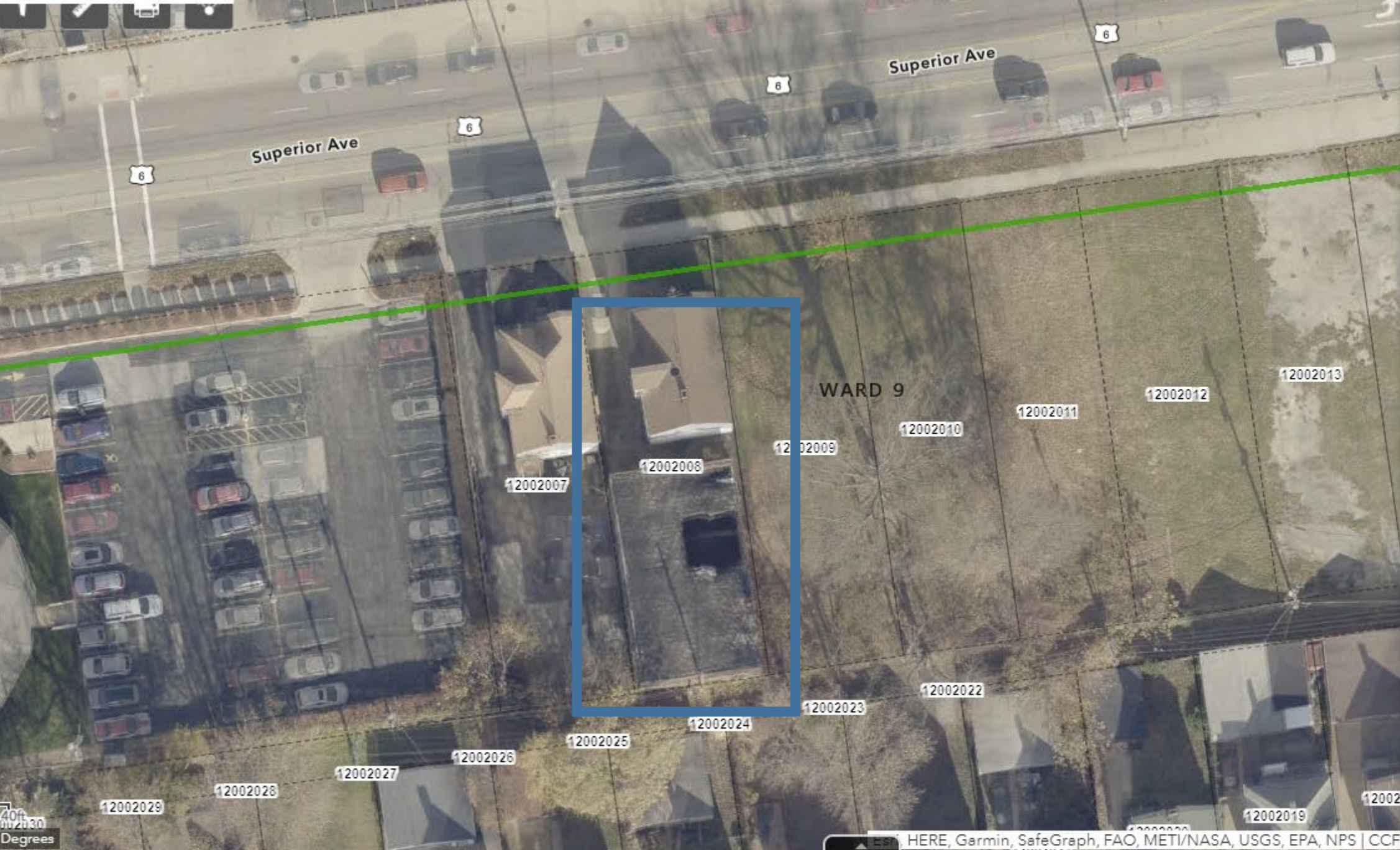


NE2021-029 – Proposed Demolition of a 2-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 10902 Superior Avenue (rear)

Project Representative: Anthony Lassiter, Lassiter Tax Service

Note: this project was Tabled by the Planning Commission on August 6, 2021.



- Address Sites (Cu
- City Planning Layer
- City Boundary
- Planner Assignm
- Cleveland Ward
- Planned Unit De
- Residential Faci
- Residential Faci
- Police Districts
- Landmarks / His
- Cleveland SPA
- Central Busines
- Design Review
- Design Review
- Overlay Frontag
- Form & PRO Ov
- Live-Work Over

Superior Avenue (US 6)





10902 Superior Ave,
Cleveland, OH 44106

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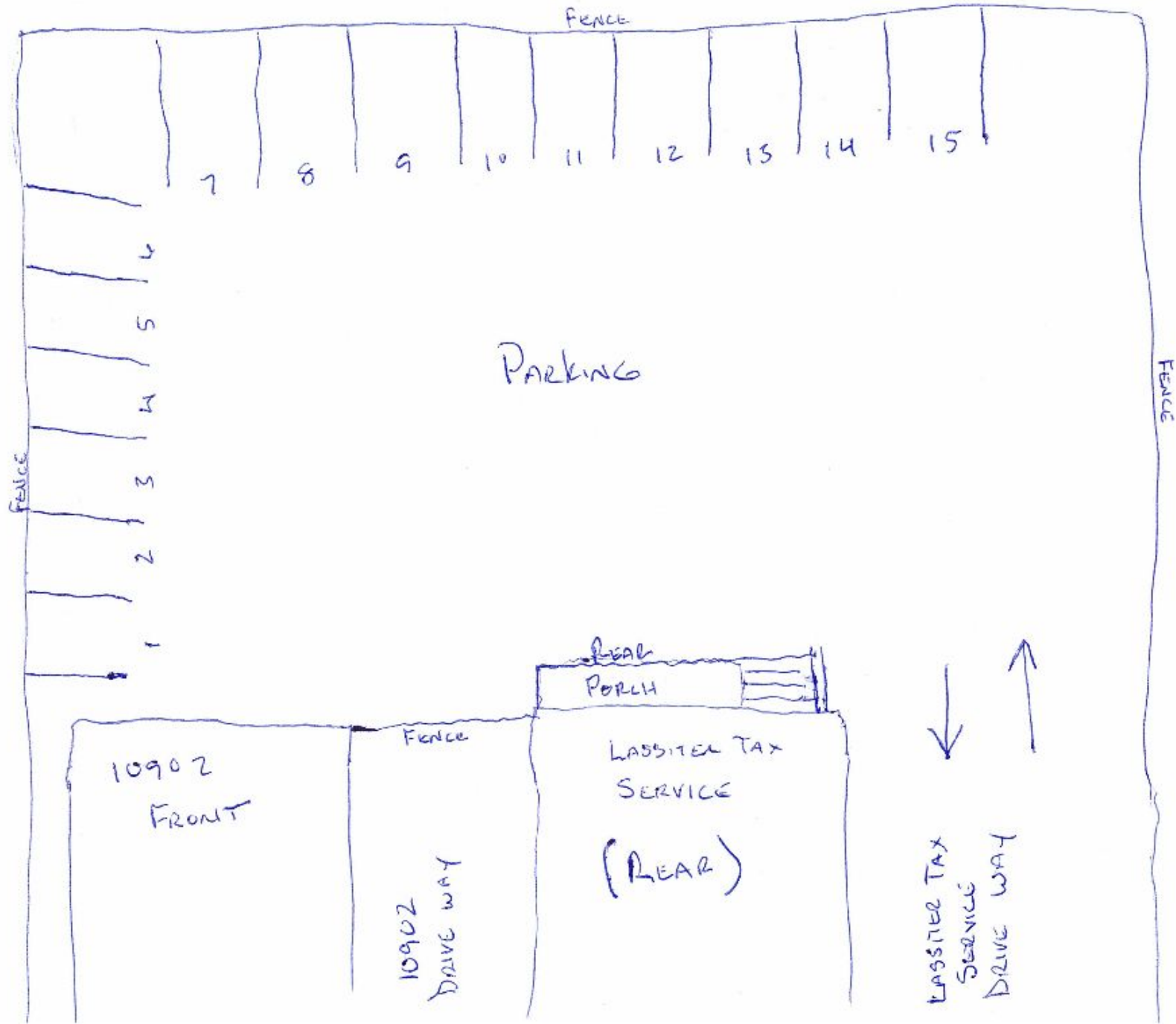
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Navigation icons: Home, 2D, Location, Zoom In (+), Zoom Out (-), Street View (Person icon)







Euclid Corridor Design Review Case

August 20, 2021



EC2021-021 – Circle Square District Streetscape Reconstruction: Seeking Schematic Approval

Project Address: Chester, Stokes, Reserve Ct

Project Representative: Steve Rubin, Midwest Development Partners

Paul Volpe, Urban Designer

Doug Blank, Baker Engineering

Cassandra Rice, Site Design



CIRCLE SQUARE

Public Infrastructure and Streetscape Schematic Design Package

Prepared and submitted in support of the new mixed-use neighborhood in the University Circle District of Cleveland — The city’s center of arts, culture, health, education, and lifestyle.

- Euclid Corridor Design Review Committee
- Cleveland City Planning Commission

Total Development Projections

Residential:	797 living units
Retail:	66,800 s.f. street level shopping
Hotel:	160 rooms
Office:	170,900 s.f.
Library:	27,810 s.f. on 2 levels
Parking Garages:	1,525 public reserved spaces

August 12, 2021



A Commitment to Developing ‘Place’ and Connecting ‘People’

*Roads that define space.....Intersections that create place.....Place that supports redevelopment
Redevelopment that grows neighborhoods.....Neighborhoods that define our City*





Unique, Vibrant, and Beautiful, Mixed-use Streets and Buildings.....Transform Neighborhoods

08/12/2021

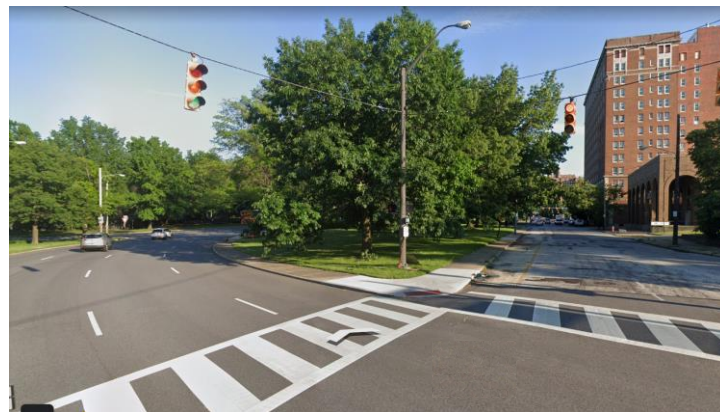




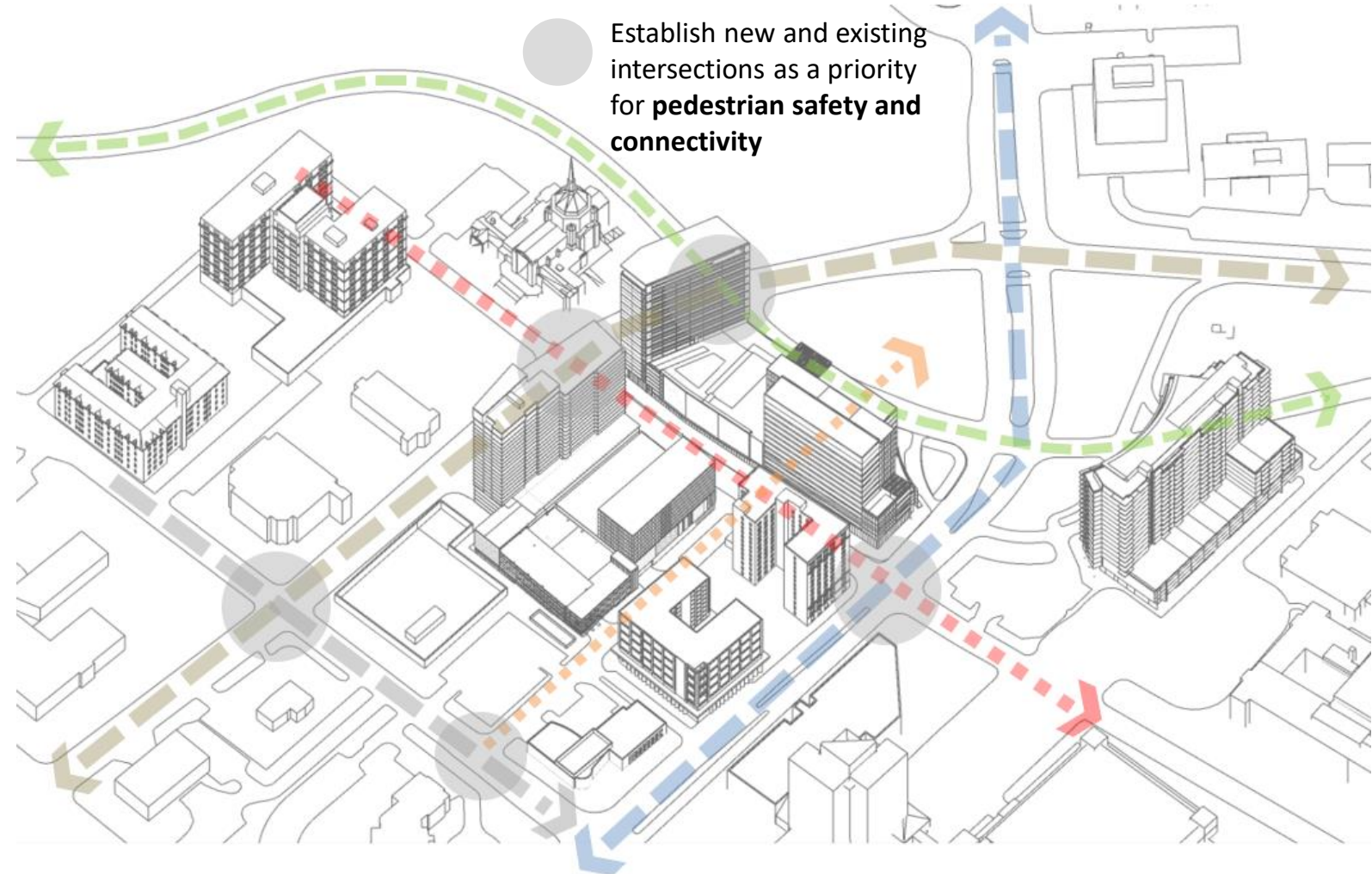
Euclid Avenue: Multi-modal transportation street (existing)



Chester Avenue: Major arterial corridor (improved)



MLK Jr. Blvd: Community parkway (enhanced)



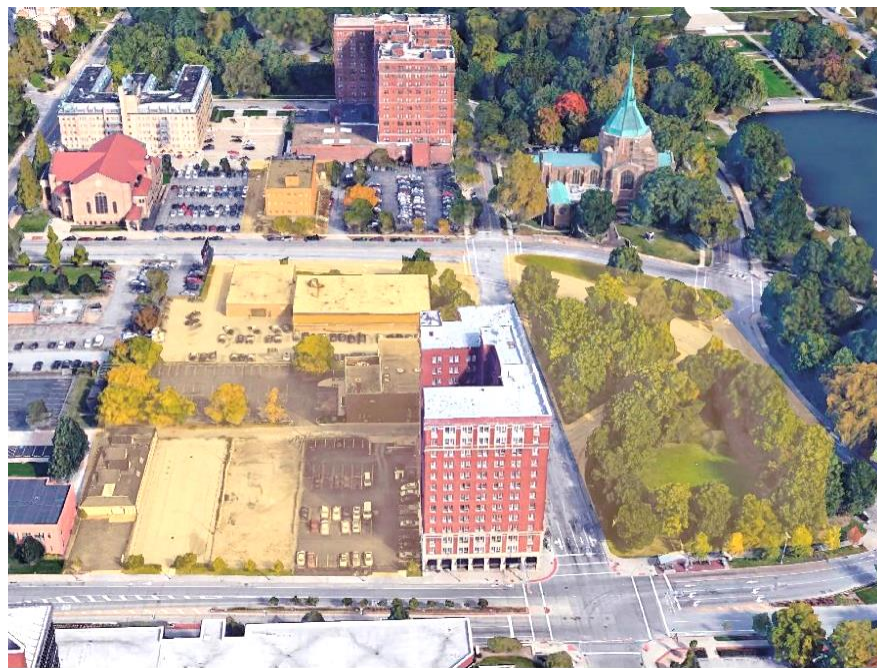
Stokes Blvd: Neighborhood mixed-use main street (re-created)



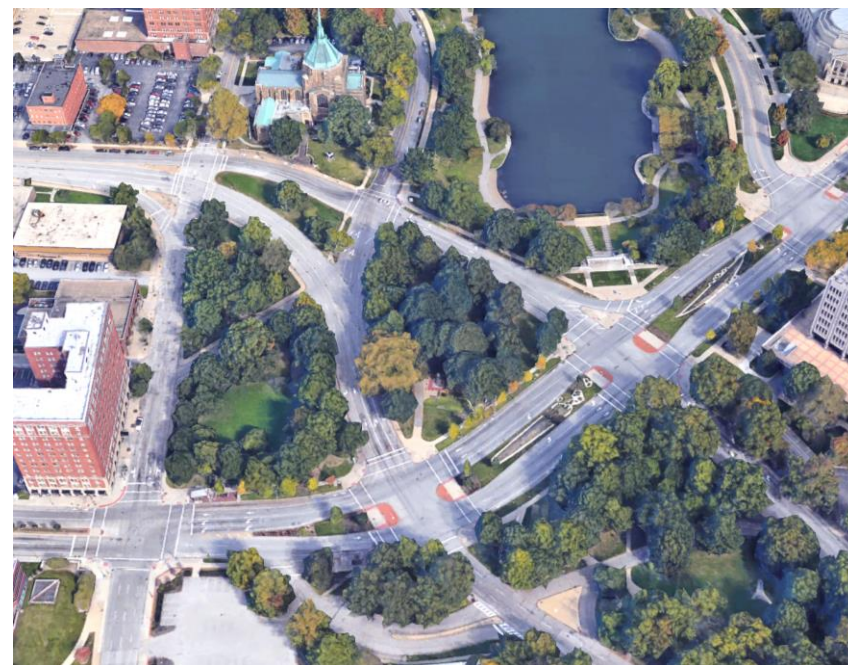
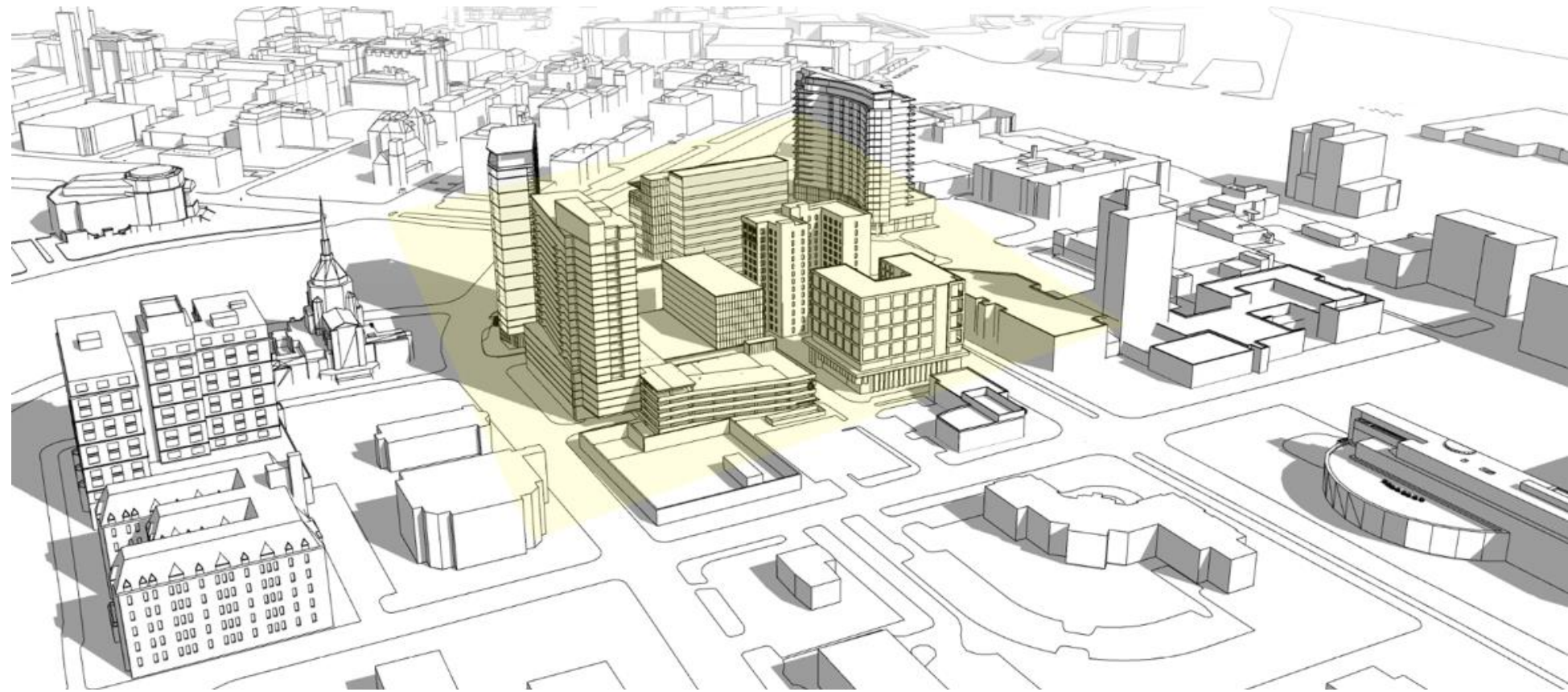
Reserve Court: Pedestrian Service Street (resurrected)

Planning started with 5 streets and the pedestrian
Re-establishing the Urban Street Grid

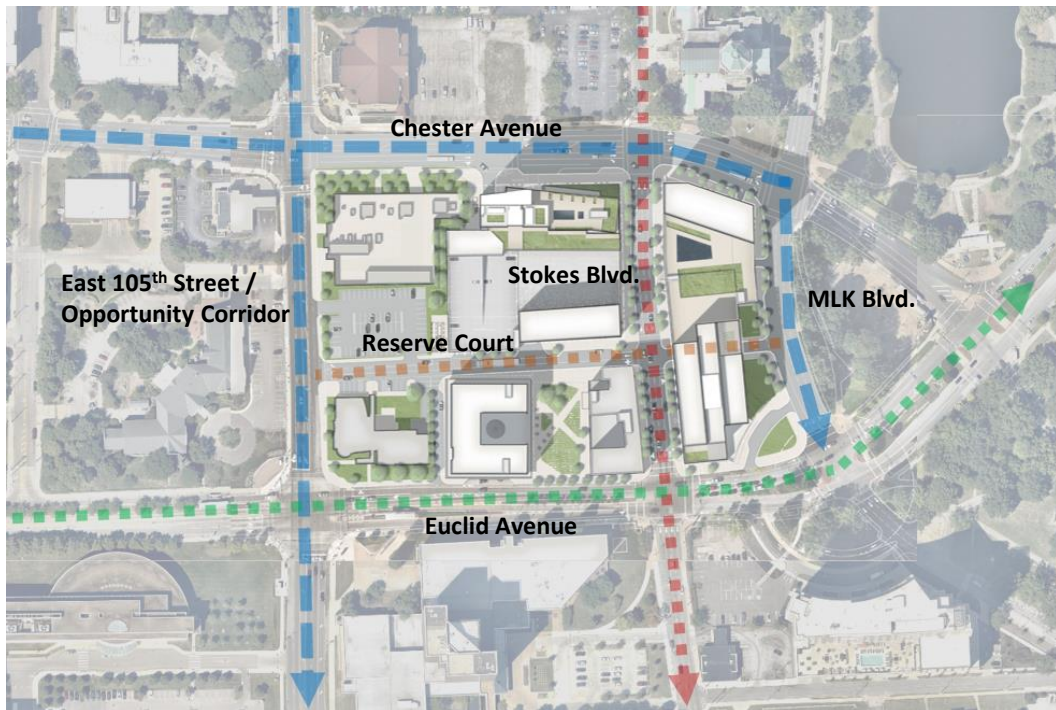


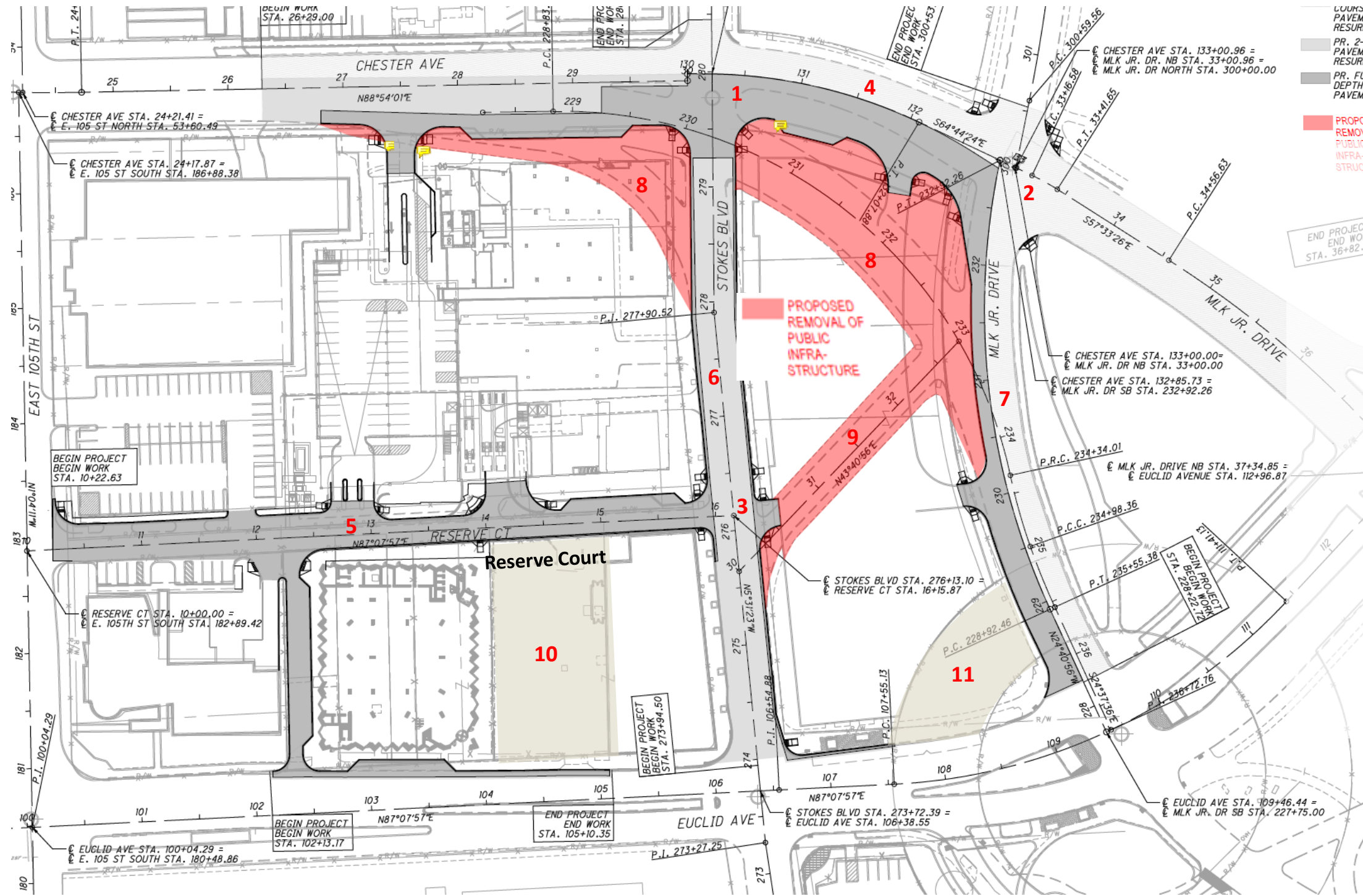


Transform three disjointed and underutilized blocks into a connected City-Center in University Circle



- Plan Balanced Streets Supporting Compact, Mixed-Use, Urban Development
- Re-establish the city grid with functional and beautiful city streets
- Emphasize pedestrian activity and safety
- Make connections to the city neighborhoods
- Reflect the uniqueness of place that exists in University Circle
- Recognize the mixture of uses that make a place vibrant and valuable
- Plan at a scale that responds to the density and intensity of the adjacent educational, cultural, and medical uses
- **Commit to a 'true urbanism' that embraces diversity in people, uses, architecture, and lifestyle**





- LOOSE PAVEMENT RESURF
- PR. 2-1 PAVEMENT RESURF
- PR. FU DEPTH PAVEMENT
- PROPO REMOVE PUBLIC INFRA-STRUCT

Infrastructure Improvements

- ### Intersections
- 1 Chester/Stokes
 - 2 Chester/MLK
 - 3 Stokes/Reserve Court

- ### Roadway/Streetscape Reconstruction
- 4 Chester Ave
 - 5 Reserve Ct
 - 6 Stokes Blvd
 - 7 MLK Blvd

- ### Street Removal
- 8 Chester Turn Lanes
 - 9 Liberty Blvd

- ### New Public Spaces
- 10 Library Plaza
 - 11 University Circle Plaza

Calmer streets, less pavement, wider sidewalks, safer for everyone

Site Plan with Public Streets, Intersections, and Right of Way Improvements





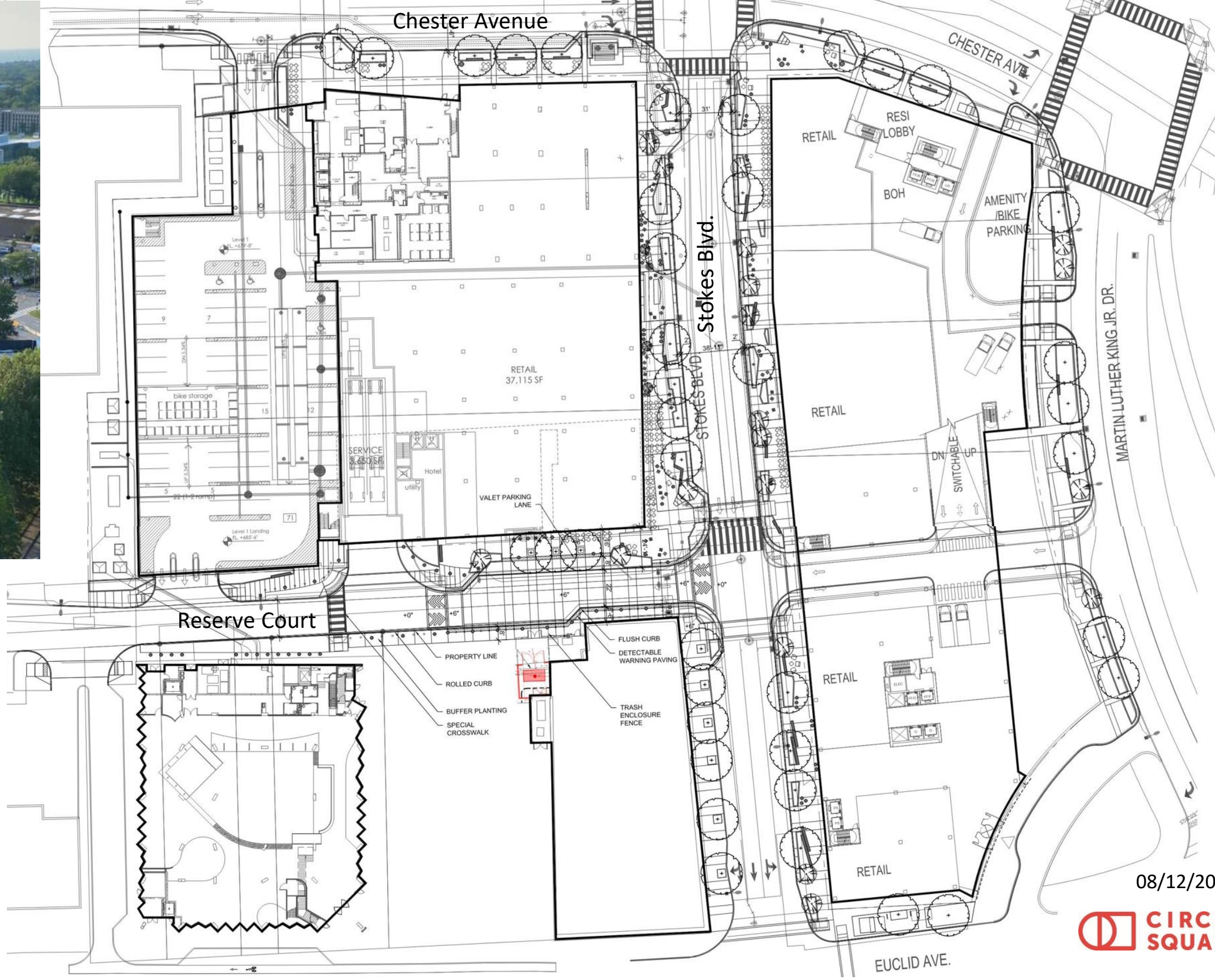
District Development and Streetscape Plan



site

MDP MIDWEST
DEVELOPMENT
PARTNERS

Michael Baker
INTERNATIONAL

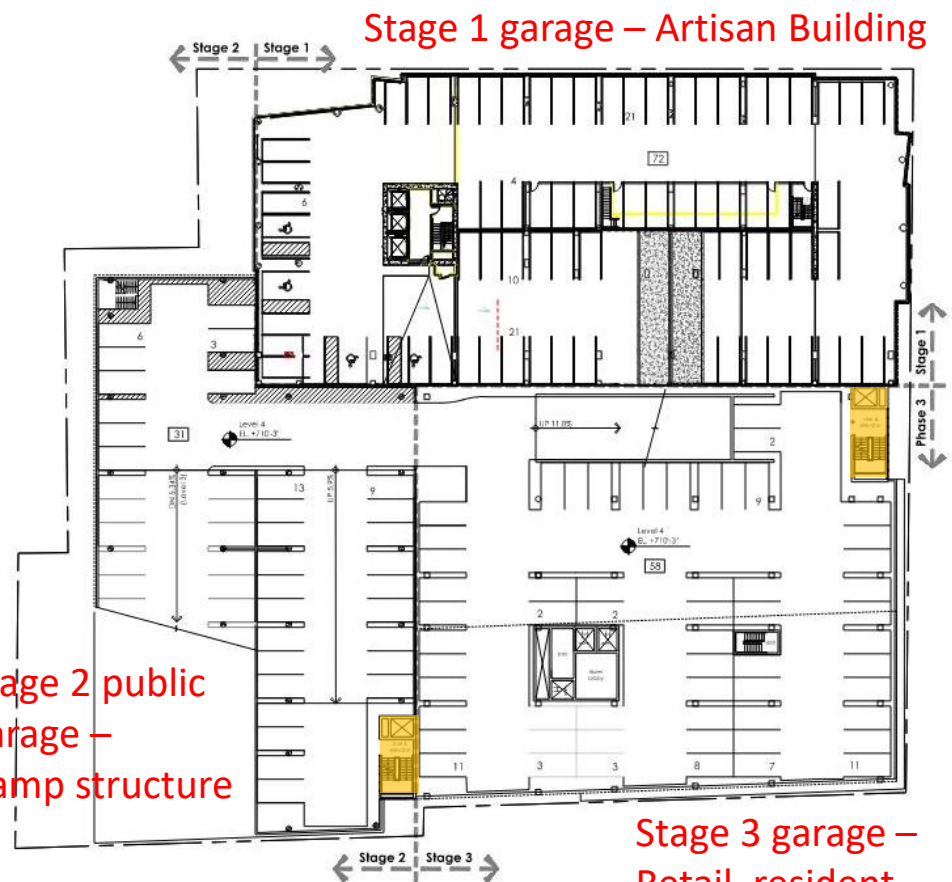


08/12/2021

**CIRCLE
SQUARE**



Level 4 Plan



Levels 2 & 3 Plan



Street Level Plan

Stage 1 garage – Artisan Building

Stage 2 public garage – Ramp structure

Stage 3 garage – Retail, resident, and public use

Parking Supply Tabulation (07.23.2021)				
Level	Stage 1	Stage 2	Stage 3	Total
1	0	64	-	64
2	0	56	-	56
3	73	51	60	184
4	80	31	58	169
5	80	-	60	140
6	56	-	62	118
Total	289	202	240	731

STREETS IDENTITY - "BIG IDEAS"



CHESTER / EUCLID



THE GARDEN



THE PROMENADE



THE SHARED STREET



THE TERRACES



THE PARKWAY

STREETSCAPE CONCEPT

LEGEND

- 1 Landscape Buffer
- 2 Integral Color Pedestrian Concrete Paving
- 3 Curb Bump Out / Safety Enhancements
- 4 Enhanced Crosswalk with Specialty Paving
- 5 "Corner" seating area with "rug" specialty pavers
- 6 Identifier / Beacon / Public Art
- 7 "Nook" seating area
- 8 "Living Room" seating area
- 9 "Edges" seating area
- 10 Curbless Shared Street
- 11 Parkway with large planters and shade trees



08/12/2021

CHESTER AVENUE – VIEW CONCEPT





STOKES BOULEVARD - MATERIALITY

LEGEND

- 1 Integral Colored Concrete
- 2 Crosswalk
- 3 Specialty Paver "Rug" -- Living Rooms
- 4 Specialty Paver "Rug" -- Corners
- 5 Tropical Hardwoods at Seating Elements
- 6 Powder Coated Metal at Planters



STOKES BOULEVARD – VIEW CONCEPT





STOKES BOULEVARD - SEATING AREAS

LEGEND

- Corners
- Living Rooms
- Nodes
- Edges



● CORNERS



● LIVING ROOMS



● NODES



● EDGES



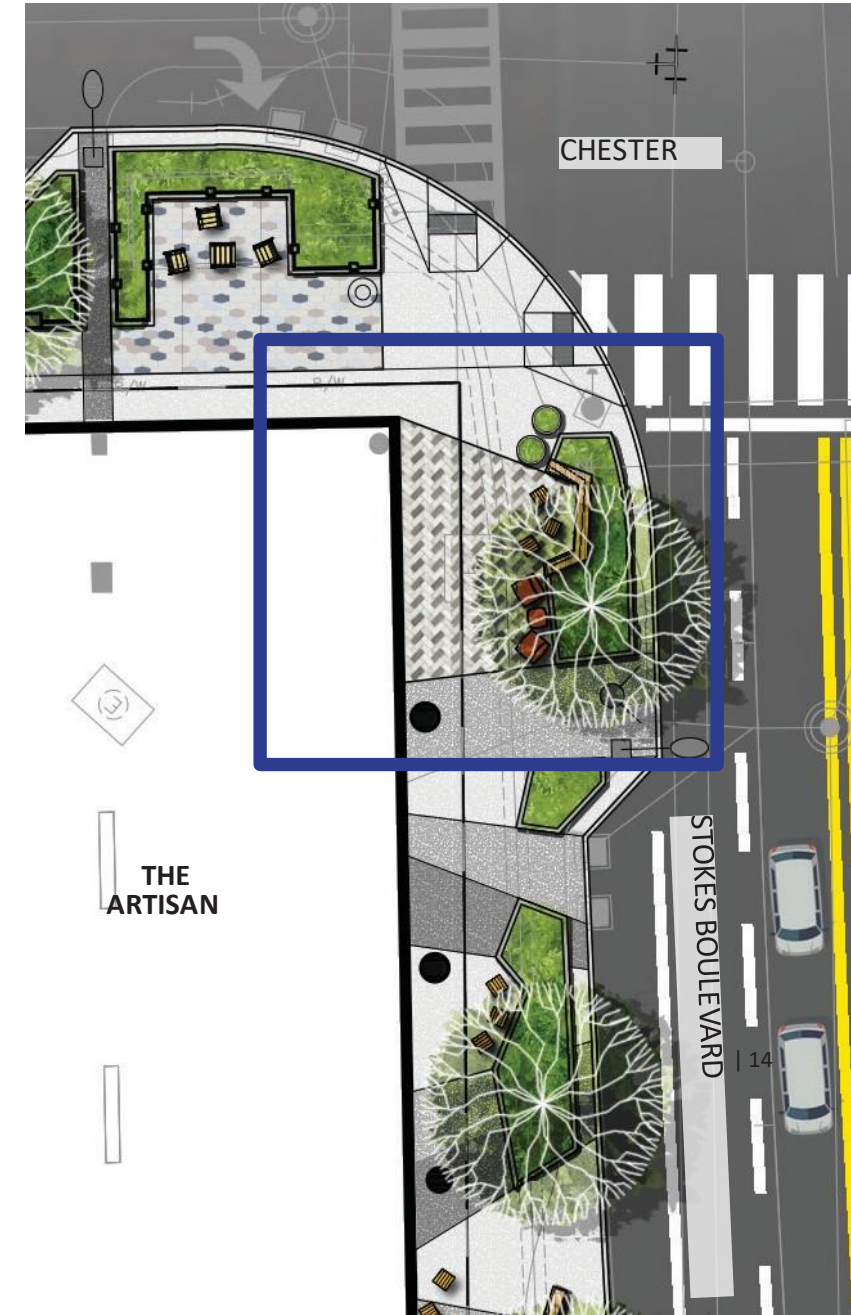
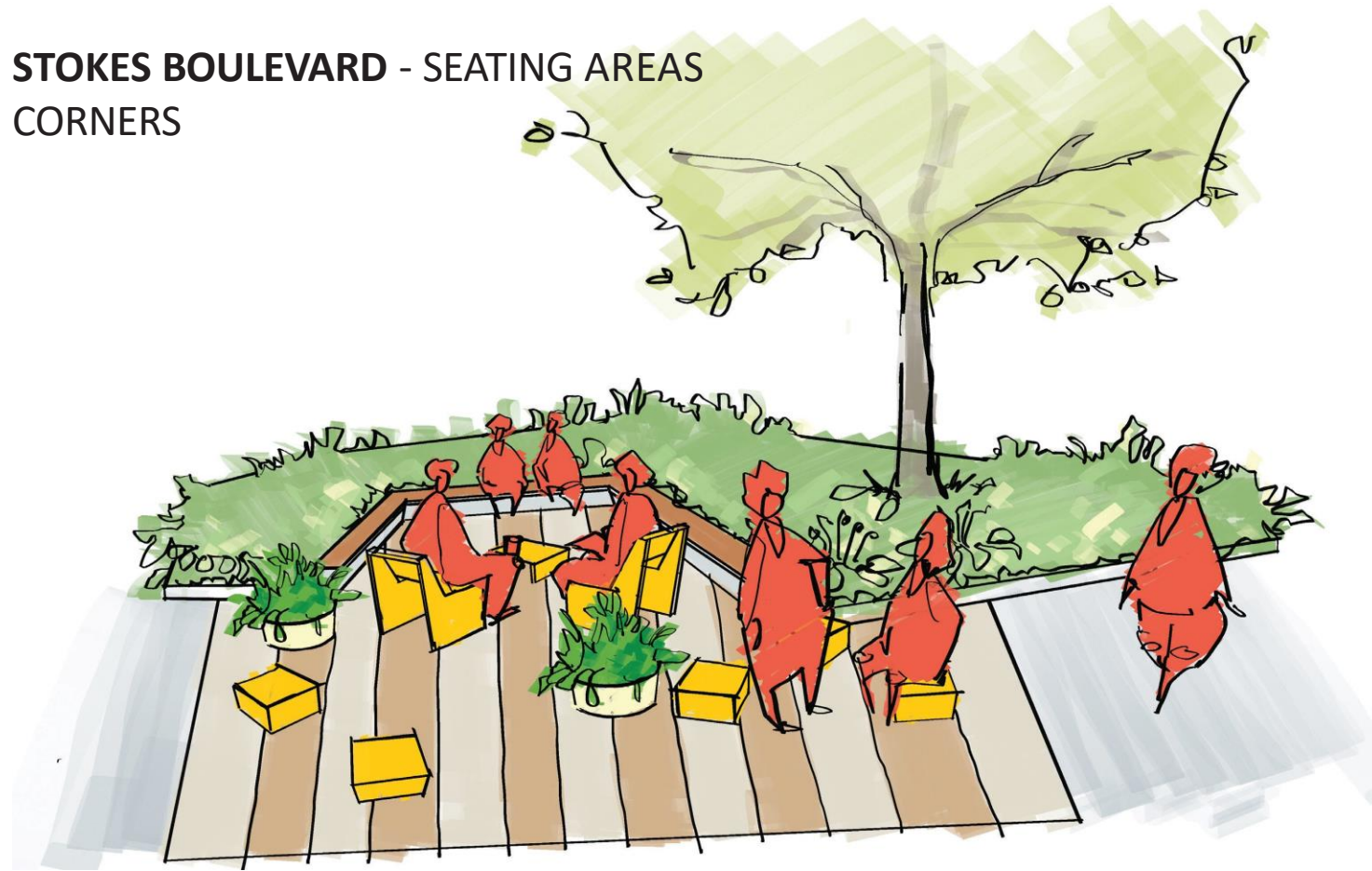
LIGHTING



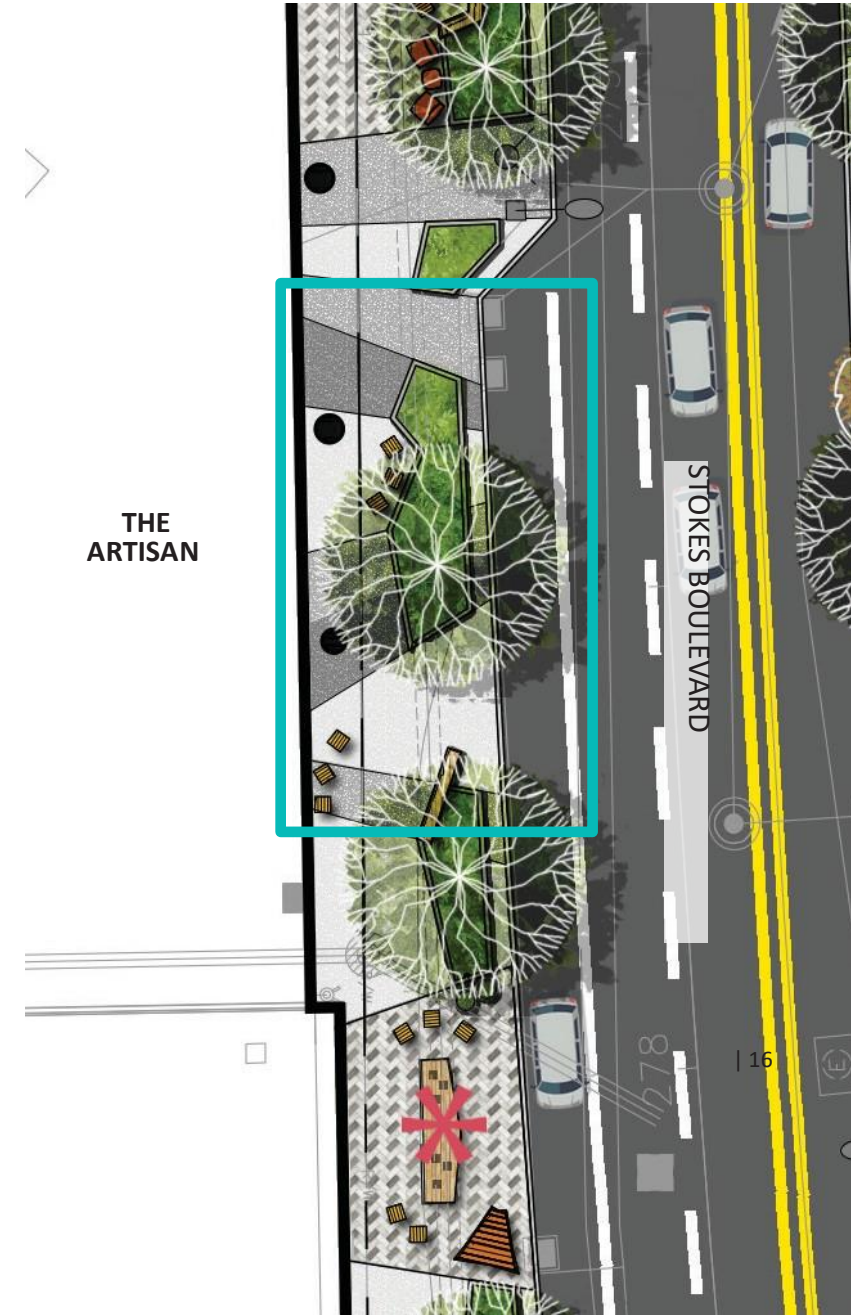
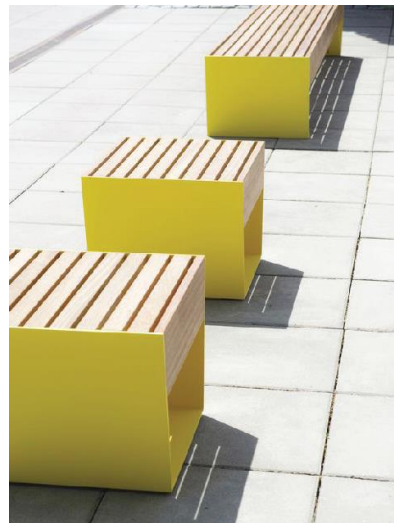
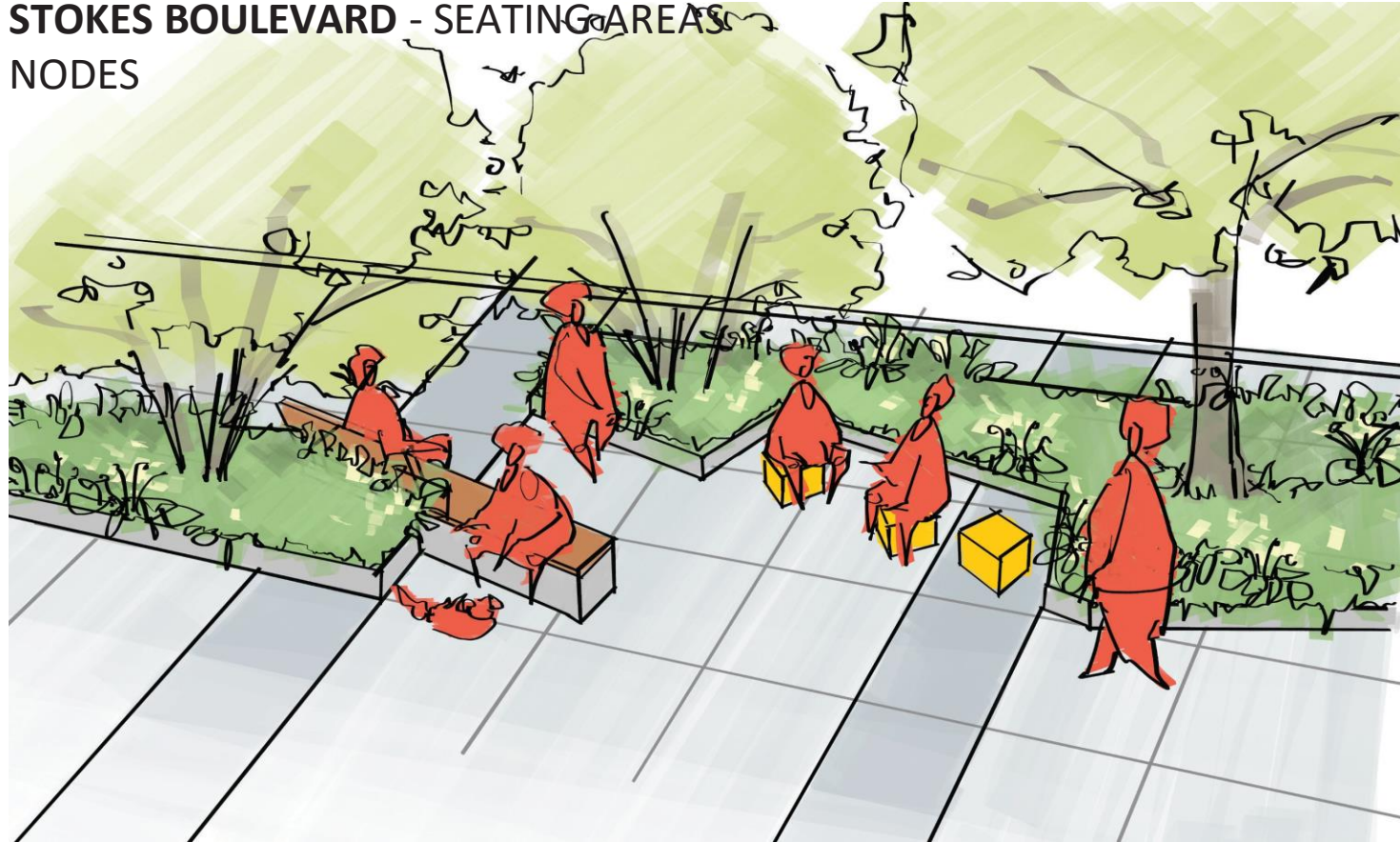
BEACONS



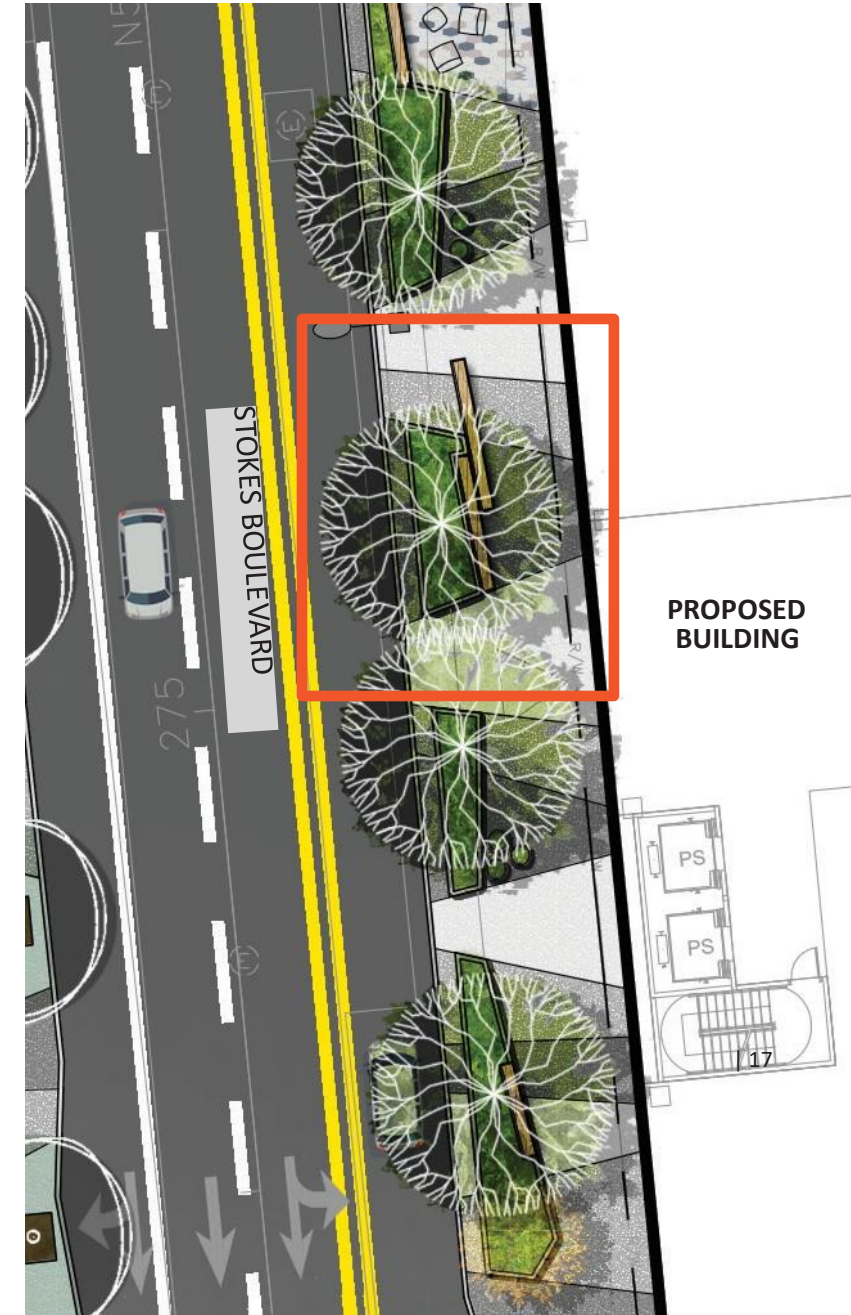
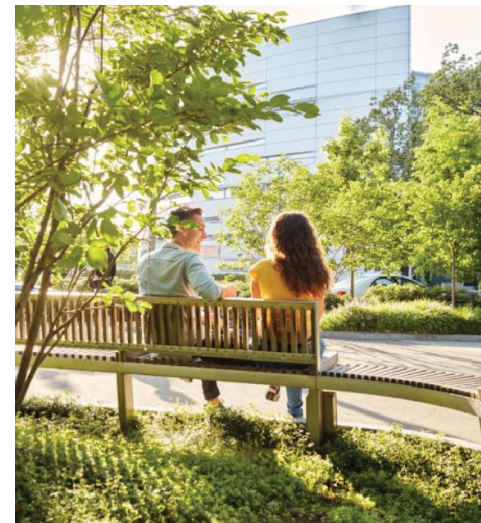
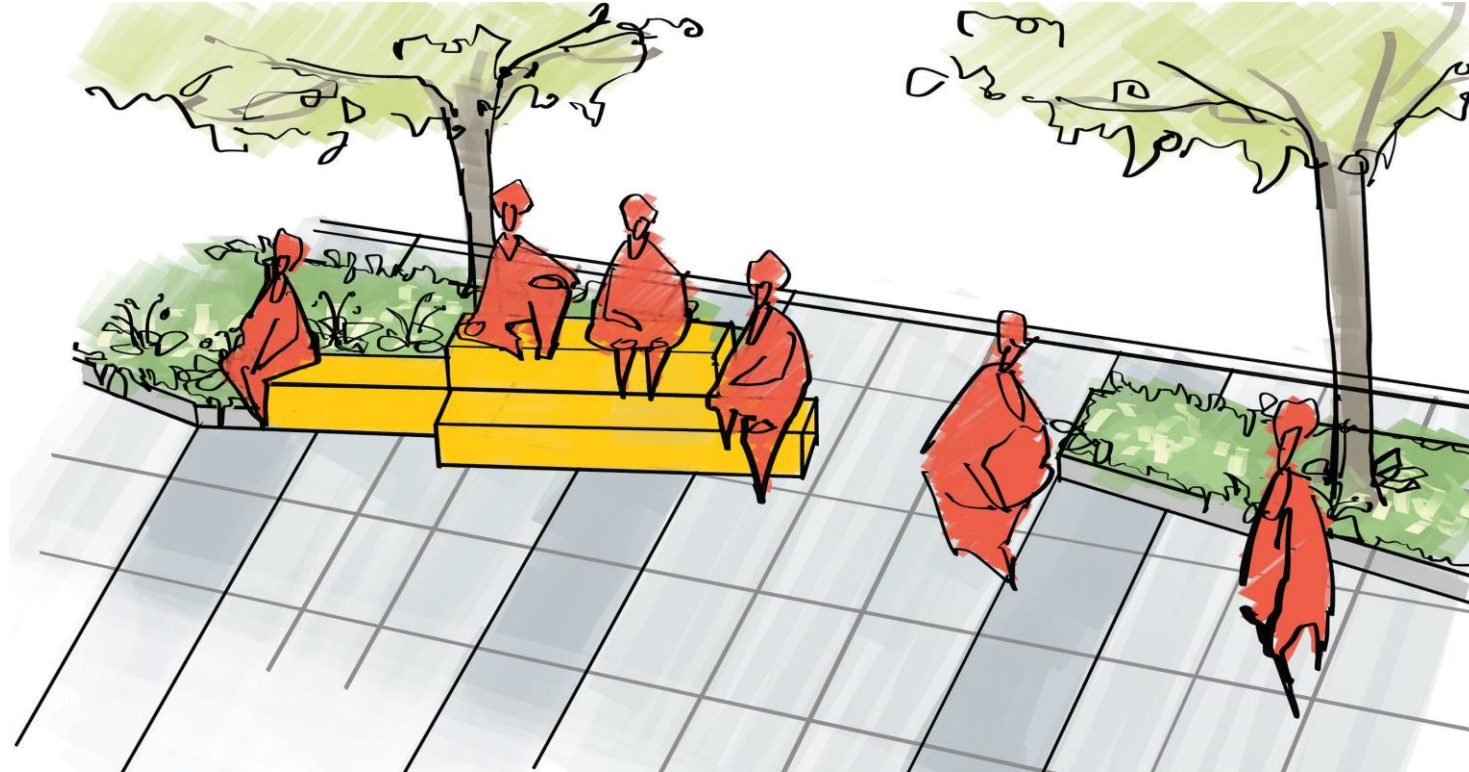
STOKES BOULEVARD - SEATING AREAS CORNERS



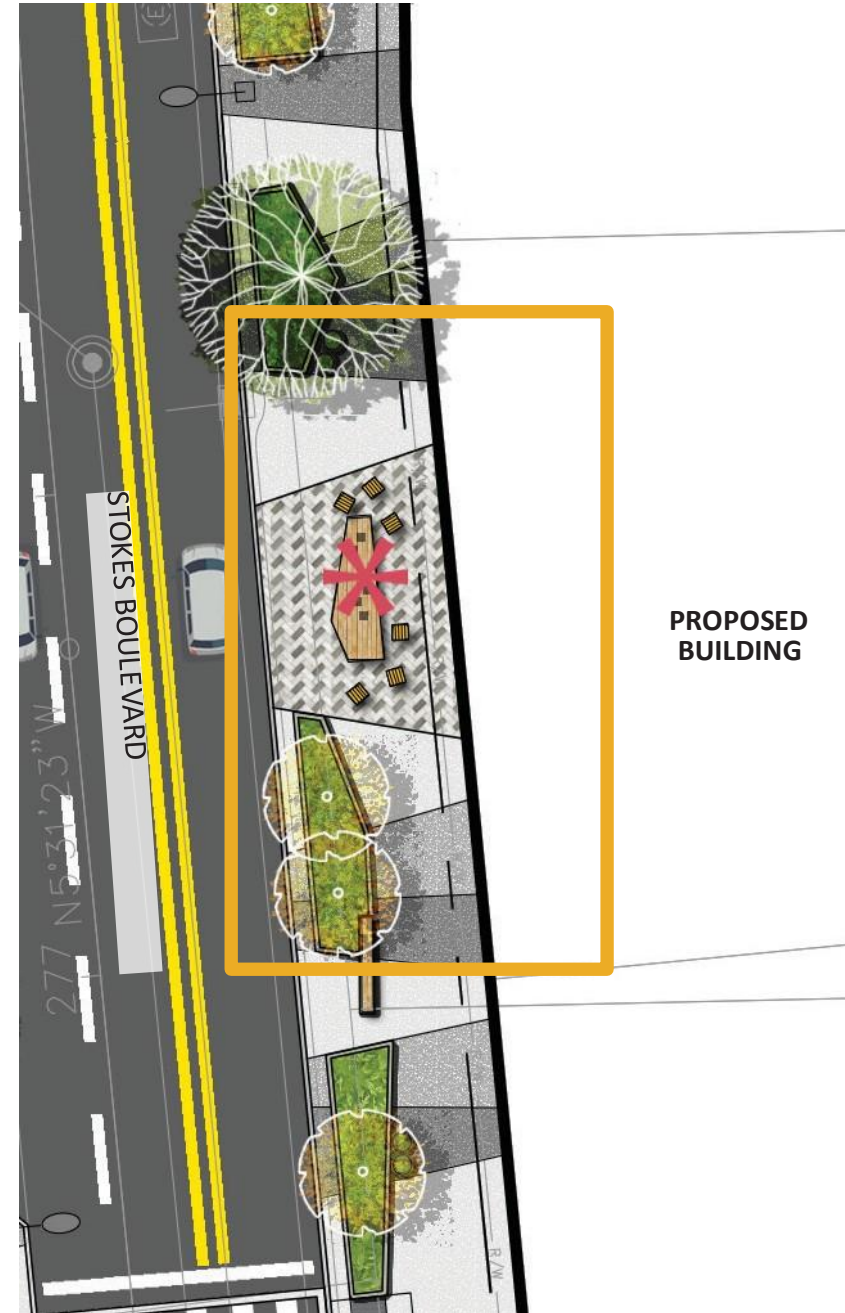
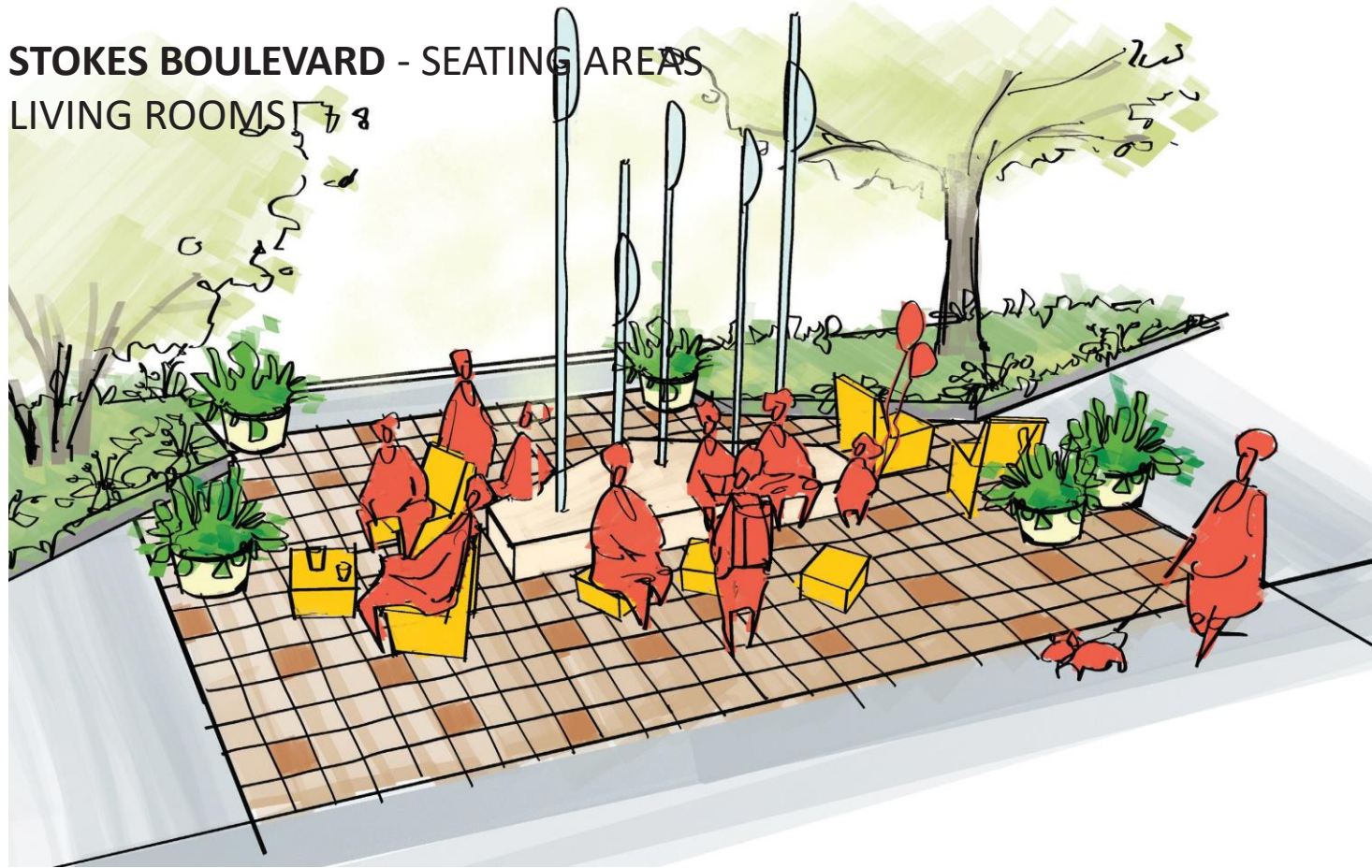
STOKES BOULEVARD - SEATING AREAS NODES



STOKES BOULEVARD - SEATING AREAS EDGES



STOKES BOULEVARD - SEATING AREAS
LIVING ROOMS







1 Reserve Court Heading East



2



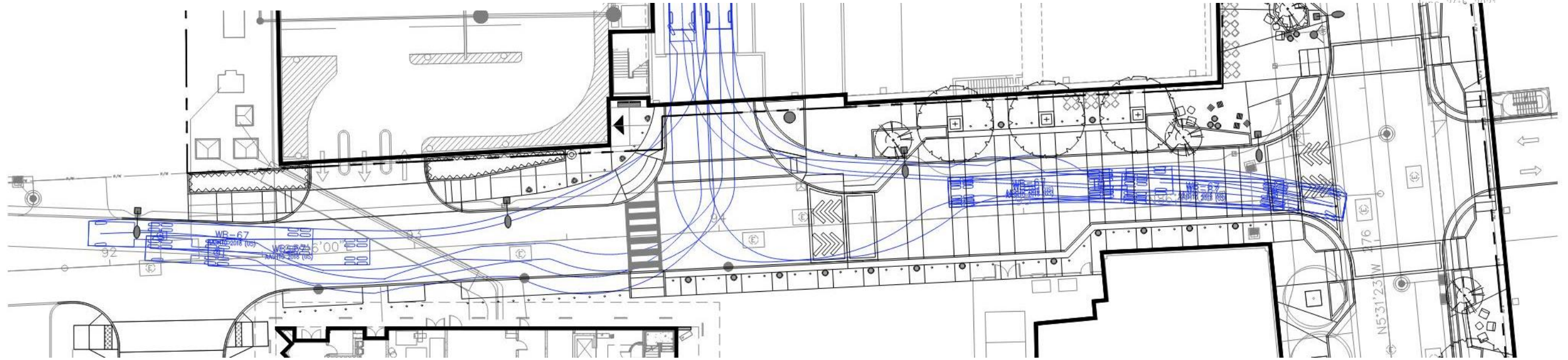
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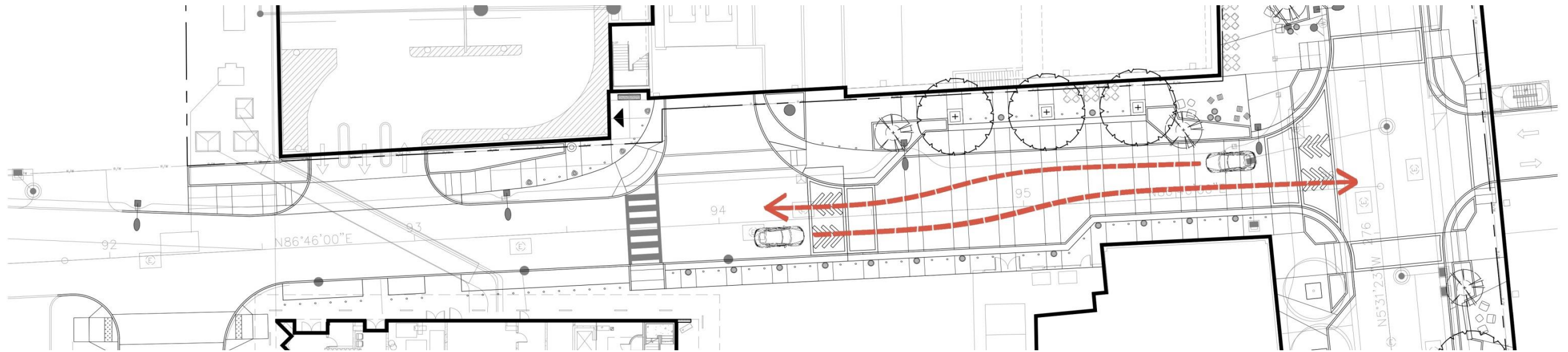
3

SHARED STREET - TURNING MOVEMENTS

site



TRUCK TURNING MOVEMENTS



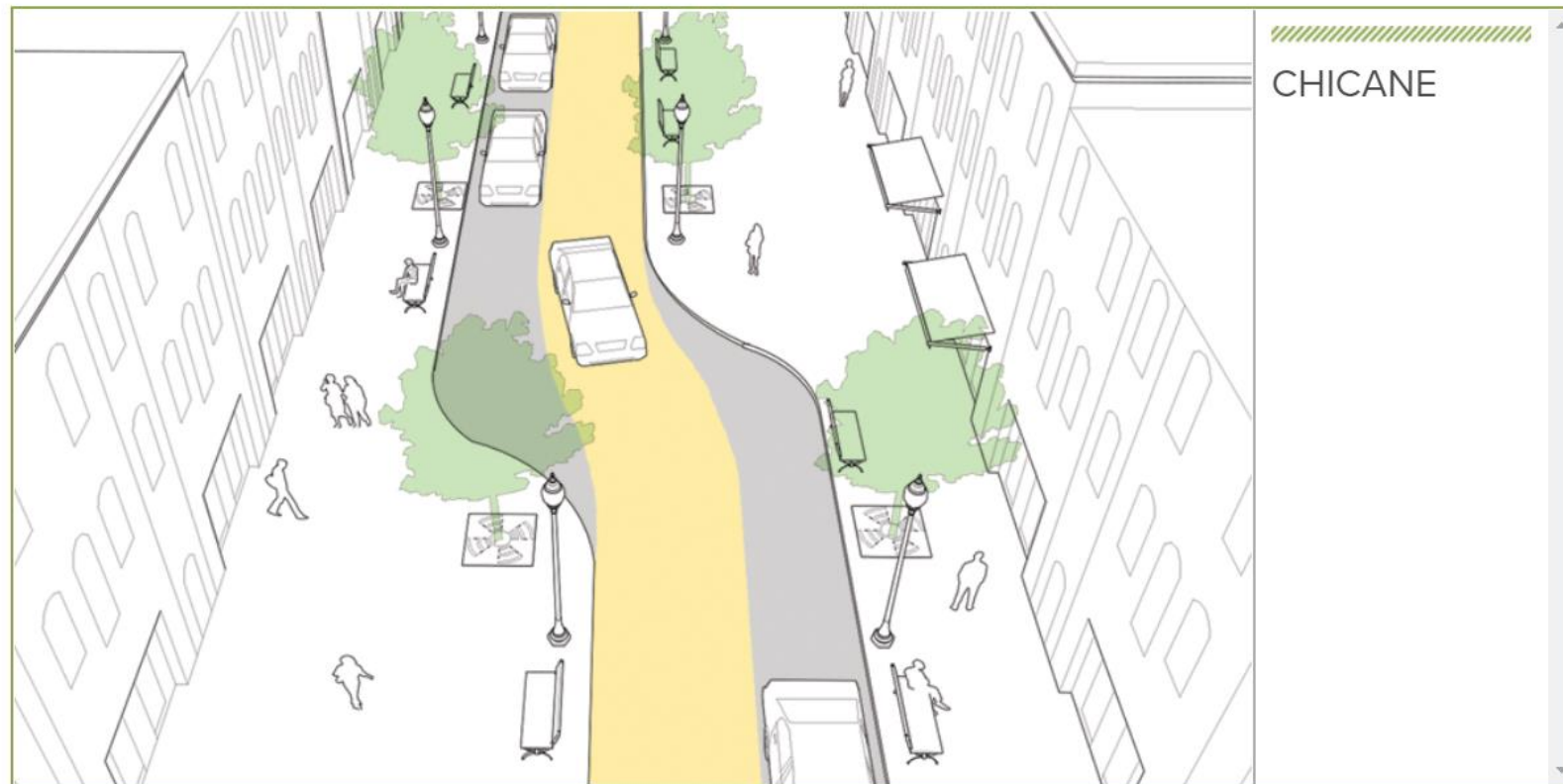
CAR MOVEMENTS



Offset curb extensions on residential or low volume downtown streets create a chicane effect that slows traffic speeds considerably.

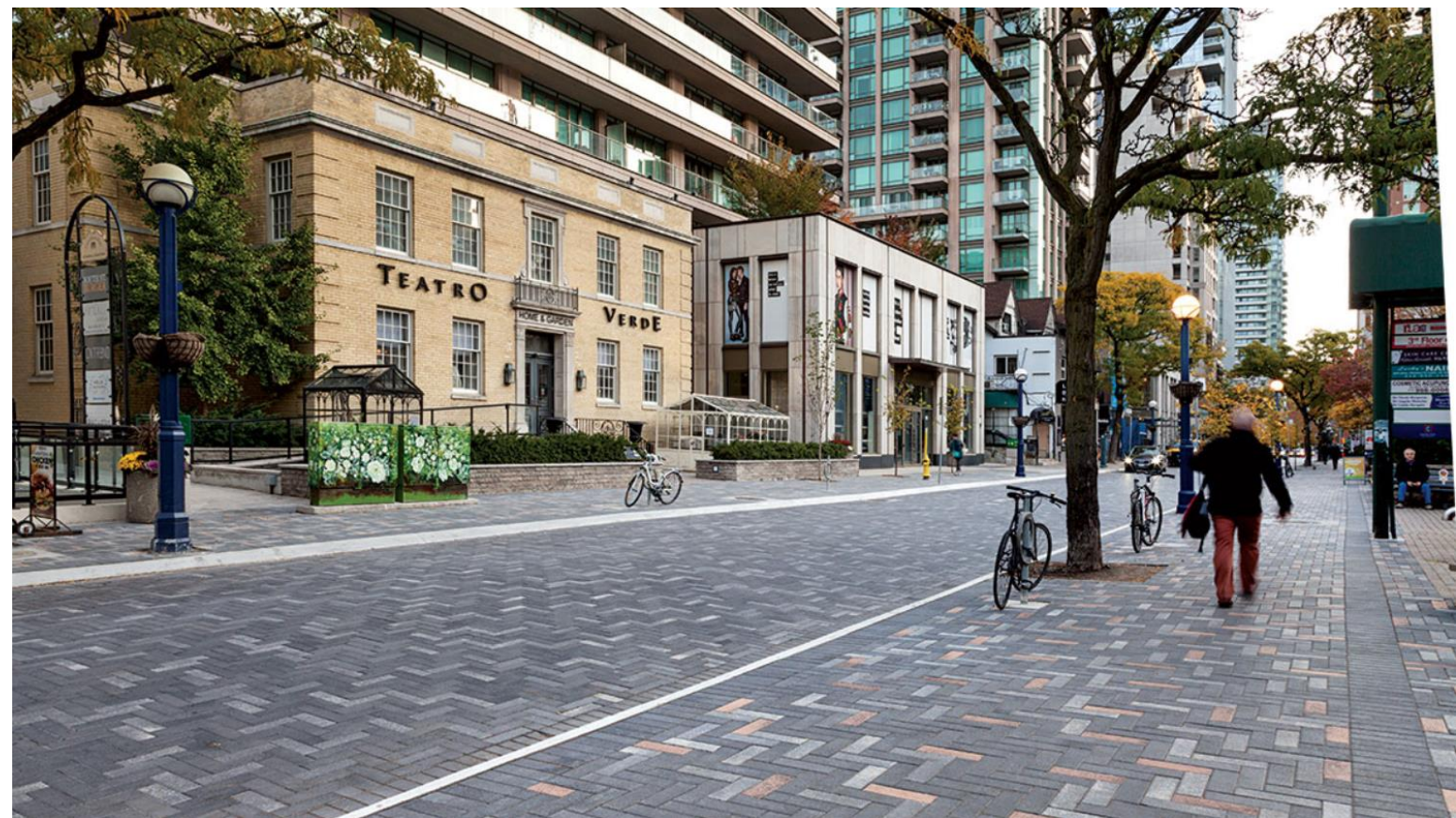
Chicanes increase the amount of public space available on a corridor and can be activated using benches, bicycle parking, and other amenities.

West District Master Plan & Street Standards

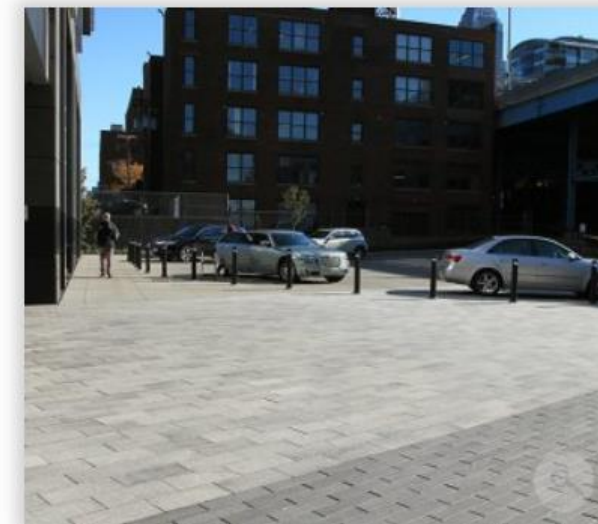




Bell Street - Seattle, Washington



Yorkville Avenue - Toronto, Ontario



Project:
Argyle Street

Designer:
site design group, ltd.

Location:
Chicago, Illinois

Located in the Uptown neighborhood of Chicago, Argyle Street is a Southeast Asian community and the very first shared street in Illinois. In 2013, the City of Chicago initiated a streetscape redevelopment project that would transform the street and revitalize the historic neighborhood, adding to its vibrant character. The city selected Argyle Street as a shared streetscape pilot project with the aim of boosting business for local shops and restaurants, encouraging community engagement, and providing more space for hosting outdoor festivals and street fairs, such as the summertime Argyle Night Market festival.

The new design prioritizes accessibility, green infrastructure and the pedestrian experience, slowing down traffic and creating a safe and inviting gathering space for residents and tourists. Asphalt streets and concrete sidewalks were replaced with paving stones of different colors, indicating car and bike lanes, as well as defining the pedestrian-only areas. The street design uses Eco-Priora™ in a permeable paver application in Premier Coffee Creek to indicate the raised crosswalks on the shared street, formerly dedicated to car traffic. Limestone was used to designate parking spots.

The new road slightly weaves around a series of planter beds installed to calm traffic, embellish the urban streetscape, and collect stormwater – a major issue in Chicago. Among several sustainable features, Argyle Street is being monitored for the effectiveness of its green infrastructure system in the hopes of providing valuable data for future developments. Since its completion the Argyle Streetscape project has won the ILASLA Honor Award for its notable design.

Project:
Ernst & Young

Designer:
AECON

Location:
Cleveland, Ohio



McCormick Square
Prairie Avenue - Chicago, Illinois
Site Design

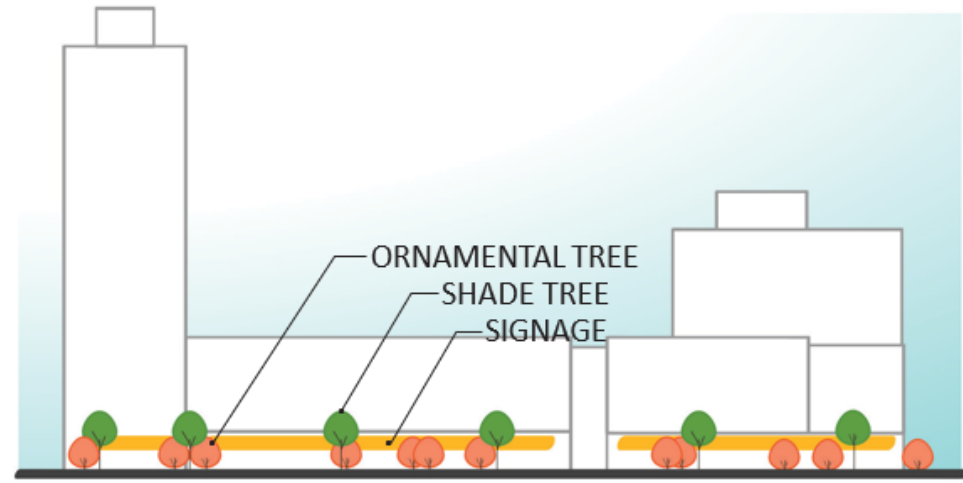


SHARED STREET – VIEW CONCEPT

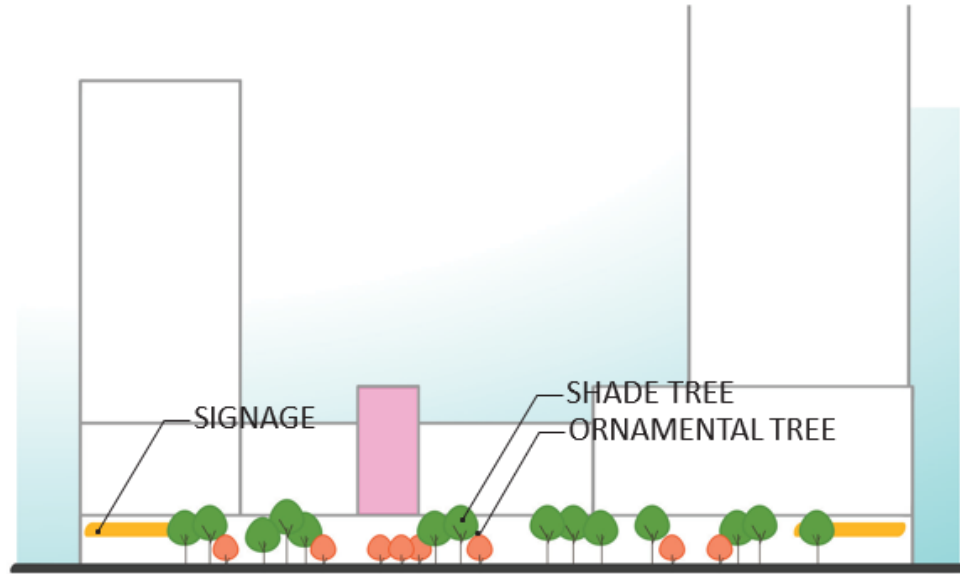


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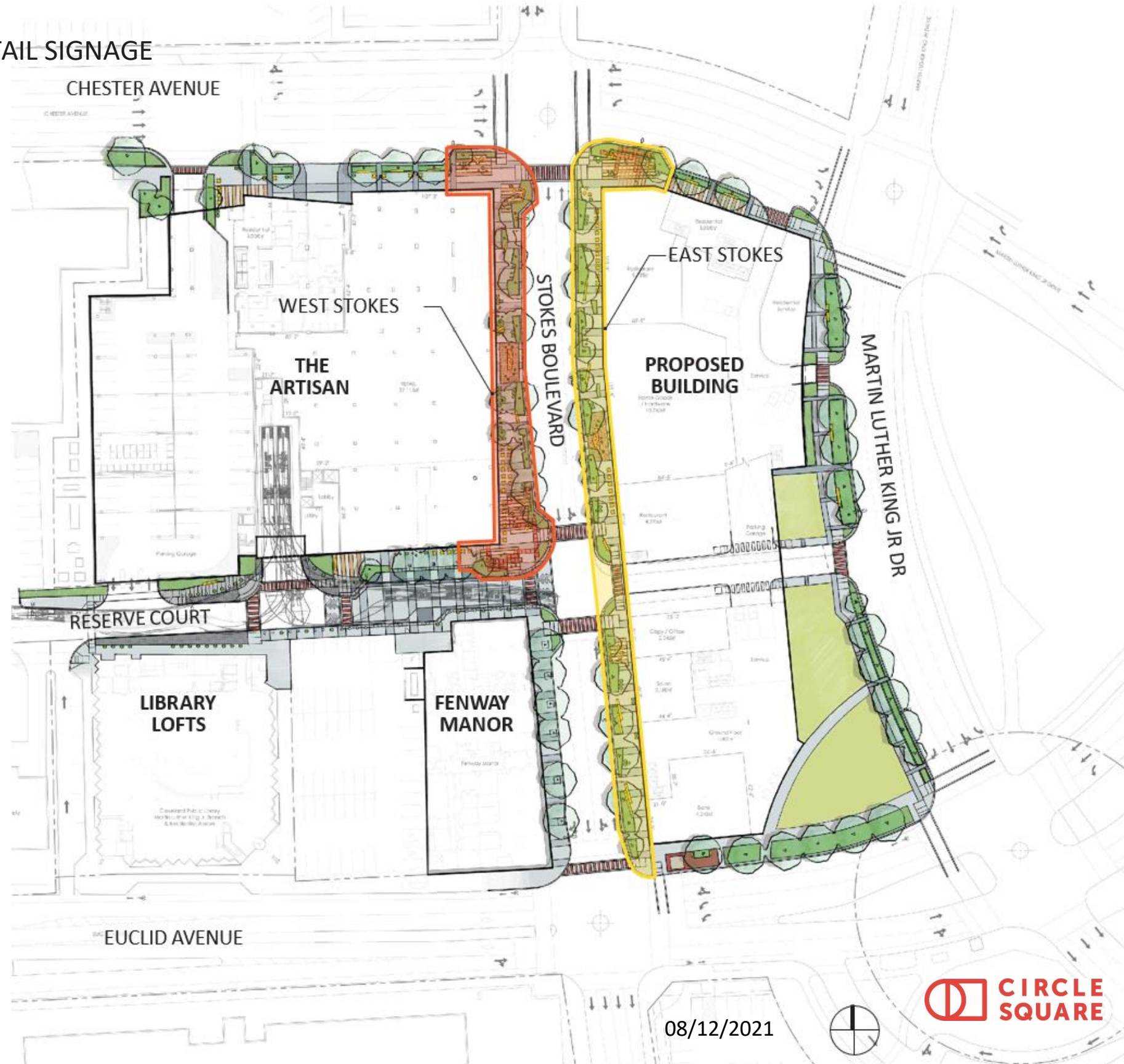
STOKES BOULEVARD - TREE CANOPY STRATEGY FOR RETAIL SIGNAGE



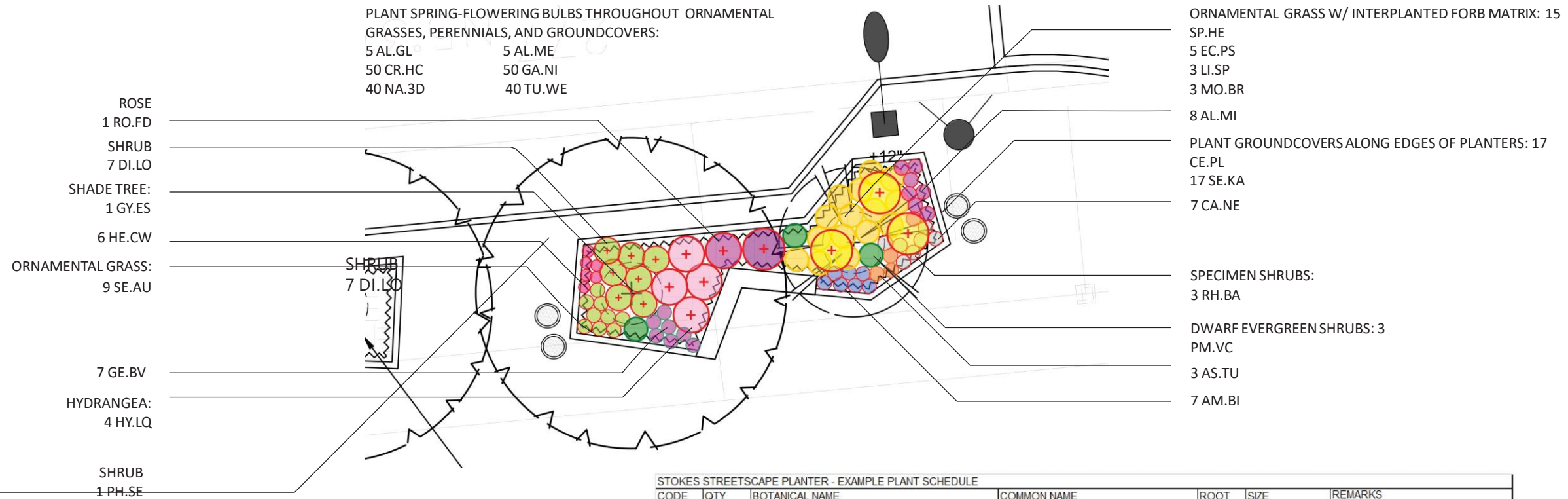
EAST STOKES APPROACH



WEST STOKES APPROACH



STOKES BOULEVARD - PLANTERS



STOKES STREETSCAPE PLANTER - EXAMPLE PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES						
GY.ES	1	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	7' min. clear branch height
EVERGREEN SHRUBS						
PM.VC	3	<i>Pinus mugo</i> 'Valley Cushion'	Valley Cushion Mugo Pine	cont	24" ht	24" o.c.
SHRUBS						
DI.LO	7	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	cont	18" ht	36" o.c.
HY.LQ	4	<i>Hydrangea paniculata</i> 'Little Quick Fire'	Little Quick Fire Hydrangea	cont	30" ht	36" o.c.
PH.SE	1	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	cont	42" ht	42" o.c.
RH.BA	3	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Staghorn Sumac	cont	48" ht	42" o.c.
RO.FD	1	<i>Rosa rugosa</i> 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	cont	30" ht	36" o.c.
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER						
AL.MI	8	<i>Allium</i> 'Millennium'	Millennium Allium	cont	#1	15" o.c.
AM.BI	7	<i>Amsonia tabernaemontana</i> 'Blue Ice'	Blue Ice Blue Star	cont	#1	15" o.c.
AS.TU	3	<i>Asclepias tuberosa</i>	Butterfly Milkweed	cont	#1	15" o.c.
CA.NE	7	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamint	cont	#1	15" o.c.
CE.PL	17	<i>Ceratostigma plumbaginoides</i>	Plumbago	cell	4" cell	12" o.c.
EC.PS	5	<i>Echinacea purpurea</i> 'Prairie Splendor'	Prairie Splendor Coneflower	cont	#1	15" o.c.
GE.BV	7	<i>Geranium macrorrhizum</i> 'Bevan's Variety'	Bevan's Bigroot Geranium	cont	#1	15" o.c.
HE.CW	6	<i>Heuchera</i> 'Carnival Watermelon'	Carnival Watermelon Heuchera	cont	#1	12" o.c.
LI.SP	3	<i>Liatris spicata</i>	Creeping Lilyturf	cont	#1	12" o.c.
MO.BR	3	<i>Monarda bradburiana</i>	Eastern Beebalm	cont	#1	15" o.c.
SE.KA	17	<i>Sedum kamtschaticum</i>	Russian Stonecrop	cont	4" cell	10" o.c.
SE.AU	9	<i>Sesleria autumnalis</i>	Autumn Moor Grass	cont	#1	15" o.c.
SP.HE	15	<i>Sporobolus heterolepis</i>	Prairie Dropseed	cont	#1	18" o.c.
BULBS						
AL.GL	5	<i>Allium</i> 'Globemaster'	Globemaster Allium	bulb	20 cm	12-16" o.c.; plant in drifts
AL.ME	5	<i>Allium</i> 'Mount Everest'	Mount Everest Allium	bulb	18 cm	12-16" o.c.; plant in drifts
CR.HC	50	<i>Crocus</i> 'Hokus Crocus' Blend'	Hokus Crocus Crocus Blend	bulb	10 cm	2-4" o.c.; plant in drifts
GA.NI	50	<i>Galanthus nivalis</i>	Snowdrop	bulb	8 cm	3-4 per SF; plant in drifts
NA.3D	40	<i>Narcissus</i> '3D Blend'	3D Blend Daffodil	bulb	12 cm	2-3 per SF; plant in drifts
TU.WE	40	<i>Tulip</i> 'Wellspring' Blend [Darwin Hybrids]	Wellspring Blend Tulips [Darwin Hybrids]	bulb	12 cm	4-6" o.c.; plant in drifts

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STOKES BOULEVARD - PLANT PALETTE



State Street Maple
Acer miyabei 'Morton'



Heritage River Birch
Betula nigra



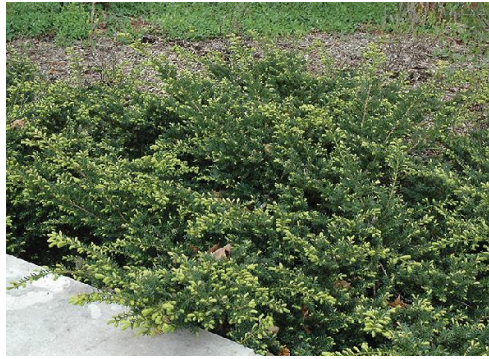
Northern Catalpa
Catalpa speciosa



Bowhall Red Maple
Acer rubrum 'Bowhall'



Eastern Redbud
Cercis canadensis



Everlow Yew
Taxus x media 'Everlow'



Annabelle Hydrangea
Hydrangea arborescens 'Annabelle'



Scarlet Beauty Virginia Sweetspire
Itea virginica 'Morton'



Bergeson Compact Red-osier Dogwood
Cornus sericea 'Bergeson Compact'



Palibin Common Lilac
Syringa meyeri 'Palibin'



Millennium Allium
Allium 'Millennium'



Butterfly Milkweed
Asclepias tuberosa



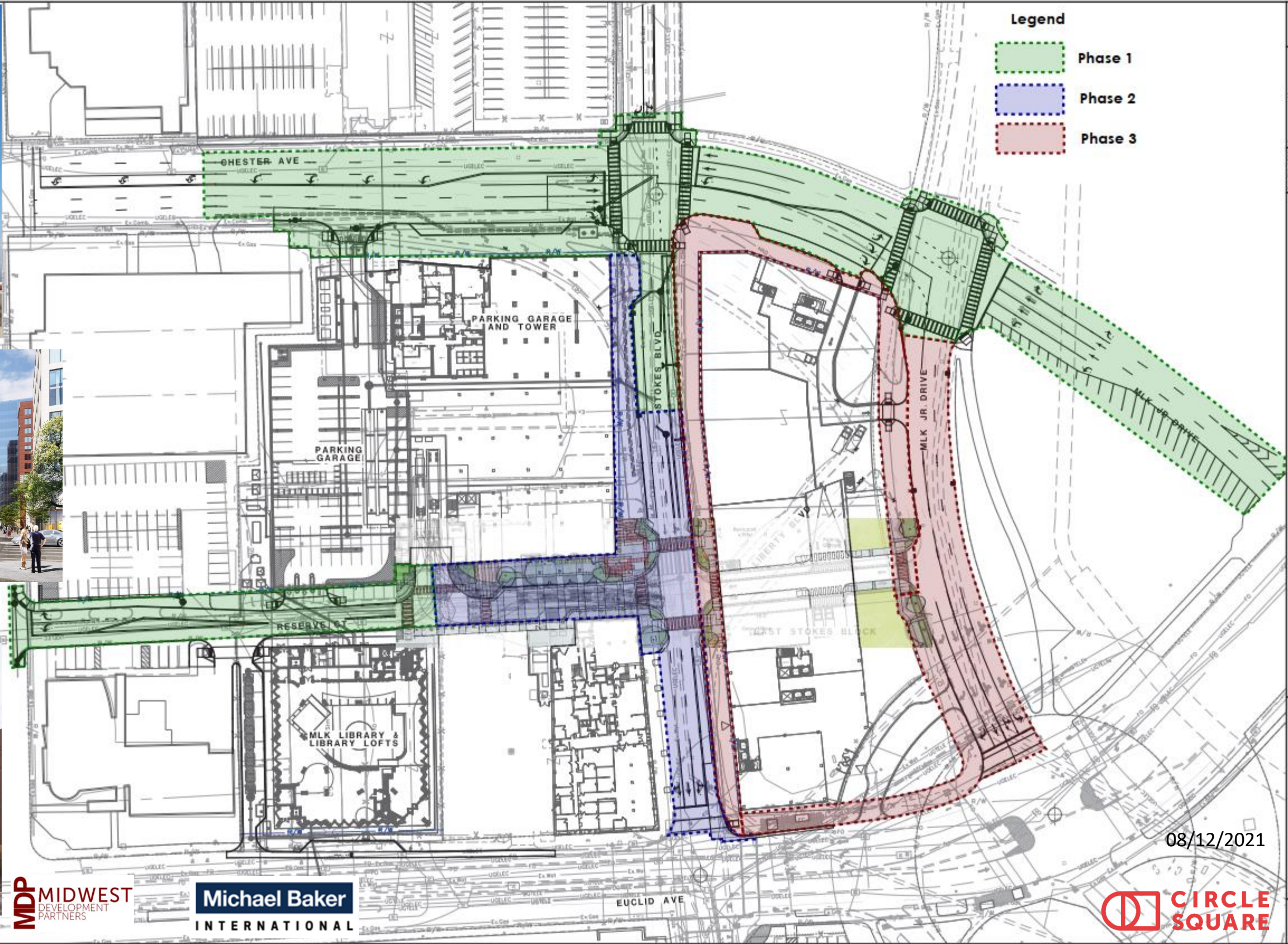
Twilite False Indigo
Baptisia x varicolor 'Twilite'



Northern Sea Oats
Chasmanthium latifolium



Prairie Splendor Coneflower
Echinacea purpurea 'Prairie Splendor'



CALCULATED JLD CHECKED DAB

PROJECT PHASING PLAN

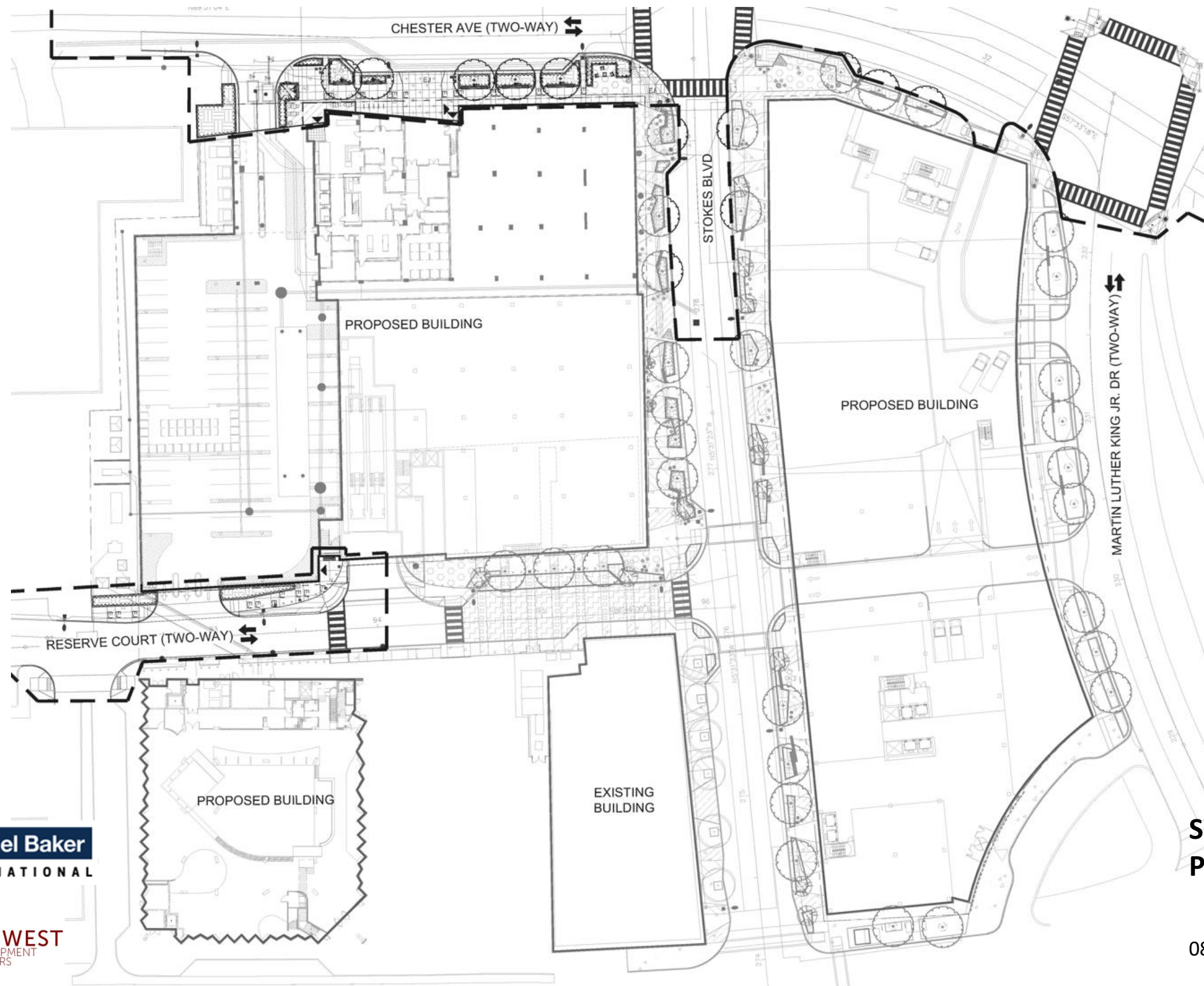
CIRCLE SQUARE

08/12/2021

MDP MIDWEST DEVELOPMENT PARTNERS

Michael Baker INTERNATIONAL

CIRCLE SQUARE

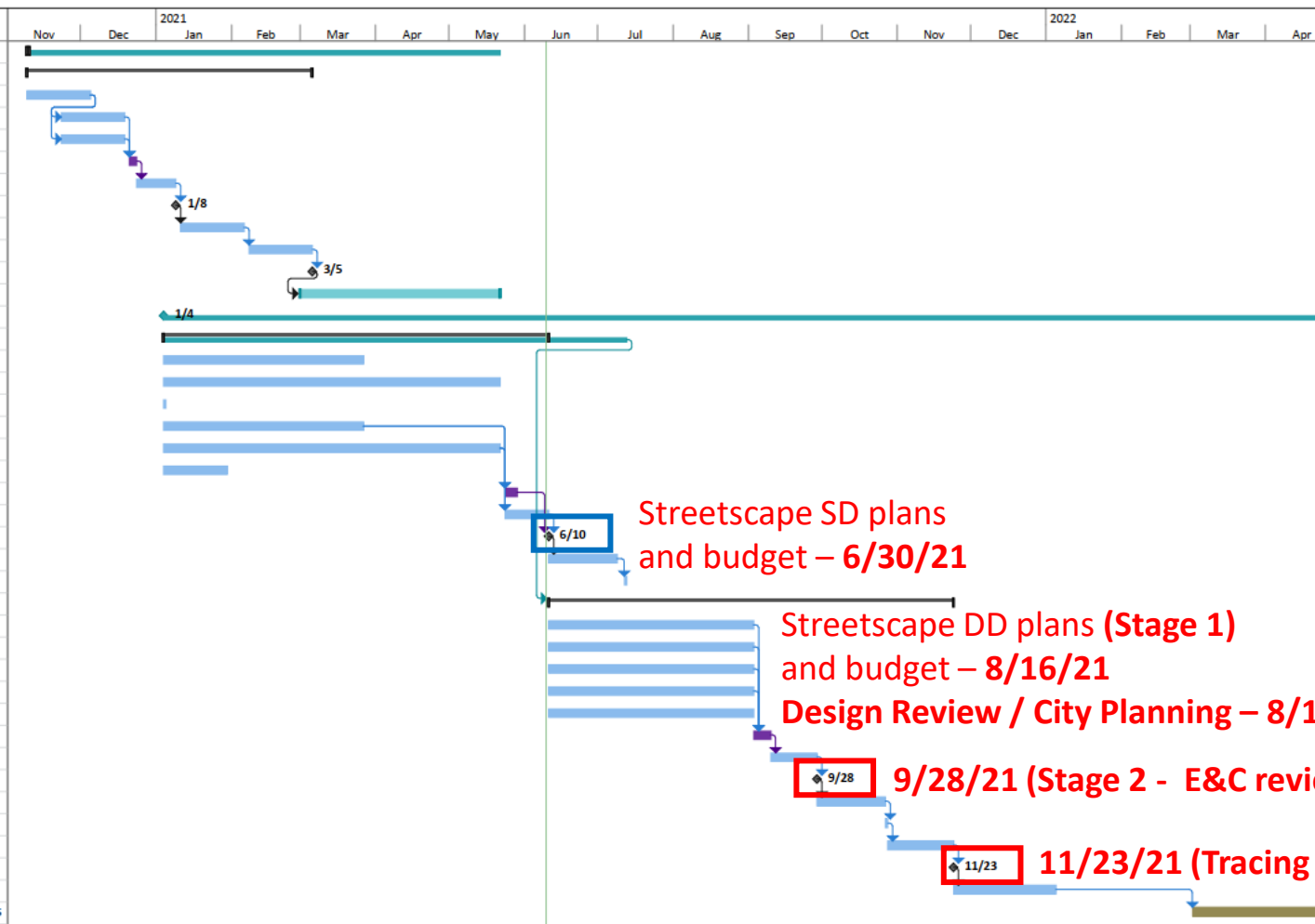


LEGEND

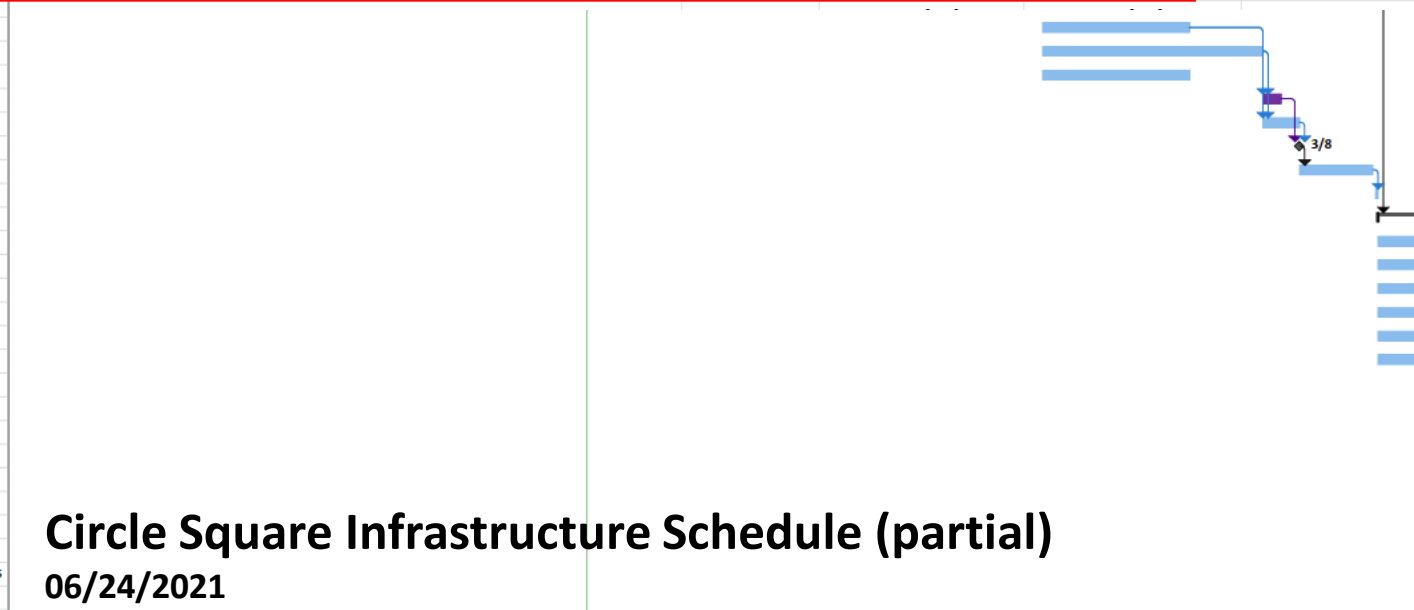
	PROPERTY LINE
	PROJECT LIMIT LINE, OFFSET 2' FOR CLARITY
	SHADE TREE
	ORNAMENTAL TREE
	EXISTING TREE TO REMAIN AND BE PROTECTED
	SHRUBS/PERENNIALS/ GROUNDCOVER/BULBS
	PEDESTRIAN CONCRETE PAVING
	PEDESTRIAN CONCRETE PAVING, INTEGRAL COLOR - TYPE 1
	VEHICULAR CONCRETE PAVING, INTEGRAL COLOR - TYPE 1
	PEDESTRIAN UNIT PAVERS, TYPE 1
	PEDESTRIAN UNIT PAVERS, TYPE 2
	VEHICULAR UNIT PAVERS
	PLANTER CURB
	CONTROL JOINT
	EXPANSION JOINT
	CONCRETE SEATWALL
	BENCH, TYPE 1
	BENCH, TYPE 2
	BENCH, TYPE 3
	PLANTER RAIL
	BOLLARD
	BIKE RACK
	LIGHT POLE, REFER TO CIVIL
	MOVEABLE PLANTERS
	DOG WASTE STATION
	FIXED FURNITURE

**Site Development Plan -
Phase 1 Street Reconstruction**

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1	★	PRE-PHASE (White Oak MOT, Euclid Avenue) NTP	1 day	Mon 11/9/20	Mon 11/9/20	
2	★	Stage I/II: Construction Plans	85 days	Mon 11/9/20	Fri 3/5/21	
3	★	Traffic Analysis	1 mon	Mon 11/9/20	Fri 12/4/20	
4	★	Final Maintenance of Traffic	1 mon	Mon 11/23/20	Fri 12/18/20	3FS-10 days
5	★	Utility Coordination / Exhibits	1 mon	Mon 11/23/20	Fri 12/18/20	3FS-10 days
6	★	Cost Estimate	3 days	Mon 12/21/20	Wed 12/23/20	4,5
7	★	QA/QC Review & Finalize Submittal	12 days	Thu 12/24/20	Fri 1/8/21	6
8	★	Stage II Submittal	0 days	Fri 1/8/21	Fri 1/8/21	7
9	★	City of Cleveland Department Review	4 wks	Mon 1/11/21	Fri 2/5/21	8
10	★	Addressing Comments and Final Review	1 mon	Mon 2/8/21	Fri 3/5/21	9
11	★	Final Plan Approval	0 days	Fri 3/5/21	Fri 3/5/21	10
12	★	Stage III: Construction (by vertical contractor)	3 mons	Mon 3/1/21	Fri 5/21/21	11FS+1 mon
13	★	PHASE 1 (Full Chester, Reserve Pt. 1) NTP	0 days	Mon 1/4/21	Mon 1/4/21	
14	★	Stage I: Preliminary Engineering	114 days	Mon 1/4/21	Thu 6/10/21	
15	★	Supplemental Geotechnical Investigations	60 days	Mon 1/4/21	Fri 3/26/21	
16	★	Utility Coordination	100 days	Mon 1/4/21	Fri 5/21/21	
17	★	Project Kick-off Meeting	1 day	Mon 1/4/21	Mon 1/4/21	
18	★	Conceptual Maintenance of Traffic	3 mons	Mon 1/4/21	Fri 3/26/21	
19	★	Drainage Design	5 mons	Mon 1/4/21	Fri 5/21/21	
20	★	Traffic Signal + Lighting Layout	1 mon	Mon 1/4/21	Fri 1/29/21	
21	★	Stage I Cost Estimate	5 days	Mon 5/24/21	Fri 5/28/21	18,19
22	★	QA/QC Review & Finalize Submittal	14 days	Mon 5/24/21	Thu 6/10/21	18,19
23	★	PHASE 1 Stage I Submittal	0 days	Thu 6/10/21	Thu 6/10/21	22,21
24	★	City of Cleveland Department Review	4 wks	Fri 6/11/21	Thu 7/8/21	23
25	★	Stage 1 Approved - Comment Review Meeting	1 day	Mon 7/12/21	Mon 7/12/21	24FS+1 day
26	★	Stage II: Construction Plans	118 days	Fri 6/11/21	Tue 11/23/21	14
27	★	Final Roadway Design	3 mons	Fri 6/11/21	Thu 9/2/21	
28	★	Final Maintenance of Traffic	3 mons	Fri 6/11/21	Thu 9/2/21	
29	★	Final Pavement Marking & Signing	3 mons	Fri 6/11/21	Thu 9/2/21	
30	★	Final Drainage Design	3 mons	Fri 6/11/21	Thu 9/2/21	
31	★	Final Traffic Signal + Lighting Design	3 mons	Fri 6/11/21	Thu 9/2/21	
32	★	Cost Estimate	5 days	Fri 9/3/21	Thu 9/9/21	27,28,29,30
33	★	QA/QC Review & Finalize Submittal	13 days	Fri 9/10/21	Tue 9/28/21	32
34	★	PHASE 1 Stage II Submittal	0 days	Tue 9/28/21	Tue 9/28/21	33
35	★	City of Cleveland Department Review	4 wks	Wed 9/29/21	Tue 10/26/21	34
36	★	Stage II Review Meeting	1 day	Wed 10/27/21	Wed 10/27/21	35
37	★	Tracing and Manual Preparation	19 days	Thu 10/28/21	Tue 11/23/21	36
38	★	Tracing Submittal	0 days	Tue 11/23/21	Tue 11/23/21	37
39	★	Advertise, Bid and Award	30 days	Wed 11/24/21	Tue 1/4/22	38
40	★	Stage III: Construction	17 mons	Wed 3/2/22	Tue 6/20/23	39FS+2 mons
41	★	PHASE 2 (Reserve Ph. 2, Stokes Ph. 1) NTP	0 days	Wed 12/1/21	Wed 12/1/21	
42	★	Stage I: Preliminary Engineering	92 days	Wed 12/1/21	Thu 4/7/22	
43	★	Supplemental Geotechnical Investigations	60 days	Wed 12/1/21	Tue 2/22/22	
44	★	Utility Coordination	60 days	Wed 12/1/21	Tue 2/22/22	
45	★	Project Kick-off Meeting	1 day	Wed 12/1/21	Wed 12/1/21	
46	★	Conceptual Maintenance of Traffic	2 mons	Wed 12/1/21	Tue 1/25/22	
47	★	Drainage Design	3 mons	Wed 12/1/21	Tue 2/22/22	
48	★	Traffic Signal + Lighting Layout	2 mons	Wed 12/1/21	Tue 1/25/22	
49	★	Stage I Cost Estimate	5 days	Wed 2/23/22	Tue 3/1/22	46,47
50	★	QA/QC Review & Finalize Submittal	10 days	Wed 2/23/22	Tue 3/8/22	46,47
51	★	PHASE 2 Stage I Submittal	0 days	Tue 3/8/22	Tue 3/8/22	49,50
52	★	City of Cleveland Department Review	4 wks	Wed 3/9/22	Tue 4/5/22	51
53	★	Stage 1 Approved - Comment Review Meeting	1 day	Thu 4/7/22	Thu 4/7/22	52FS+1 day
54	★	Stage II: Construction Plans	146 days	Fri 4/8/22	Fri 10/28/22	42
55	★	Final Roadway Design	3 mons	Fri 4/8/22	Thu 6/30/22	
56	★	Final Maintenance of Traffic	3 mons	Fri 4/8/22	Thu 6/30/22	
57	★	Final Pavement Marking & Signing	3 mons	Fri 4/8/22	Thu 6/30/22	
58	★	Final Drainage Design	3 mons	Fri 4/8/22	Thu 6/30/22	
59	★	Final Waterwork Design	2 mons	Fri 4/8/22	Thu 6/2/22	
60	★	Final Traffic Signal + Lighting Design	3 mons	Fri 4/8/22	Thu 6/30/22	
61	★	Cost Estimate	5 days	Fri 7/1/22	Thu 7/7/22	55,56,57,58
62	★	QA/QC Review & Finalize Submittal	10 days	Fri 7/8/22	Thu 7/21/22	61
63	★	PHASE 2 Stage II Submittal	0 days	Thu 7/21/22	Thu 7/21/22	62
64	★	City of Cleveland Department Review	5 wks	Fri 7/22/22	Thu 8/25/22	63
65	★	Stage II Review Meeting	1 day	Fri 8/26/22	Fri 8/26/22	64
66	★	Tracing and Manual Preparation	45 days	Mon 8/29/22	Fri 10/28/22	65
67	★	Tracing Submittal	0 days	Fri 10/28/22	Fri 10/28/22	66
68	★	Advertise, Bid and Award	30 days	Mon 10/31/22	Fri 12/9/22	67
69	★	Stage III: Construction	8 mons	Mon 4/3/23	Fri 11/10/23	68FS+4 mons
70	★	PHASE 3 (Stokes Ph. 2, MLK) NTP	0 days	Mon 1/2/23	Mon 1/2/23	



Advertise, Bid and Award	30 days	Wed 11/24/21	Tue 1/4/22	38
Stage III: Construction	17 mons	Wed 3/2/22	Tue 6/20/23	39FS+2 mons



CHESTER AVENUE - MATERIALITY

LEGEND

- 1 Integral Colored Concrete
- 2 Specialty Paver "Rug" -- Corners
- 3 Crosswalk

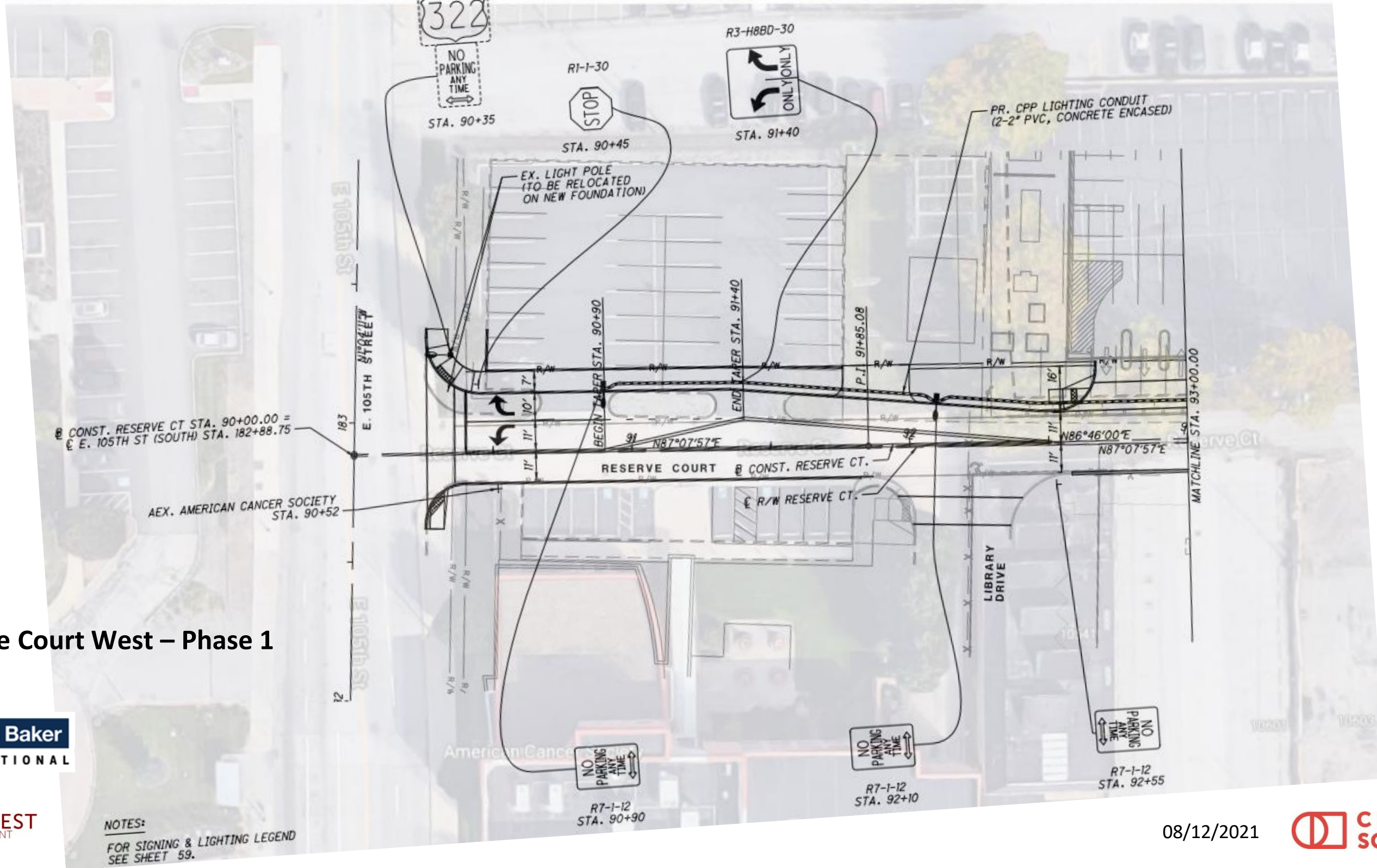


Reserve Court West – Phase 1

Michael Baker
INTERNATIONAL

MDP MIDWEST
DEVELOPMENT
PARTNERS

NOTES:
FOR SIGNING & LIGHTING LEGEND
SEE SHEET 59.



TRAFFIC CONTROL
RESERVE COURT - BEGIN TO STA. 93+00

CIRCLE SQUARE

08/12/2021

CIRCLE SQUARE

SHARED STREET - MATERIALITY

LEGEND

- 1 Standard Concrete
- 2 Granite Cobbles / Truck Wearing Surface
- 3 Pedestrian Granite Cobbles
- 4 ADA Ramp and Crosswalk
- 5 Bollards
- 6 Landscape Buffer w/ Garage Signage
- 7 Specialty Paver "Rug"
- 8 Ramp and Crosswalk
- 9 Loading Zone / Drop-off With Integral Color Concrete
- 10 ADA Detectable Warning Paver



6" Raised Curb

Flush Curb

Granite Curb





Cleveland City Planning Commission

DRAC New Member Nominations



August 20, 2021

Design Review New Member Nomination

August 20, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Director's Report



August 20, 2021

Cleveland City Planning Commission

Executive Session



August 20, 2021

Cleveland City Planning Commission

Adjournment



August 20, 2021