CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

September 5, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

AGENDA

CONDITIONAL USES

- Residential Facility @ 1582 E. 86th St
- Jefferson Hill Townhomes

CENTRAL SOUTHEAST DESIGN REVIEW

- CSE2025-034 – 17427 Harvard Ave Demolition

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- EC2025-023 – 1785 E 47th St Demolition
- EC2025-025 – 3417 E 93rd St Demolition

NORTHEAST DESIGN REVIEW

- NE2025-022 – 10515 Helena Ave Demolition
- NE2025-023 – 6507 Superior Ave Demolition
- NE2025-025 – GlenHaven

DOWNTOWN/FLATS DESIGN REVIEW

- DF2023-058 – Bedrock / Cleveland Clinic
  - Sequence 1A (Public Realm)
  - Final Site & Lighting Plan (GPPC)
  - Intent to Vacate West 3rd St
- DF2025-038 – Oppman Garage Demolition
- DF2025-039 – Oppman Surface Lot
- DF2025-021 – Union at Cleveland Harbor

NEAR WEST DESIGN REVIEW

- NW2024-031 – Clover Apartments

FAR WEST DESIGN REVIEW

- FW2024-14 – Fairview Hospital Expansion

SPECIAL PRESENTATIONS – PUBLIC ART

- Ingenuity Rotating Mural

LEGISLATION

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.

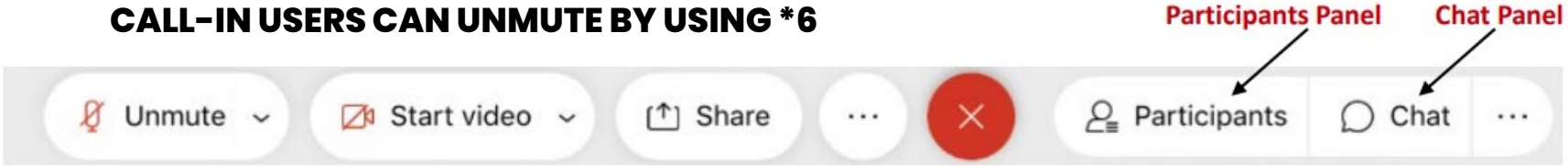
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the taking of any vote.

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants 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



Cleveland City Planning Commission

PREAMBLE

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Communication with members of this body must follow proper channels for consideration.

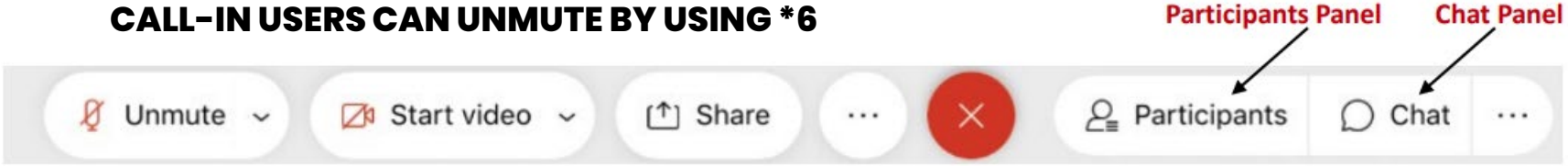
Any comments received by the Wednesday 12:00 pm deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

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



CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

MEETING RULES AND PROCEDURES

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

Commission Members

September 5, 2025

Lillian Kuri, Chair

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Cleveland City Planning Commission

Conditional Uses

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Conditional Uses

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Large Residential Facility for 10 persons

September 5, 2025

Project Address: 1582 E. 86th St.

Presenter: Xavier Bay, Zoning City Planner

Project Representative: Edward Fields

Ward 7: Council Member Howse-Jones | **SPA: Hough**

1582 E. 86th St.

Conditional Use Permit

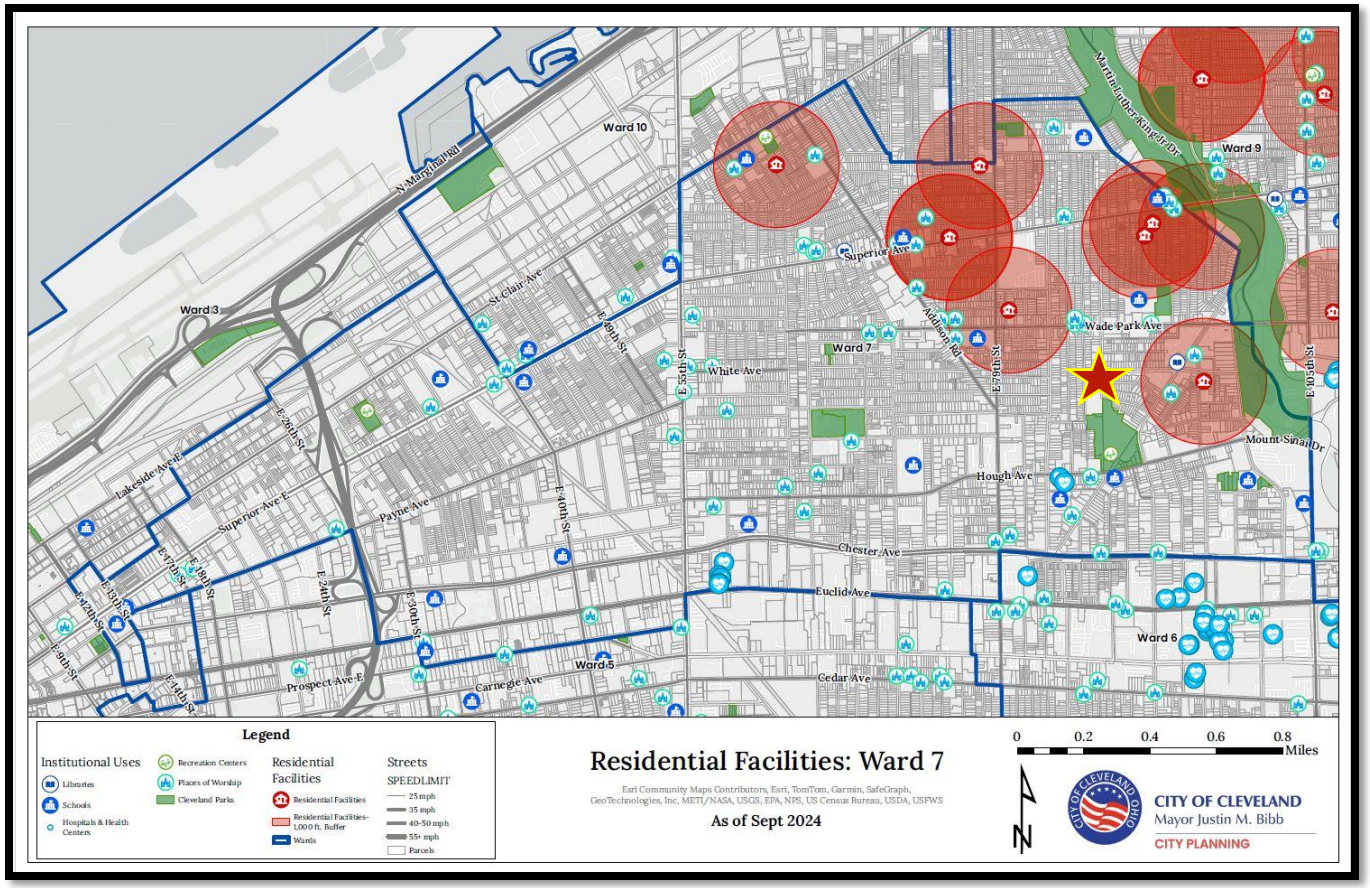
City Planning Commission Hearing

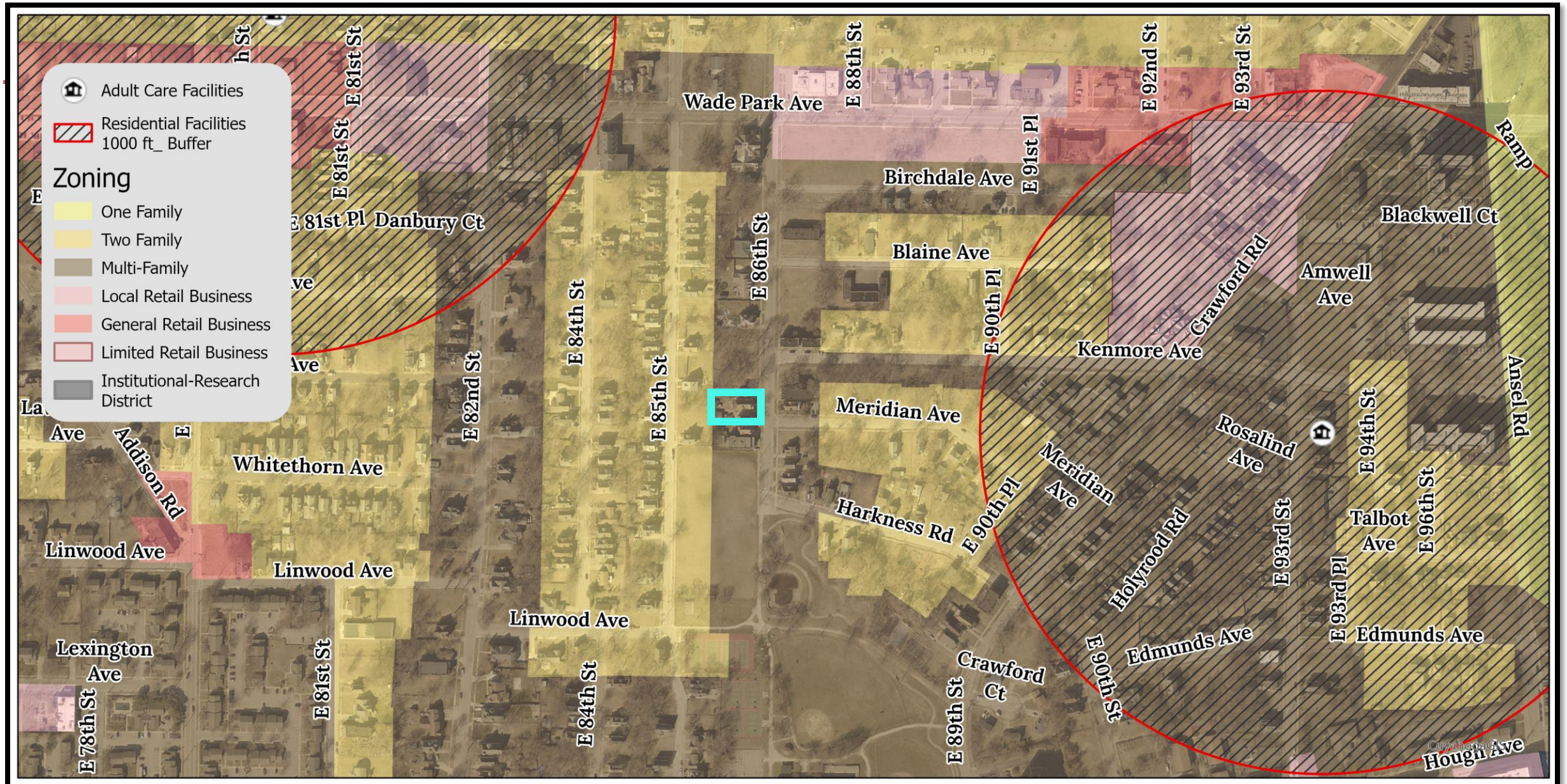
September 05, 2024

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

- **Current Zoning:** Multi Family Residential
- **Request:** Conditional use for large residential facility
- **Resident count proposed:** 10 persons
- **State Licensed:** Yes
- **Conditional Use Requirements:** 337.08 section (g)







CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Conditional Use Large Residential Facility

1582 E. 86th St

300 Feet

N

Residential Facility Conditional Uses & Criteria (337.08 (g) (1&2)

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

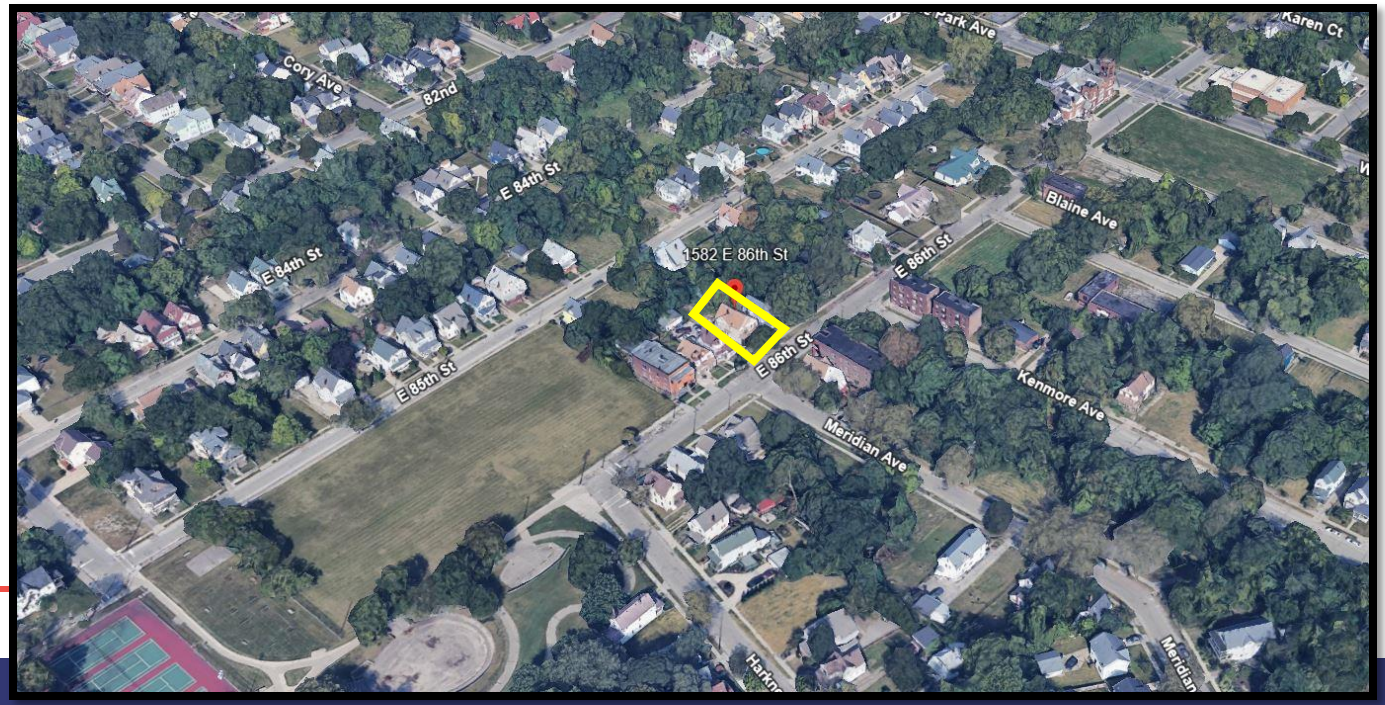
The City Planning Commission may approve a large state licensed residential facility that is for 6-16 persons as a Conditional Use if the project meets the following criteria:

- **Facility is not located within 1,000 feet of another residential facility.**

- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***

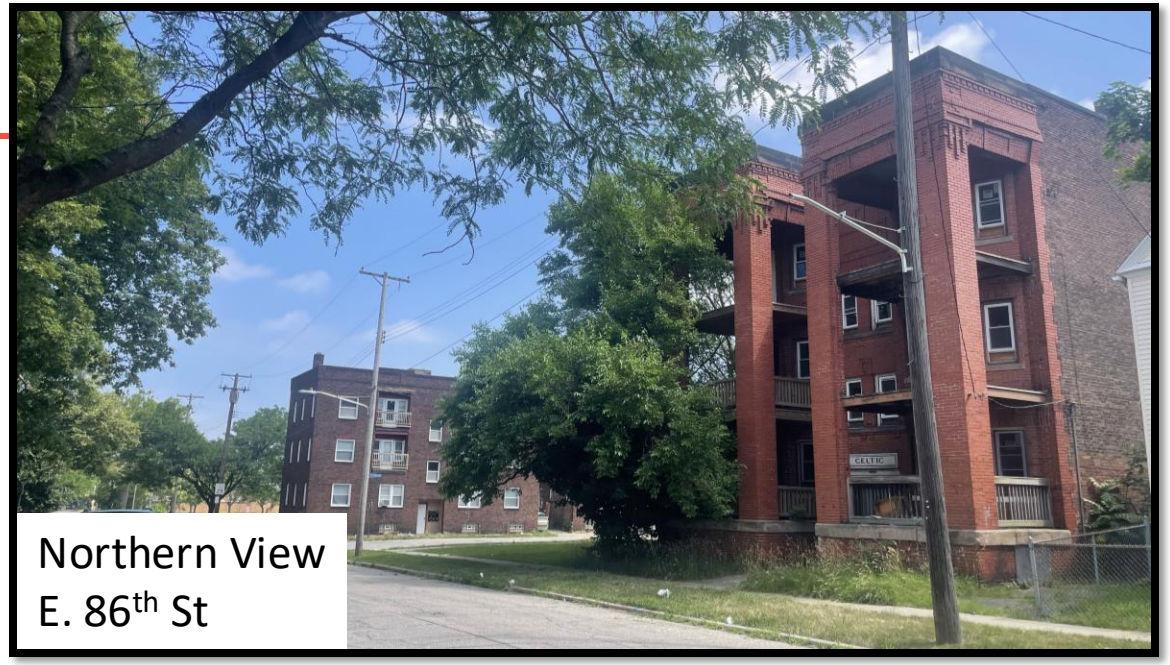
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**



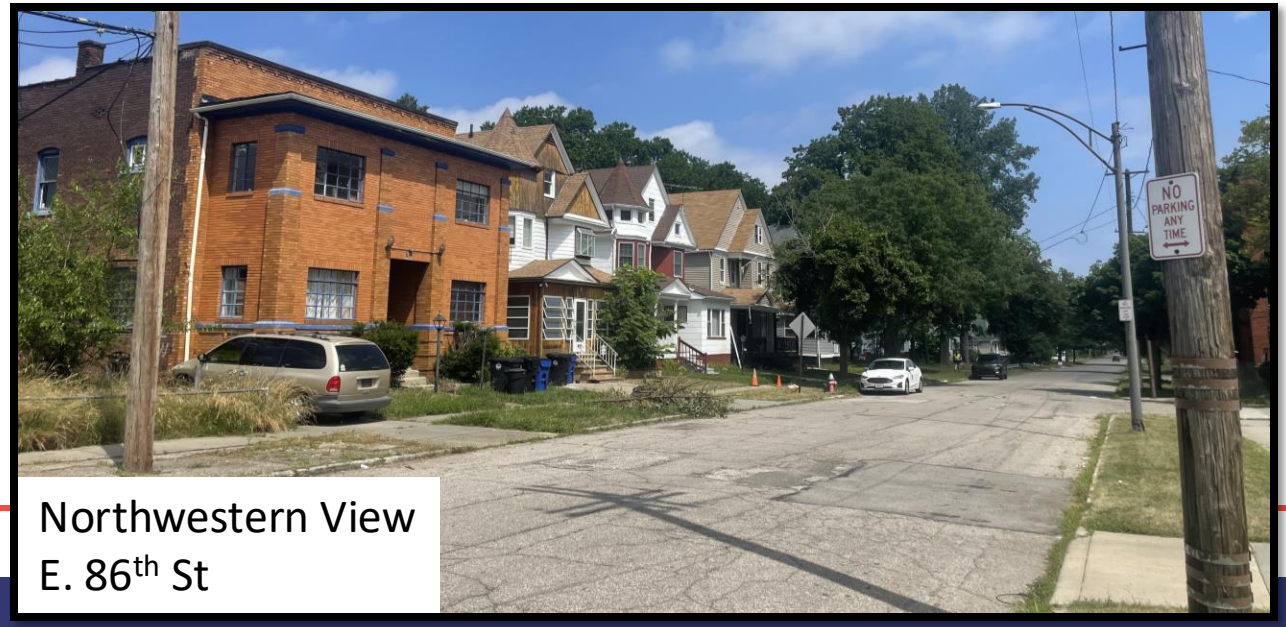




Eastern View
1582 E. 86th St



Northern View
E. 86th St

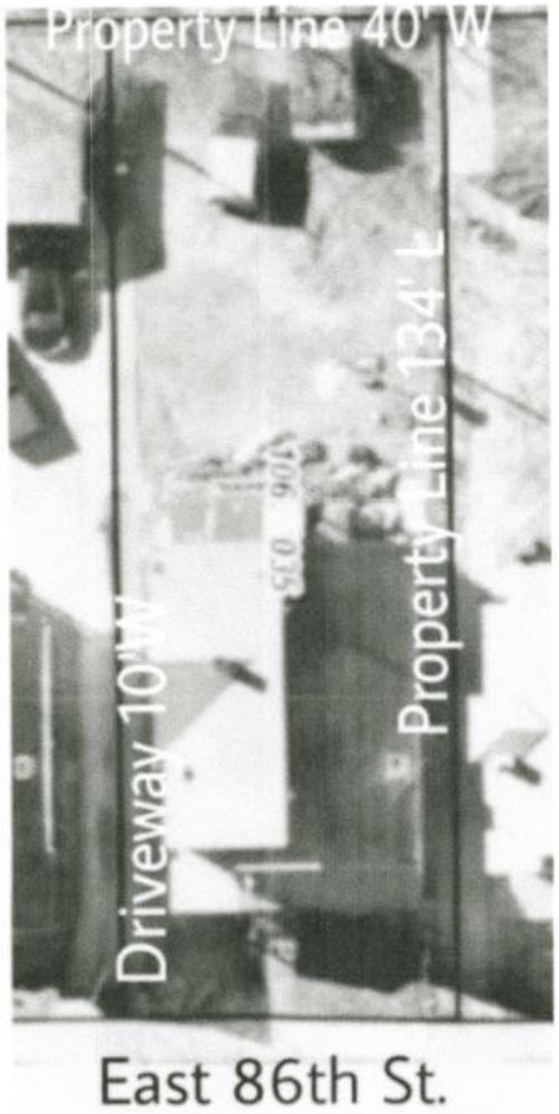


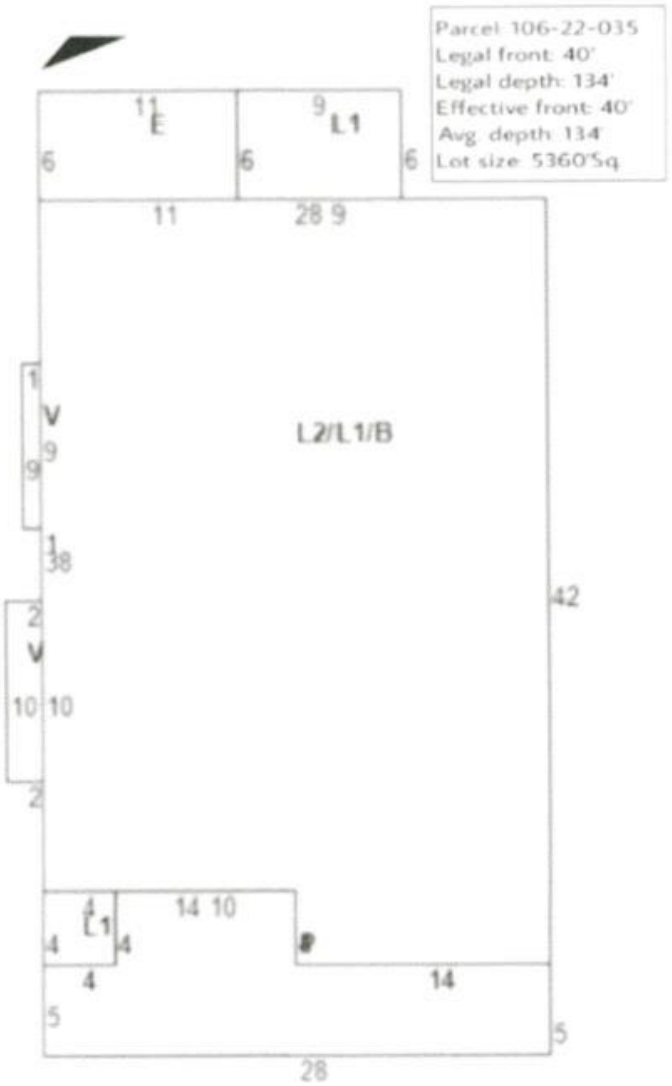
Northwestern View
E. 86th St



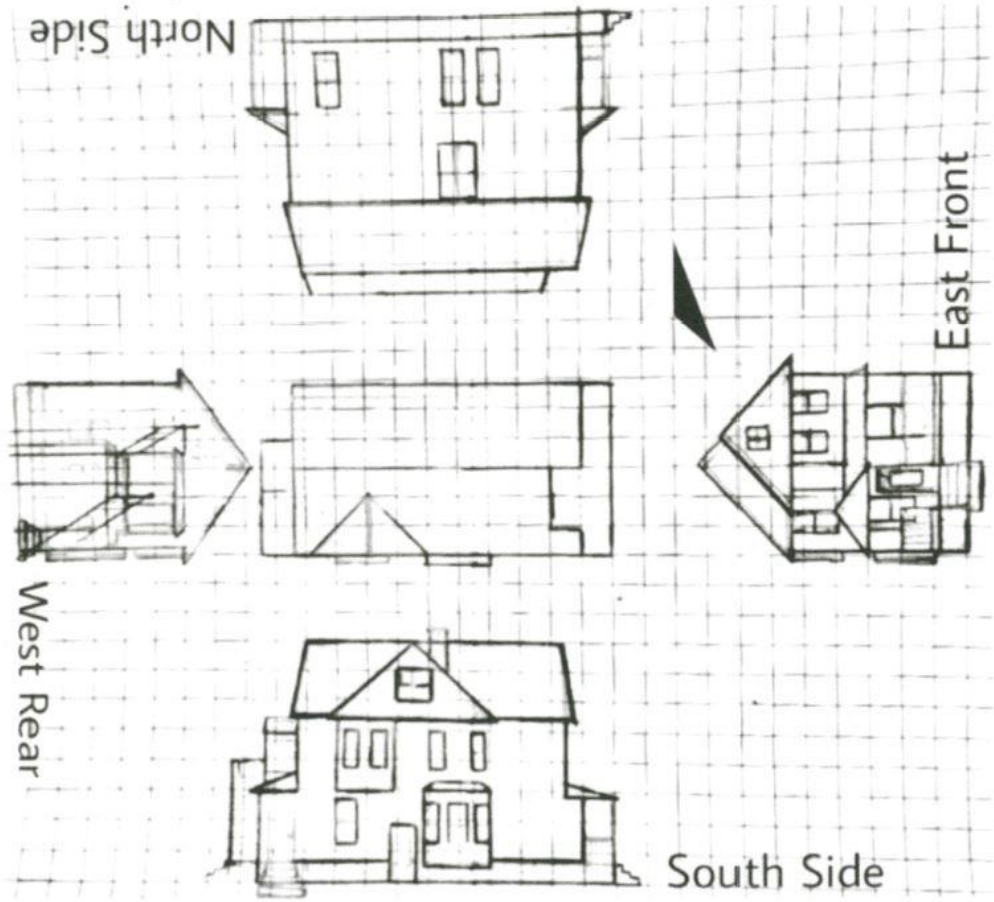
Southeastern View
E 86th St & Meridian Ave

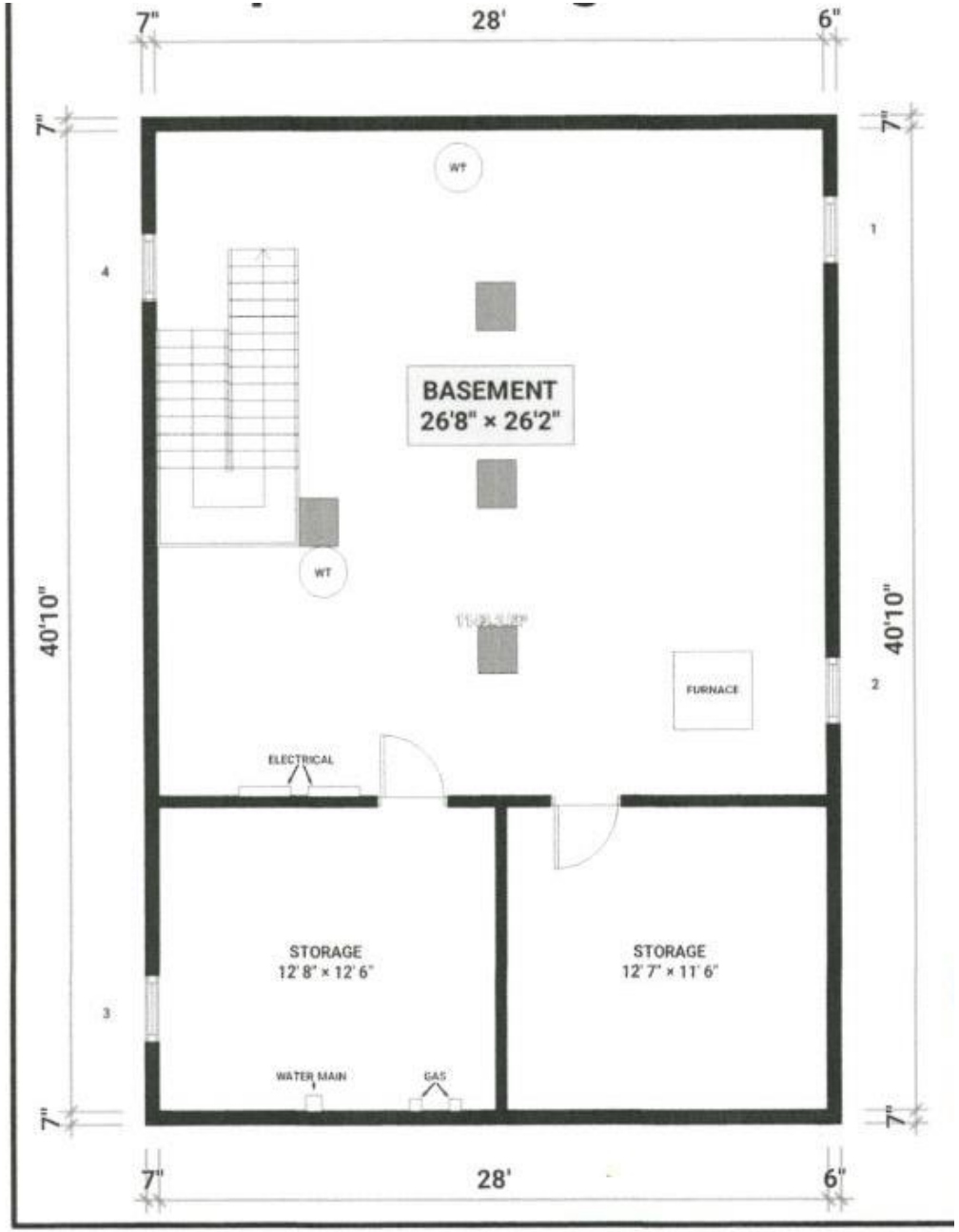
Site Plan



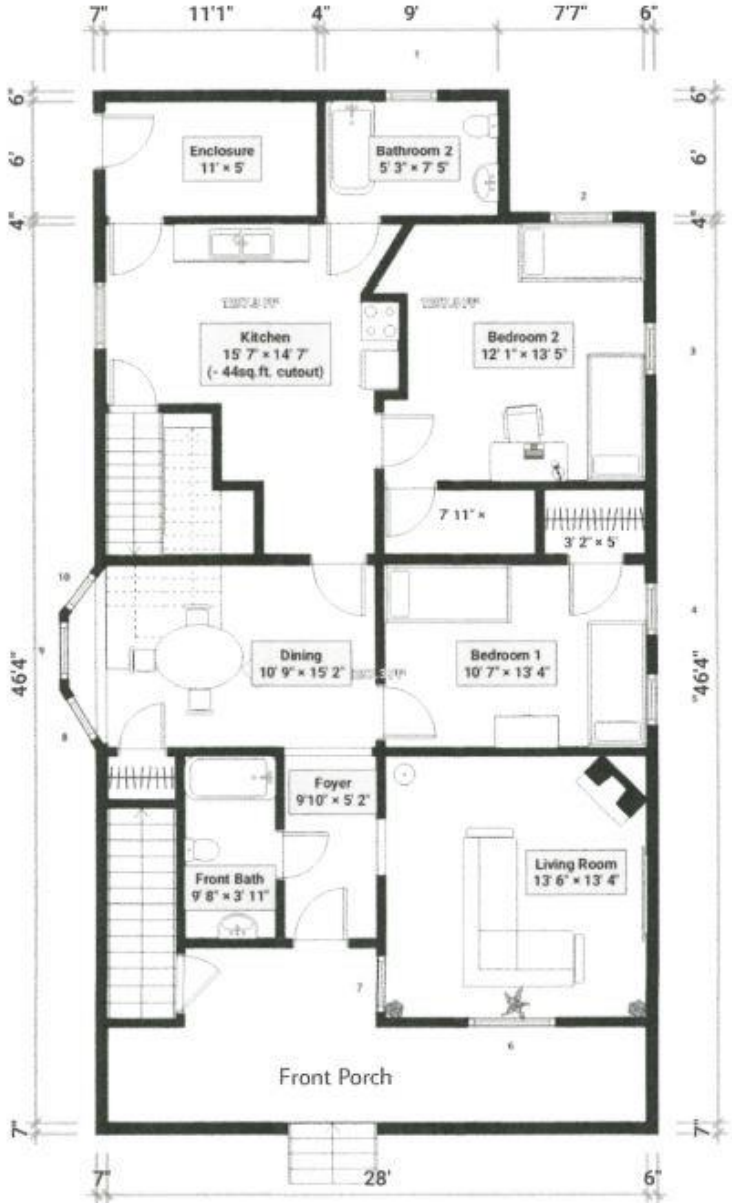


Views/ Elevation





Floorplan Layout - 1st Floor

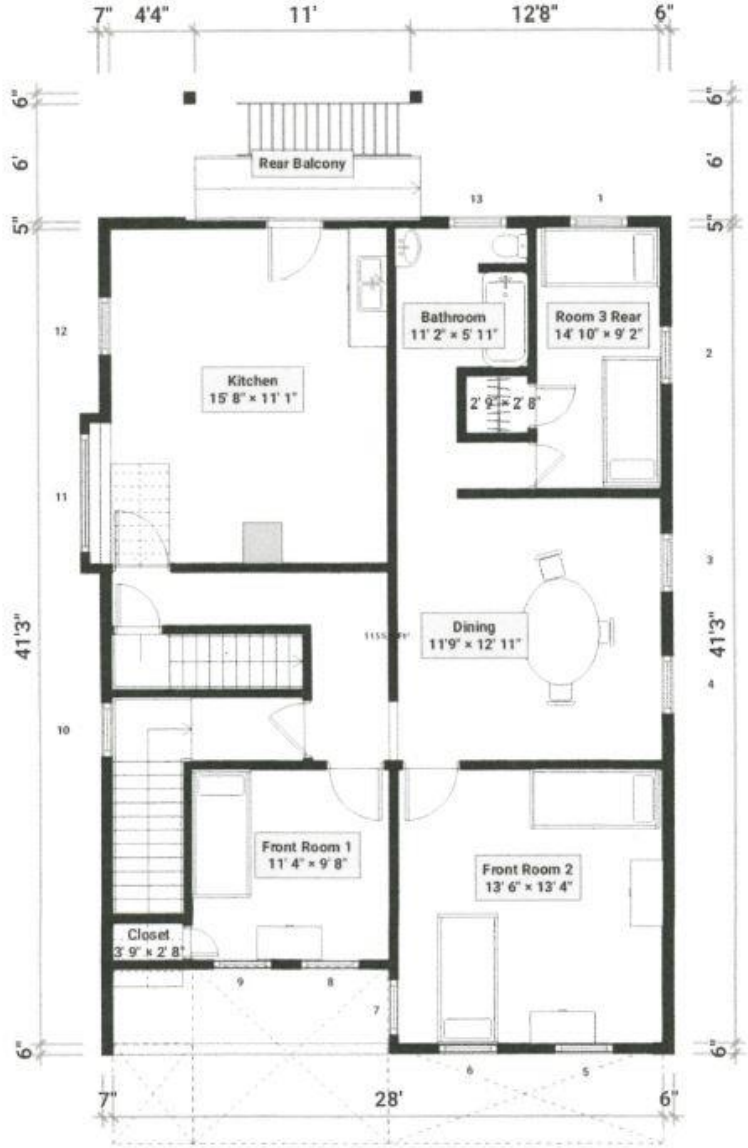


Window Schedule

1 - 33" × 48"
2 - 40" × 75"
3 - 33" × 75"
4 - 33" × 75"
5 - 33" × 75"
6 - 55" × 75"
7 - 34" × 75"
8 - 34" × 75"
9 - 38" × 75"
10 - 38" × 75"
11 - 38" × 75"
12 - 42" × 77"

RECEIVED
JUN 13 2025

Floorplan Layout - 2nd Floor



Window Schedule
1 - 36" × 69"
2 - 36" × 69"
3 - 36" × 69"
4 - 36" × 69"
5 - 36" × 69"
6 - 36" × 69"
7 - 36" × 69"
8 - 36" × 69"
9 - 33" × 44"
10 - 36" × 69"
11 - 72" × 69"
12 - 36" × 69"
13 - 36" × 69"

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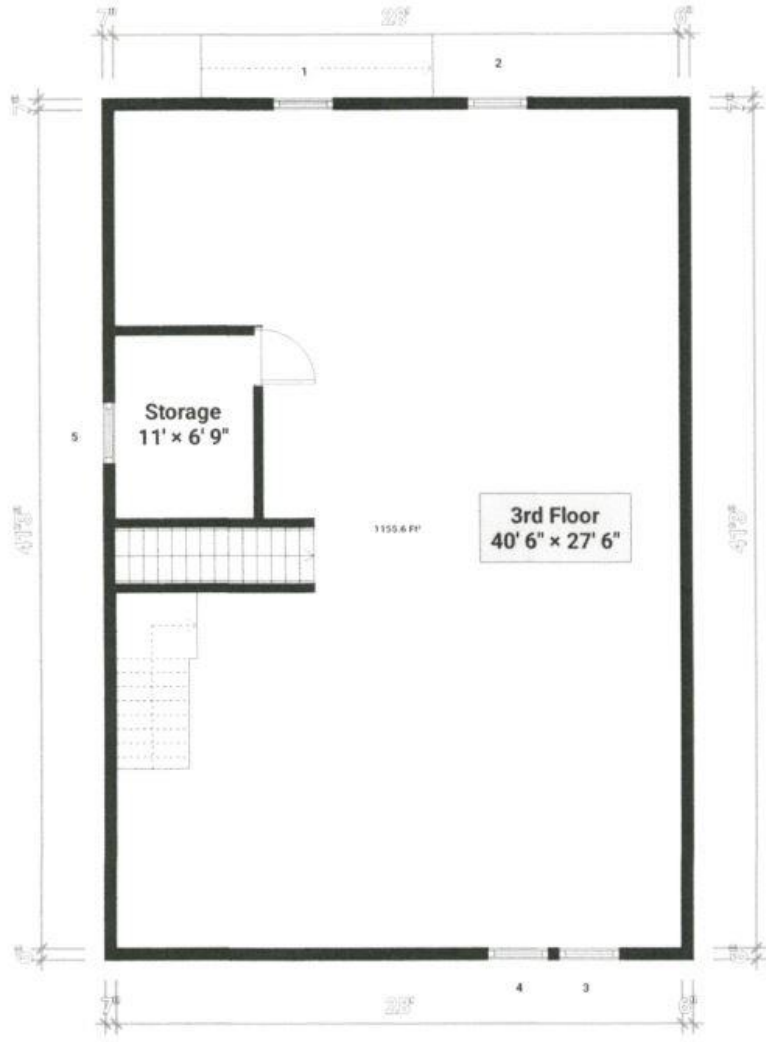
BOARD OF
ZONING APPEALS

Floorplan Layout - 3rd Floor



Window Schedule
1 - 33" × 55"
2 - 33" × 55"
3 - 22" × 25"
4 - 22" × 55"
5 - 30" × 50"

RECEIVED
JUN 13 2025
BOARD OF
ZONING APPEALS

Use Standards for residential facility with over 5 persons

Conditional Use Requirements

- **Facility is not located within 1,000 feet of other residential facility**

- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***

- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

First permitted in Multi-Family Residential District with Conditional Use from CPC when not located within 1,000 feet of another facility.

Property is located within a Multi Family Residential District and is not within 1,000ft of another residential facility.

SUPPORTIVE HOUSING

AGENDA

Introduction

Program description

Site plan of property

Exterior context photos

Interior photos



INTRODUCTION



GROUP HOME HOUSING

Since 2006, our agency has been providing housing solutions for individuals facing mental health challenges and substance addiction.

PROGRAM DESCRIPTION

We plan to develop a facility licensed by OHMAS (Ohio Mental Health and Addiction Services).

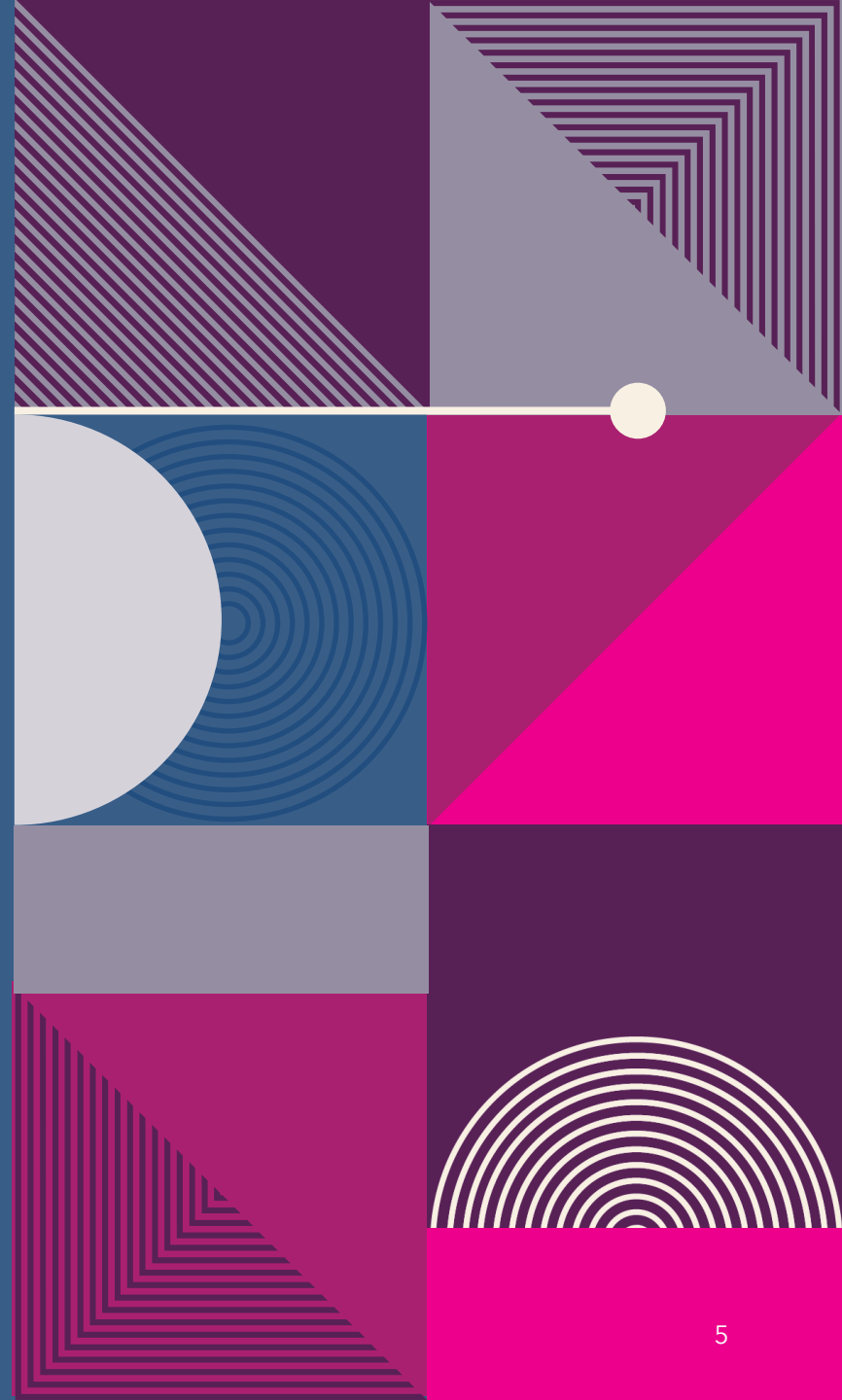
The facility will have the capacity to serve between 5 and 10 men and women.

Staffing levels will vary according to the activities and needs of the residents.

Referrals for residents may come from mental health hospitals, county jails or prisons, shelters, or family homes.

Please be aware that transportation services will not be offered to residents.

Our policy and procedures manual includes a visitation policy outlining designated visiting hours for the facility.



SERVICES PROVIDED

- Three meals plus a snack
- Ensuring a clean and secure environment
- Monitoring medication administration

SERVICES NOT PROVIDED

We are not a rehabilitation center.

We do not offer counseling services.

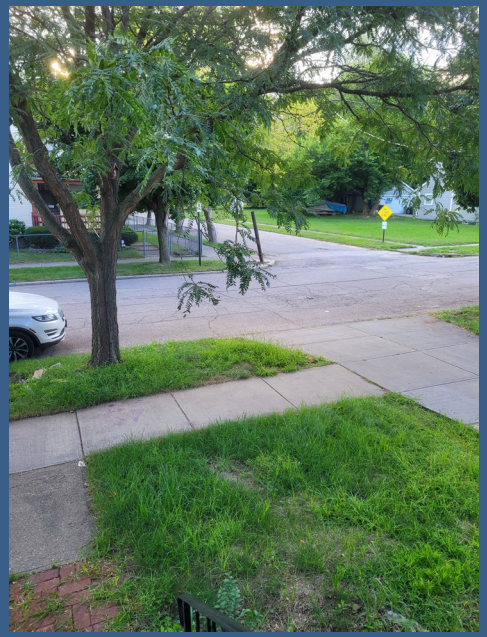
We do not provide medical care.

We are neither a detox facility nor a sober living residence.

STREET VIEW







THANK YOU

1538 East 86 th Street

Cleveland, Oh. 44106

INTERIOR





Conditional Uses

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Townhouse in a 2F District – Jefferson Hill Townhomes

September 5, 2025

Project Address: W. 5th Street and Jefferson Avenue

Presenter: Xavier Bay, Zoning City Planner

Project Representative: Jeff Foster & Garrett Allen

Ward 3: Council Member McCormack | **SPA: Tremont**

Jefferson Hill Townhomes

City Planning Commission Hearing

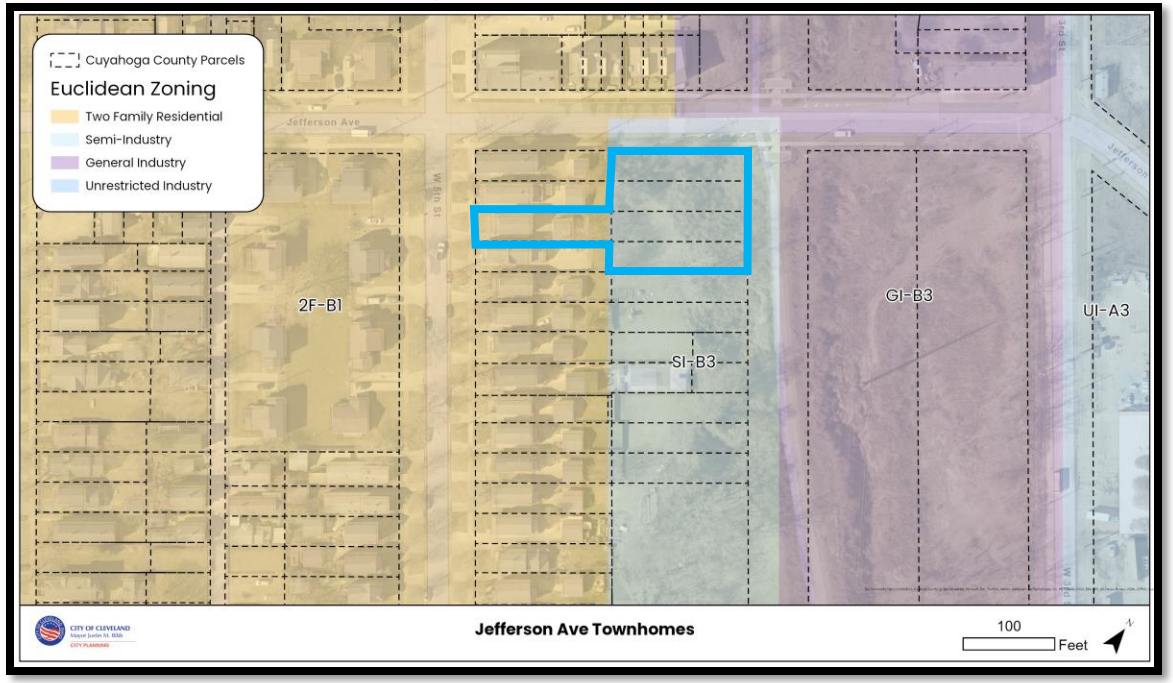
September 05, 2025

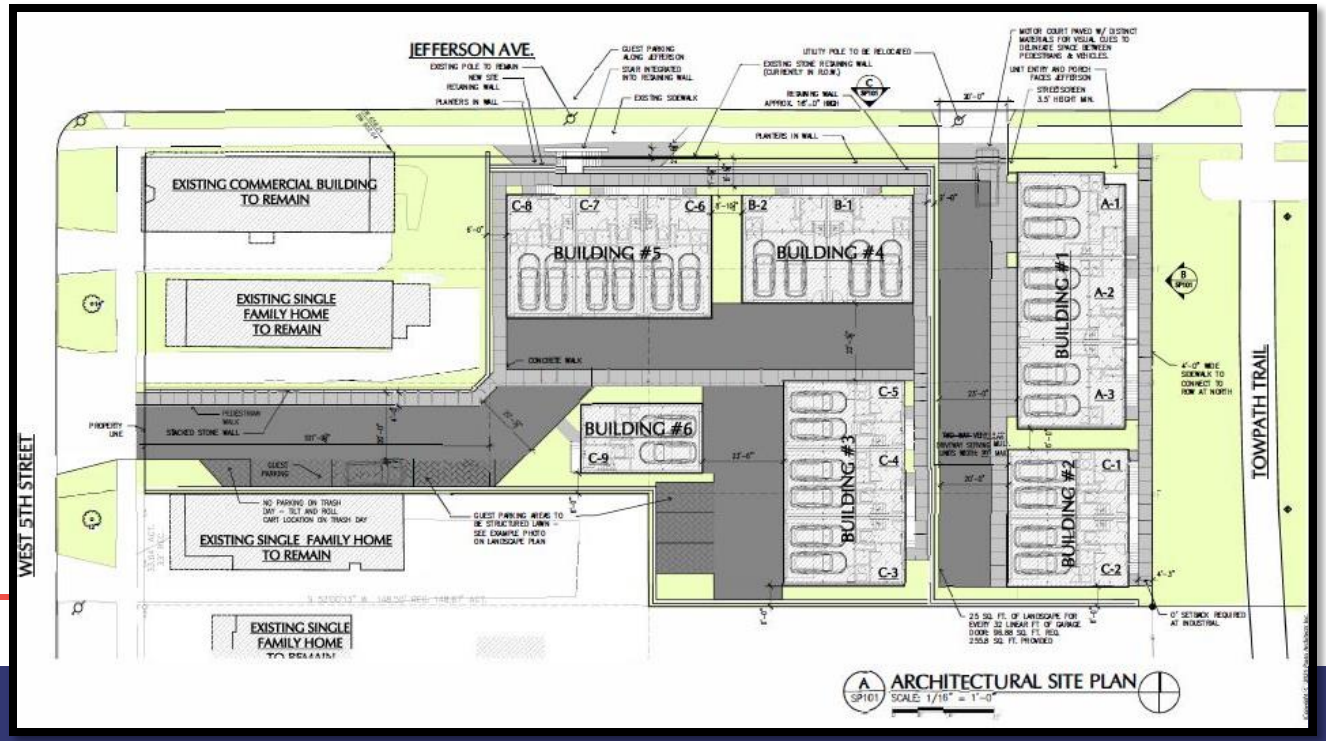
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Conditional Use Townhouse in 2F

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

This project contains parcels located in a Two-Family Residential District fronting West 5th Street.





Conditional Use Townhouse in 2F

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Per §337.031(h)(2): In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), *the City Planning Commission* shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted



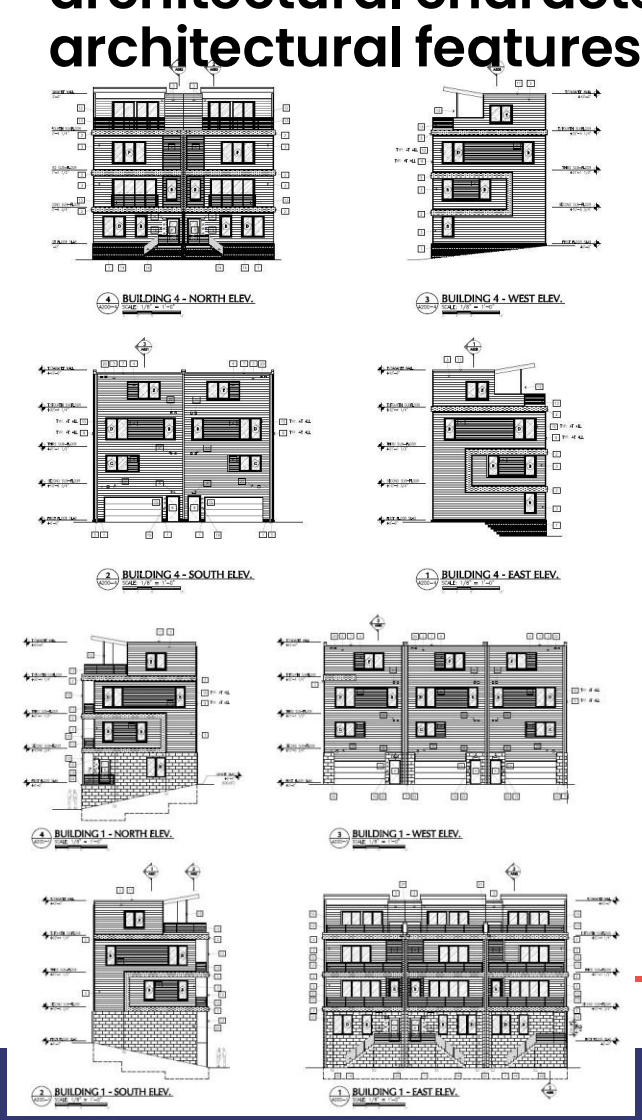


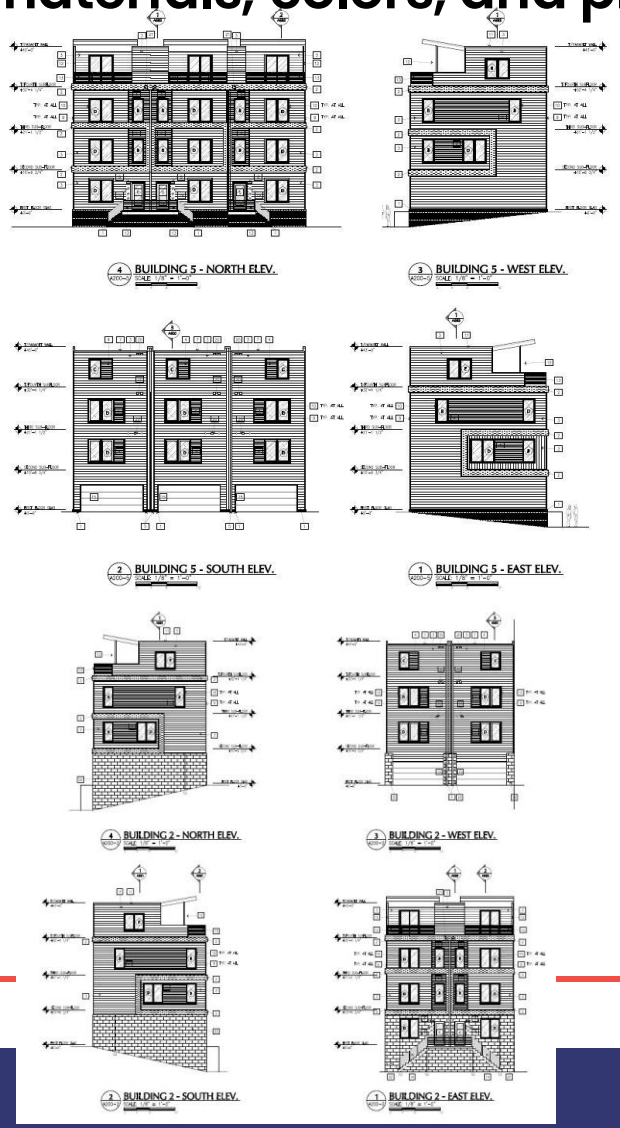


Conditional Use Townhouse in 2F

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features







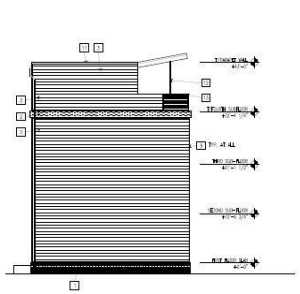


Conditional Use Townhouse in 2F

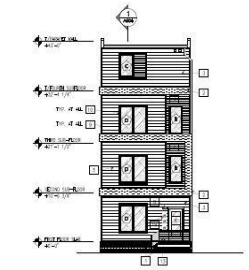
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Date

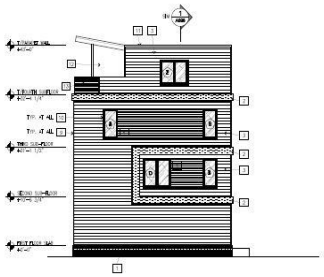
(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features



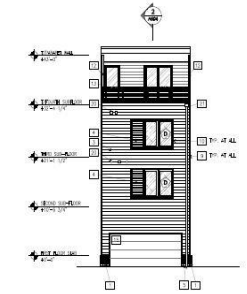
4 BUILDING 6 - NORTH ELEV.



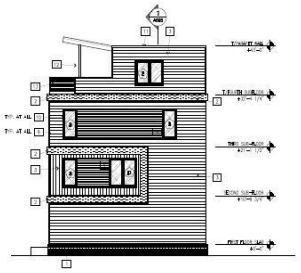
3 BUILDING 6 - WEST ELEV.



2 BUILDING 6 - SOUTH ELEV.



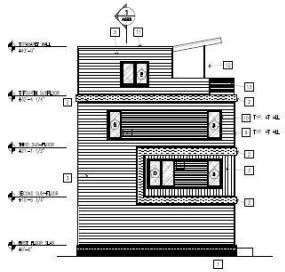
1 BUILDING 6 - EAST ELEV.



4 BUILDING 3 - NORTH ELEV.



3 BUILDING 3 - WEST ELEV.



2 BUILDING 3 - SOUTH ELEV.



1 BUILDING 3 - EAST ELEV.



West 5th Street
Western view

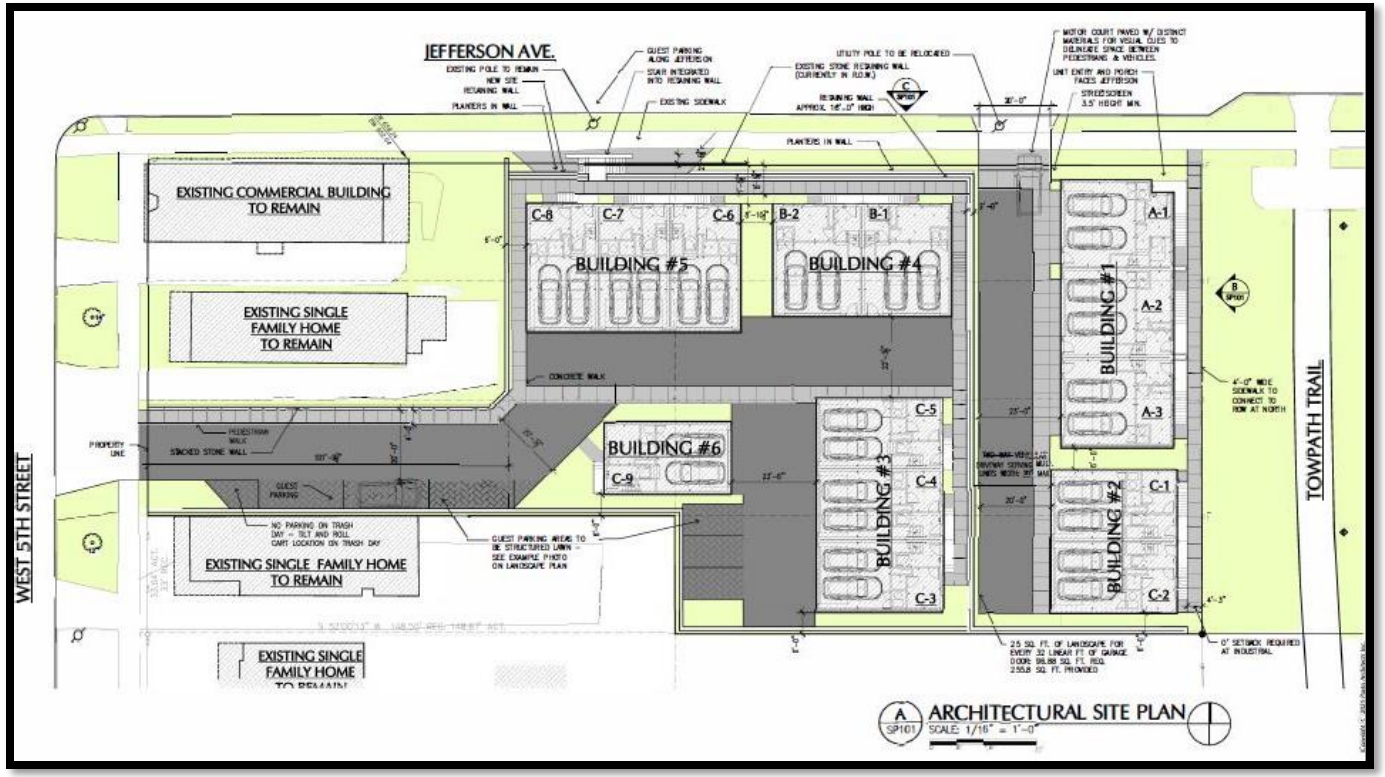


West 5th Street
Eastern View

Conditional Use Townhouse in 2F

(e)(2)Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable pedestrian & vehicle circulation, conserve natural features and provided useable common and private open space











PERMIT & CONSTRUCTION DOCUMENTS FOR:

JEFFERSON HILL TOWNHOMES

JEFFERSON DEVELOPMENT, LLC
WEST 5TH ST & JEFFERSON AVE
CLEVELAND, OH 44113

DEVELOPER:

YVES DEVELOPMENT
PO BOX 4
PAINESVILLE, OH 44077



PAYTO Architects

405 Bradley Building 1220 West Sixth Street Cleveland, Ohio 44113 (216)241-6800 WWW.PAYTOARCHITECTS.COM

ISSUED FOR PERMIT & CONSTRUCTION:
MARCH 28, 2025

STRUCTURAL ENGINEER:
OREVEC DESIGN BUILD
219 W. AURORA RD., SUITE G
NORTHFIELD, OH 44067

MEP ENGINEER:
DENK ASSOCIATES
503 EAST 200TH STREET
CLEVELAND, OH 44119

CIVIL ENGINEER:
WEBER ENGINEERING
2555 HARTVILLE RD. SUITE B
ROOTSTOWN, OH 44272

SURVEYOR:
ATWELL
7100 E. PLEASANT VALLEY RD.
SUITE 220
INDEPENDENCE, OH 44131

GEO-TECHNICAL:
DAVID V. LEWIN
812 HURON RD., SUITE 340
CLEVELAND, OH 44115

RETAINING WALL D-B:
NORTH COAST REDI-ROCK
32596 LAKE ROAD
AVON LAKE, OH 44012

ISSUE DATE: 03.28.25

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER
13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/25

JEFFERSON HILL TOWNHOMES
JEFFERSON AVE DEVELOPMENT, LLC
WEST 5TH STREET & JEFFERSON AVE
CLEVELAND, OH 44113

YVES DEVELOPMENT
VINE DEVELOPMENT
PAYTO Architects

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

TITLE SHEET

PA PROJECT NO. 2023-42
CURRENT DATE 03.28.25

TS100

PERMIT & CONSTRUCTION DOCUMENTS

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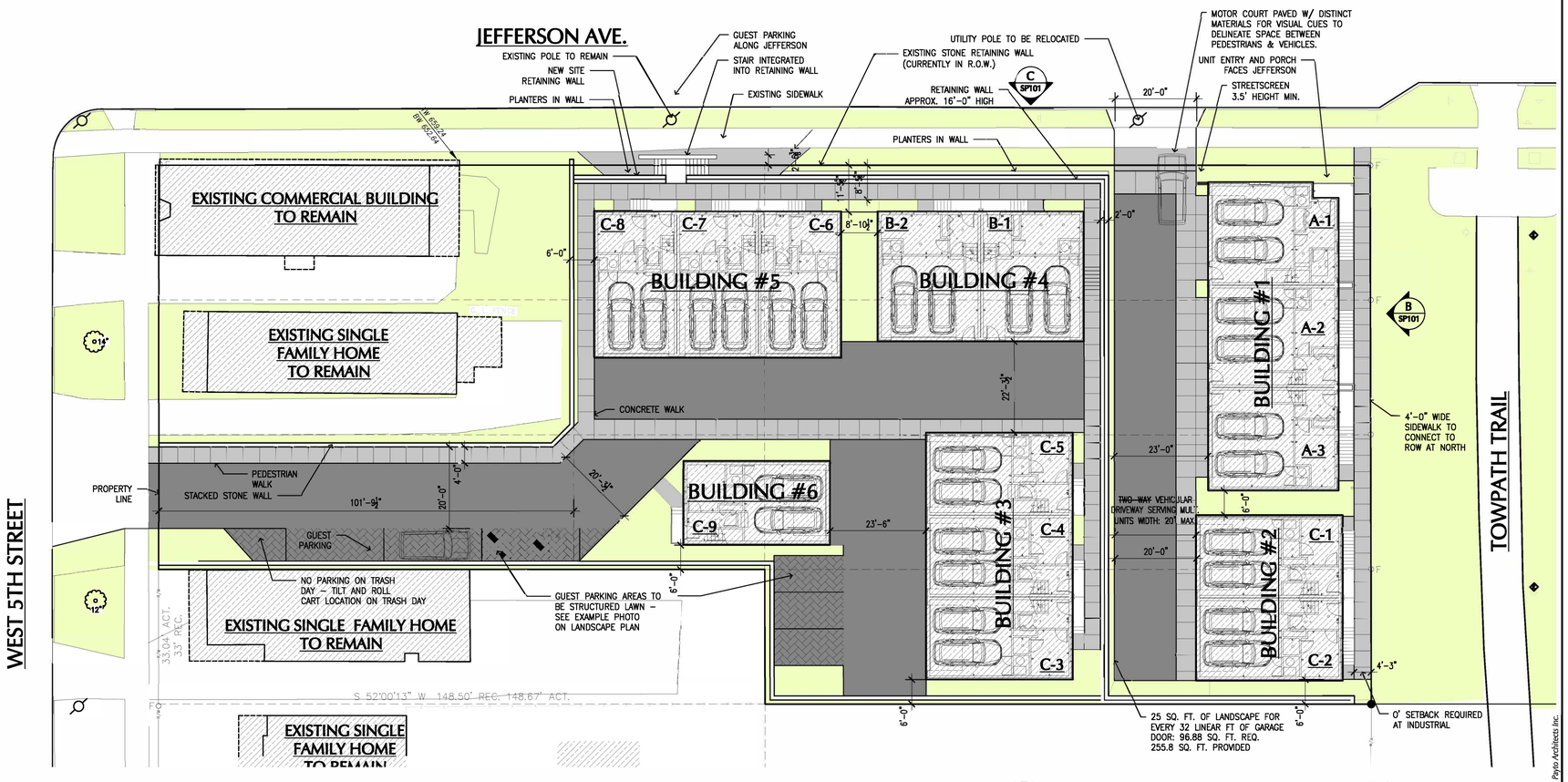
Townhouse (RA) District Review:

Address: West 5th & Jefferson Applicant name: Yves Development / Payto Architects

Date: 10/14/24

		RA-1 District	RA-2 District	RA-3 District	Proposed	Comments
(1) Lot Dimensions		No min				
(2) Setbacks	Where applicable	Requirements				
A. Front Yard Depth[1] See last page for Frontage Diagram	Primary	Min: 20' or if greater, the average setback of the buildings within 190' on both sides. Max: none	Min: 10' Max: 20'	Min: 0' Max: 12'	11'-6"	Off Jefferson ROW. Setback allows for retaining wall and sidwalk
	Secondary	Min: 7'	Min: 5'	Min: none	6'	
	Interior	Min: 10'	Min: 8'	Min: 7'	6'	
	Mews Unit	Min: 10'	Min: 10'	Min: 10'	6'	
B. Interior Side Yard Depth[2]	Adjoining 1 or 2-Family District	Min: 10'	Min: 5'	Min: 3'	6'	
	Adjoining Other District	Min: 7'	Min: 5'	Min: 3'	N/A	
C. Rear Yard Depth (3)	Rear lot line adjoining 1 or 2 Family District	Min: 15'	Min: 10'	Min: 7'	N/A	
	Rear lot line adjoining Other District	Min: 10'	Min: 10'	Min: 3	6'	Adjoins GI-B3
(3) Building Design Features						
A. First-story glazing % of façade required to be transparent windows and doors between 3' and 7' above finished floor.	Primary	Min: 35% Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.			Complies	See elevations for tabulations
	Secondary	Min: 25% Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.			N/A	
	Interior	Min: 20%			N/A	
	Mews Unit	Min: 20%			N/A	
B. Active uses on first story	Primary	Required on 60 % of total Frontage Buildout. Min depth: 9'			Complies	Principal Frontages are active uses.
	Secondary	No requirement			N/A	
	Interior	No requirement			N/A	
	Mews Unit	Required Min depth: 6'				
C. Floor Area Ratio	No requirement					
D. Entrances	Each Townhouse Unit with shall provide a Principal Pedestrian Entrance directly to the street line on the Interior Frontage, as applicable. Corner lots are required only one (1) Principal Pedestrian Entrance.				Complies	
	Mews Unit	Any Mews Unit more than 150' from a street line shall provide a Principal Pedestrian Entrance facing the Motor Court.			Complies	
		Each Mews Unit in a Townhouse Building with more than three (3) shared walls shall provide at least two (2) ground floor Principal Pedestrian Entrances.			Complies	
E. Frontage feature (See Figure (g)(1). of this section)		A or B Required Min. porch depth: 6'	B, C or E Required Min. area: 16 sq. ft.	B, C, D or E Required Min. area: 16 sq. ft.	Complies	Each has a front porch
F. Height of finished first floor above grade	Primary	Min: 18" Max: 4'	Min: 24" Max: 4'	Min: 28" Max: 5'6"	Complies	FFE is 28" above grade
	Secondary	Min: 18" Max: 4'	Min: 24" Max: 4'	Min: 28" Max: 5'6"	N/A	
	Interior	Min: 12" Max: 5'6"	Min: 12" Max: 5'6"	Min: 18" Max: 5'6"	N/A	
G. Private Open Space (sq. ft. per unit) [5]	All	150	100	0	Complies	
H. First floor materials; Principal, Secondary	Human scaled; ex. brick, stone, lap siding, wood, terra cotta or similar Above first-story: Materials in any dimension are permitted. Prohibited Materials on Principal and Secondary Street Frontage: plain and split-face concrete masonry units and synthetic stucco.				Complies	Concrete masonry, brick and siding at all ground levels.
I. Transitions	For each story that begins above 24' or for each story over the second story, whichever is less, the additional minimum setback shall be:					
Additional setback above 24/2nd story (min) – measured from setback building line most adjacent to common property line	All	Min: 10'	Min: 5'	Min: 3'	Complies	All units face toward public right of way.
(4) Garages, Car Openings and Driveways						
A. Garage or Car Openings fronting a Principal and Secondary Street Frontage	Not Permitted				Complies	
B. Garage or Car Openings perpendicular to a Primary and Secondary Street Frontage	Streetscreen or fence required at actual Primary and Secondary Street setback, minus permitted driveways. Streetscreens or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.				Complies	
C. Garage or Car Openings within an established front yard setback on a Secondary Street	Streetscreen or fence is required along the shared rear/side yard property line. Streetscreen or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.				N/A	
D. Alley access [6]	Where an alley abuts the development, no curb cuts shall be permitted on Primary or Secondary Street Frontage.				N/A	
E. One-way vehicular driveway width	Max. 11'				N/A	
F. Two-way vehicular driveway serving multiple units width	Max: 20'				Complies	20'-0" per fire requirements
G. Motor Court Landscaping	25 sq. ft. of dedicated landscape area in the Motor Court for every 32 linear feet of garage door or garage entry that is visible from a public street immediately adjacent to the property, not including alleys.				Complies	97 sf required, 256 sf provided. See site plan
H. Motor Court paving material	Any whole or portion of a Motor Court with garage doors or garage entry visible from a public street immediately adjacent to the property, not including alleys, shall have at least 60% of its surface area paved with human-scaled materials or distinctive characteristics to give visual cues to delineate space between pedestrians and vehicles.				Complies	See Plan. Pedestrian areas are delinated. Screening is provided along entry to motor court.
G. Continuous at-grade sidewalk and apron	Required				Complies	



A SP101 **ARCHITECTURAL SITE PLAN**

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

0 8" 16" 32"

ISSUE DATE: 03.28.25

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER 13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/25

JEFFERSON HILL TOWNHOMES

JEFFERSON AVE DEVELOPMENT, LLC
WEST 5TH STREET & JEFFERSON AVE
CLEVELAND, OH 44113

VINE DEVELOPMENT
YVES DEVELOPMENT
PAYTO Architects

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ARCHITECTURAL SITE PLAN & T.H. CODE DATA

PA PROJECT NO. 2023-42
CURRENT DATE 03.28.25

SP101

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KEYNOTE LEGEND - ELEVATIONS

1. FACE BRICK VENEER WITH 1" CONT. AIR SPACE. COLORED MORTAR. SEE MATERIAL LEGEND FOR SPEC.
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CJ = MASONRY CONTROL JOINT. (#) WINDOW TYPES SEE SHEET A910 FOR SCHEDULE

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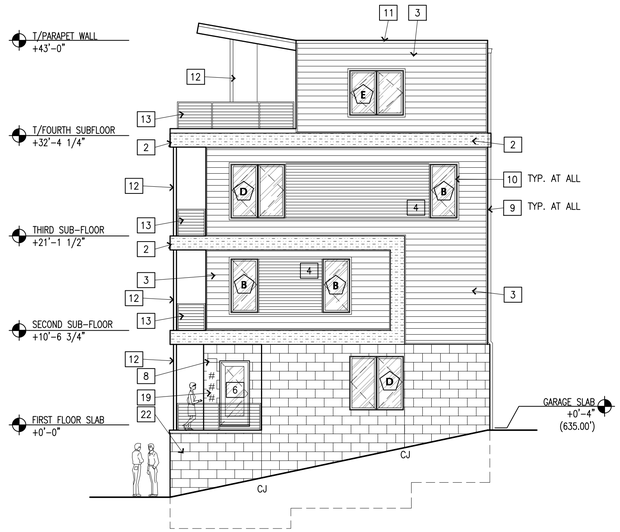
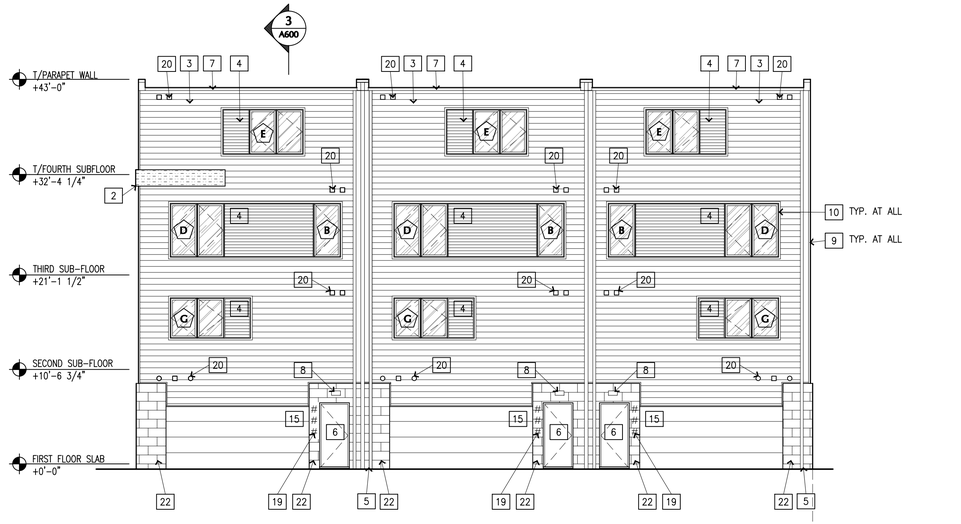


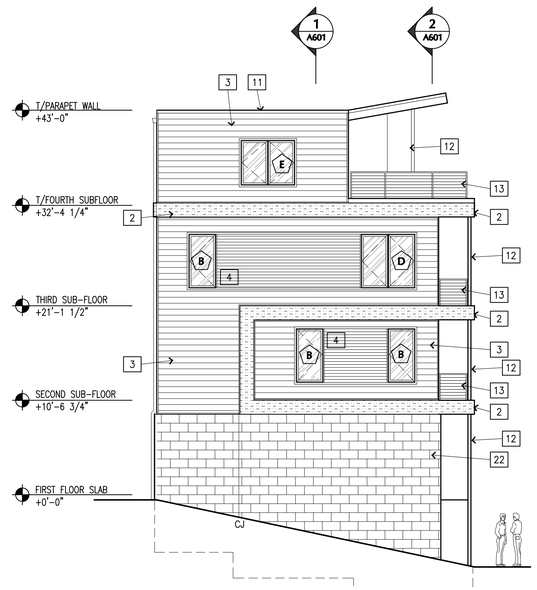
4 A200-1 BUILDING 1 - NORTH ELEV.

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



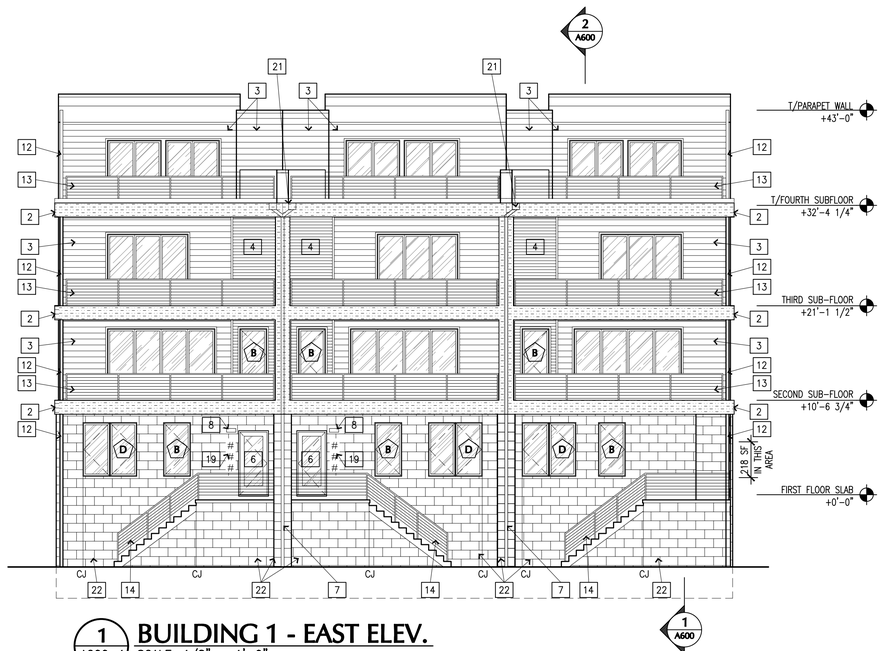
3 A200-1 BUILDING 1 - WEST ELEV.

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



2 A200-1 BUILDING 1 - SOUTH ELEV.

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



1 A200-1 BUILDING 1 - EAST ELEV.

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

ISSUE DATE: 03.28.25

PRINTS FULL SCALE ON 24"X36" SHEET

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CURRENT DATE	03.28.25

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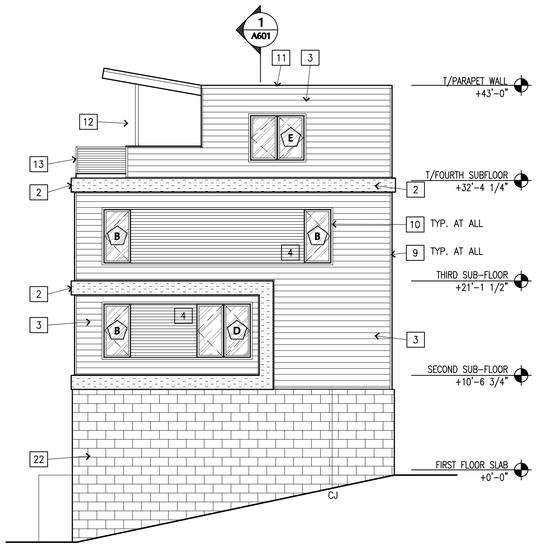
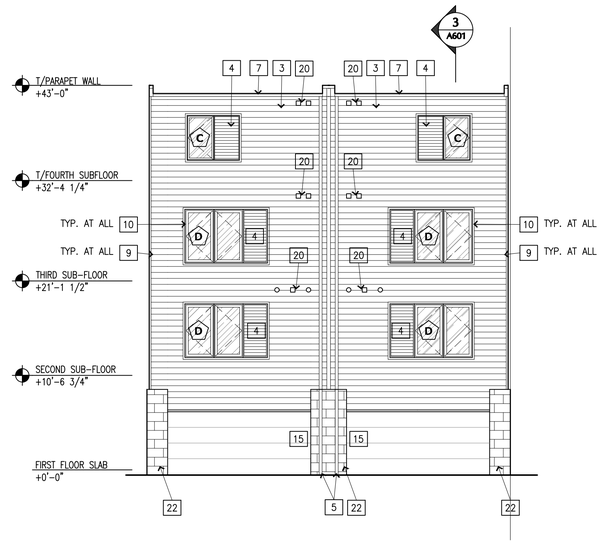


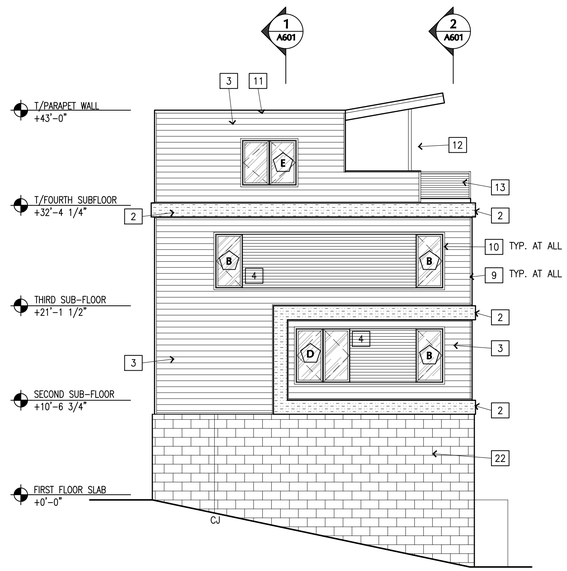
4 A200-2 BUILDING 2 - NORTH ELEV.

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



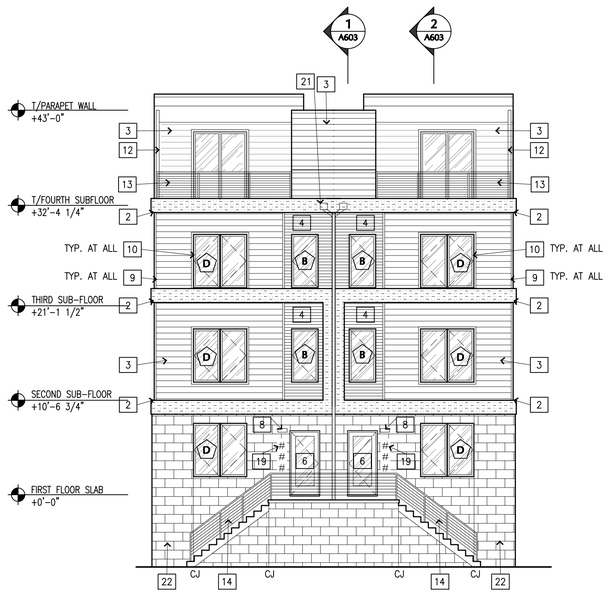
3 A200-2 BUILDING 2 - WEST ELEV.

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



2 A200-2 BUILDING 2 - SOUTH ELEV.

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



1 A200-2 BUILDING 2 - EAST ELEV.

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

ISSUE DATE: 03.28.25

PRINTS FULL SCALE ON 24"X36" SHEET

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JEFFERY FOSTER, LICENSE 13339
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JEFFERSON HILL TOWNHOMES

JEFFERSON AVE DEVELOPMENT, LLC
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EXTERIOR ELEVATIONS
BUILDING 2

PA PROJECT NO. 2023-42
CURRENT DATE 03.28.25

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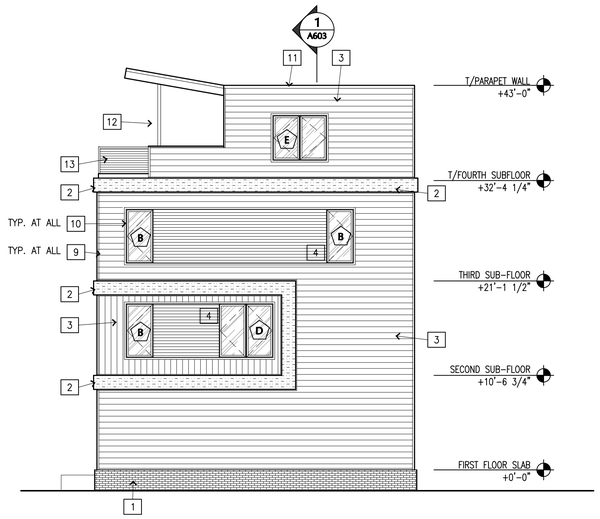
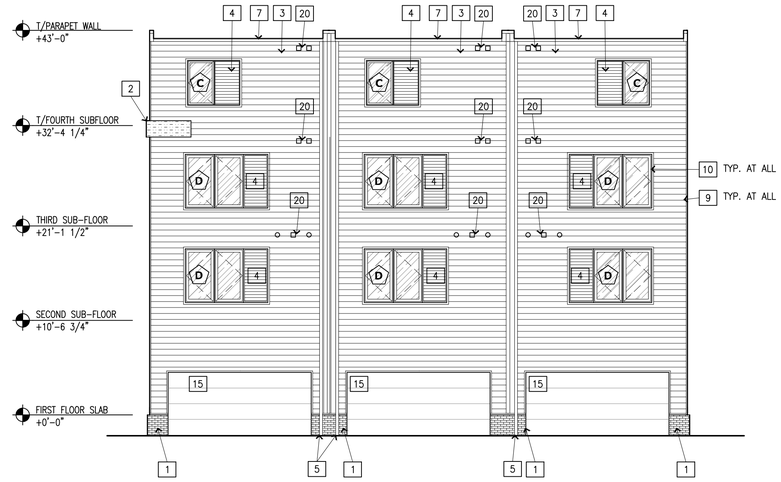


4 A200-3 BUILDING 3 - NORTH ELEV.

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



3 A200-3 BUILDING 3 - WEST ELEV.

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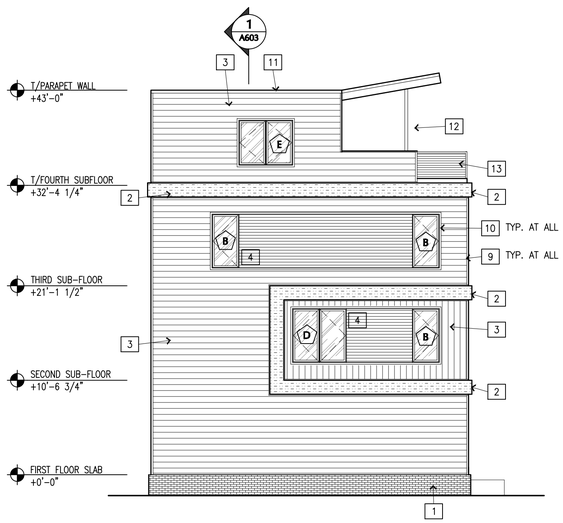

2 A200-3 BUILDING 3 - SOUTH ELEV.

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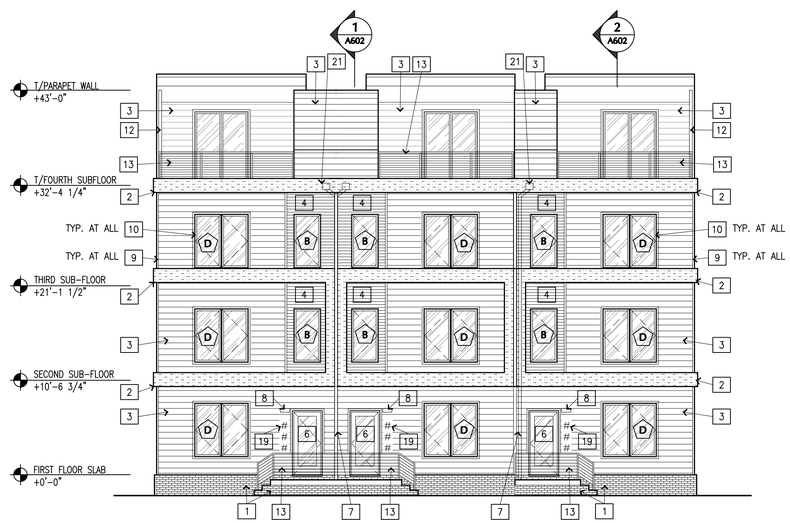

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ISSUE DATE: 03.28.25

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EXTERIOR ELEVATIONS
BUILDING 3

PA PROJECT NO. 2023-42
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A200-3

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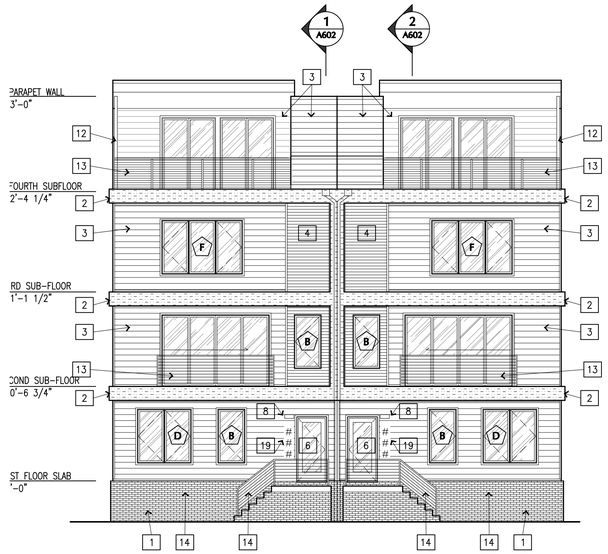
20	HVAC LOUVERS, CONCENTRIC VENTS OR RELATED. COORDINATE INSTALL LOCATIONS WITH HVAC. LOCATE IN CONSISTENT POSITION ON EACH UNIT
21	ROOF SCUPPER AND DOWNSPOUT LEADER TIED INTO UNDERGROUND.
22	MASONRY VENEER

CJ = MASONRY CONTROL JOINT. (#) WINDOW TYPES SEE SHEET A910 FOR SCHEDULE

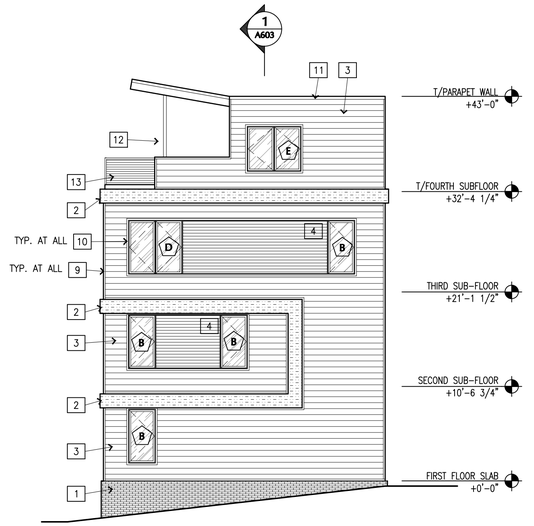
ELEVATION MATERIAL LEGEND:

1		FACE BRICK WITH STANDARD RUNNING BOND AND COLOR MATCHED MORTAR, WATSONTOWN MANHATTAN CENTRAL PARK KT CLEAR - OR SIMILAR
2		SIDING #1: PRE-FINISHED FIBER CEMENT, 4" LAP SIDING IN SMOOTH FINISH - COLOR TO MATCH JAMES HARDIE ARCTIC WHITE
3		SIDING #2: PRE-FINISHED FIBER CEMENT, 8" LAP SIDING IN SMOOTH FINISH - COLOR TO MATCH JAMES HARDIE AGED PEWTER
4		SIDING #3: NICHIHA VINTAGE WOOD FIBER CEMENT SIDING, WOODGRAIN "SPRUCE" FINISH - OR SIMILAR.
5		MASONRY VENEER: CORDOVA STONE GROUND FACED MASONRY UNITS, LIMESTONE GROUND FACE FINISH BY ESCHELON MASONRY - OR SIMILAR. SIZE TO BE 12"X24"



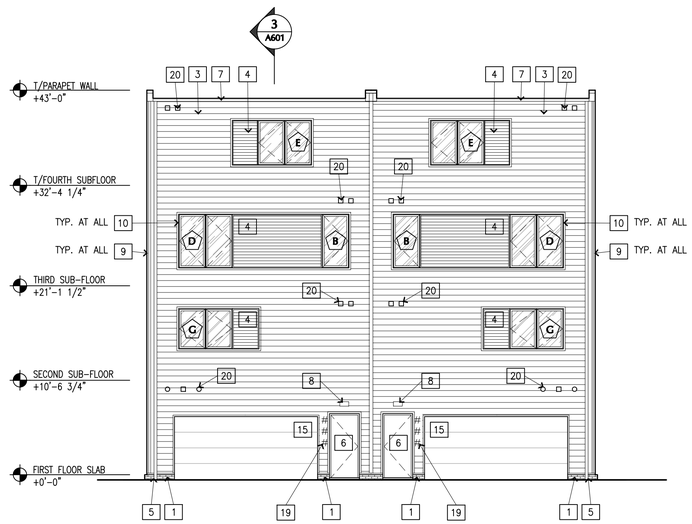
4 A200-4 BUILDING 4 - NORTH ELEV.

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



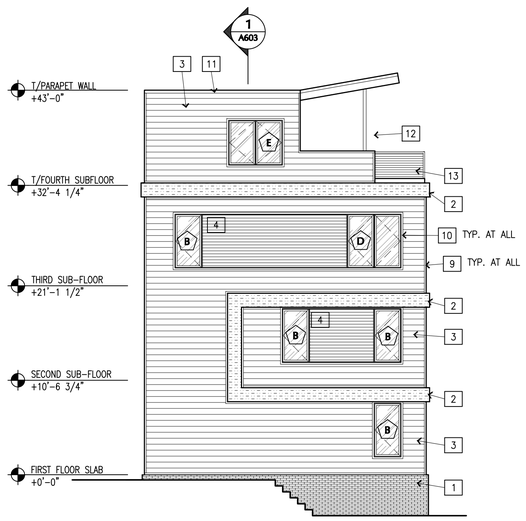
3 A200-4 BUILDING 4 - WEST ELEV.

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



2 A200-4 BUILDING 4 - SOUTH ELEV.

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



1 A200-4 BUILDING 4 - EAST ELEV.

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

ISSUE DATE: 03.28.25

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO · JEFFERY D. FOSTER 13339 · REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/25

JEFFERSON HILL TOWNHOMES

JEFFERSON AVE DEVELOPMENT, LLC
JEFFERSON AVE & WEST 5TH STREET
CLEVELAND, OH 44113

VINE DEVELOPMENT · YVES DEVELOPMENT

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

EXTERIOR ELEVATIONS
BUILDING 4

PA PROJECT NO. 2023-42
CURRENT DATE 03.28.25

A200-4

PERMIT & CONSTRUCTION DOCUMENTS

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KEYNOTE LEGEND - ELEVATIONS

1	FACE BRICK VENEER WITH 1" CONT. AIR SPACE. COLORED MORTAR. SEE MATERIAL LEGEND FOR SPEC.
2	SIDING #1. HORIZONTAL SIDING. SEE MATERIAL LEGEND FOR ADDITIONAL.
3	SIDING #2. VERTICAL SIDING. SEE MATERIAL LEGEND FOR ADDITIONAL.
4	SIDING #3. WOODGRAIN SIDING. SEE MATERIAL LEGEND FOR ADDITIONAL.
5	METAL DOWNSPOUT TIED INTO UNDERGROUND STORM LINES OR ROOF DRAIN LEADERS IN BUILDING. COLOR TO MATCH ADJACENT
6	PRE-HUNG METAL OR FIBERGLASS INSULATED ENTRANCE DOOR WITH PAINTED FINISH. SEE DOOR TYPES FOR ADDITIONAL.
7	GUTTER SYSTEM WITH DOWNSPOUTS. SEE ROOF PLAN FOR SIZES. COLOR TO MATCH ADJACENT SIDING
8	ALUMINUM SCONCE LIGHT. COLOR TO BE BLACK.
9	2" CORNER TRIM BOARDS TO MATCH SIDING.
10	2" CASING BOARDS AT ALL OPENINGS. COLOR TO MATCH SIDING.
11	METAL COPING SYSTEM BY ROOFING INSTALLER. SEE SECTION FOR DETAIL
12	PAINTED GALVANIZED STEEL COLUMN. COLOR TO MATCH DECK AND WINDOW SYSTEMS.
13	METAL RAILING SYSTEM – COLOR TO BE BLACK.
14	CAST IN PLACE CONCRETE STEPS WITH ALUMINUM HANDRAIL ON ONE SIDE.
15	PRE-FINISHED METAL GARAGE DOOR WITH OPENER, TRACKS AND ALL RELATED HARDWARE. EQUAL TO CLOPAY MODERN IN BRONZE OR MOCHA BROWN COLOR.
16	BREAK METAL CLADDING AND SOFFIT MATERIAL AT COVERED OVERHANG. COLOR TO MATCH ADJACENT SIDING.
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22	MASONRY VENEER

CJ = MASONRY CONTROL JOINT. (#) WINDOW TYPES SEE SHEET A910 FOR SCHEDULE

ELEVATION MATERIAL LEGEND:

1		FACE BRICK WITH STANDARD RUNNING BOND AND COLOR MATCHED MORTAR, WATSONTOWN MANHATTAN CENTRAL PARK KT CLEAR - OR SIMILAR
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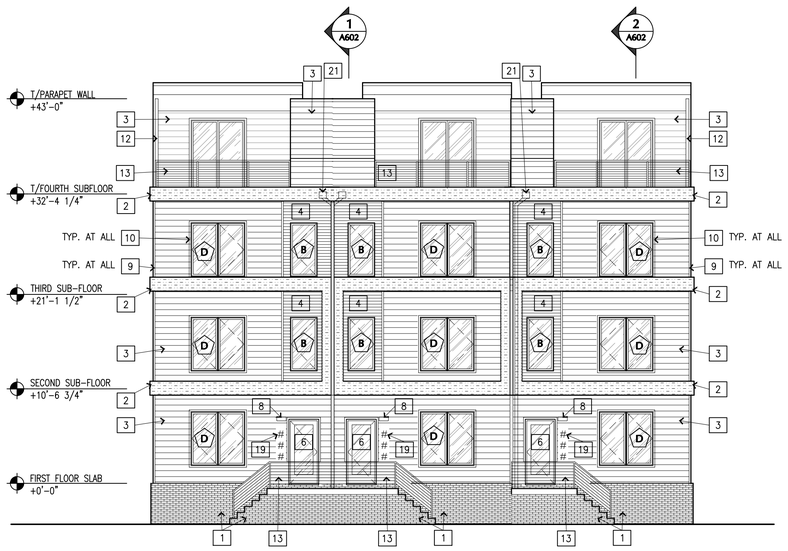
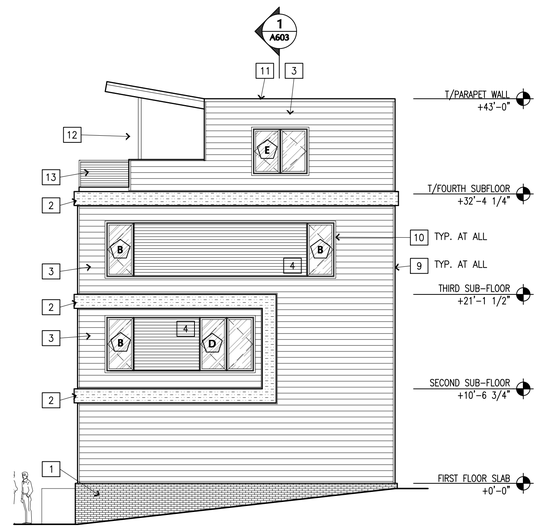


4 A200-5 BUILDING 5 - NORTH ELEV.

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

0 4' 8' 16'



3 A200-5 BUILDING 5 - WEST ELEV.

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

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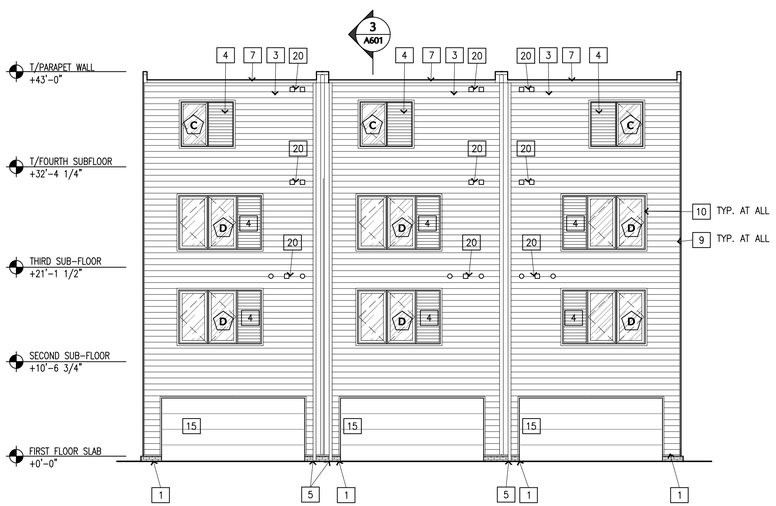
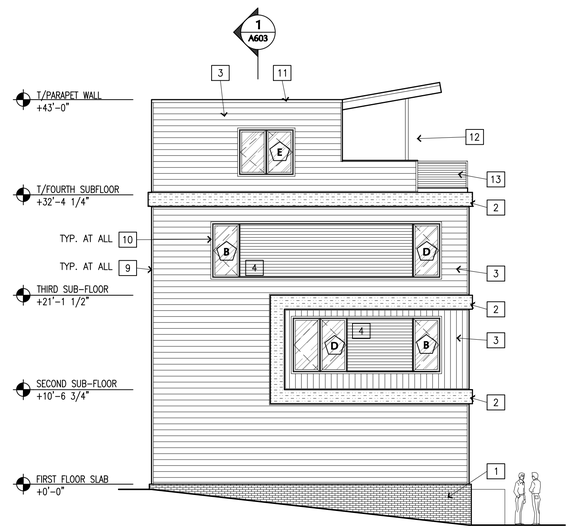


2 A200-5 BUILDING 5 - SOUTH ELEV.

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

0 4' 8' 16'



1 A200-5 BUILDING 5 - EAST ELEV.

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

0 4' 8' 16'

ISSUE DATE: 03.28.25

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER 13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/25

JEFFERSON HILL TOWNHOMES

JEFFERSON AVE DEVELOPMENT, LLC
WEST 5TH STREET & JEFFERSON AVE
CLEVELAND, OH 44113

VINE DEVELOPMENT
YVES DEVELOPMENT
PAYTO Architects

EXTERIOR ELEVATIONS
BUILDING 5

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

PA PROJECT NO. 2023-42
CURRENT DATE 03.28.25

A200-5

PERMIT & CONSTRUCTION DOCUMENTS

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KEYNOTE LEGEND - ELEVATIONS

1. FACE BRICK VENEER WITH 1" CONT. AIR SPACE. COLORED MORTAR. SEE MATERIAL LEGEND FOR SPEC.
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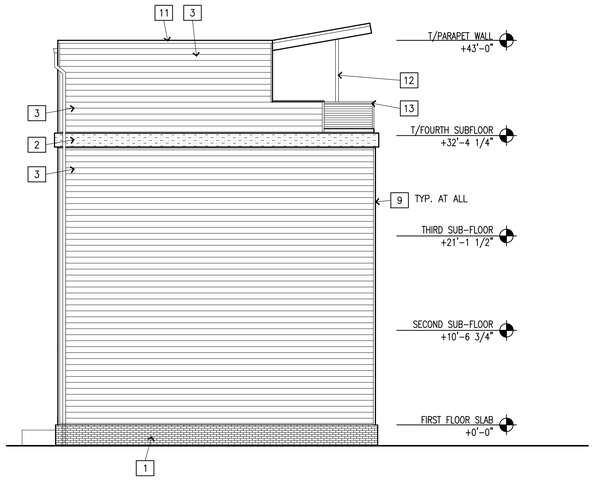
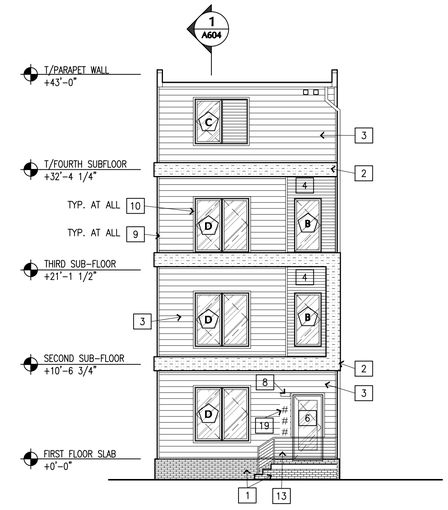


4 A200-6 BUILDING 6 - NORTH ELEV.

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

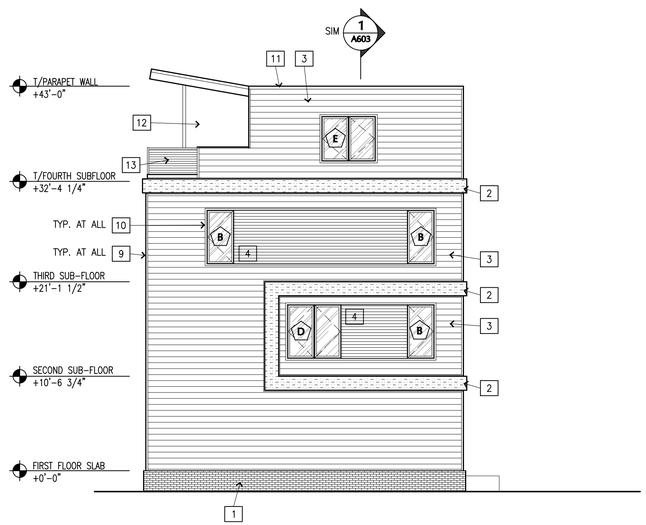
0 4' 8' 16'



3 A200-6 BUILDING 6 - WEST ELEV.

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

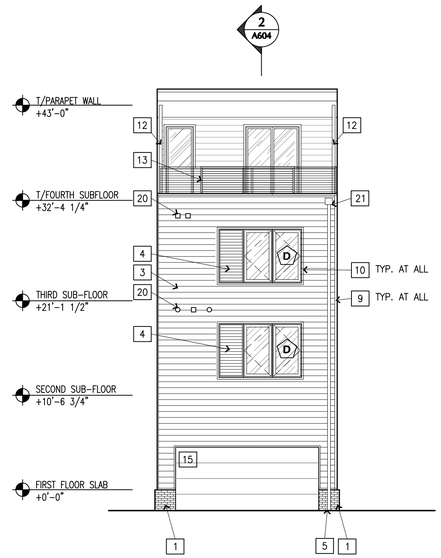
0 4' 8' 16'



2 A200-6 BUILDING 6 - SOUTH ELEV.

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

0 4' 8' 16'



1 A200-6 BUILDING 6 - EAST ELEV.

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

0 4' 8' 16'

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ISSUE DATE: 03.28.25

PRINTS FULL SCALE ON 24"X36" SHEET

STATE OF OHIO
JEFFERY D. FOSTER
13339
REGISTERED ARCHITECT

JEFFERY FOSTER, LICENSE 13339
EXPIRATION DATE: 12/31/25

JEFFERSON HILL TOWNHOMES

JEFFERSON AVE DEVELOPMENT, LLC
WEST 5TH STREET & JEFFERSON AVE
CLEVELAND, OH 44113

VINE DEVELOPMENT
YVES DEVELOPMENT
PAYTO Architects

EXTERIOR ELEVATIONS
BUILDING 6

PA PROJECT NO. 2023-42
CURRENT DATE 03.28.25

A200-6

PERMIT & CONSTRUCTION DOCUMENTS

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

Cleveland City Planning Commission

Central Southeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Central Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CSE2025-034 – 17427 Harvard Ave Demolition

September 5, 2025

Project Address: 17427 Harvard Ave

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 1: Council Member Jones | **SPA: Lee-Harvard**

17427 Harvard Ave

Proposal for Nuisance Abatement Demolition
of a Residential Structure & Garage

CITY OF CLEVELAND
Mayor Justin M. Bibb

17427 Harvard Ave, 44128

PPN: *140-17-033*



CONFIDENTIAL

Property Information

01 Owner

Teresa Thompson

- Owner since November 21, 2017
- Property taxes are delinquent – total due is $5,318.91

02 Complaints & Board-ups

Property condemned on September 10, 2010

4 complaints since 2019

2 board-ups since 2019

03 Legal Issues

None.

Part of Ohio Dept of Development grant funding

04 Vacancy & Background

Property has been vacant since at least 2019 when there was a fire

Owner pulled permits in August 2021 but were closed out for lack of progress

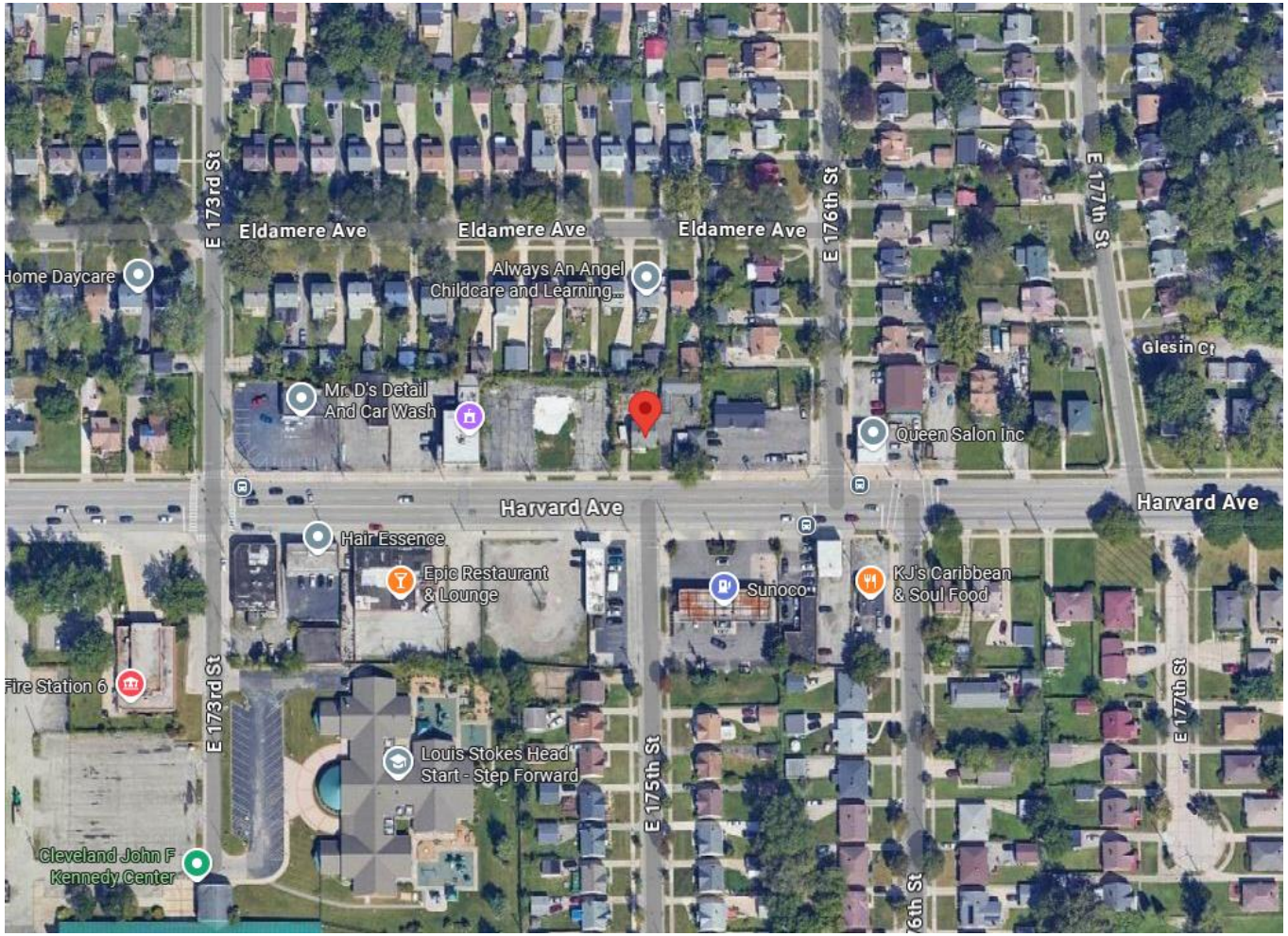
It appears the roof and siding was completed, but inside is still gutted

CONFIDENTIAL

Site Location

Situated on north of Harvard between E 173rd St & E 176th St

The surrounding property is mostly commercial.



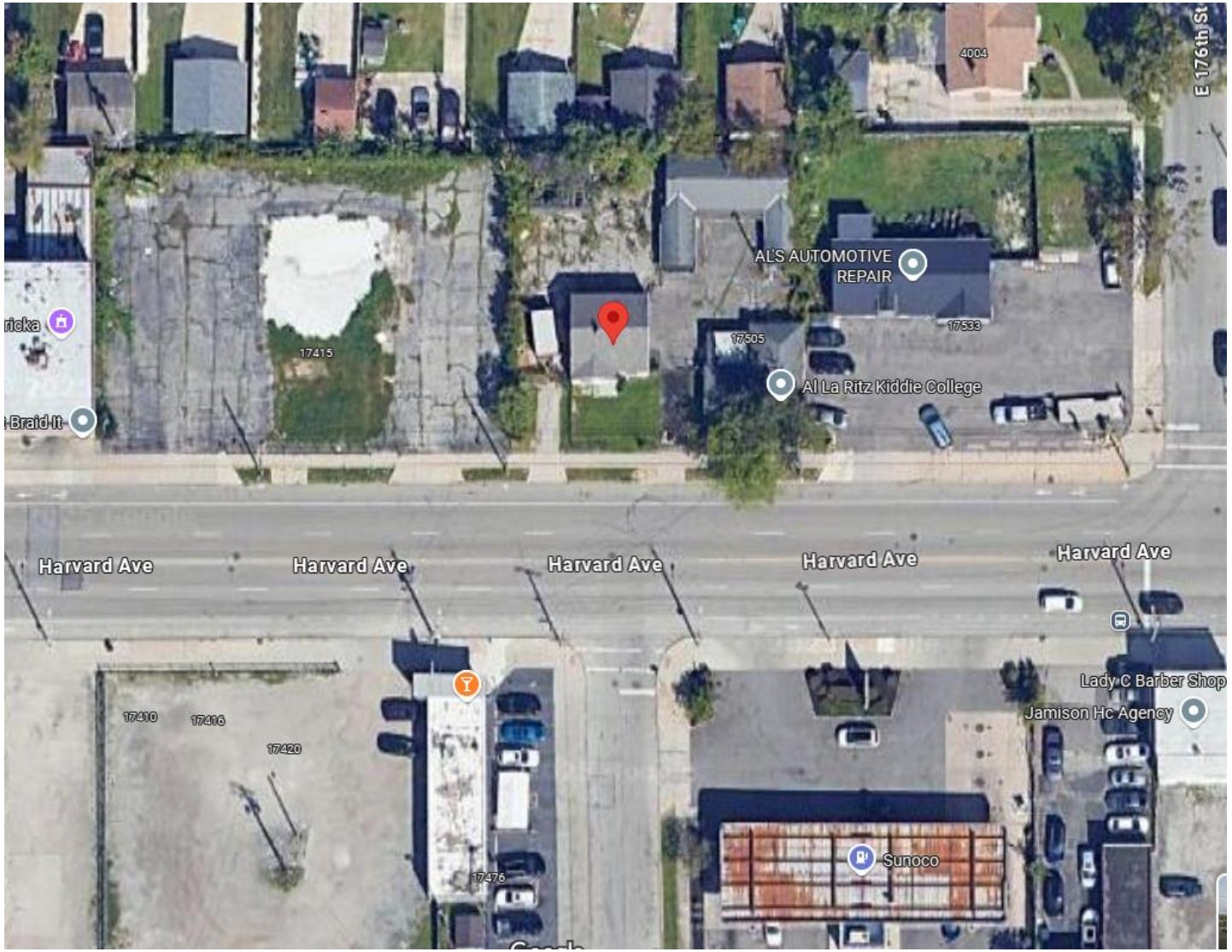
CONFIDENTIAL

Site Context

Both properties directly next 17427 Harvard have been razed.

Properties to the rear are residential.

Properties across the street are commercial.



CONFIDENTIAL

Exterior Photos





CONFIDENTIAL

Exterior Photos





Exterior Photos





Interior Photos





Interior Photos





Interior Photos





CONFIDENTIAL

Adjacent Structures

Vacant lots

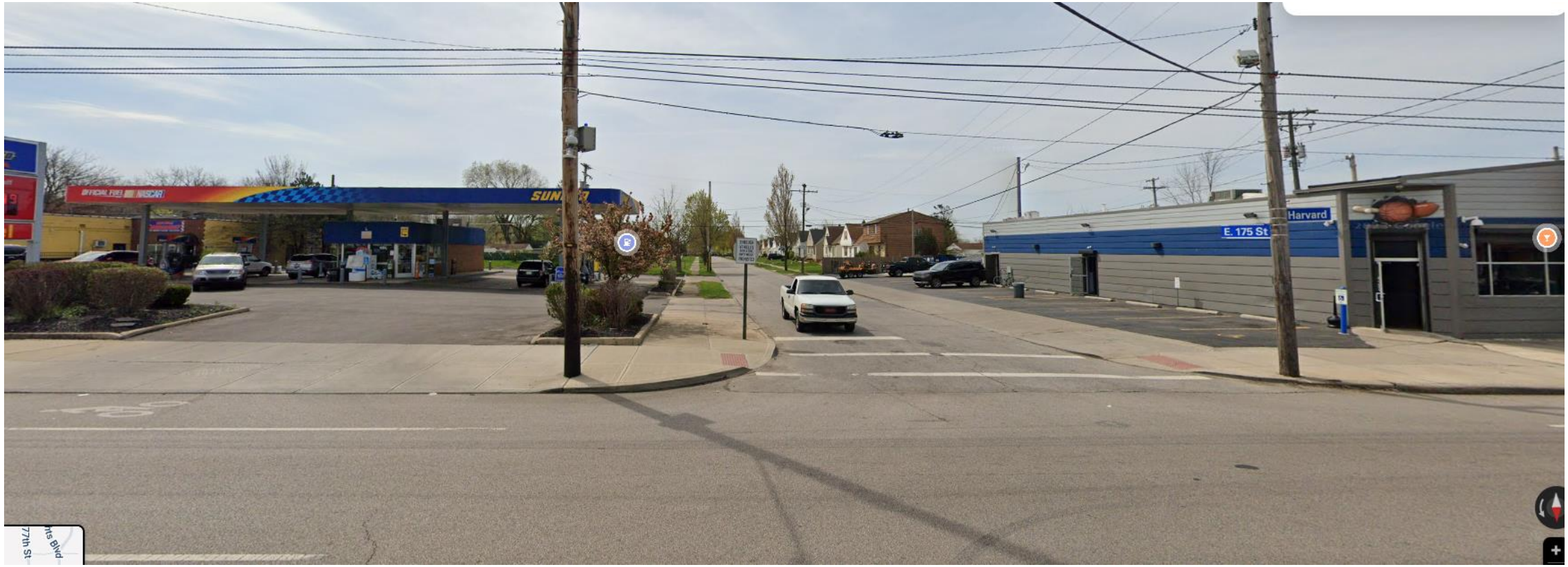




CONFIDENTIAL

Street Opposite 17427 Harvard

Southside of Harvard



CONFIDENTIAL

Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

Property is part of the Ohio Department of Development Grant.
Fire occurred in February 2019.
Owner attempted to rehab but did not finish.



CONFIDENTIAL

Central Southeast Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

CSE2025-034 – 17427 Harvard Ave Demolition

September 5, 2025

Design Review Advisory Committee:

CSEDRAC recommended final approval (with no conditions) on 8/26/25.

City Planning Staff:

Planning staff is in support of this demolition.

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-023 – 1785 E 47th Street Nuisance Abatement Demolition

September 5, 2025

Project Address: 1785 E 47th Street

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 7: Council Member Howse-Jones | **SPA: Goodrich-Kirtland Pk**

1785 E 47th St

Proposal for Nuisance Abatement Demolition
of a Residential Structure & Shed/Garage

CITY OF CLEVELAND
Mayor Justin M. Bibb

1785 E 47th St, 44103

PPN: *104-29-053*



CONFIDENTIAL

Property Information

01 Owner

Anna Chambers

- Owner November 30, 2006
- Taxes are current

02 Complaints & Board-ups

Main structure condemned on September 15, 2014

Shed condemned on May 24, 2021

03 Legal Issues

None. Part of ODOD Grant funding.

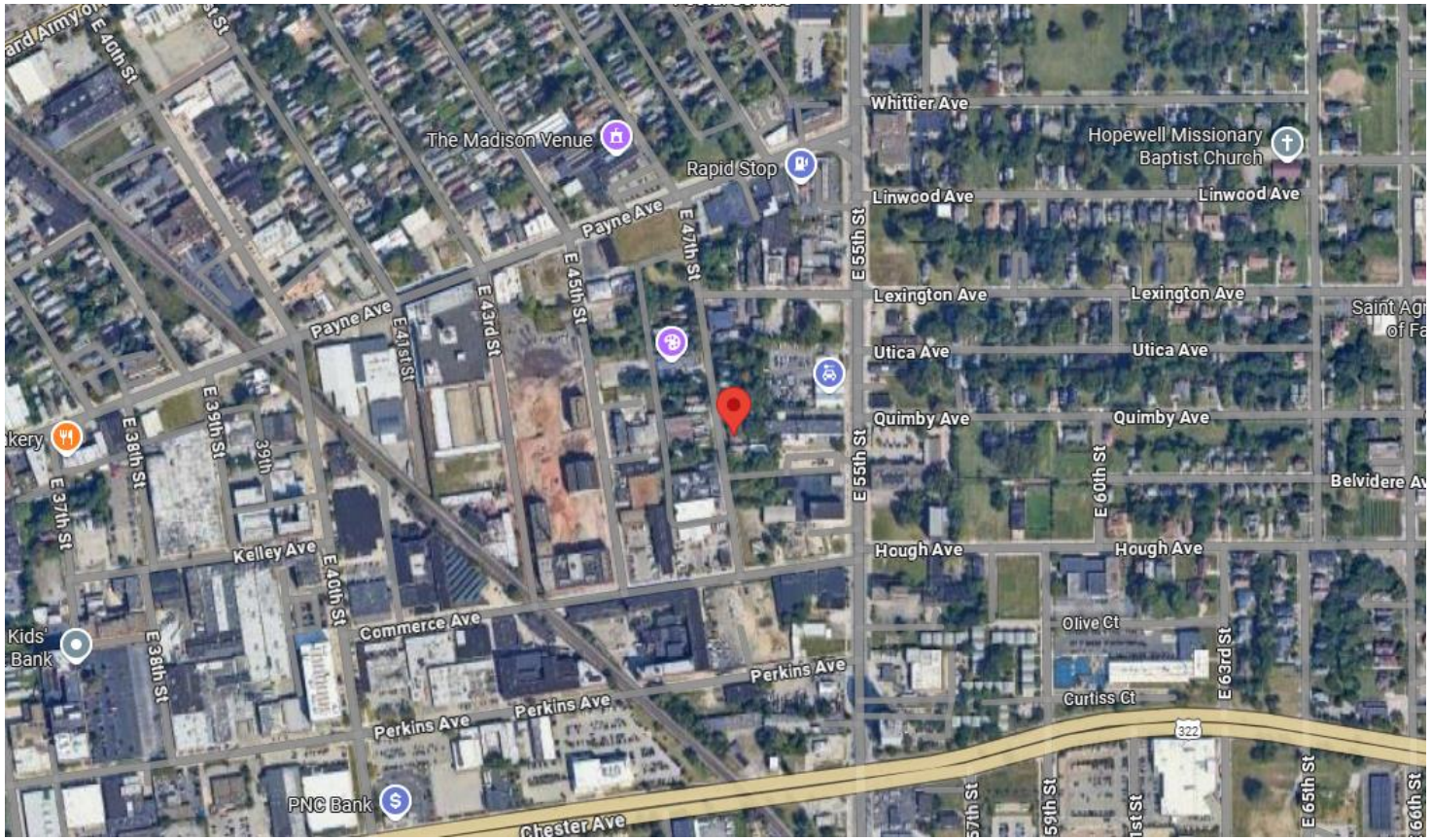
04 Vacancy & Background

Property has been vacant since at least 2014.

CONFIDENTIAL

Site Location

Situated on the east side of E 47th St between Lexington Ave and Commerce Ave



CITY OF CLEVELAND
Mayor Justin M. Bibb

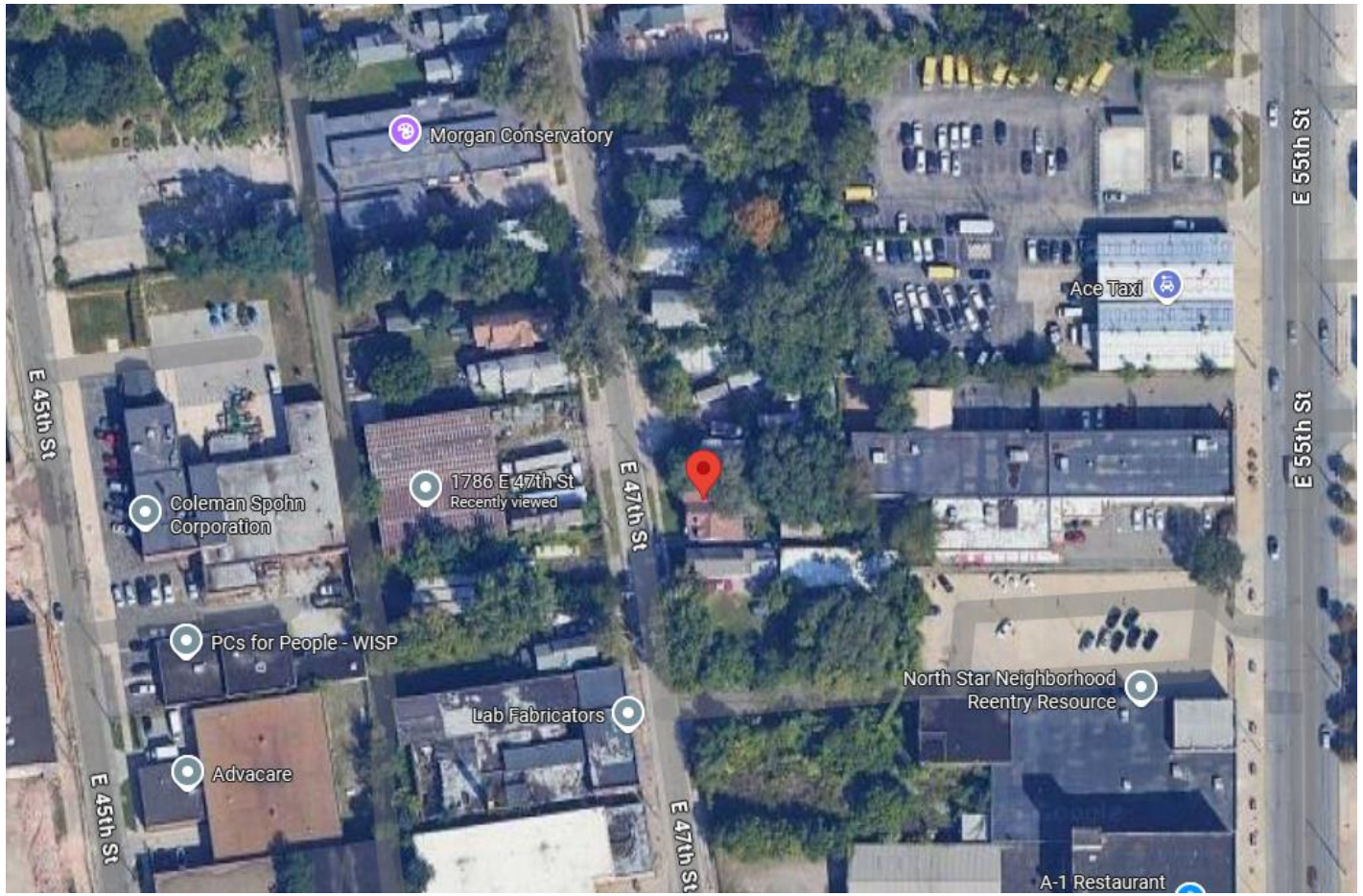
CONFIDENTIAL

Site Context

Properties to the north and south are mixed or residential and commercial structures

Properties to the rear are commercial

Properties across the street are a mix of residential and commercial structures



CONFIDENTIAL

Exterior Photos





CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Exterior Photos





CONFIDENTIAL

Exterior Photos



CONFIDENTIAL

Interior Photos





Interior Photos





Adjacent Structures

East side of E 47th Street



CONFIDENTIAL

Street Opposite 1785 E 47th St

West side of E 47th Street



CONFIDENTIAL

Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

Property has been condemned for over a decade and there has not been an attempt at rehab.



Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-023 – 1785 E 47th Street Nuisance Abatement Demolition

September 5, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval (with no conditions) on 9/4/25.

City Planning Staff:

Planning staff is in support of this demolition.

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-025 – 3417 E 93rd Street Nuisance Abatement Demolition

September 5, 2025

Project Address: 3417 E 93rd Street

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 6: Council Member Griffin | **SPA: Kinsman**

3417 E 93rd St

Proposal for Nuisance Abatement Demolition
of a Residential Structure&Garage

CITY OF CLEVELAND
Mayor Justin M. Bibb

3417 E 93rd St, 44104

PPN: *127-22-009*



CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Property Information

01 Owner

EEPM, LLC

- Owner since July 21, 2005
- Property taxes are delinquent – total due is $8,588.52

02 Complaints & Board-ups

Condemned since October 22, 2024

3 complaints since 2024

Neighbor called on June 23, 2025 asking for demolition status

03 Legal Issues

None

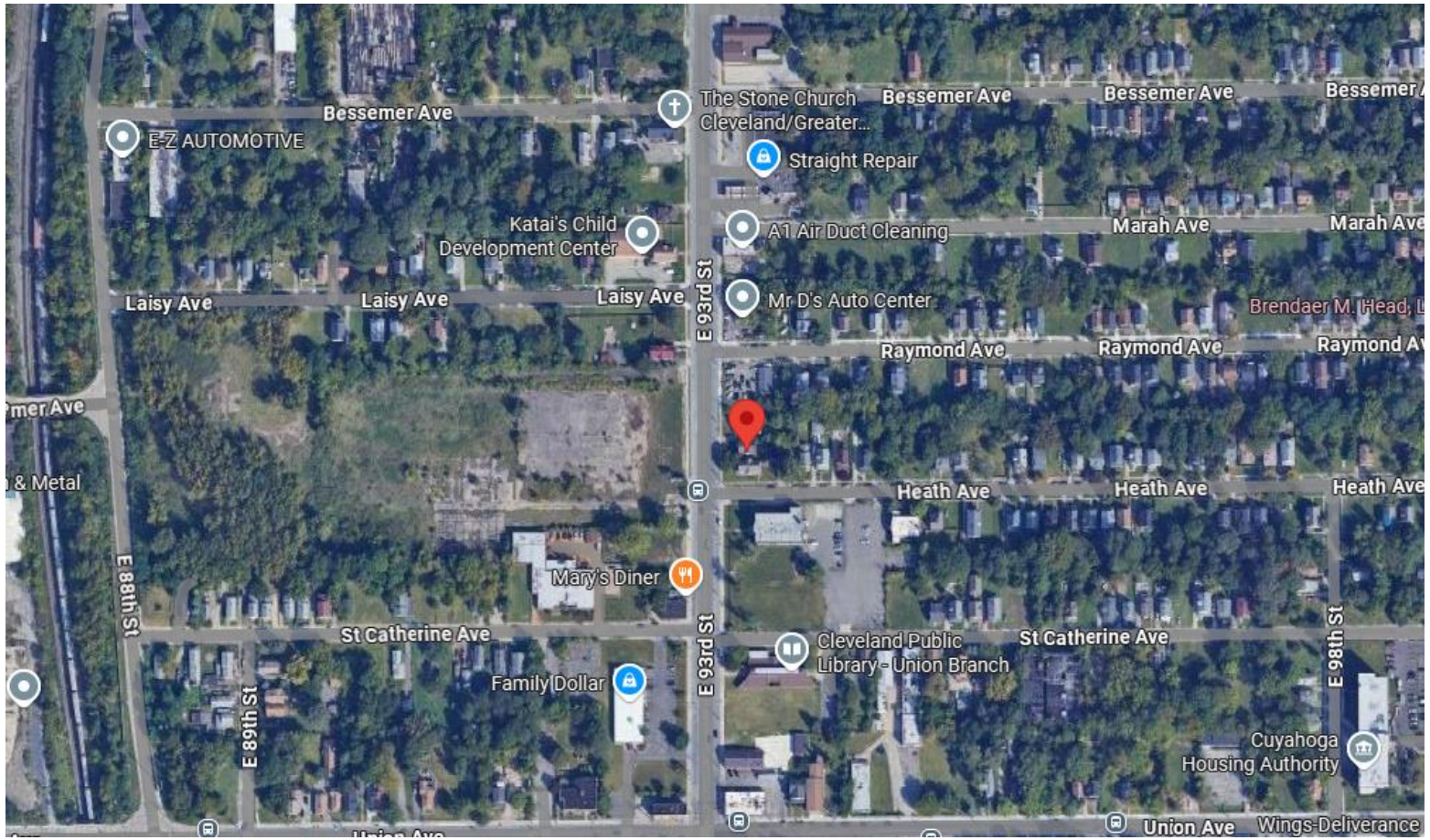
04 Vacancy & Background

Property has been vacant since at least June 2024

CONFIDENTIAL

Site Location

Situated on the east side of E 93rd Street, between Raymond and Heath.



CITY OF CLEVELAND
Mayor Justin M. Bibb

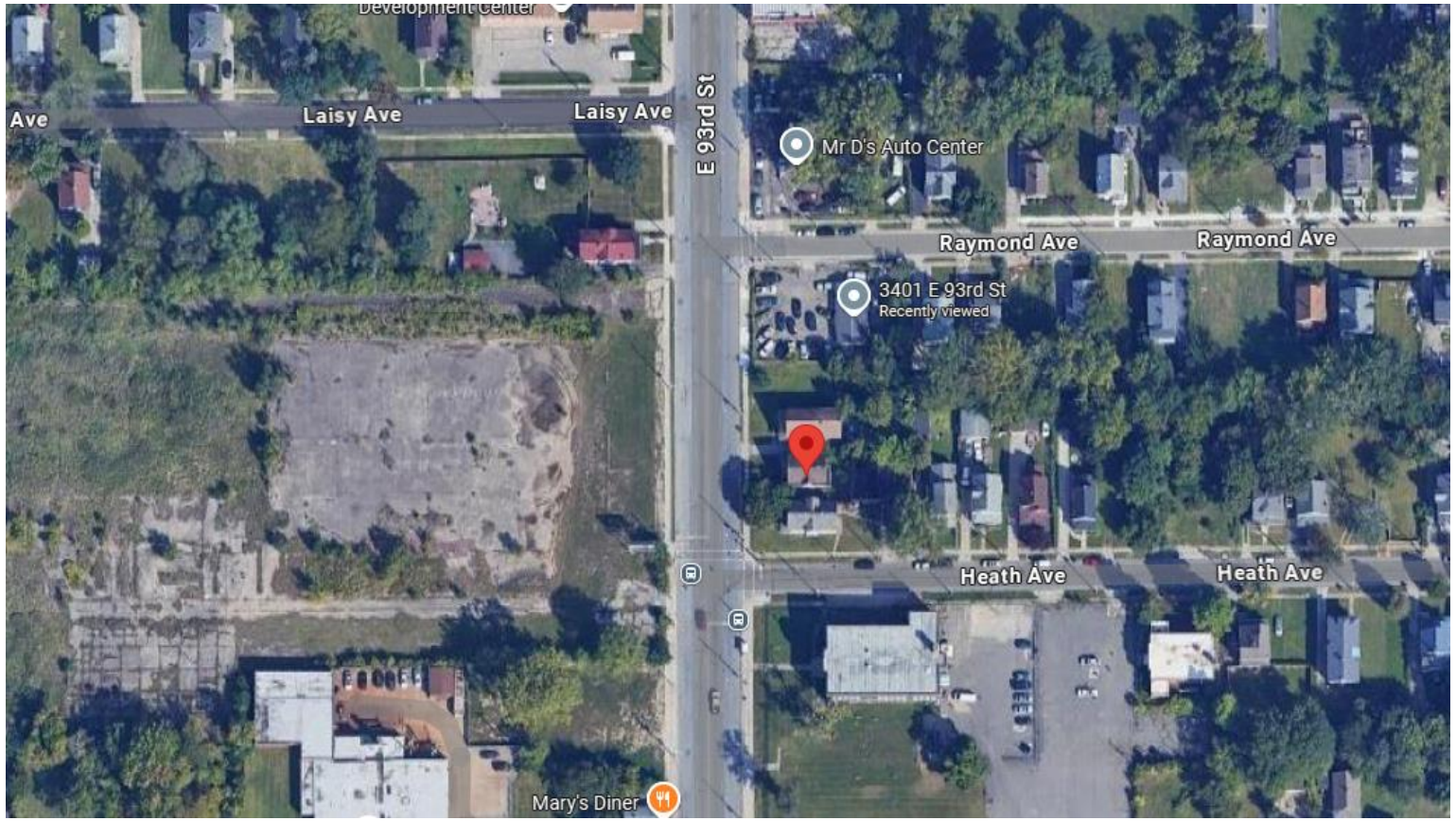
CONFIDENTIAL

Site Context

Properties to the north and south are a mix of residential and commercial structures.

Properties to the rear are residential.

Property across the street is a vacant lot.



Exterior Photos





CONFIDENTIAL

Exterior Photos





CONFIDENTIAL

Exterior Photos



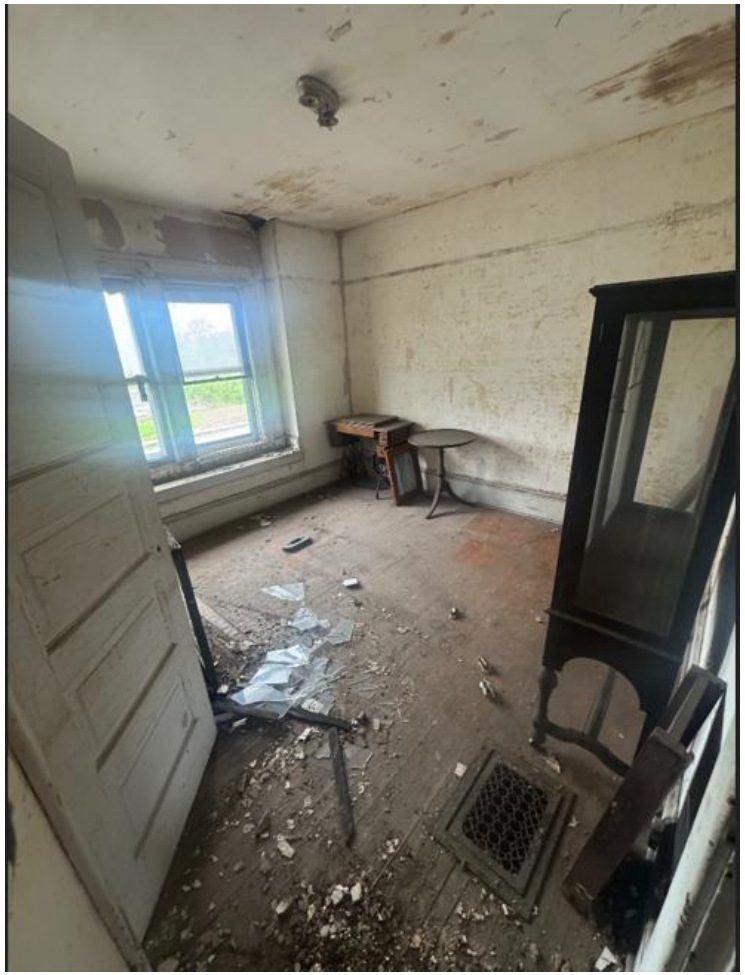
CONFIDENTIAL

Interior Photos





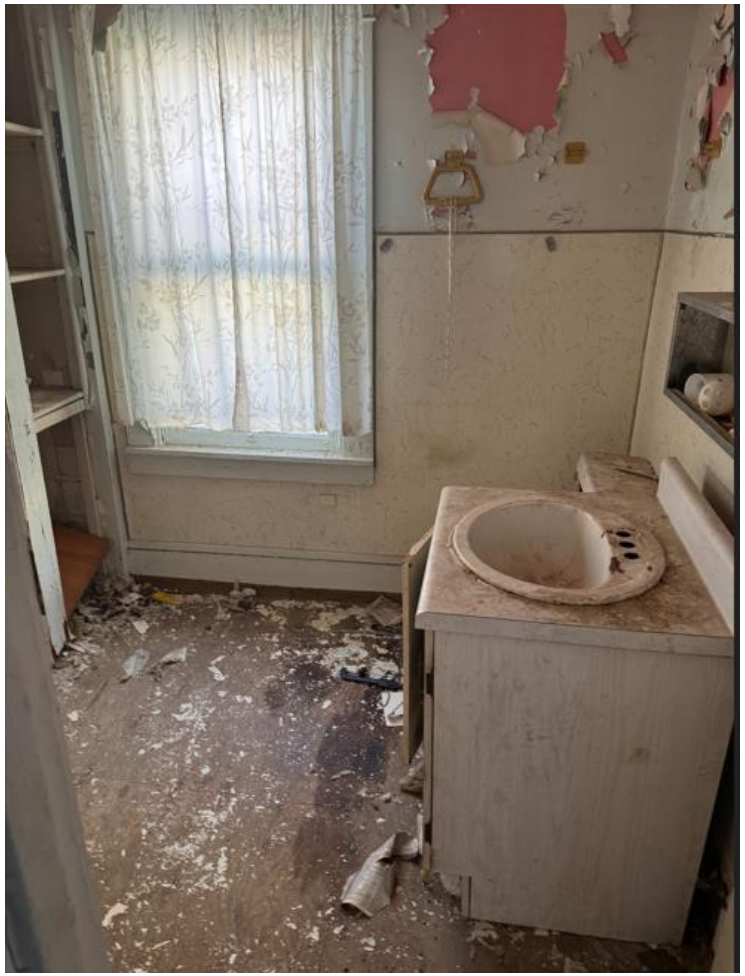
Interior Photos





CONFIDENTIAL

Interior Photos





Adjacent Structures

East side of E 93rd Street



CONFIDENTIAL

Street Opposite 3417 E 93rd St

West side of E. 93rd Street



CONFIDENTIAL

Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

On June 23, 2025, a neighbor called for the demolition of 3417 E 93rd St



Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-025 – 3417 E 93rd Street Nuisance Abatement Demolition

September 5, 2025

Design Review Advisory Committee:	City Planning Staff:
ECDRAC recommended final approval (with no conditions) on 9/4/25.	Planning staff is in support of this demolition.

Cleveland City Planning Commission

Northeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NE2025-022 – 10515 Helena Ave Nuisance Abatement Demolition

September 5, 2025

Project Address: 10515 Helena Ave (Rear)

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 9: Council Member Conwell | **SPA: Glenville**

10515 Helena (Rear)

Proposal for Nuisance Abatement Demolition
of a Residential Structure

CITY OF CLEVELAND
Mayor Justin M. Bibb

10515 Helena Ave (Rear), 44108

PPN: *108-25-058*



CONFIDENTIAL

Property Information

01 Owner

Church Central Christian

- Owner before January 01, 1975
- Property taxes are delinquent – total due is $521.13

02 Complaints & Board-ups

Rear structure condemned on June 24, 2025

3 complaints since 2020

2 recent board-up

03 Legal Issues

Per Landmarks, the rear is not Landmark

Housing court requiring demolition

04 Vacancy & Background

Property has been vacant since at least 2022

In housing court for no permit, illegal use, and interior/exterior maintenance

Church consented to demolition

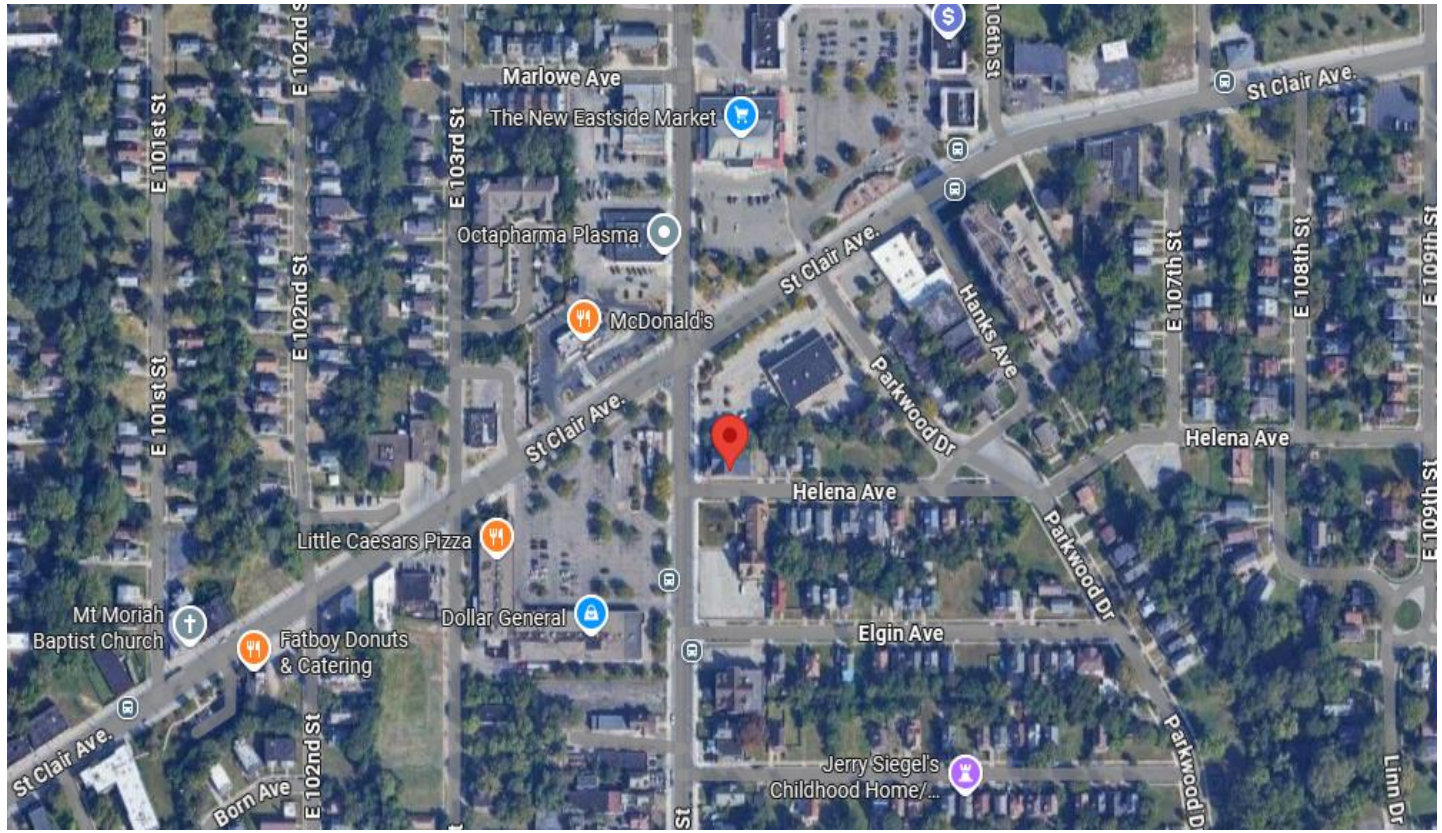
CONFIDENTIAL

Site Location

Situated on the north side of Helena, in between E 105th St and Parkwood Dr

Property is in the Rear of Central Christian Church and is residential

The rear structure is a small residential unit.

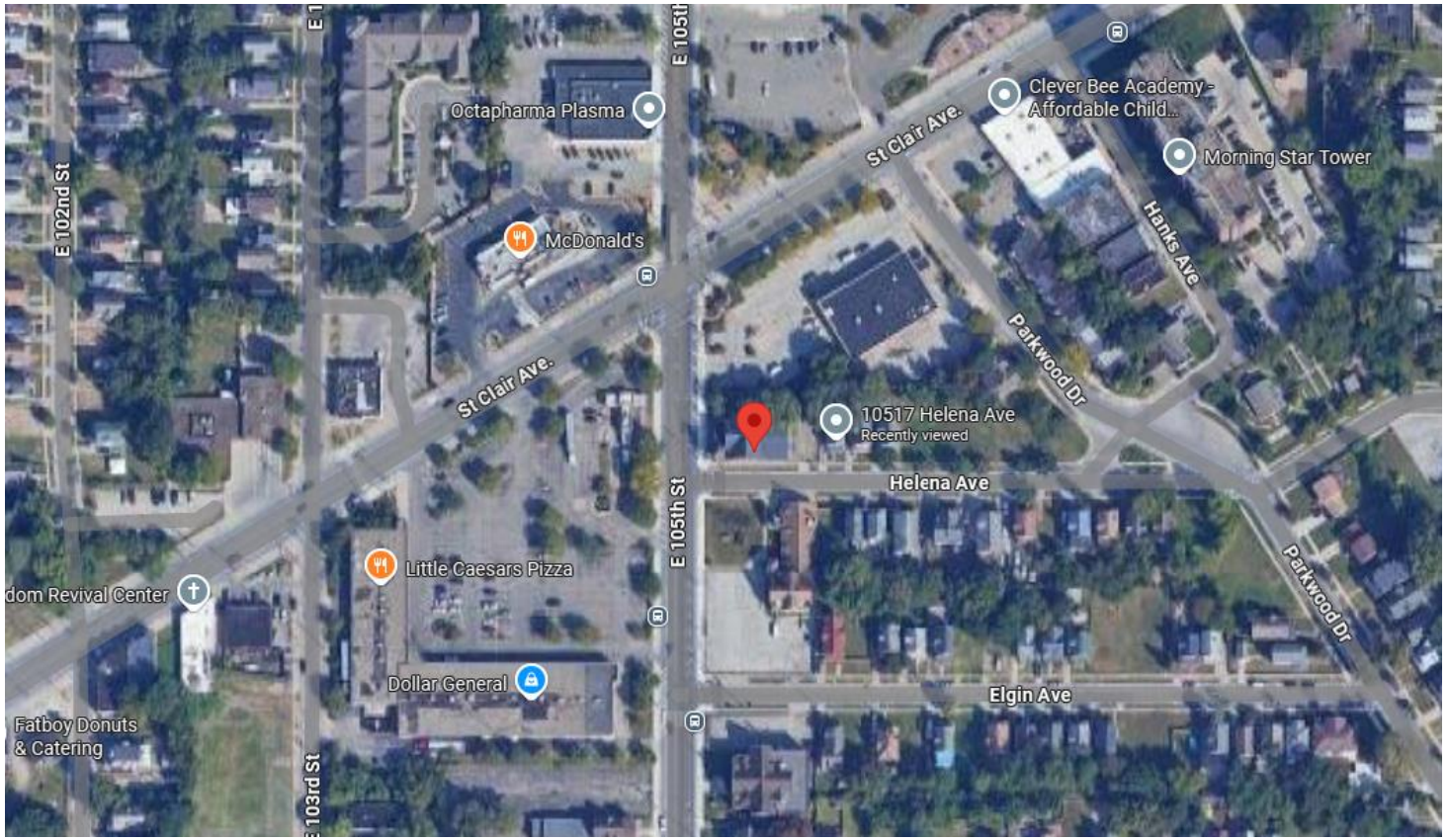


CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Site Context

Properties in the surrounding area are a mixture of commercial and residential, including churches, shopping plaza, etc.



Exterior Photos





Exterior Photos





Interior Photos





Interior Photos





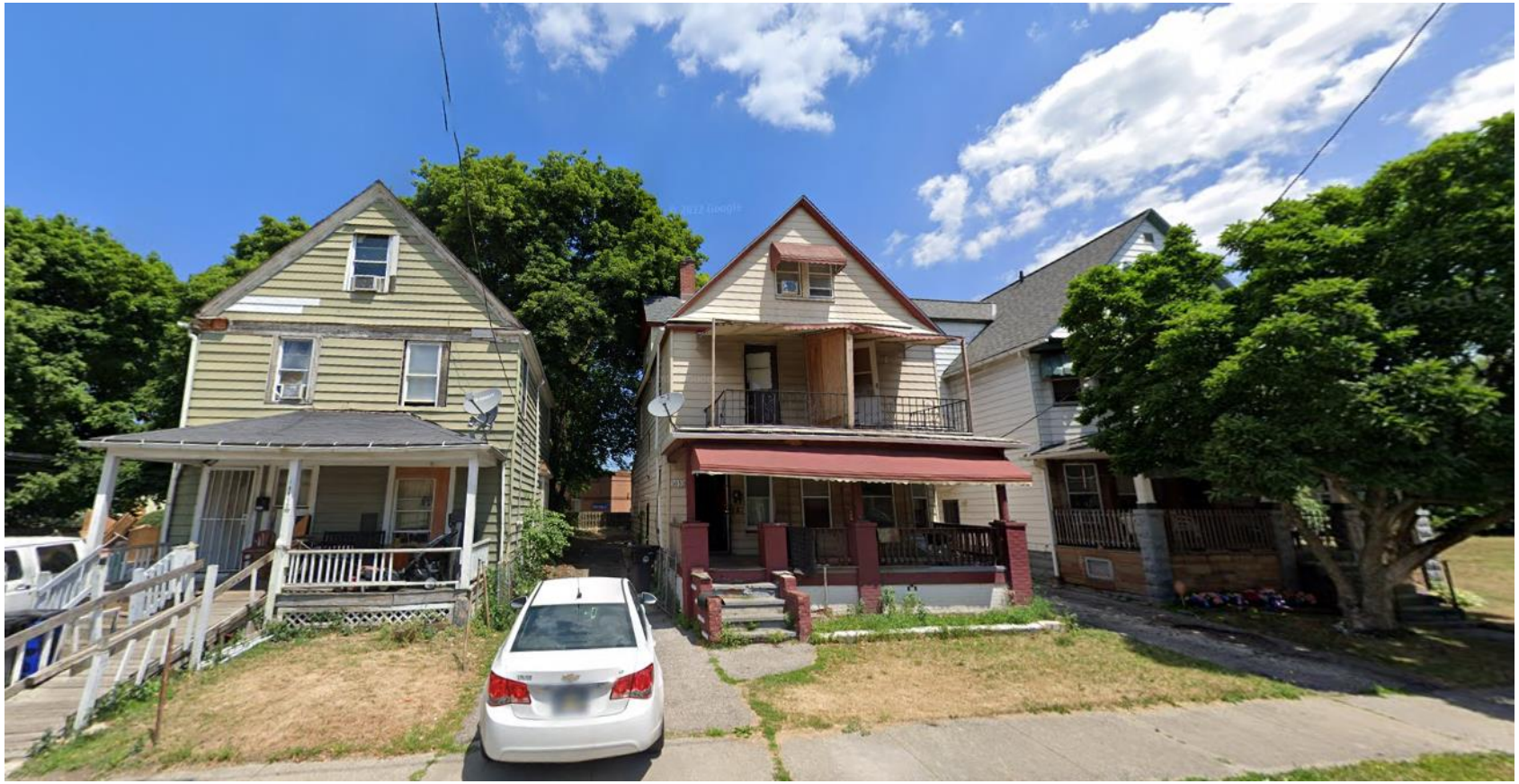
Interior Photos





Adjacent Structures

North side of Helena



CONFIDENTIAL

Street Opposite 10515 Helena

South side of Helena



CONFIDENTIAL

Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

Property is in housing court where a demolition is expected
Church Central Christian consented to the demolition
There was a squatter present when our asbestos surveyor was on site



CONFIDENTIAL

Northeast Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NE2025-022 – 10515 Helena Ave Nuisance Abatement Demolition

September 5, 2025

Design Review Advisory Committee:

NEDRAC recommended final approval (with no conditions) on 8/19/25.

City Planning Staff:

Planning staff is in support of this demolition.

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NE2025-023 – 6507 Superior Ave Nuisance Abatement Demolition Project

September 5, 2025

Address: 6507 Superior Ave

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 7: Council Member Howse-Jones | **SPA: St. Clair-Superior**

6507 Superior Ave

Proposal for Nuisance Abatement Demolition
of a Residential Structure

CITY OF CLEVELAND
Mayor Justin M. Bibb

6507 Superior Ave Cleveland

PPN: *105-22-022*



CONFIDENTIAL

Property Information

01 Owner

Lillian Garret

- Owner since 2004
- Property taxes are current

02 Complaints & Board-ups

Condemned on 05/21/19

3 complaints since 2017

Civil ticket issued for exterior maintenance in March 25

03 Legal Issues

None.

04 Vacancy & Background

Property has been vacant since at least 2017.

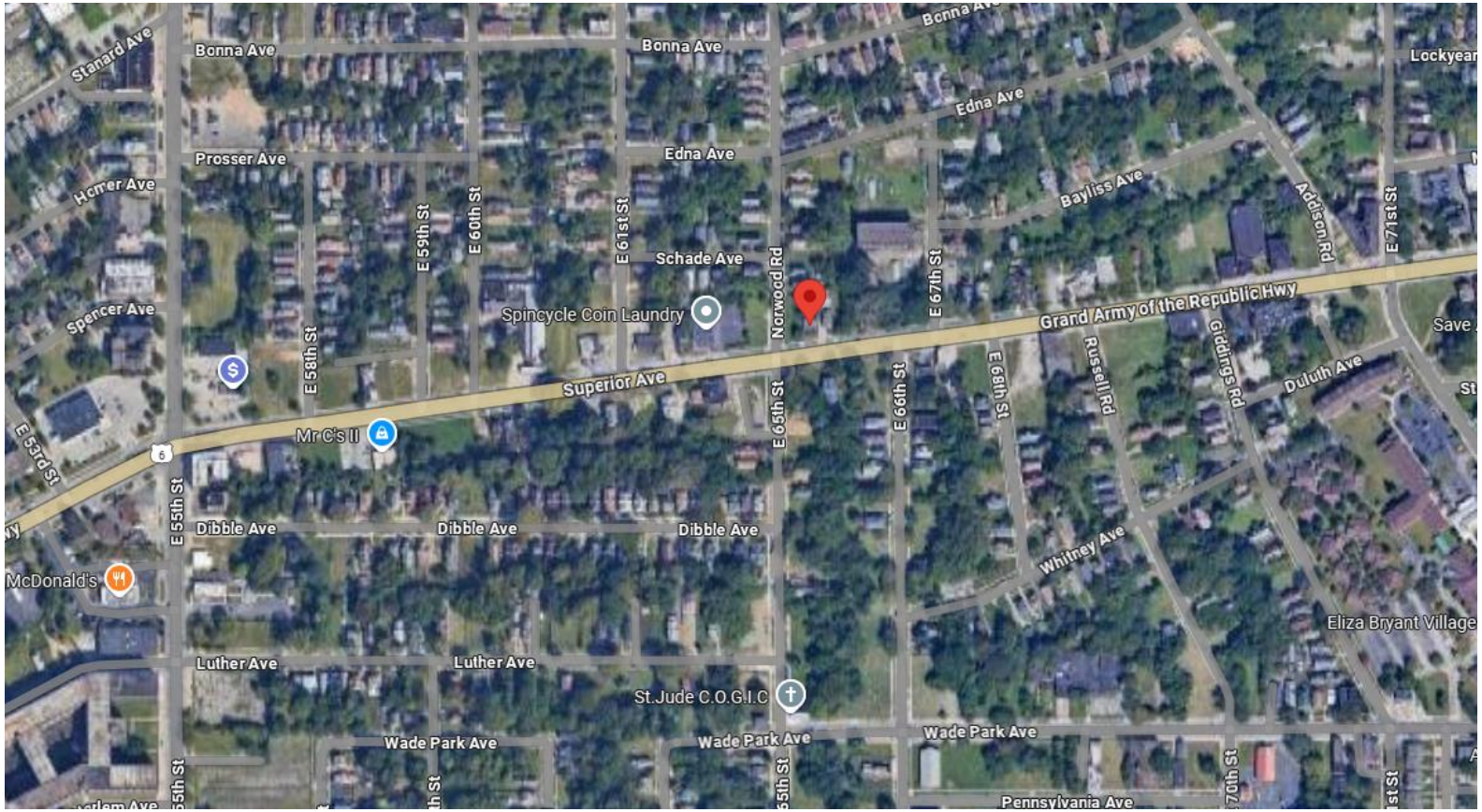
Owner pull permits in 2019 but did not complete the rehab.

CONFIDENTIAL

Site Location

Situated on the northside of Superior Ave between Norwood and E 67th St

The immediate area is surrounded by residential structures.



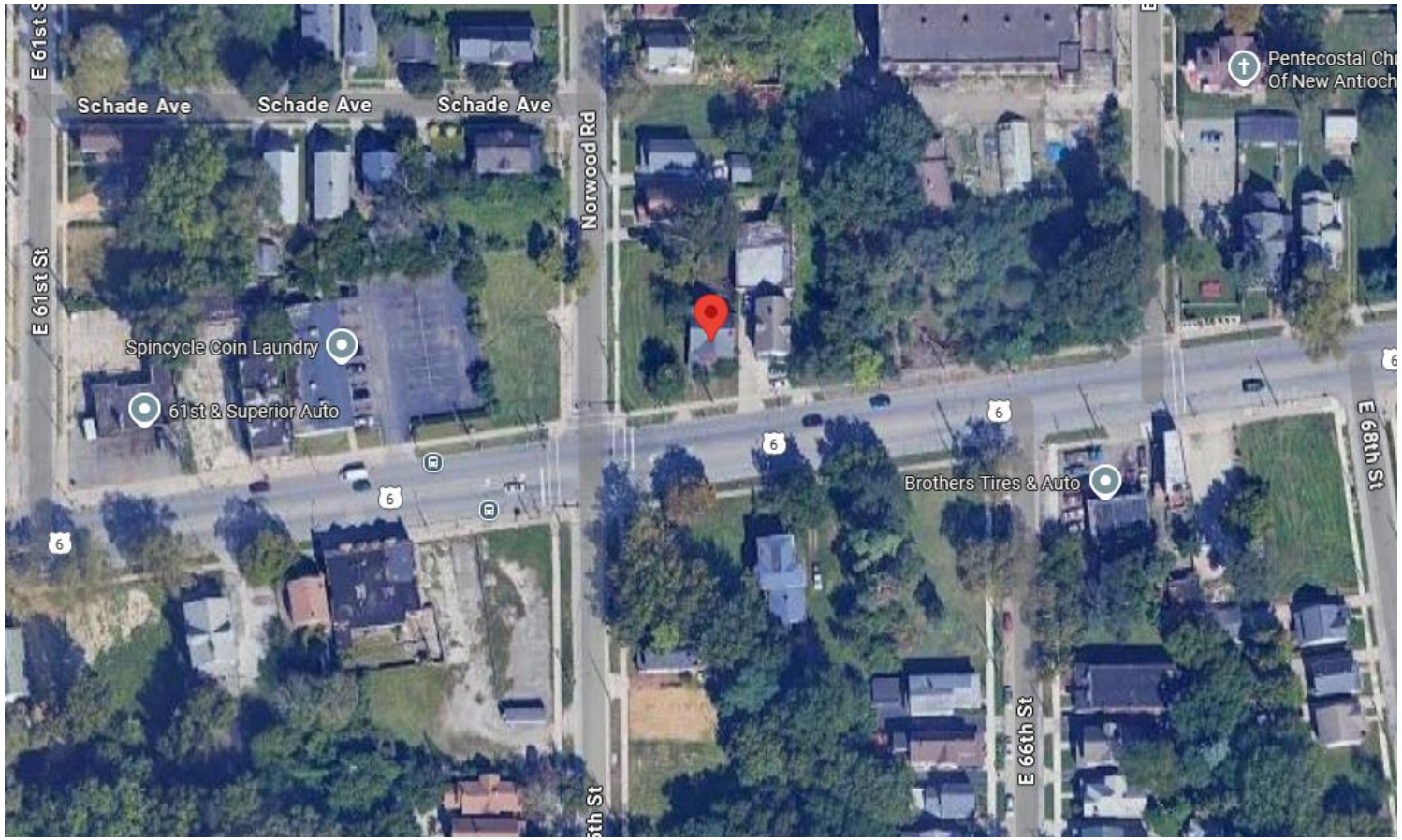
CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Site Context

Properties in the near vicinity are residential

Properties a little bit further out are a mixture of commercial and residential.



CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Exterior Photos





Exterior Photos





Exterior Photos



CONFIDENTIAL

Interior Photos





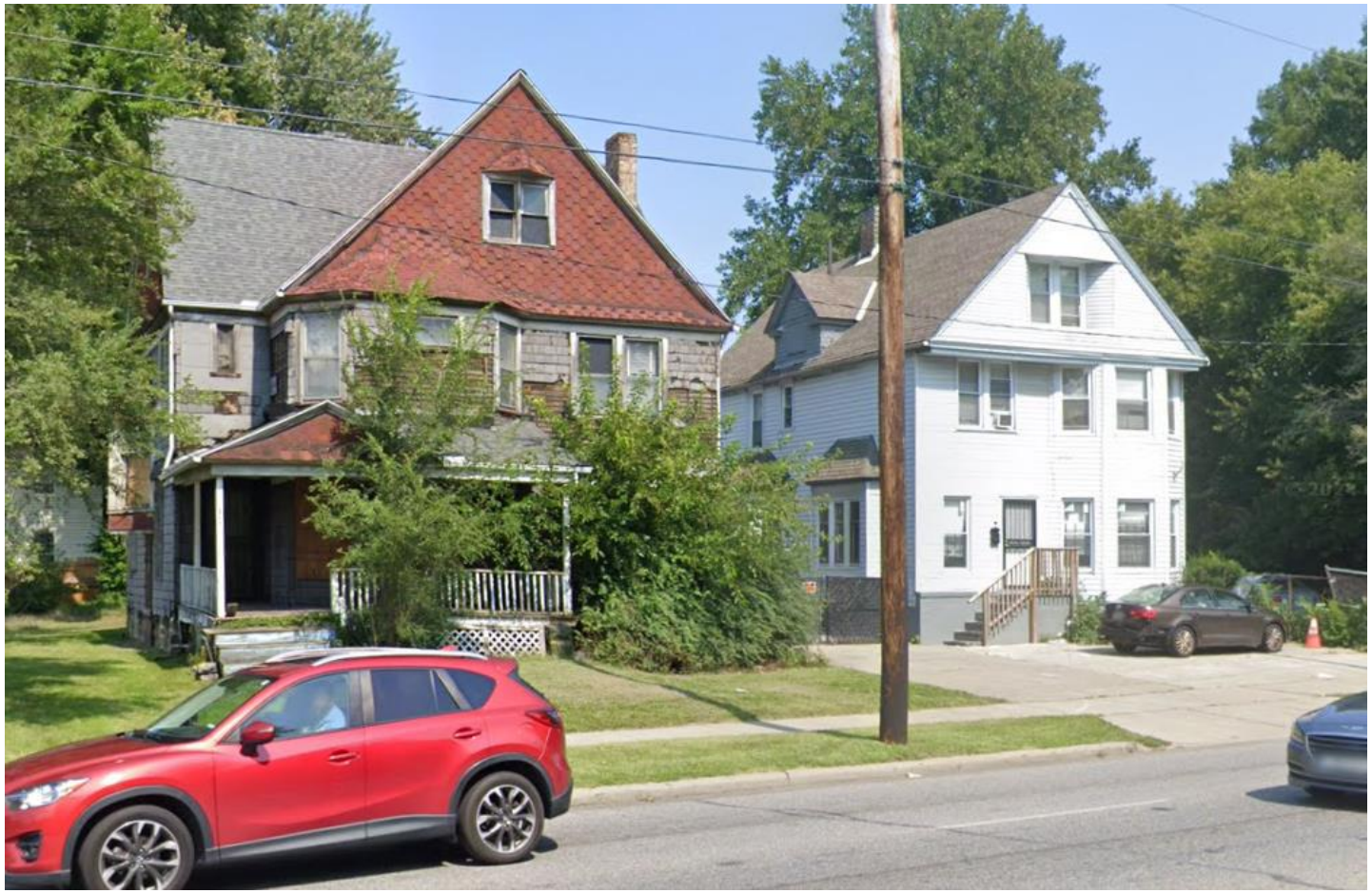
Interior Photos





Adjacent Structures

Northside of Superior



CONFIDENTIAL

Street Opposite 6507 Superior Ave

Southside of Superior Ave



CONFIDENTIAL

Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

Property is trashed & boarded up from the inside
Getting complaints about the exterior conditions



Northeast Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NE2025-023 – 6507 Superior Ave Nuisance Abatement Demolition Project

September 5, 2025

Design Review Advisory Committee:

NEDRAC recommended final approval (with no conditions) on 8/19/25.

City Planning Staff:

Planning staff is in support of this demolition.

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NE2025-025 – GlenHaven

September 5, 2025

Project Address: 10609 Superior Ave

Type: New Construction – Mixed Use

Project Representative: Sandra Madison, Robert P. Madison International

Approval: Schematic

Ward 9: Council Member Conwell | **SPA: Glenville**

GlenH.A.V.E.N. Development

10609 Superior Ave, Cleveland, OH 44106

ZONING/PLANNING REVIEW PACKAGE



ROBERT P. MADISON INTERNATIONAL, INC.

ARCHITECTS • INTERIORS • PLANNERS

ROBERT P. MADISON INTERNATIONAL, INC.

GLENHAVEN DEVELOPMENT TREE DATA

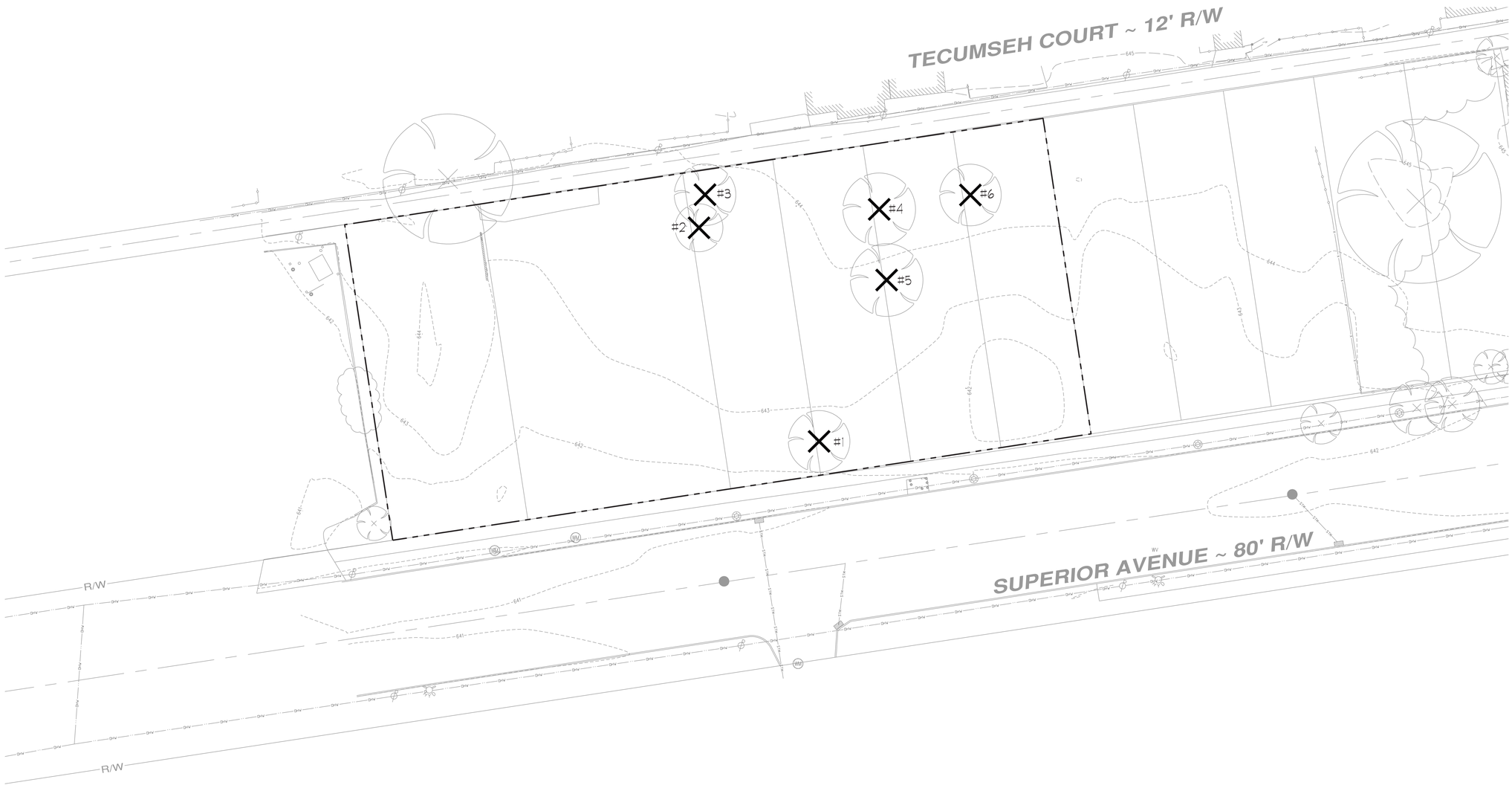
TREE #	COMMON NAME	DBH	CONDITION	CANOPY	PRESERVE	REMOVE	CRZ DIAMETER	NOTES-SPECS
1	CATALPA	18" X 2	POOR	25'		X		INSIDE CONSTRUCTION ZONE
2	SILVER MAPLE	12"	POOR	20'		X		INSIDE CONSTRUCTION ZONE
3	CATALPA	18"	POOR	25'		X		INSIDE CONSTRUCTION ZONE
4	MULLBERRY	30"	POOR	30'		X		INSIDE CONSTRUCTION ZONE
5	SILVER MAPLE	33"	POOR	30'		X		INSIDE CONSTRUCTION ZONE
6	MULLBERRY	12" X 5	POOR	25'		X		INSIDE CONSTRUCTION ZONE

LEGEND:

EXISTING TREE OUTSIDE THE LIMITS OF WORK - DO NOT DISTURB

EXISTING TREE TO BE REMOVED

CONSTRUCTION STAGING AREA



Scale: 0 10' 20' 30'

ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
SUITE 110
CLEVELAND, OHIO 44114
PHONE: (216) 861-8195

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2217 E 9th St
#350,
Cleveland, OHIO 44115
PHONE: (216) 875-0100

STRUCTURE ENGINEER: R ENGINEERING TEAM
3100 E 45th St
#306,
Cleveland, OHIO 44127
PHONE: (216) 361-2500

SITE DESIGN: BEHNKE LANDSCAPE ARCHITECTURE
2658 SCRANTON ROAD
SUITE 2,
CLEVELAND, OHIO 44113
PHONE: (216) 589-9100

FOOD SERVICE: TRIMARK
4567 Willow Parkway
Cleveland, OHIO 44125
PHONE (216) 271-7700

RYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

FOR

DRAWING TITLE:

TREE PRESERVATION PLAN

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

DRAWN BY: | CHECKED BY:

L100

REVIT VERSION:
PRINT DATE:
FILE INFO:

ROBERT P. MADISON INTERNATIONAL, INC.

PARCEL NUMBERS: 109I8019-109I8024

ZONING CODE: LR-G2
USE DISTRICT: LR (LOCAL RETAIL)
AREA DISTRICT: G (MAX. GROSS FLOOR AREA = 3X LOT AREA)
HEIGHT DISTRICT: 2 (60' MAX. HEIGHT)

URBAN FORM (UF) OVERLAY DISTRICT:

SETBACKS:
FRONT YARD DEPTH: 0' (0' MIN., 8' MAX.)
REAR YARD DEPTH: 11'-10" (3' MIN)
SIDE YARD DEPTH: WEST: 0', EAST: 3' (0' MIN)

TOTAL SQ FT: 58,967 SF

PARKING:
PARKING LOT AISLE WIDTH: 26'
PARKING ACCESS: WHERE A SECONDARY STREET FRONTAGE OR ALLEY ABUTS THE PROPERTY, NO ACCESS IS PERMITTED ON A PRINCIPAL STREET FRONTAGE

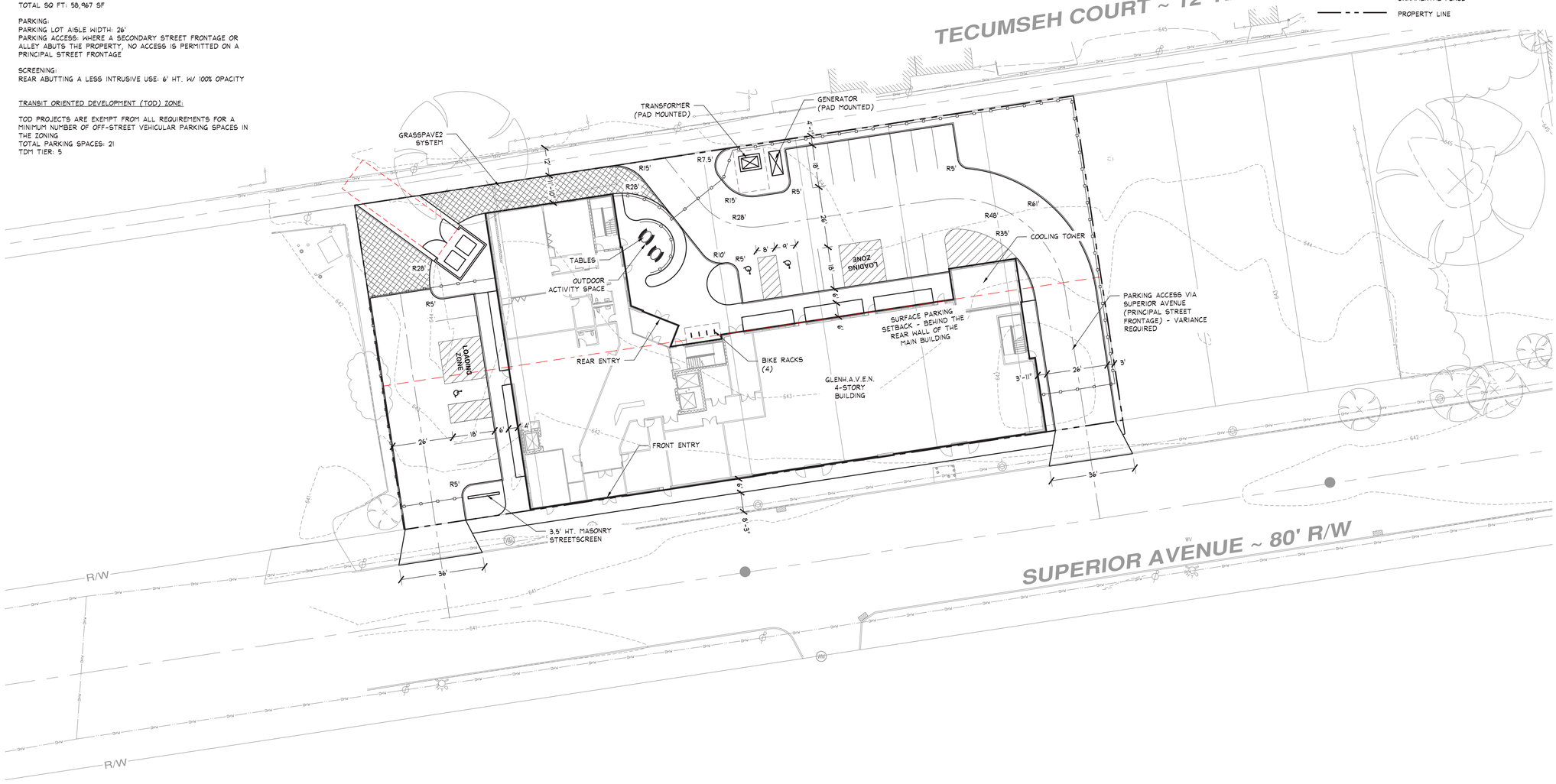
SCREENING:
REAR ABUTTING A LESS INTRUSIVE USE: 6' HT. W/ 100% OPACITY

TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE:

TOD PROJECTS ARE EXEMPT FROM ALL REQUIREMENTS FOR A MINIMUM NUMBER OF OFF-STREET VEHICULAR PARKING SPACES IN THE ZONING
TOTAL PARKING SPACES: 21
TDM TIER: 5

LEGEND:

- STANDARD DUTY CONC. PVMT - SEE CIVIL DWGS.
- CONTROL JOINT
- EXPANSION JOINT (EJ)
- PAVEMENT EDGE WITH CURB
- PAVEMENT EDGE WITH NO CURB
- GRASSPAVE2 PERMEABLE GRASS PAVER SYSTEM
- ORNAMENTAL FENCE
- PROPERTY LINE



Scale: 0 10' 20' 30'

REVIT VERSION:
PRINT DATE:
FILE INFO:

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FOOD SERVICE: TRIMARK
4567 Willow Parkway
Cleveland, OHIO 44125
PHONE (216) 271-7700

RYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

FOR

DRAWING TITLE:

SITE LAYOUT PLAN

DRAWN BY: | CHECKED BY:

PROGRESS DRAWING NOT FOR CONSTRUCTION

L200

ROBERT P. MADISON INTERNATIONAL, INC.

PLANT LIST

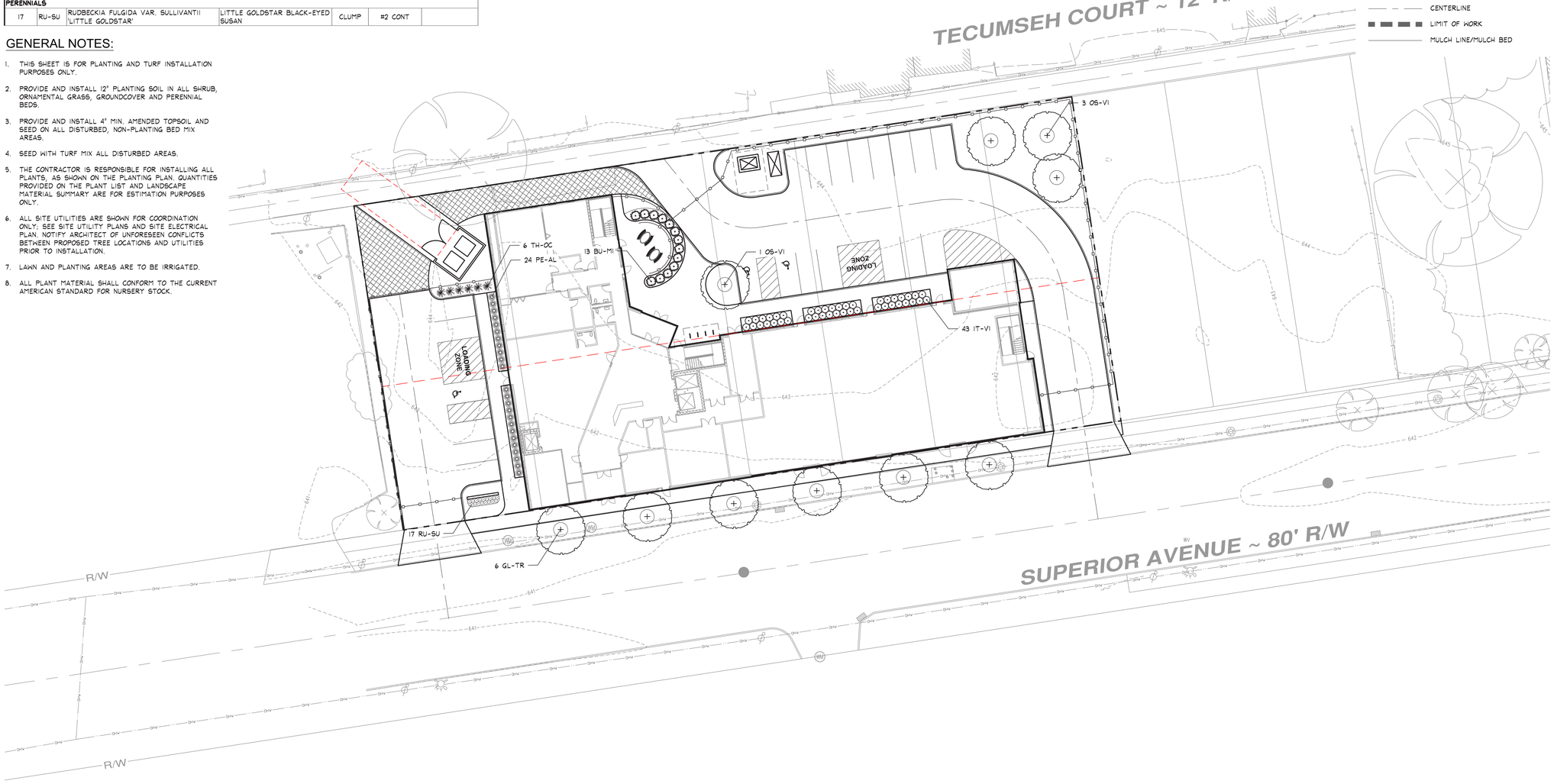
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE TREES						
4	OS-VI	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	B & B	
6	GL-TR	GLEDITSIA TRIACANTHOS F. INTERMIS 'DRAVES'	STREET KEEPER HONEYLOCUST	2" CAL.	B & B	
EVERGREEN TREES						
6	TH-OC	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	6' HT.	B & B	
SHRUBS						
43	IT-VI	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	24" HT.	#3 CONT	
13	BU-MI	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	24" HT.	B & B	
GRASSES						
24	PE-AL	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	CLUMP	#2 CONT	
PERENNIALS						
17	RU-SU	RUDBECKIA FULGIDA VAR. SULLIVANTII 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK-EYED SUSAN	CLUMP	#2 CONT	

GENERAL NOTES:

1. THIS SHEET IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
2. PROVIDE AND INSTALL 12" PLANTING SOIL IN ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER AND PERENNIAL BEDS.
3. PROVIDE AND INSTALL 4" MIN. AMENDED TOPSOIL AND SEED ON ALL DISTURBED, NON-PLANTING BED MIX AREAS.
4. SEED WITH TURF MIX ALL DISTURBED AREAS.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS, AS SHOWN ON THE PLANTING PLAN. QUANTITIES PROVIDED ON THE PLANT LIST AND LANDSCAPE MATERIAL SUMMARY ARE FOR ESTIMATION PURPOSES ONLY.
6. ALL SITE UTILITIES ARE SHOWN FOR COORDINATION ONLY; SEE SITE UTILITY PLANS AND SITE ELECTRICAL PLAN. NOTIFY ARCHITECT OF UNFORESEEN CONFLICTS BETWEEN PROPOSED TREE LOCATIONS AND UTILITIES PRIOR TO INSTALLATION.
7. LAWN AND PLANTING AREAS ARE TO BE IRRIGATED.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK.

LEGEND:

- DECIDUOUS SHADE TREE - SEE DET. 1, THIS SHEET
- ORNAMENTAL TREE - SEE DET. 1, THIS SHEET
- SHRUB - SEE DET. 3, THIS SHEET
- ORNAMENTAL GRASS - SEE DET. 2, THIS SHEET
- PERENNIAL - SEE DET. 3, THIS SHEET
- CENTERLINE
- LIMIT OF WORK
- MULCH LINE/MULCH BED



REVIT VERSION:
PRINT DATE:
FILE INFO:

ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
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4567 Willow Parkway
Cleveland, OHIO 44125
PHONE (216) 271-7700

RYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

FOR

DRAWING TITLE:

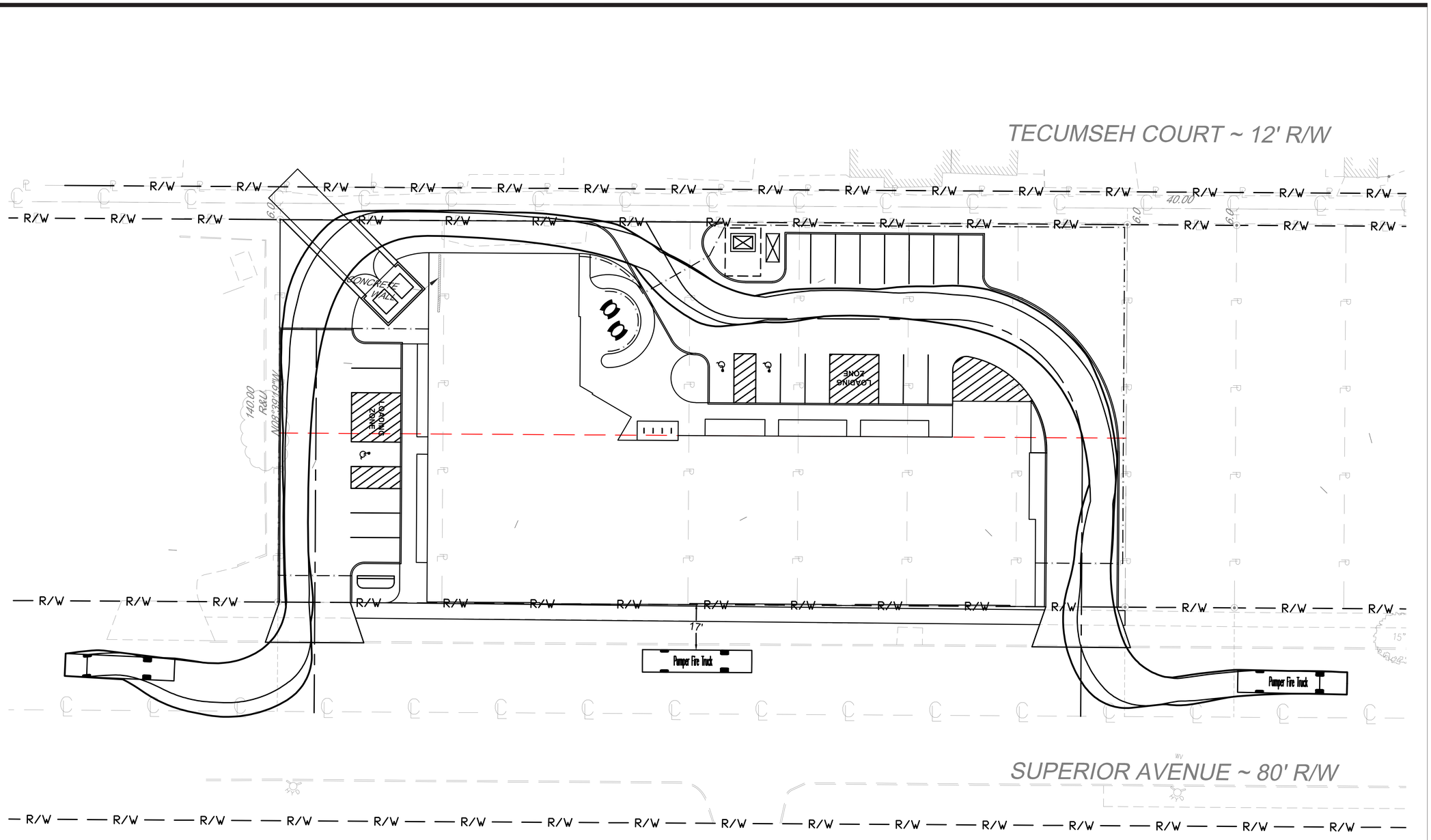
SITE PLANTING PLAN

DRAWN BY: | CHECKED BY:

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

L300

ROBERT P. MADISON INTERNATIONAL, INC.



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PHONE (216) 271-7700

RYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

FOR

DRAWING TITLE:

MOVEMENT FOR FIRETRUCKS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

DRAWN BY:

CHECKED BY:

L400

REVIT VERSION:
PRINT DATE:
FILE INFO:

ROBERT P. MADISON INTERNATIONAL, INC.



ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
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Cleveland, OHIO 44125
PHONE (216) 271-7700

RYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

FOR

DRAWING TITLE:

SITE PLAN RENDERING

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

DRAWN BY: | CHECKED BY:

L400

REVIT VERSION:
PRINT DATE:
FILE INFO:

ROBERT P. MADISON INTERNATIONAL, INC.





BIKE RACK BY
VICTOR STANLEY



CHARLIE TABLE W/ UMBRELLA
BY LANDSCAPE FORMS



OUTDOOR ART DISPLAY FENCE
BY OMEGA II FENCE SYSTEMS



AEGIS II ORNAMENTAL FENCE
BY AMERISTAR

ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.

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CLEVELAND, OHIO 44114

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PHONE (216) 271-7700

RYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

FOR

DRAWING TITLE:

FURNISHINGS AND AMENITIES

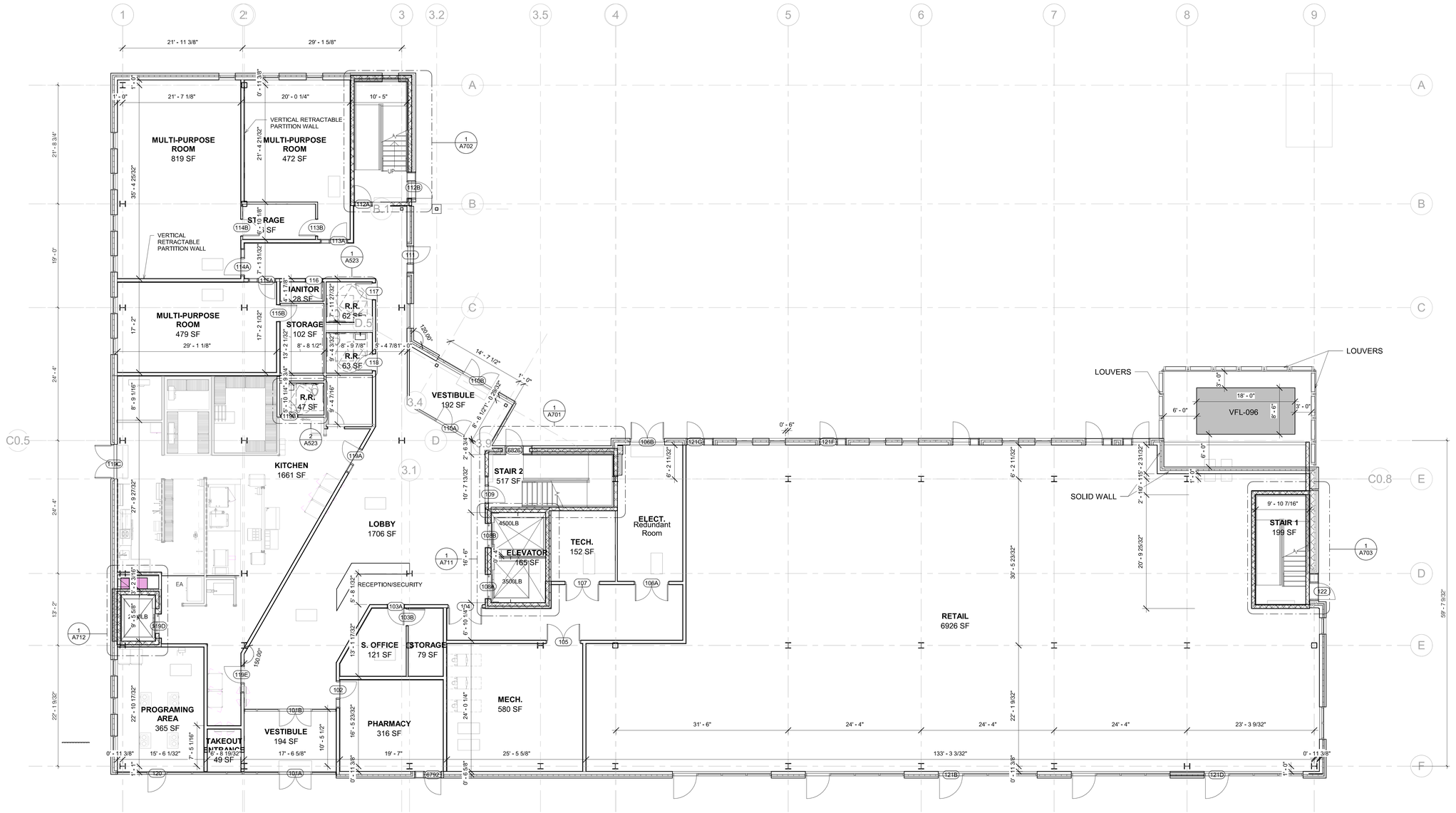
PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

DRAWN BY: | CHECKED BY:

L500

REVIT VERSION:
PRINT DATE:
FILE PATH:

ROBERT P. MADISON INTERNATIONAL, INC.



1 PLAN GROUND LEVEL FLOOR
1/8" = 1'-0"

REVIT VERSION: 2024
PRINT DATE: 9/2/2025 11:35:11 AM
FILE INFO: J:\Active\Docs\GlenHAVEN\GlenHAVEN 4 Story.rvt

ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
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PHONE: (216) 589-9100

FOOD SERVICE: TRIMARK
4567 Willow Parkway
Cleveland, OHIO 44125
PHONE (216) 271-7700

BYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

Glen H.A.V.E.N
10609 Superior Ave.
Cleveland, OH 44108

#	DATE	CHANGE DESCRIPTION

FOR

DRAWING TITLE:
GROUND LEVEL FLOOR PLAN

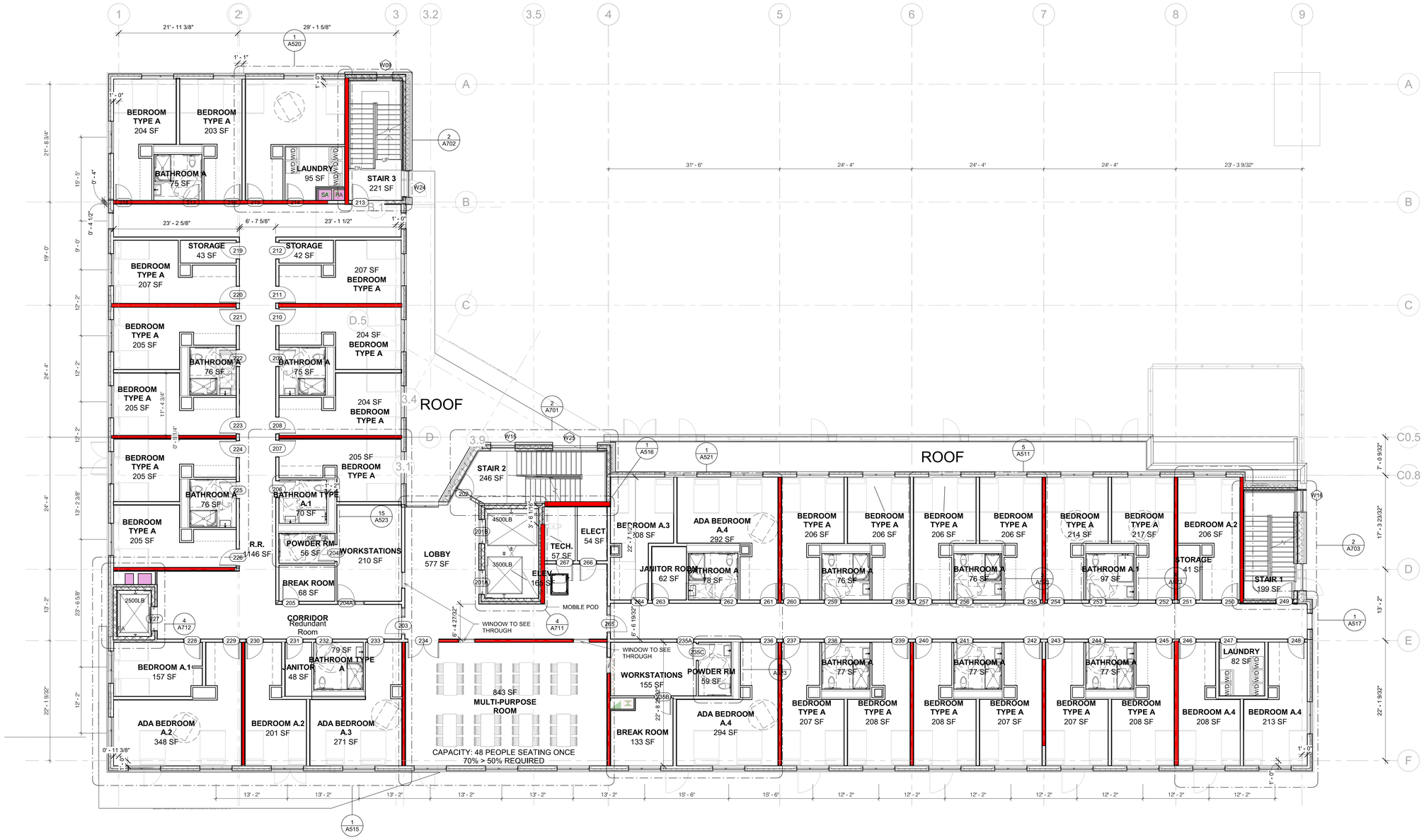
PROGRESS DRAWING NOT FOR CONSTRUCTION

Issue Date
DRAWN BY: Author | CHECKED BY: Checker
2503
A101
Project Status

ROBERT P. MADISON INTERNATIONAL, INC.

GlenH.A.V.E.N. DEVELOPMENT

CONCEPTUAL DESIGN / 4 STORY OPTION



1 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

REVIT VERSION: 2024
PRINT DATE: 10/2/2025 11:35:29 AM
FILE INFO: J:\Active\ Docs\GlenH.A.V.E.N\GlenHAVEN 4 Story.rvt

ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
SUITE 110
CLEVELAND, OHIO 44114
PHONE: (216) 861-8195

STRUCTURE ENGINEER: BARBER & HOFFMAN, INC.
2217 E 9th St
#350,
Cleveland, OHIO 44115
PHONE: (216) 875-0100

STRUCTURE ENGINEER: R ENGINEERING TEAM
3100 E 45th St
#306,
Cleveland, OHIO 44127
PHONE: (216) 361-2500

SITE DESIGN: BEHNKE LANDSCAPE ARCHITECTURE
2658 SCRANTON ROAD
SUITE 2,
CLEVELAND, OHIO 44113
PHONE: (216) 589-9100

FOOD SERVICE: TRIMARK
4567 Willow Parkway
Cleveland, OHIO 44125
PHONE (216) 271-7700

RYTE 2 DEVELOPMENT CORP.

GlenH.A.V.E.N.

Glen H.A.V.E.N
10609 Superior Ave.
Cleveland, OH 44108

#	DATE	CHANGE DESCRIPTION

FOR

DRAWING TITLE:

SECOND LEVEL FLOOR PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION

Issue Date

DRAWN BY: Author | CHECKED BY: Checker

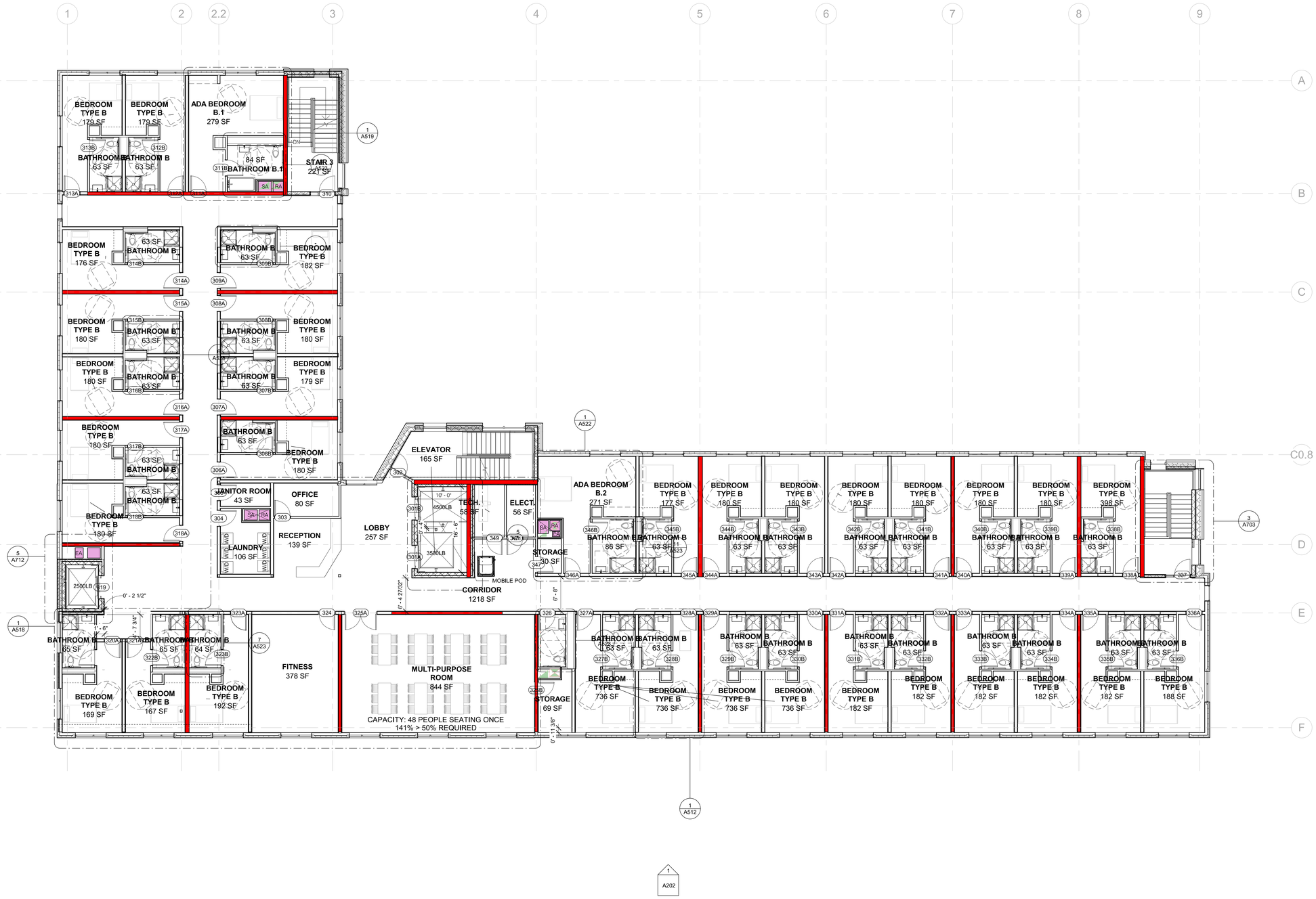
2503

A102

Project Status

GlenH.A.V.E.N. DEVELOPMENT

CONCEPTUAL DESIGN / 4 STORY OPTION



1 THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"

REVIT VERSION: 2024
PRINT DATE: 9/3/2025 11:35:51 AM
FILE INFO: J:\Active\Docs\Glen\Arch\Glen\GlenHAVEN 4 Story.rvt

ROBERT P. MADISON INTERNATIONAL, INC.

ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
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BYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

Glen H.A.V.E.N
10609 Superior Ave.
Cleveland, OH 44108

#	DATE	CHANGE DESCRIPTION

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DRAWING TITLE:
THIRD LEVEL FLOOR PLAN

PROGRESS DRAWING
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Issue Date
DRAWN BY: Author | CHECKED BY: Checker
2503

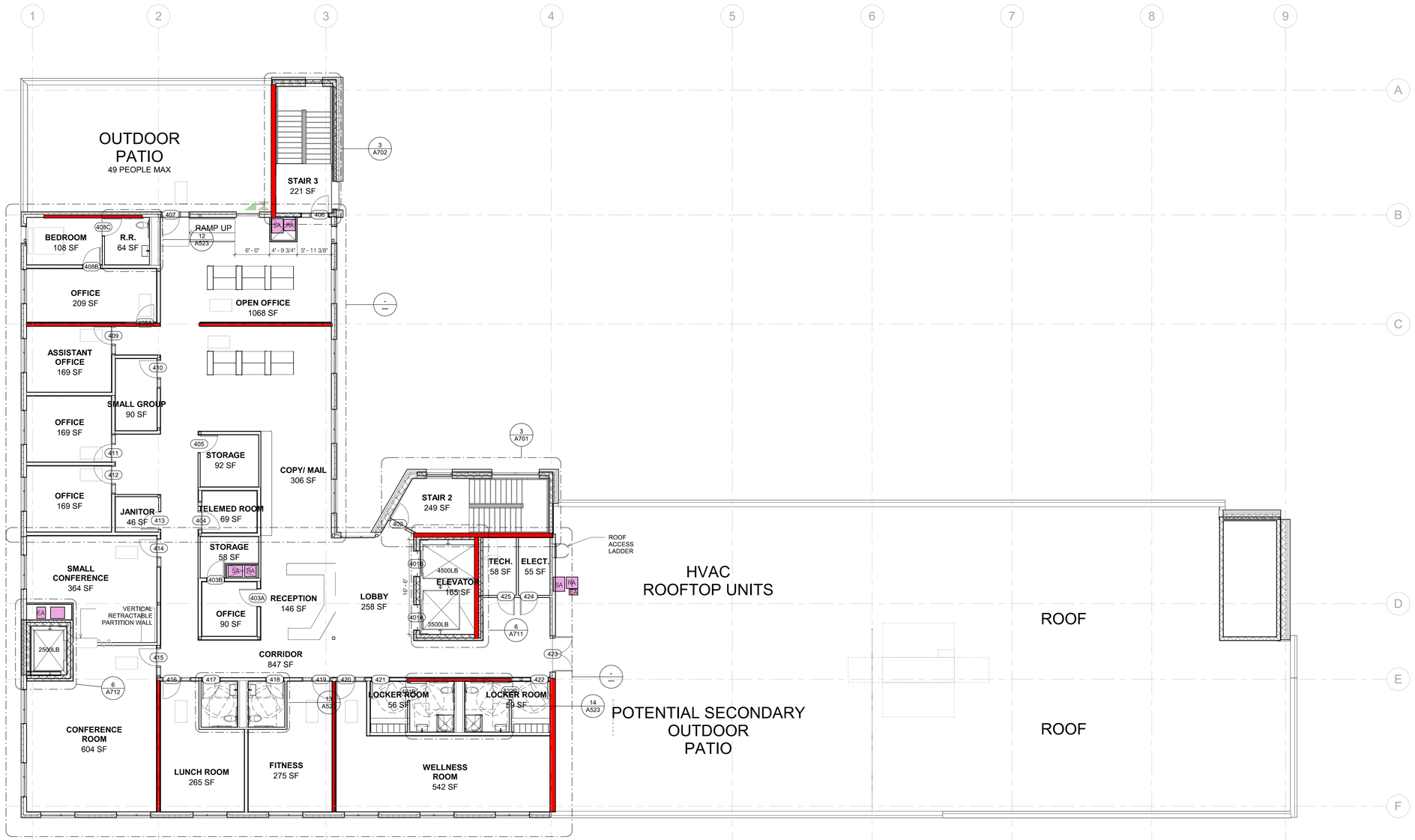
A103

Project Status

ROBERT P. MADISON INTERNATIONAL, INC.

GlenH.A.V.E.N. DEVELOPMENT

CONCEPTUAL DESIGN / 4 STORY OPTION



1 FOURTH LEVEL FLOOR PLAN
1/8" = 1'-0"

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PRINT DATE: 9/3/2025 11:36:00 AM
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ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
SUITE 110
CLEVELAND, OHIO 44114
PHONE: (216) 861-8195

STRUCTURE ENGINEER: BARBER & HOFFMAN, INC.
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Cleveland, OHIO 44115
PHONE: (216) 875-0100

STRUCTURE ENGINEER: R ENGINEERING TEAM
3100 E 45th St
#306,
Cleveland, OHIO 44127
PHONE: (216) 361-2500

SITE DESIGN: BEHNKE LANDSCAPE ARCHITECTURE
2658 SCRANTON ROAD
SUITE 2,
CLEVELAND, OHIO 44113
PHONE: (216) 589-9100

FOOD SERVICE: TRIMARK
4567 Willow Parkway
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PHONE (216) 271-7700

BYTE 2 DEVELOPMENT CORP.

GlenH.A.V.E.N.

Glen H.A.V.E.N
10609 Superior Ave.
Cleveland, OH 44108

#	DATE	CHANGE DESCRIPTION

FOR

DRAWING TITLE:
FOURTH LEVEL FLOOR PLAN

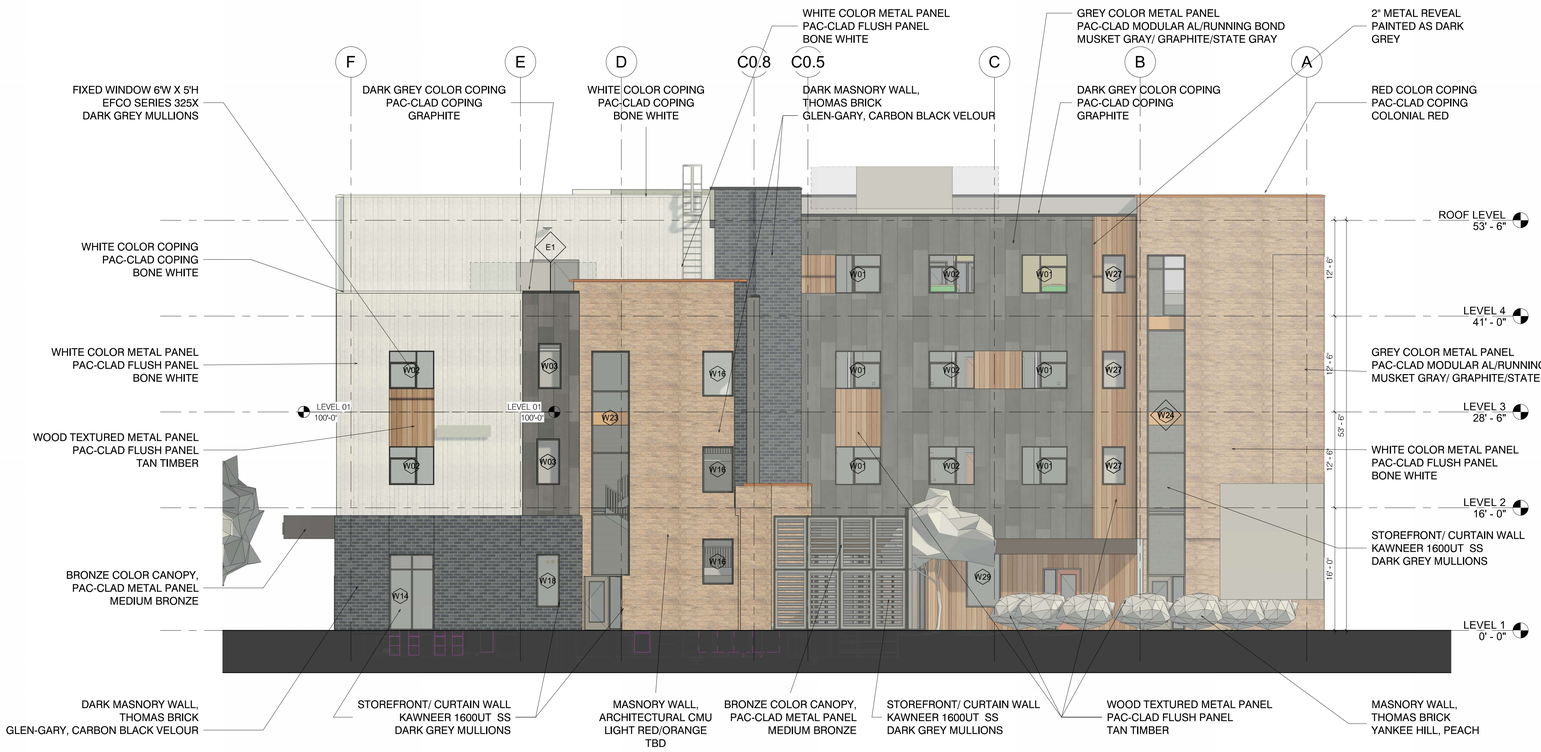
PROGRESS DRAWING
NOT FOR CONSTRUCTION

Issue Date
DRAWN BY: Author | CHECKED BY: Checker
2503

A104

Project Status

ROBERT P. MADISON INTERNATIONAL, INC.



1 ELEVATION East Elevation
1/8" = 1'-0" REF: 4 / LS101



2 ELEVATION North Elevation
1/8" = 1'-0" REF: 3 / LS101

REVIT VERSION: 2024
PRINT DATE: 9/3/2025 11:41:49 AM
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ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
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PHONE: (216) 875-0100

STRUCTURE ENGINEER: R ENGINEERING TEAM
3100 E 45th St
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Cleveland, OHIO 44127
PHONE: (216) 361-2500

SITE DESIGN: BEHNKE LANDSCAPE ARCHITECTURE
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PHONE: (216) 589-9100

FOOD SERVICE: TRIMARK
4567 Willow Parkway
Cleveland, OHIO 44125
PHONE (216) 271-7700

BYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

Glen H.A.V.E.N

10609 Superior Ave.
Cleveland, OH 44108

#	DATE	CHANGE DESCRIPTION

FOR

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

Issue Date

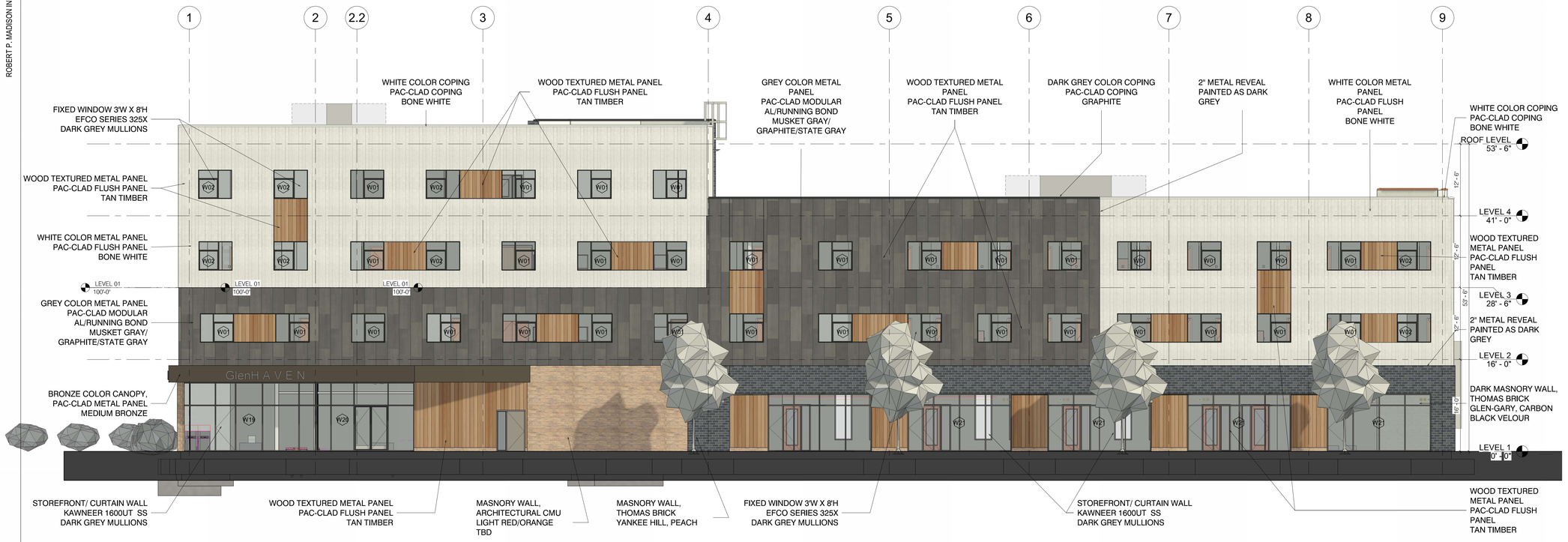
DRAWN BY: Author | CHECKED BY: Checker

2503

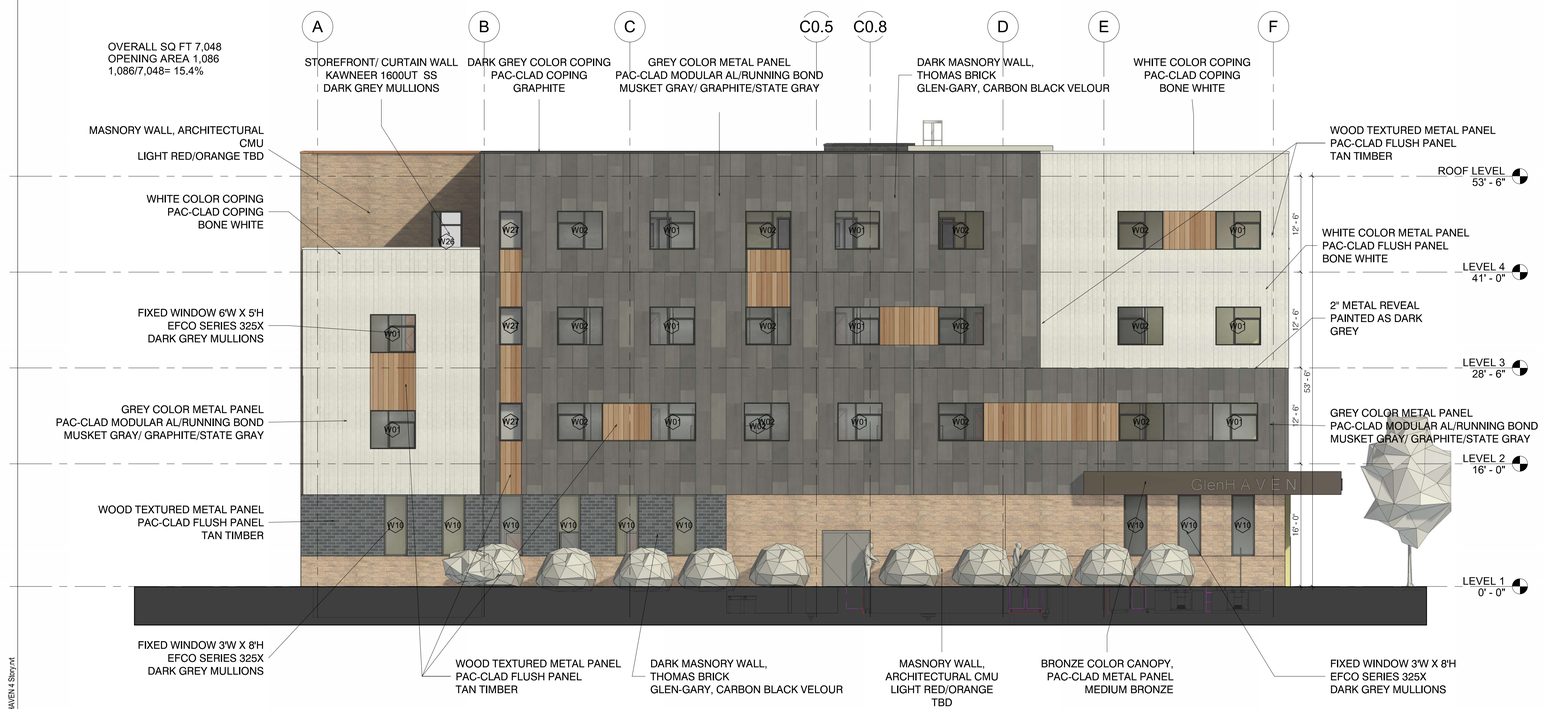
A201

Project Status

ROBERT P. MADISON INTERNATIONAL, INC.



1 ELEVATION South Elevation
1/8" = 1'-0" REF: 1 / A103



2 ELEVATION West Elevation
1/8" = 1'-0" REF: 3 / LS101

ARCHITECT: ROBERT P. MADISON INTERNATIONAL INC.
1215 SUPERIOR AVENUE E,
SUITE 110
CLEVELAND, OHIO 44114
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STRUCTURE ENGINEER: BARBER & HOFFMAN, INC.
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BYTE 2 DEVELOPMENT CORP

GlenH.A.V.E.N.

Glen H.A.V.E.N

10609 Superior Ave.
Cleveland, OH 44108

#	DATE	CHANGE DESCRIPTION

FOR

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

Issue Date

DRAWN BY: Author | CHECKED BY: Checker

2503

A202

Project Status

REVIT VERSION: 2024
PRINT DATE: 9/3/2025 11:45:22 AM
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GlenH.A.V.E.N.
ROBERT P. MADISON
INTERNATIONAL, INC
ARCHITECTS INTERIORS PLANNERS


GlenH.A.V.E.N.
ROBERT P. MADISON
INTERNATIONAL, INC
ARCHITECTS INTERIORS PLANNERS

Northeast Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NE2025-025 – GlenHaven

September 5, 2025

Design Review Advisory Committee:

NEDRAC recommended schematic approval on 8/19/25 with comments:

- Make the parking more pedestrian and user-friendly
- Review the location of the utilities to a less prominent location
- Review the landscaping
- Reduction of walks around the building

City Planning Staff:

Staff is in support of this new construction as it will be a significant and needed addition to this corner and the overall neighborhood.

Cleveland City Planning Commission

Downtown/Flats Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2023-058 – Cleveland Clinic Global Peak Performance Center

September 5, 2025

Project Address: W.3rd & Eagle Ave/Stones Levee

Type: New Construction

Project Representatives: Nora Romanoff, Bedrock; Cullen Meves, MKSK

Approval: Schematic (Public Realm)

Approval: Final (Site & Lighting)

Ward 3: Council Member McCormack | **SPA: Downtown**



SEQUENCE 1A PUBLIC REALM

CUYAHOGA RIVERFRONT DEVELOPMENT PROJECT

DESIGN REVIEW + CITY PLANNING COMMISSION

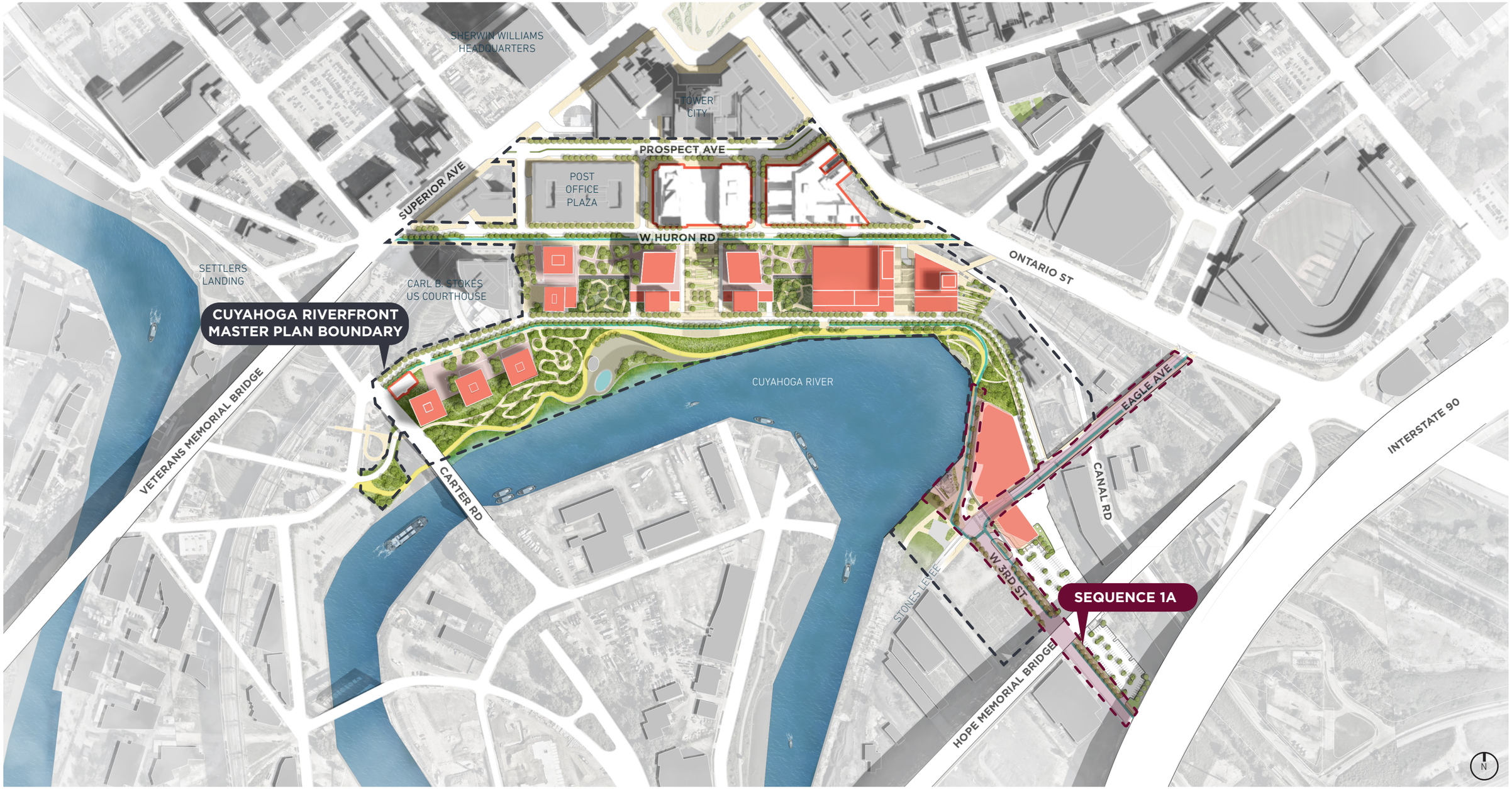
AUGUST 2025

WHY ARE WE HERE TODAY?

SCHEMATIC DESIGN REVIEW

- Sequence 1A Public Realm


CUYAHOGA RIVERFRONT
MASTER PLAN BOUNDARY
PROJECT AREA


SHERWIN WILLIAMS HEADQUARTERS
TOWER CITY
PROSPECT AVE
SUPERIOR AVE
POST OFFICE PLAZA
W HURON RD
ONTARIO ST
SETTLERS LANDING
CARL B. STOKES US COURTHOUSE
CUYAHOGA RIVERFRONT MASTER PLAN BOUNDARY
VETERANS MEMORIAL BRIDGE
CUYAHOGA RIVER
CARTER RD
EAGLE AVE
CANAL RD
INTERSTATE 90
W 3RD ST
STONES LEVEE
SEQUENCE 1A
HOPE MEMORIAL BRIDGE
N

SEQUENCE 1A SCOPE

Todays Presentation

Seeking Schematic Approval

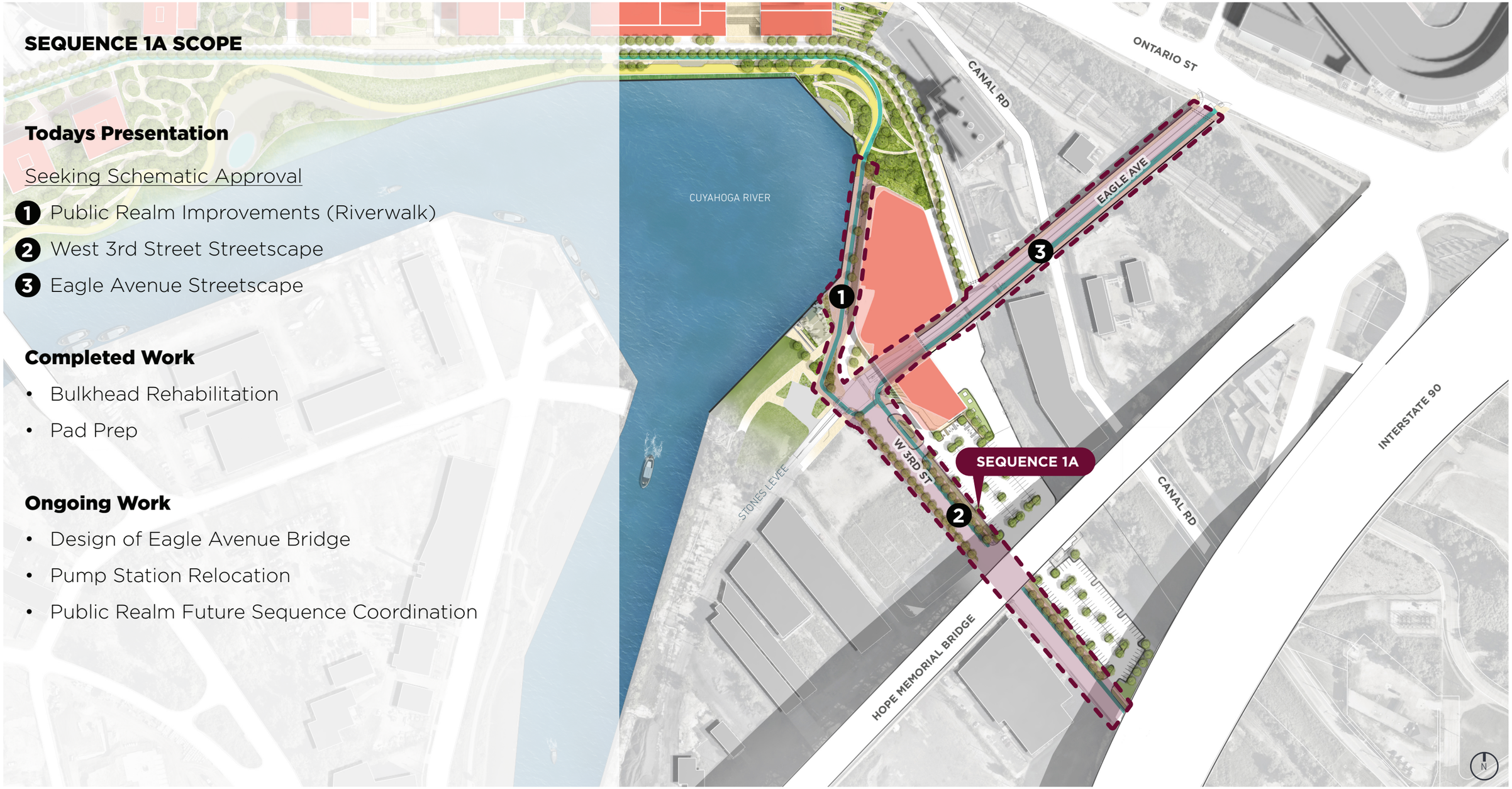
1. Public Realm Improvements (Riverwalk)
2. West 3rd Street Streetscape
3. Eagle Avenue Streetscape

Completed Work

- Bulkhead Rehabilitation
- Pad Prep

Ongoing Work

- Design of Eagle Avenue Bridge
- Pump Station Relocation
- Public Realm Future Sequence Coordination







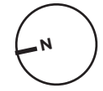












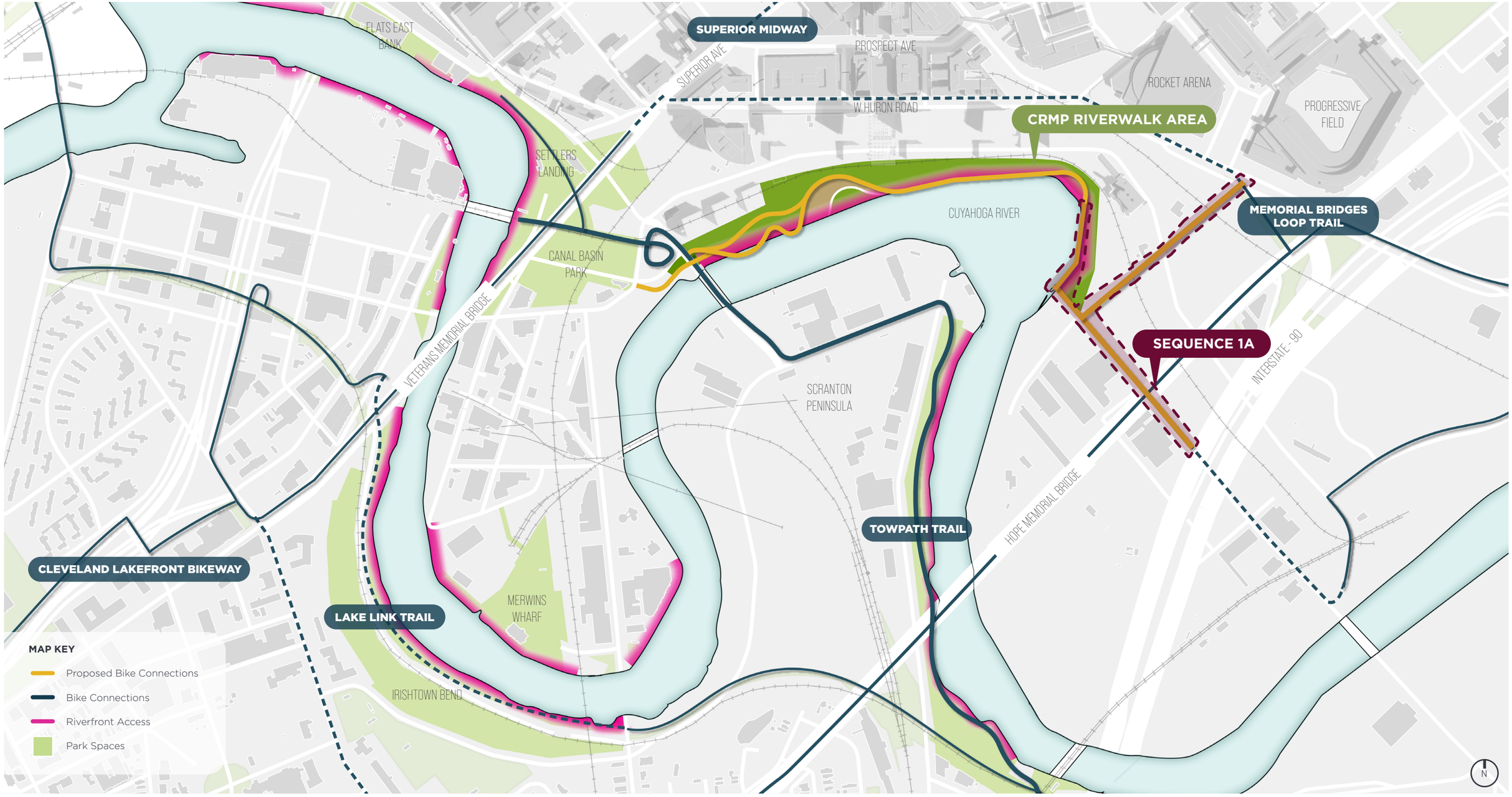
0 40’ 80’ 160’

SCALE = 1”-80’-0”

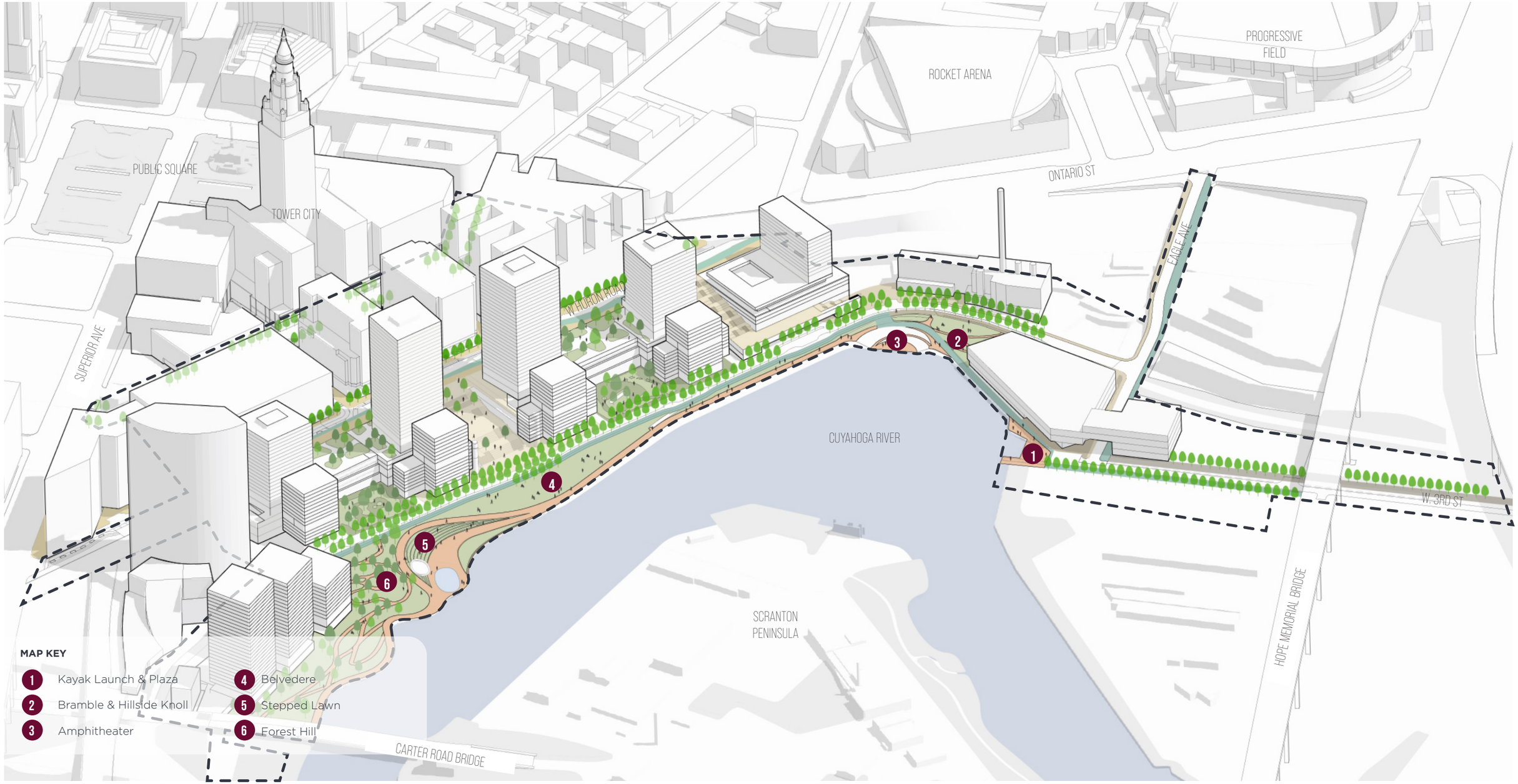
CUYAHOGA RIVERFRONT MASTER PLAN | Site Context



SITE DESIGN | Key Riverfront Areas + Connectivity



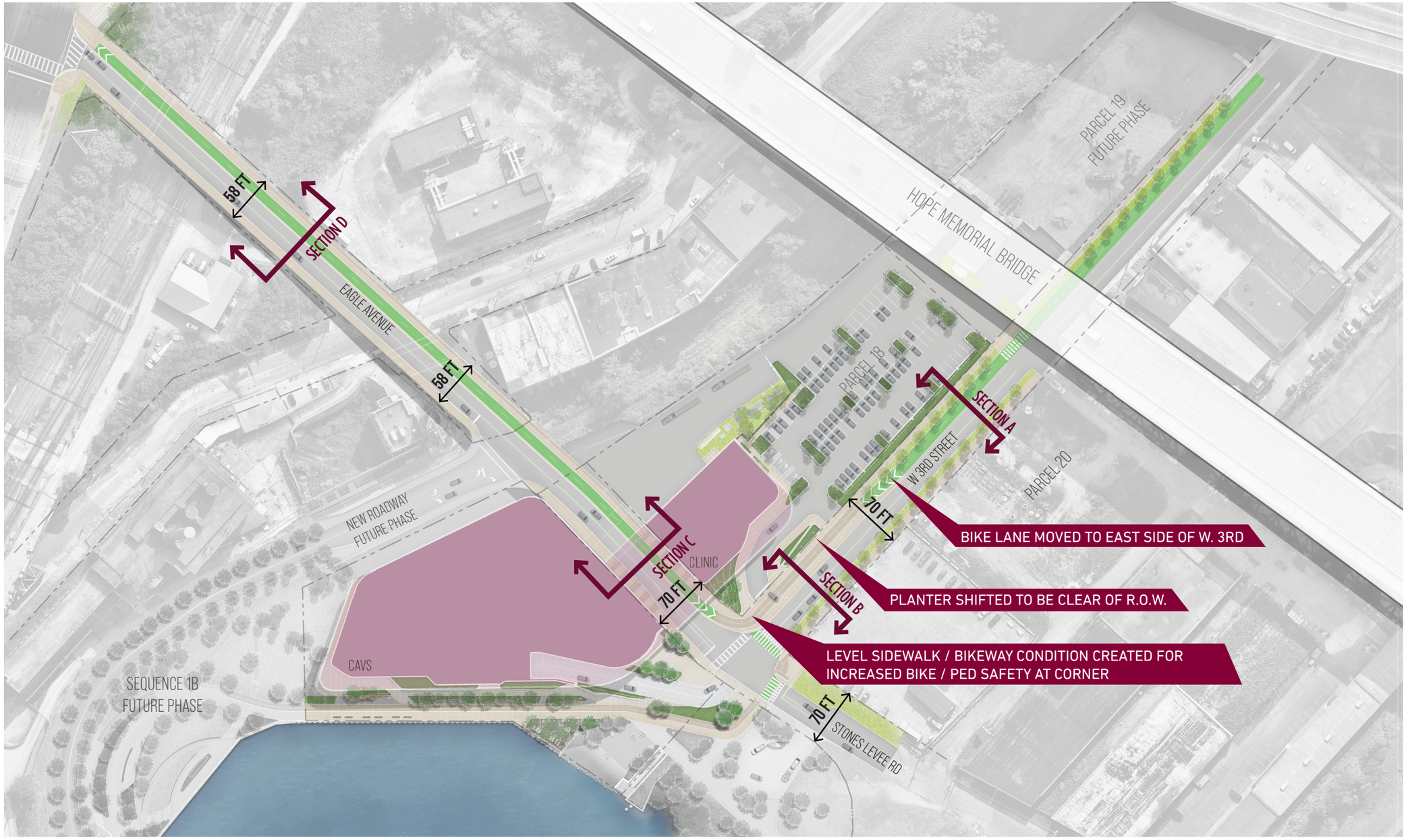
SITE DESIGN | Riverwalk Framework + Overall Program



SITE DESIGN | Sequence 1A Scope



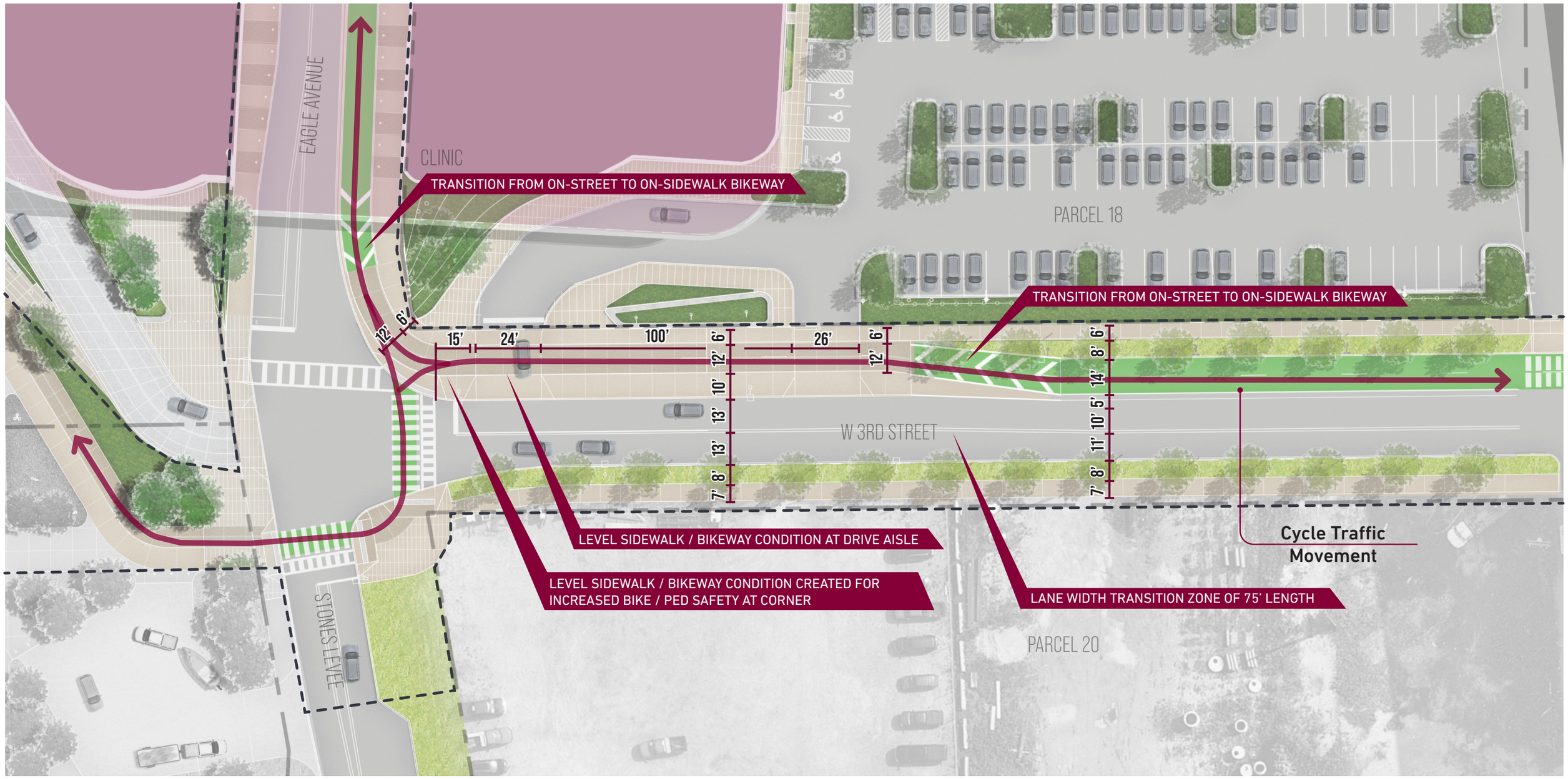
SITE DESIGN | Streetscapes Plan



N

0 50' 100' 200'

SITE DESIGN | Streetscapes Plan | Clinic + Parcel 18 + West 3rd Street



0 20' 40' 80'

SITE DESIGN | Streetscapes Plan | Parcel 19 + West 3rd Street

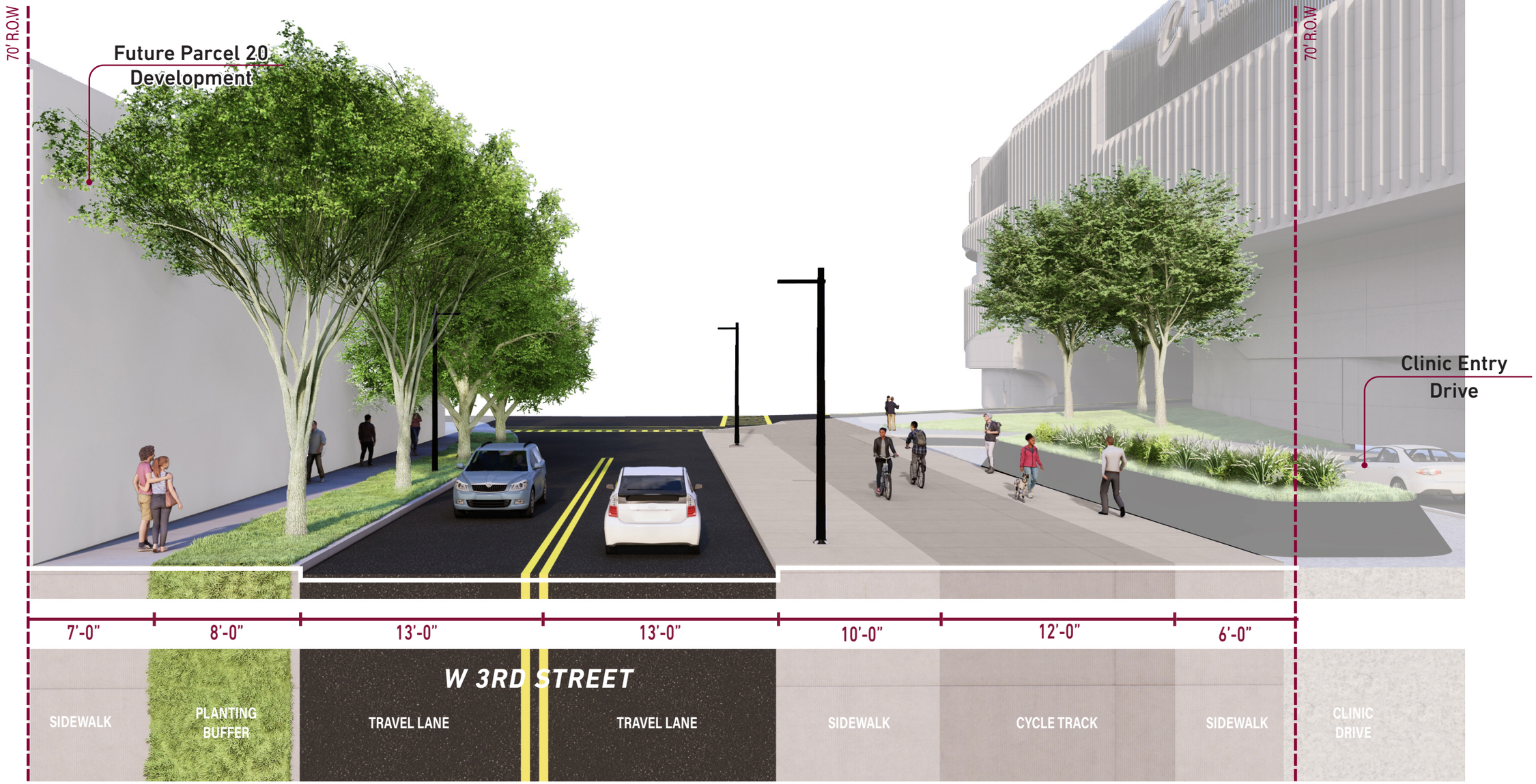


- 70' ROW
- BIKE LANE RELOCATED TO THE EAST SIDE OF W. 3RD ST



SECTION A (W. 3RD STREET ON-STREET CYCLE TRACK CONDITION)

- 70' ROW
- BIKE LANE RELOCATED TO THE EAST SIDE OF W. 3RD ST



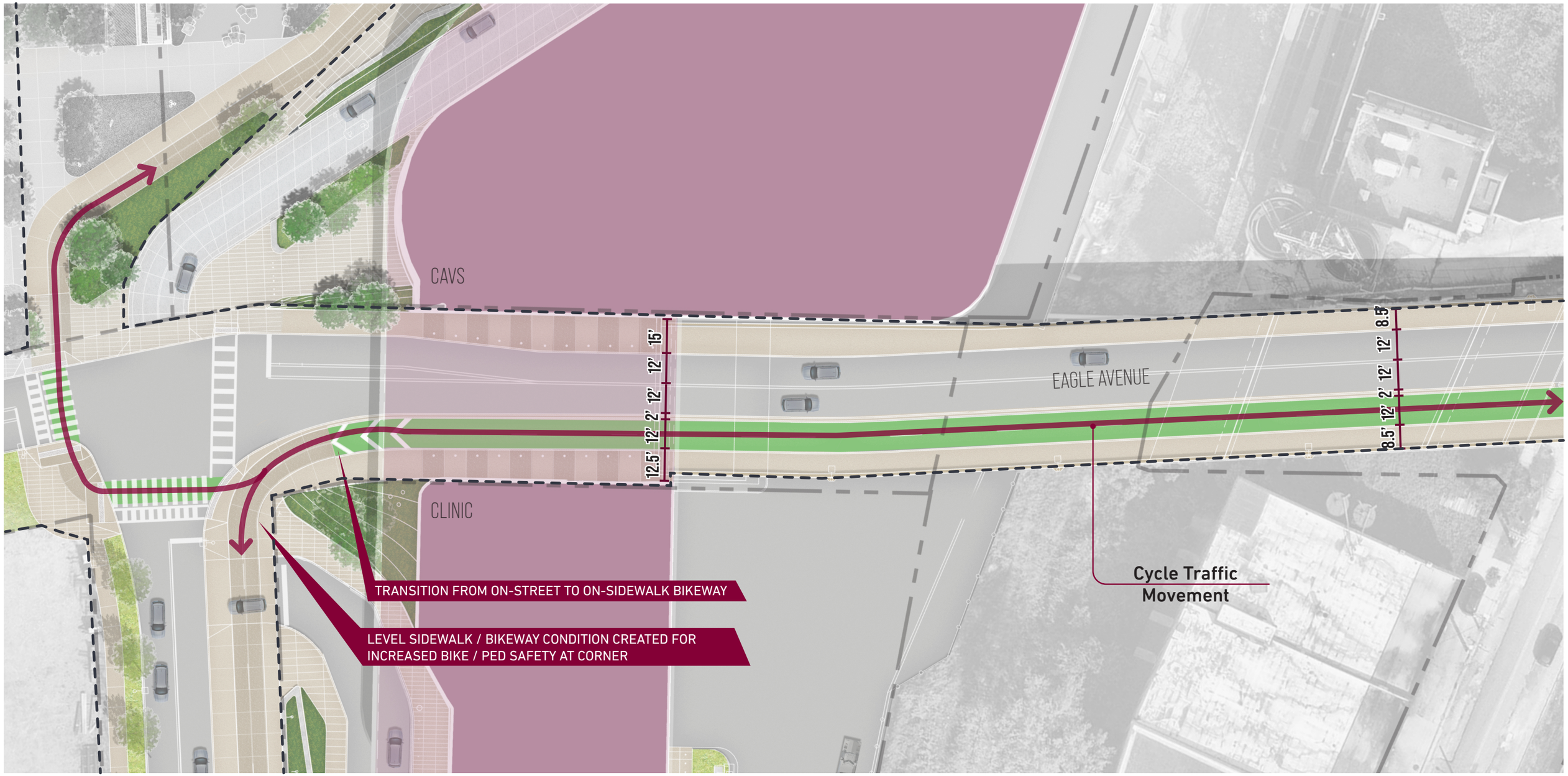
SECTION B (W. 3RD STREET ON-SIDEWALK CYCLE TRACK CONDITION)

* A MINIMUM HEIGHT CLEARANCE OF 14.5 FT WILL BE MAINTAINED OVER EAGLE AVENUE



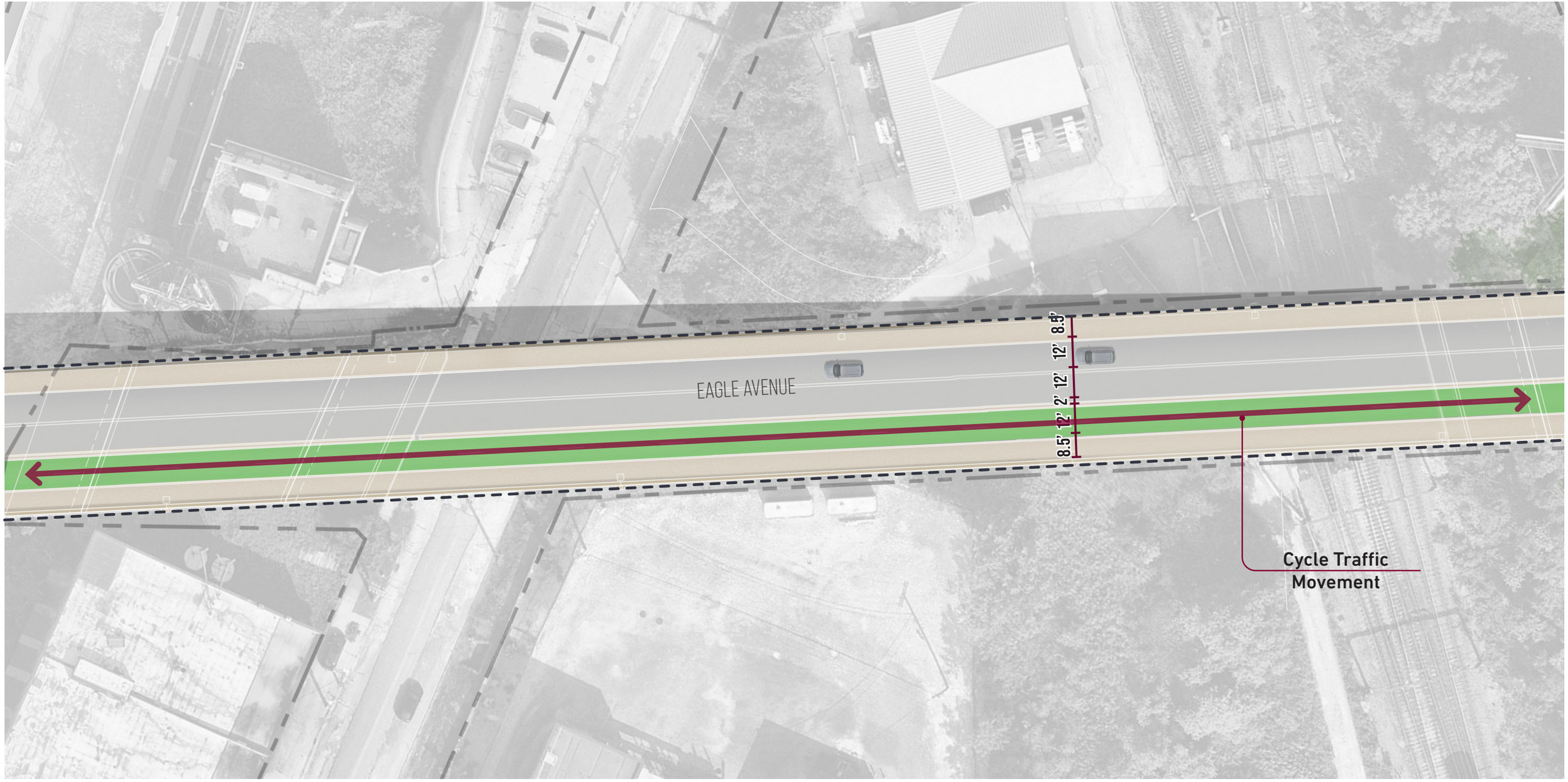
SECTION C (AT CAVS / CLINIC PERFORMANCE SPACE)

SITE DESIGN | Streetscapes Plan | Eagle Avenue + Bridge

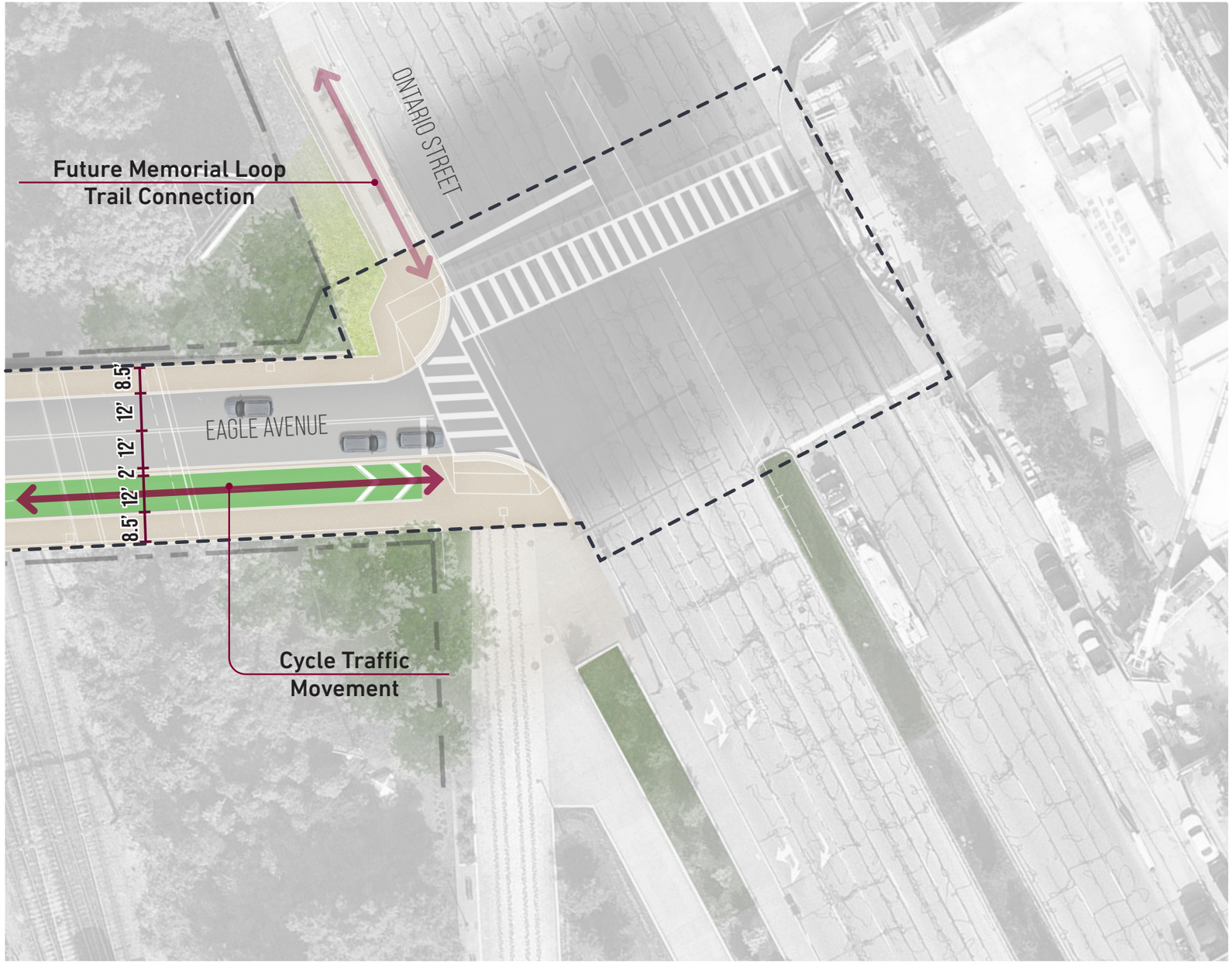


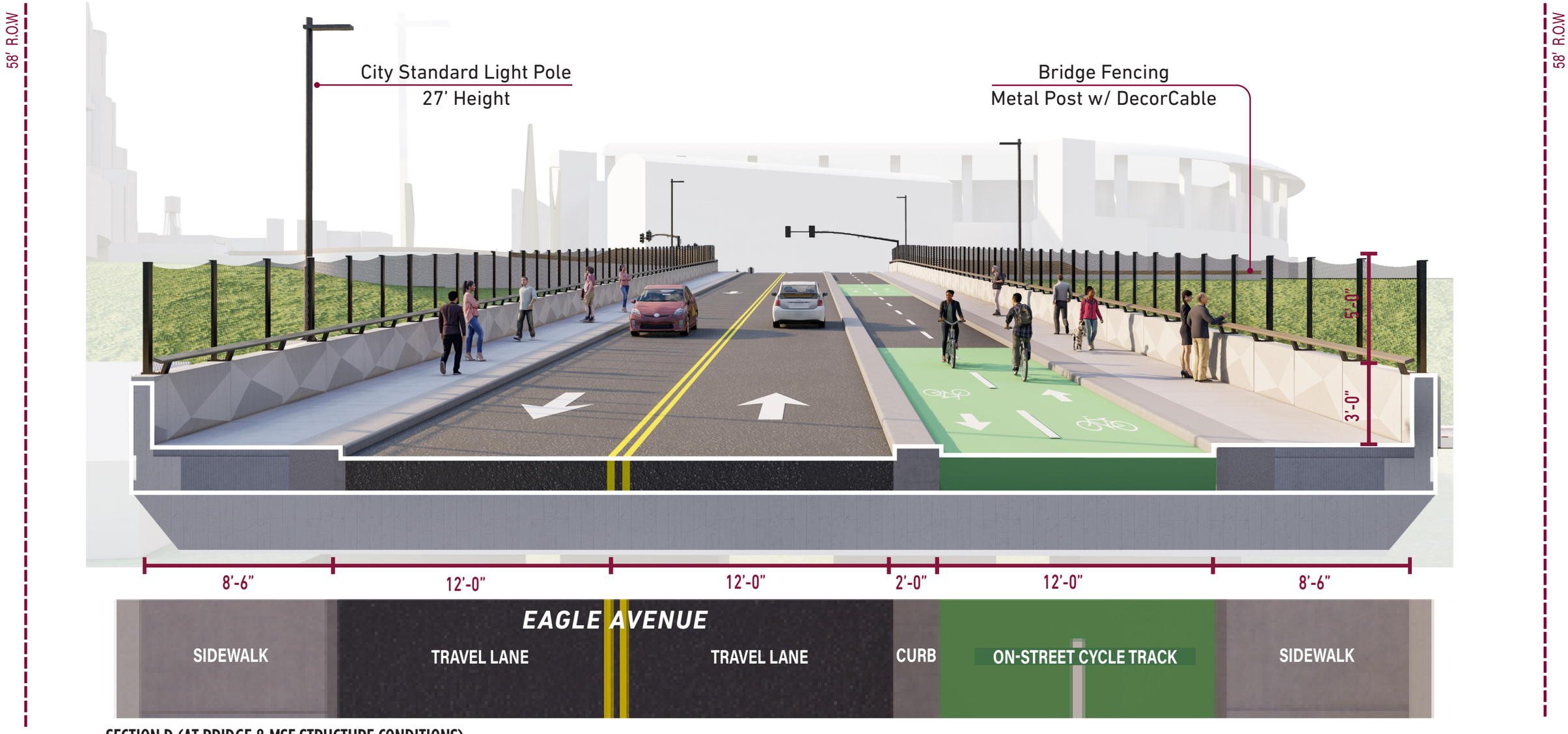
0 40' 80' 160'

SITE DESIGN | Streetscapes Plan | Eagle Avenue + Bridge

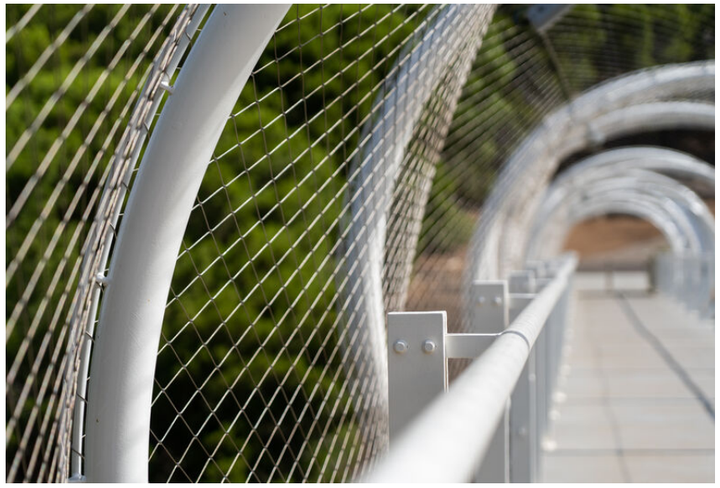


SITE DESIGN | Streetscapes Plan | Eagle Avenue + Bridge + Ontario Street





SECTION D (AT BRIDGE & MSE STRUCTURE CONDITIONS)



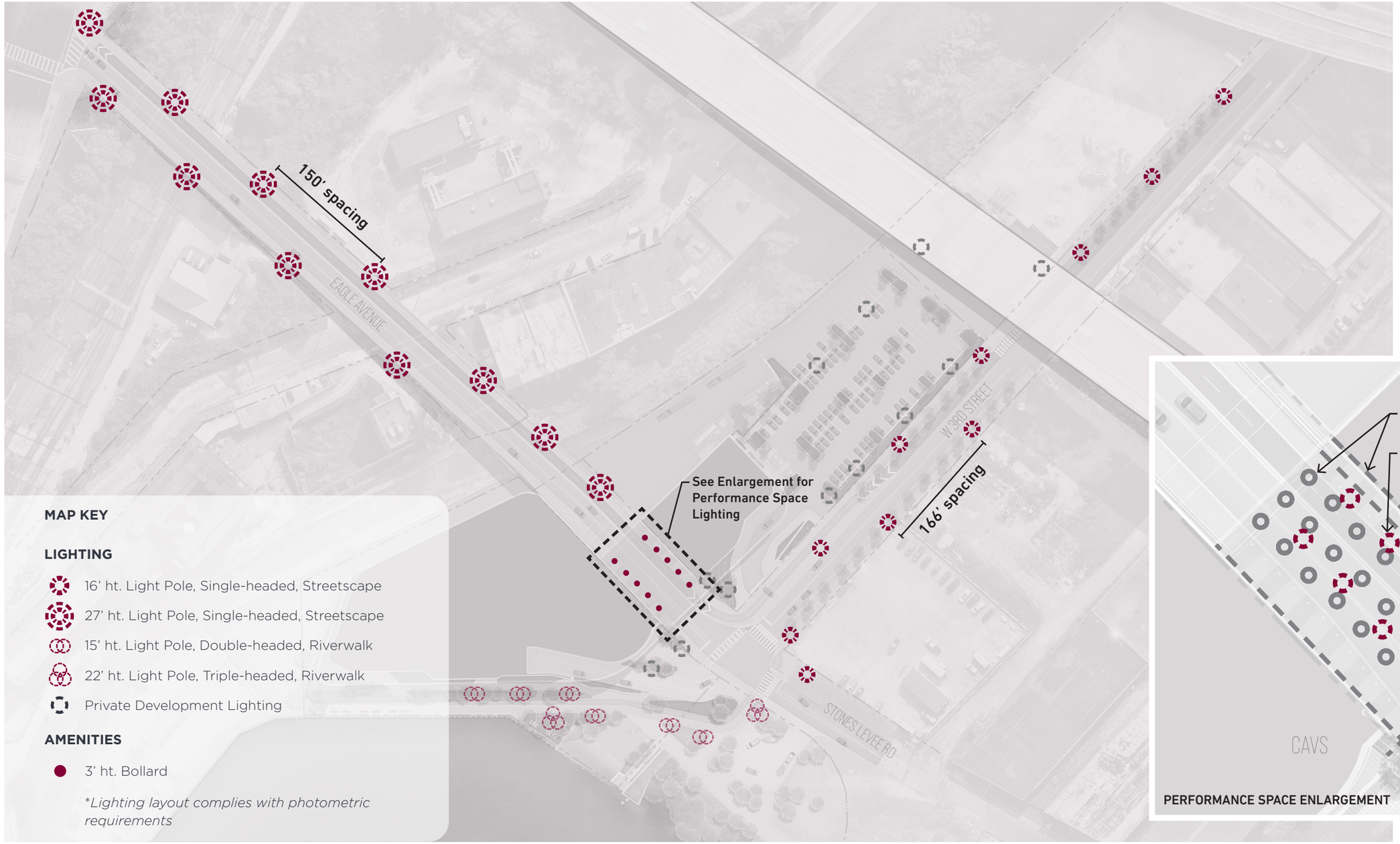












MAP KEY

LIGHTING

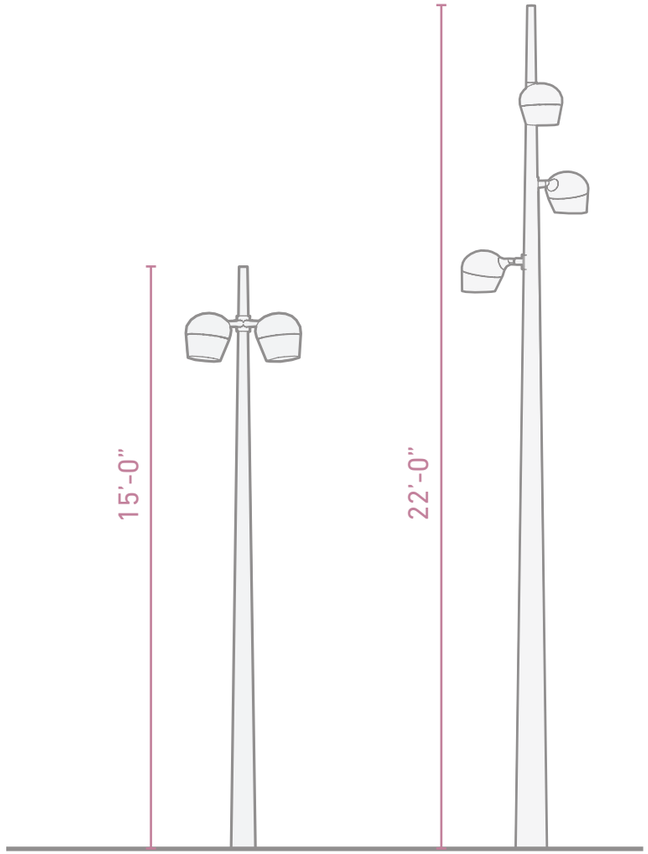
- 16' ht. Light Pole, Single-headed, Streetscape
- 27' ht. Light Pole, Single-headed, Streetscape
- 15' ht. Light Pole, Double-headed, Riverwalk
- 22' ht. Light Pole, Triple-headed, Riverwalk
- Private Development Lighting

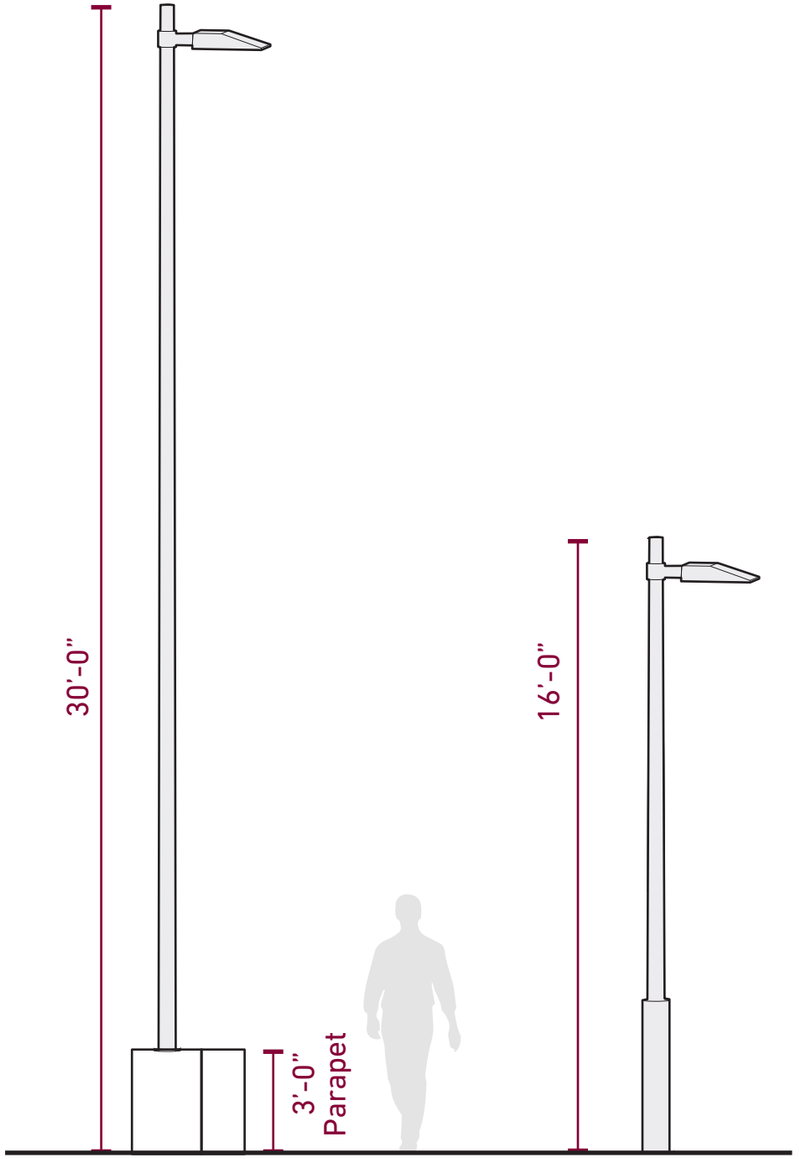
AMENITIES

- 3' ht. Bollard

**Lighting layout complies with photometric requirements*

PERFORMANCE SPACE ENLARGEMENT







COBRA POLE LIGHT
City Standard Street Light

SITE DESIGN | Streetscapes | Hardscape & Planting





ELM *Ulmus spp.*



LONDON PLANE TREE *Platanus x acerfolia*



TOP-SEEDED BUFF WASH CONCRETE
Cycletrack



BUFF WASH CONCRETE
Sidewalk @ W. 3rd / Eagle Intersection



GINKGO *Ginkgo biloba*



RIVER BIRCH *Betula nigra*



BROOM FINISH CONCRETE
Sidewalks

SITE DESIGN | Eagle Avenue Bridge

MAP KEY

BRIDGE COMPONENTS

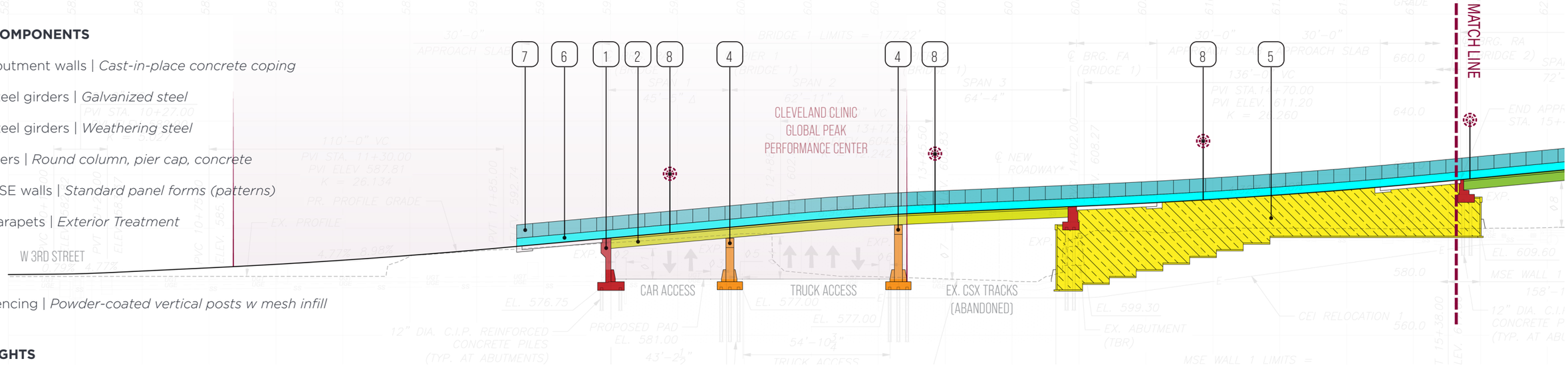
1. Abutment walls | *Cast-in-place concrete coping*
2. Steel girders | *Galvanized steel*
3. Steel girders | *Weathering steel*
4. Piers | *Round column, pier cap, concrete*
5. MSE walls | *Standard panel forms (patterns)*
6. Parapets | *Exterior Treatment*

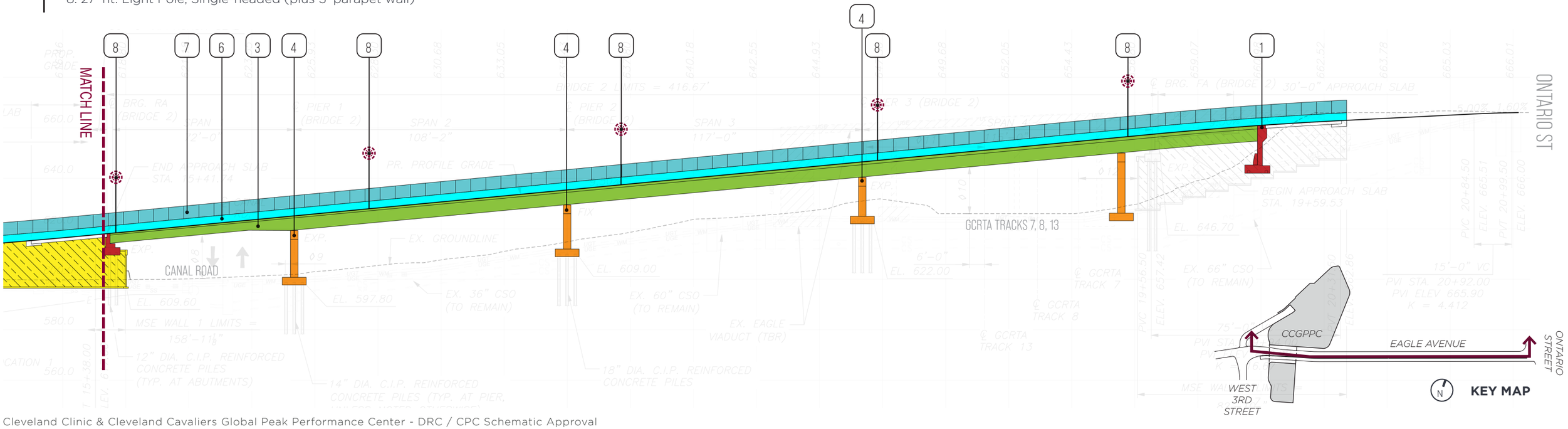
FENCING

7. Fencing | *Powder-coated vertical posts w mesh infill*

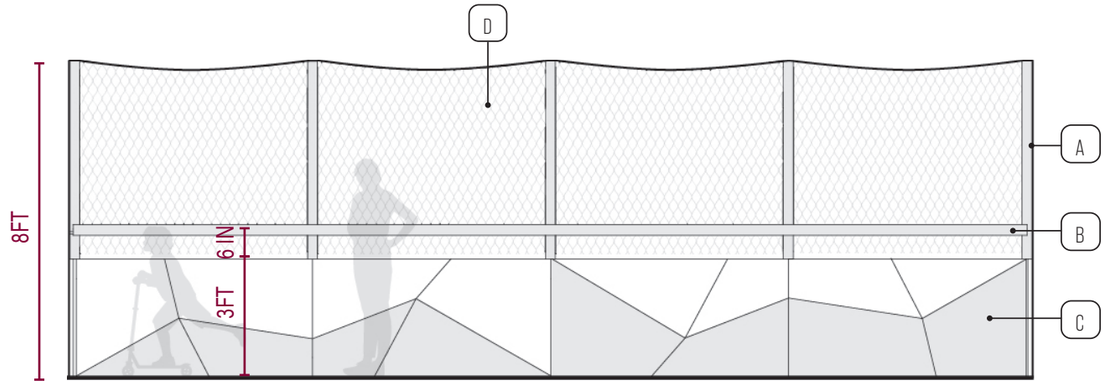
STREETLIGHTS

8. 27' ht. Light Pole, Single-headed (plus 3' parapet wall)

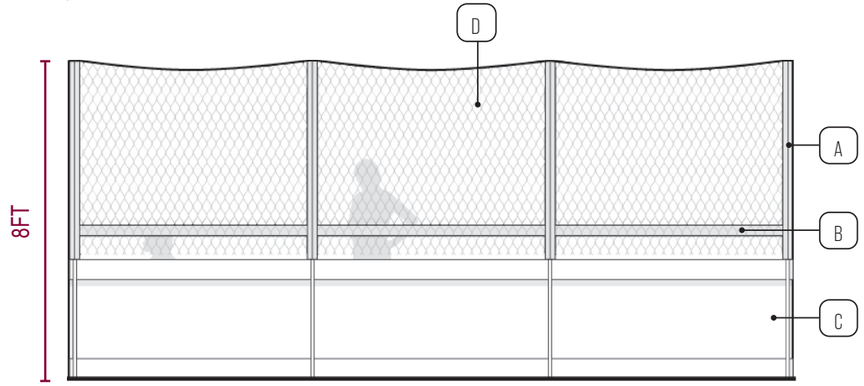




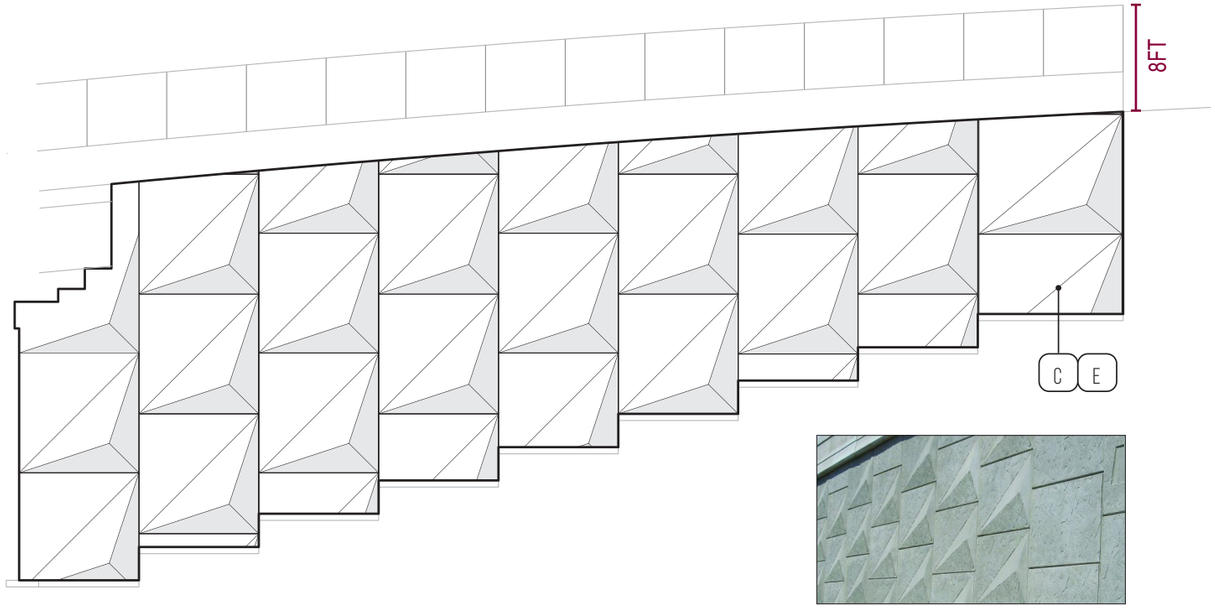
EAGLE AVENUE BRIDGE: PARAPET WALL | INTERIOR
1/4" = 1'-0"



EAGLE AVENUE BRIDGE: PARAPET WALL | EXTERIOR
1/4" = 1'-0"



EAGLE AVENUE BRIDGE: MSE WALL | EXTERIOR
NOT TO SCALE



Reference Image

EAGLE AVENUE BRIDGE: MATERIAL PALETTE



A Dark Charcoal Powdercoat

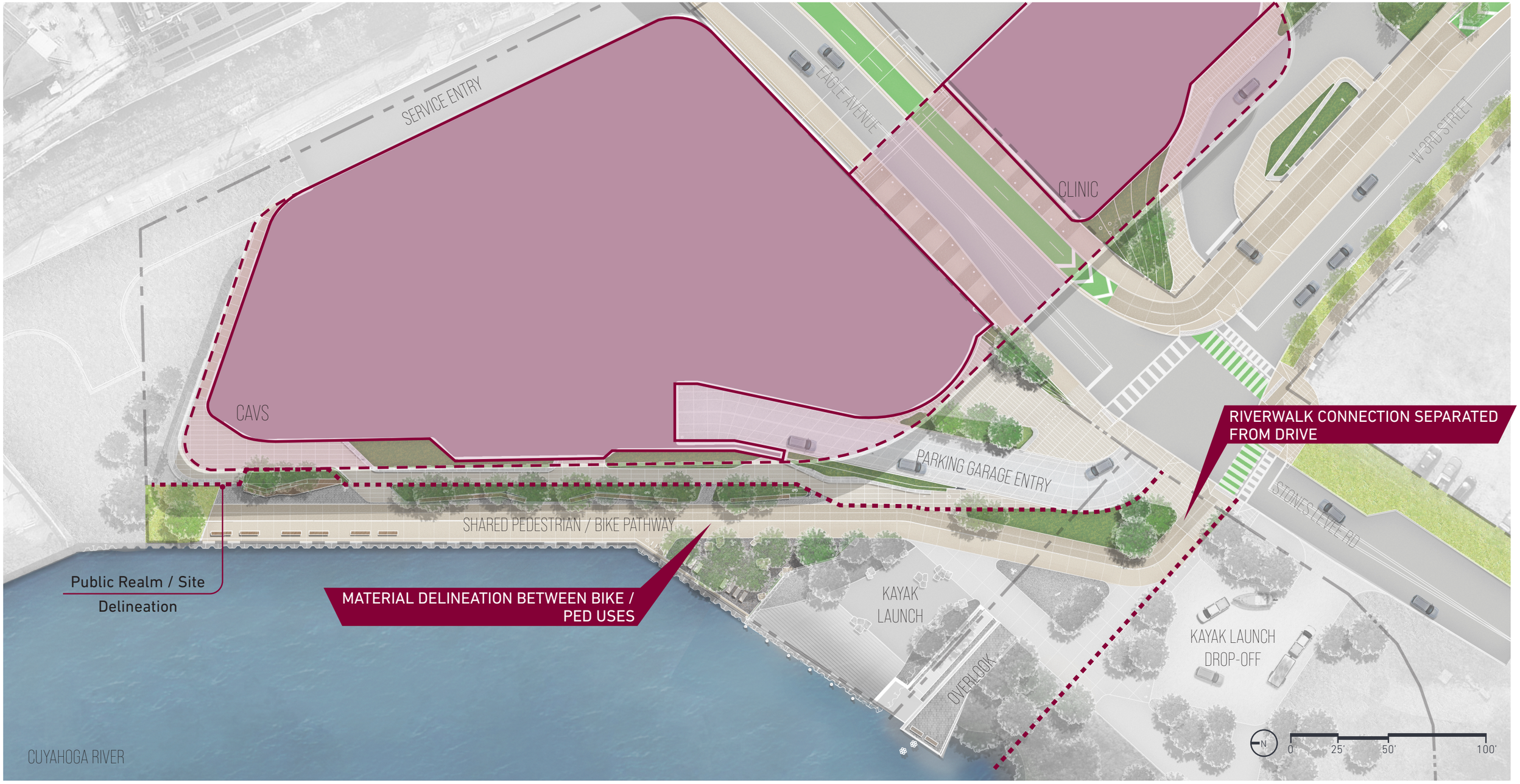
B Wood Handrail

C CIP Concrete Form Finish

D Stainless Steel Mesh

E MSE Module

SITE DESIGN | Riverwalk + Kayak Launch | Site Plan



SITE DESIGN | Riverwalk + Kayak Launch | W. 3rd + Eagle Ave Intersection



SITE DESIGN | Riverwalk + Kayak Launch | Kayak Launch Overlook



SITE DESIGN | Riverwalk + Kayak Launch | Bosque Seating Area

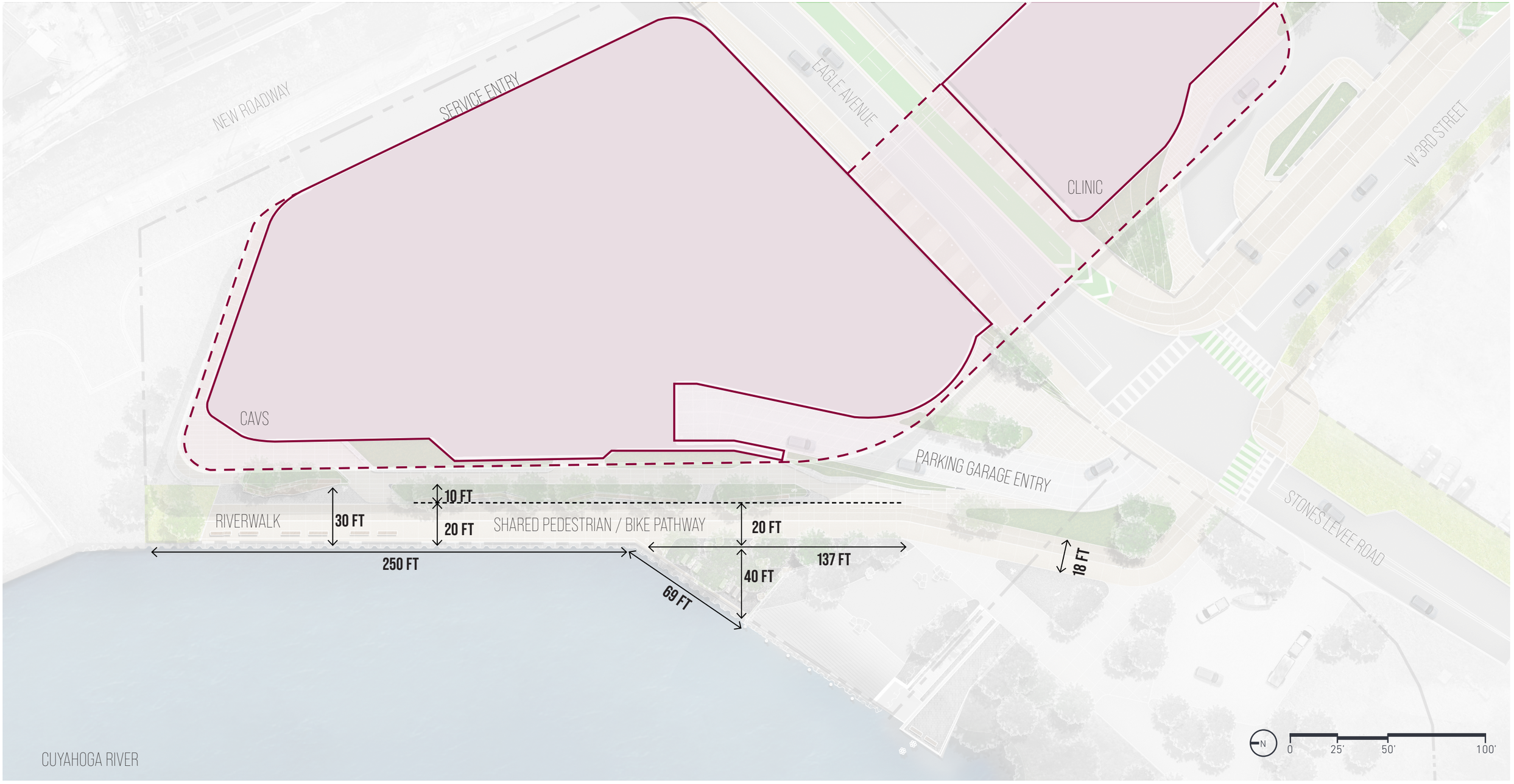


SITE DESIGN | Riverwalk + Kayak Launch | Riverwalk

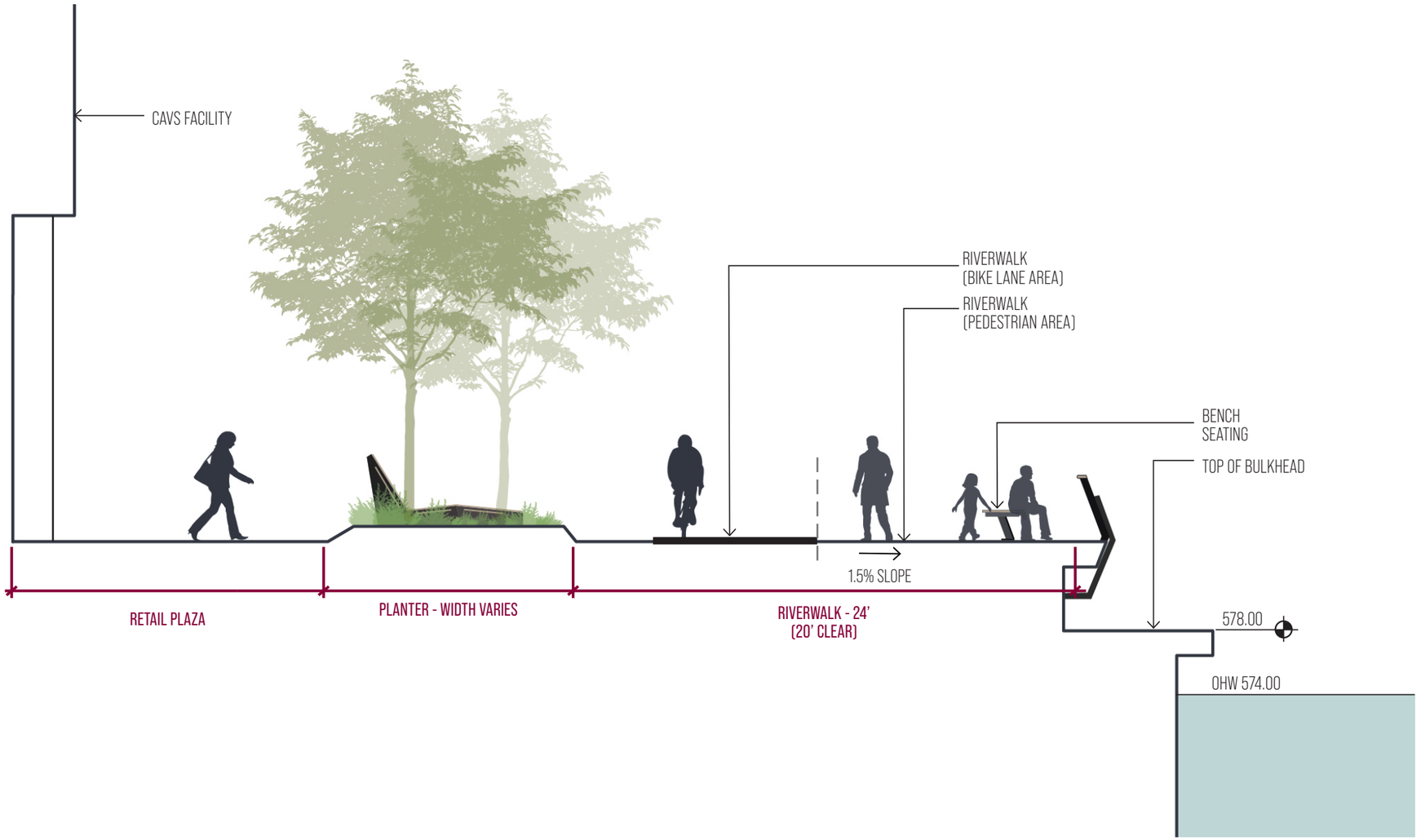


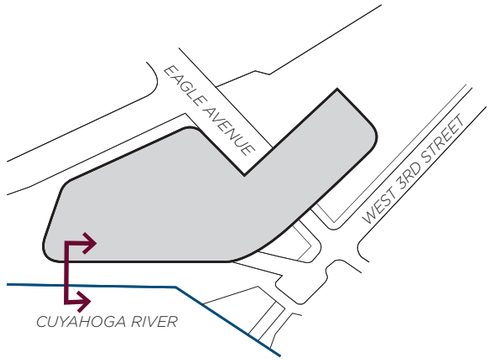
Cleveland Clinic & Cleveland Cavaliers Global Peak Performance Center - DRC / CPC Schematic Approval

SITE DESIGN | Riverwalk + Kayak Launch | Site Plan

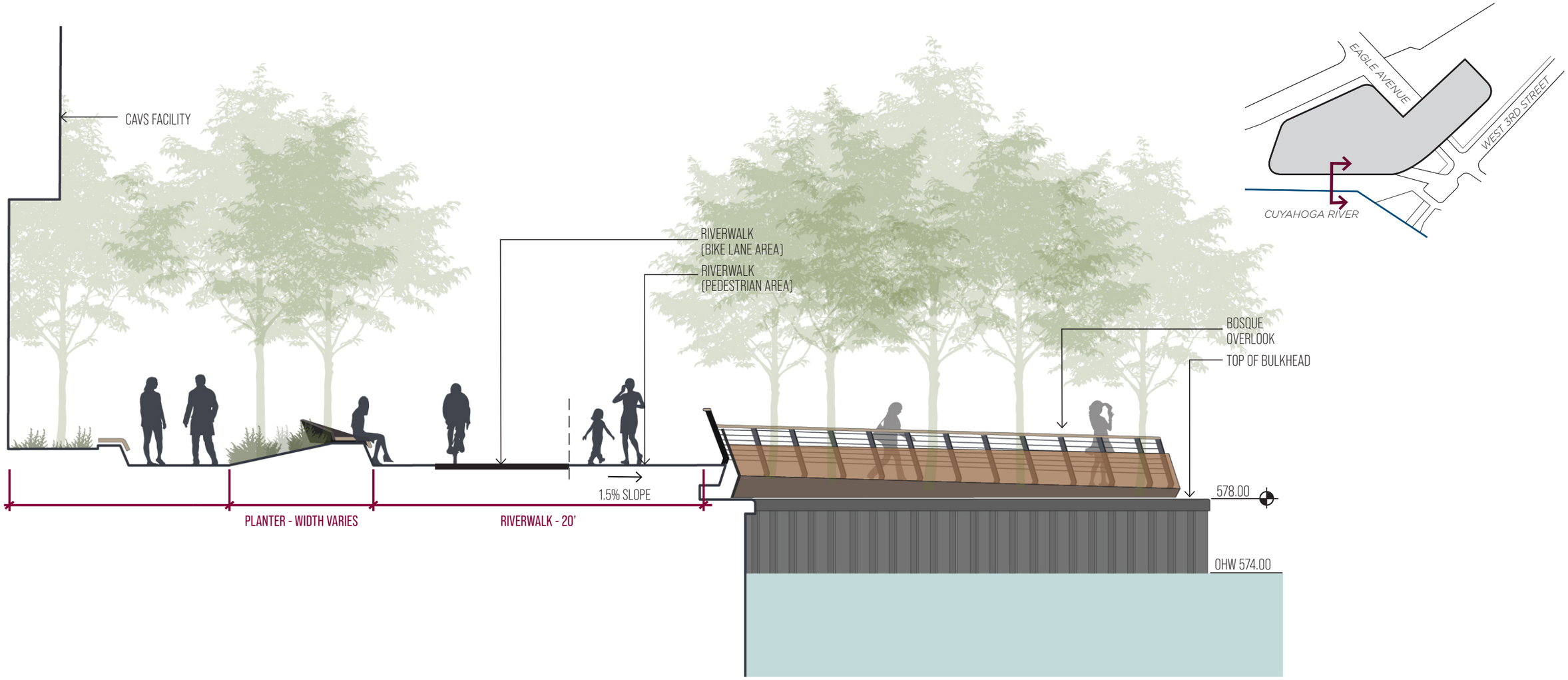


SITE DESIGN | Riverwalk + Kayak Launch | Cavs Retail Section

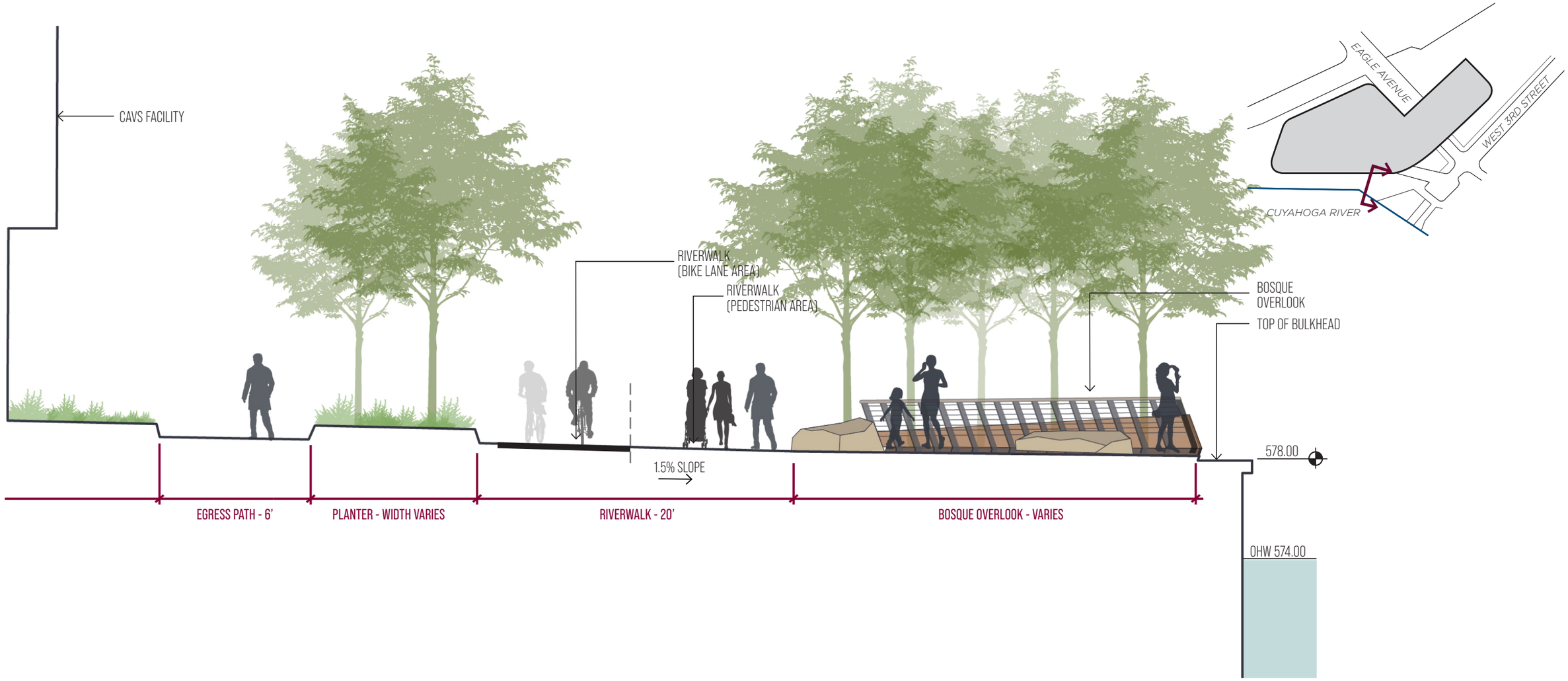




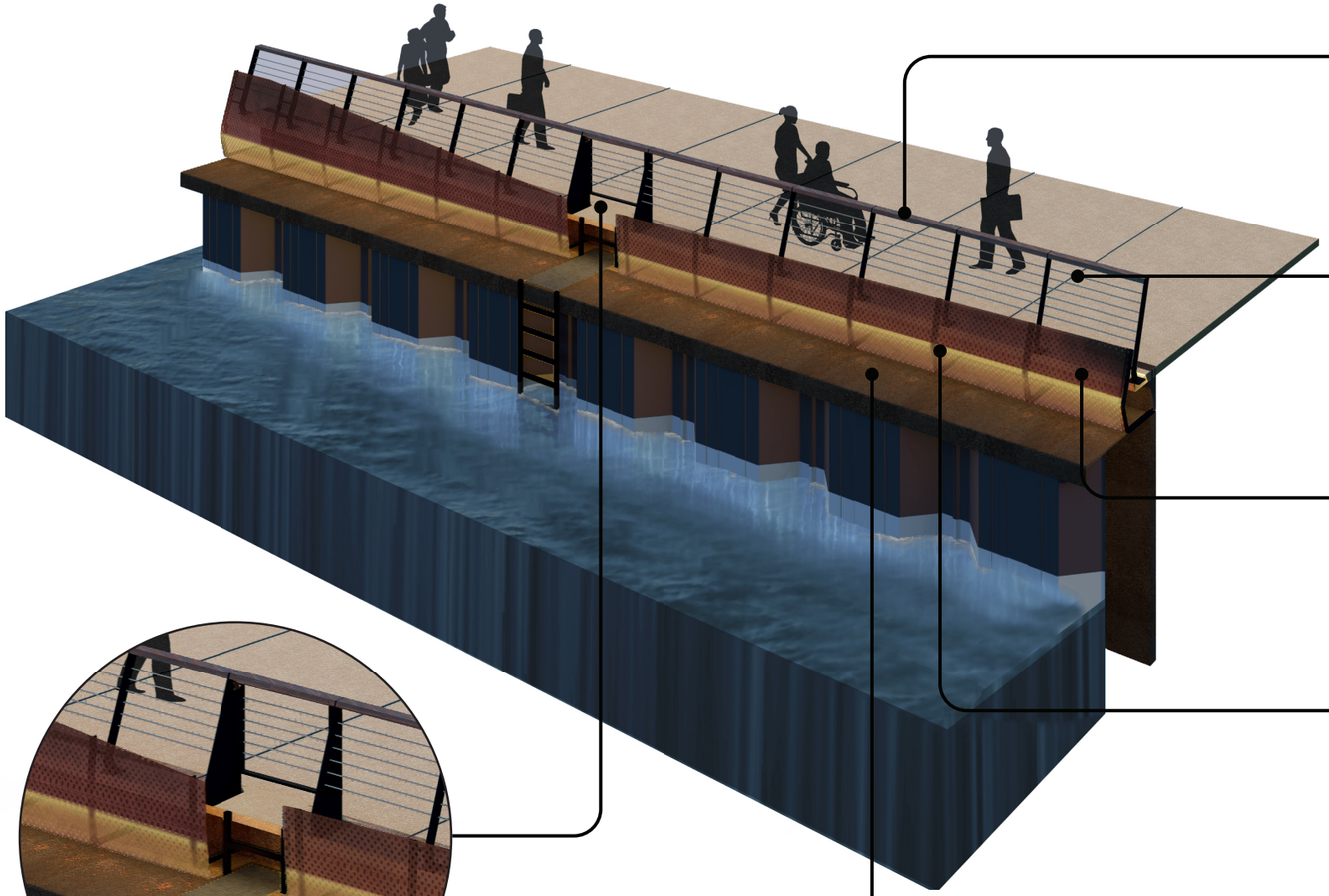
SITE DESIGN | Riverwalk + Kayak Launch | Riverwalk Section



SITE DESIGN | Riverwalk + Kayak Launch | Bosque Overlook Section



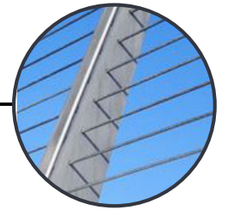
SITE DESIGN | Riverwalk + Kayak Launch | Railing



Emergency/Maintenance Exit Gate



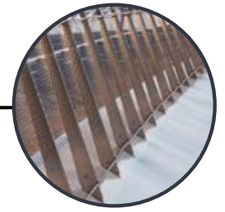
WOODEN TOP RAIL



METAL CABLE
DARK CHARCOAL GREY



STEEL FASCIA
SOLANUM STEEL



STEEL FRAME
DARK CHARCOAL GREY



STEEL PILE CAP

SITE DESIGN | Riverwalk + Kayak Launch | Materials



MAP KEY

- A Buff Wash Concrete (Heavy Duty)
- B Top-seeded Buff Wash Concrete (Heavy Duty)
- C Stabilized Pathway Aggregate
- D Concrete Unit Paver (Field + Band)
- E Steel Planter Walls
- F Stone Slabs



A B Buff Wash Concrete &
Top-Seeded Buff Wash Concrete



C Stabilized Pathway Aggregate
(Aggregate mixed w/stabilizing agent)



D Concrete Unit Pavers



E Steel Planter Walls



F Stone Slabs

SITE DESIGN | Riverwalk + Kayak Launch | Site Furnishing & Amenities





Pole Top Area Lights
Selux Olivio Sistema



Bicycle Rack
Vestre Forum (Embedded Mount)



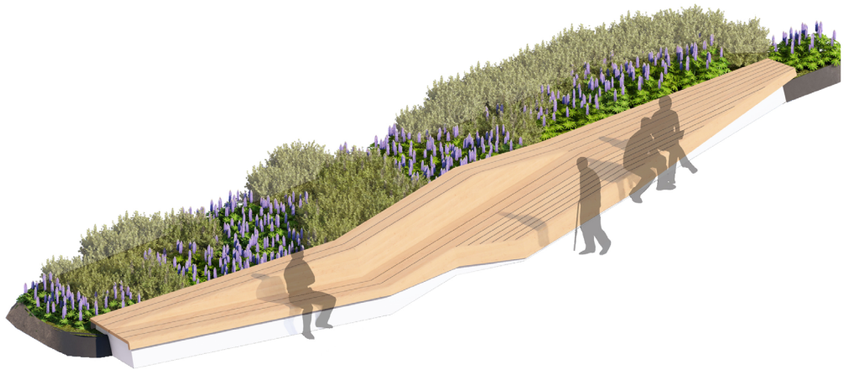
Litter Receptacle
Landscape Forms Lakeside



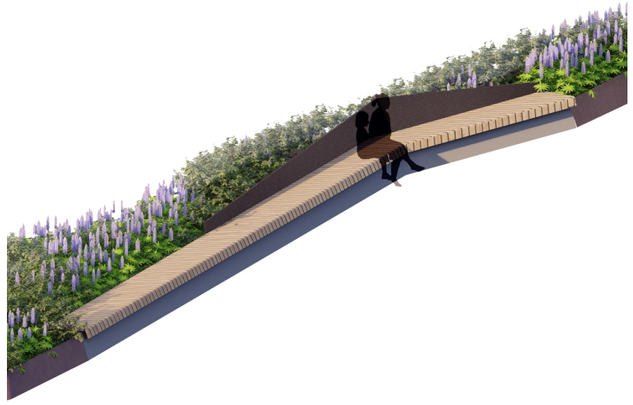
Chaise Lounge
Maglin 720



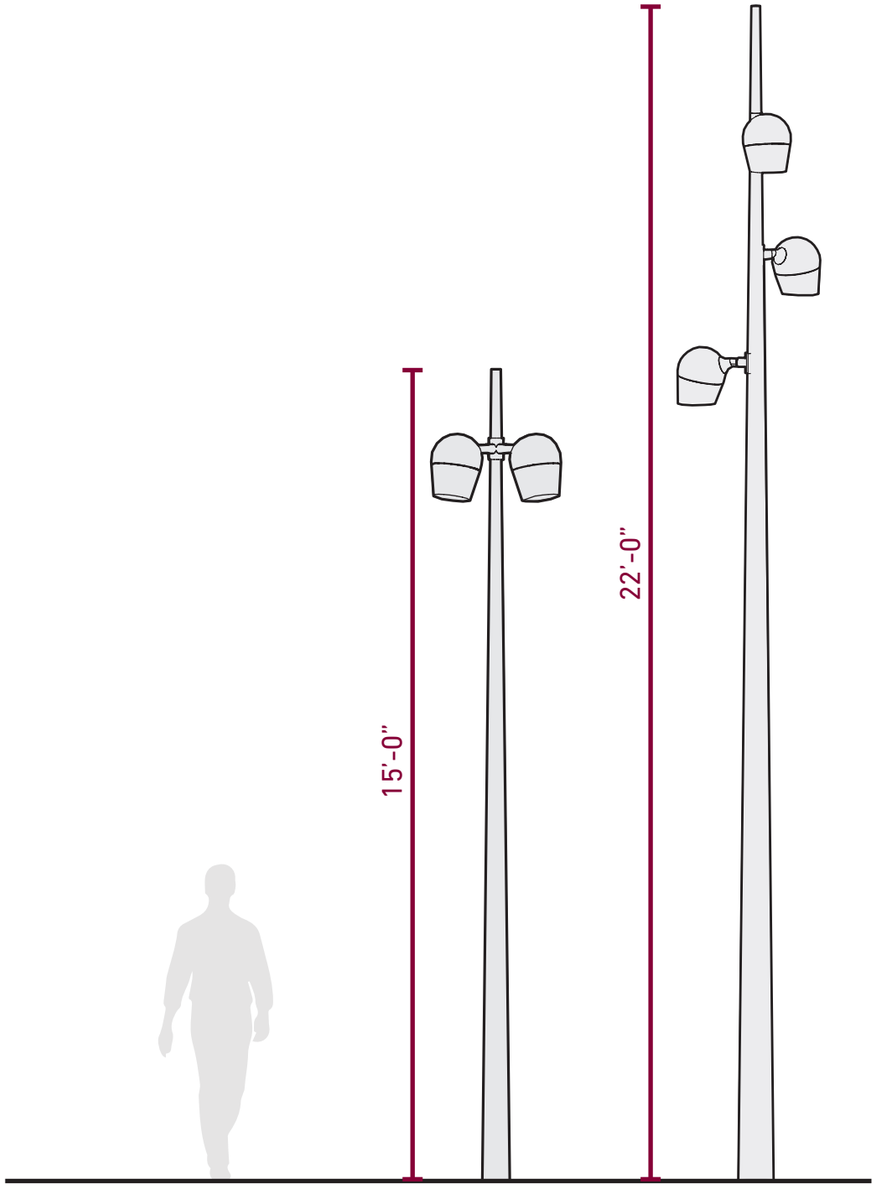
Railing



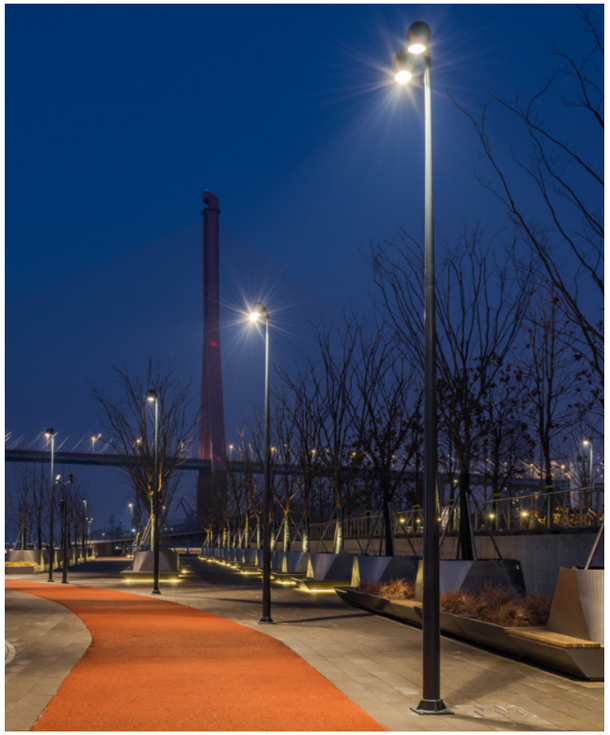
Riverwalk Seating
Social Seating



Riverwalk Seating
Seat Wall



Pole Top Area Lights
Selux Olivio Sistema





SITE DESIGN | Riverwalk + Kayak Launch | Planting Plan





NORTHERN RED OAK
Quercus rubra



RED MAPLE *Acer rubrum*
(Plaza / Tree Grate Tolerant)



EASTERN REDBUD
Cercis canadensis



GRAY BIRCH
Betula populifolia



SHAGBARK HICKORY
Carya ovata



BLACK CHERRY
Prunus serotina



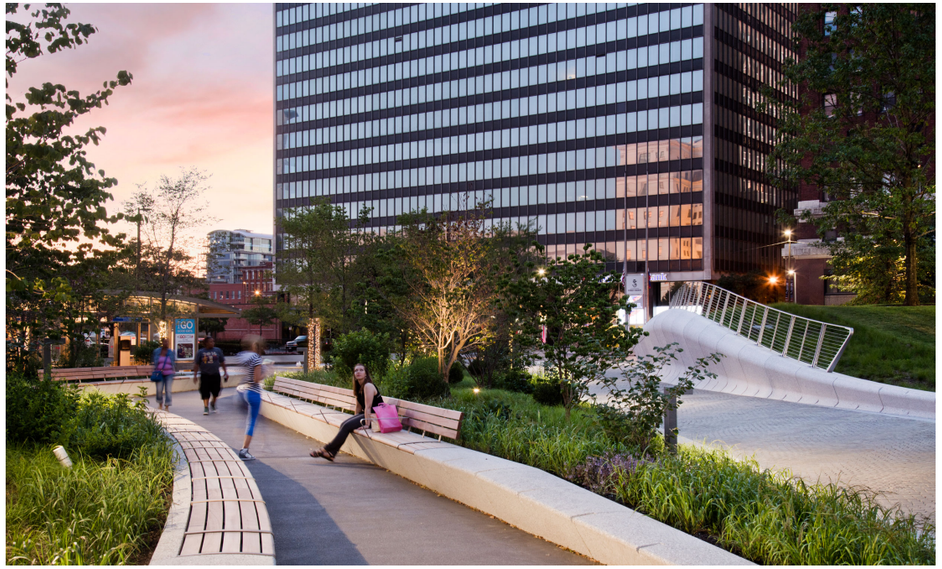
AMERICAN HORNBEAM
Carpinus caroliniana (Plaza / Tree Grate Tolerant)

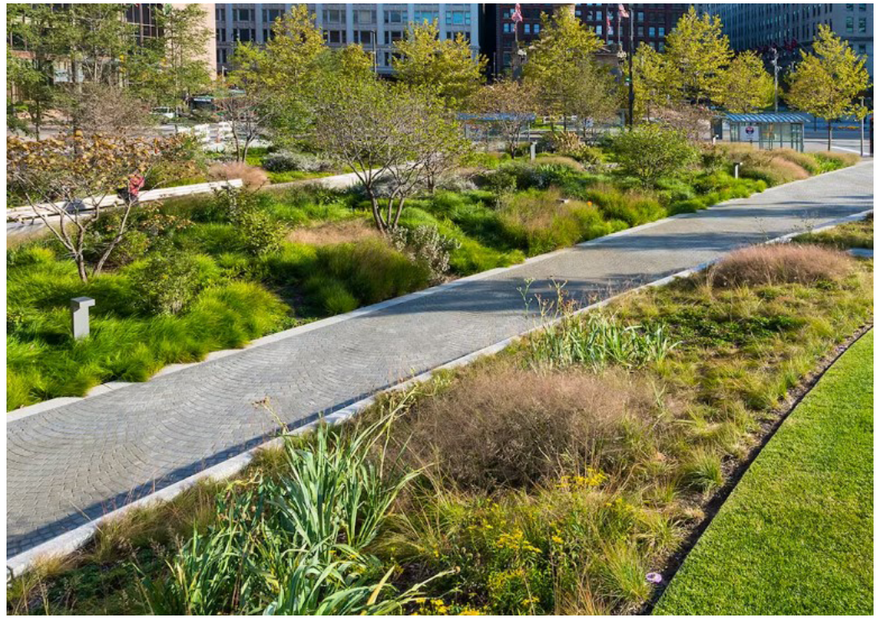


RIVER BIRCH
Betula nigra











PLANT LIST (Plant Character / Community Species)

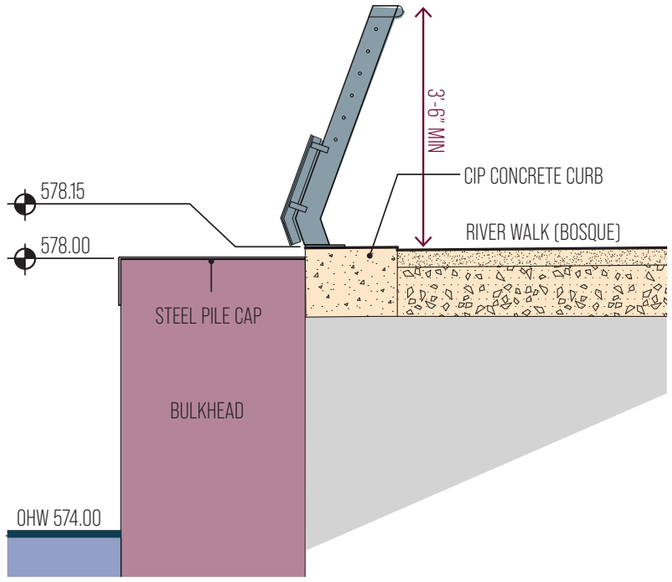
FORB-PERENNIALS

Asclepias tuberosa	Butterfly Weed
Aster ericoides	Heath Aster
Aster novae-angliae	New England aster
Coreopsis lanceolata	Long-stalked coreopsis
Liatris aspera	Rough blazing-star
Ratibidia pinnata	Gray-headed coneflower

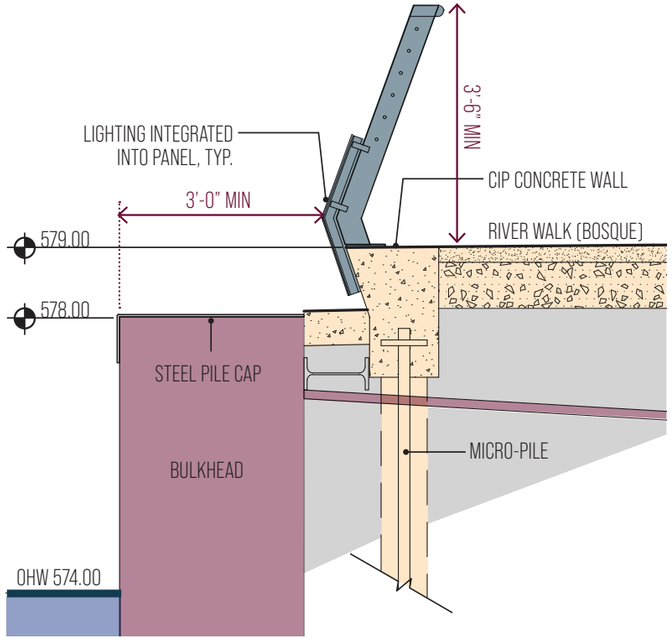
GRASSES

Bouteloua curtipendula	Sideoats grama
Elymus canadensis	Canada wild rye
Panicum virgatum	Switchgrass
Schizachyrium scoparium	Little bluestem

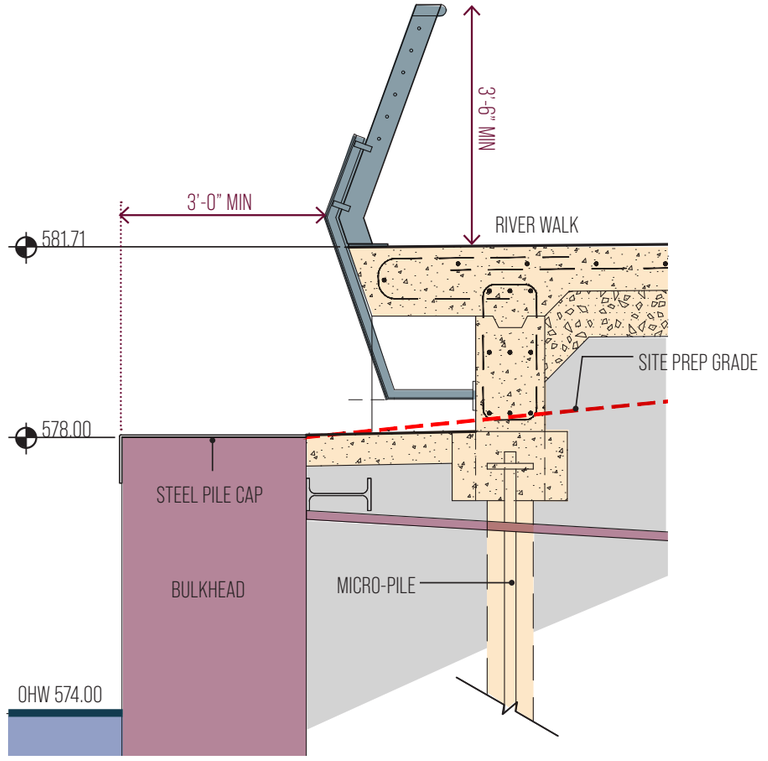
Appendix



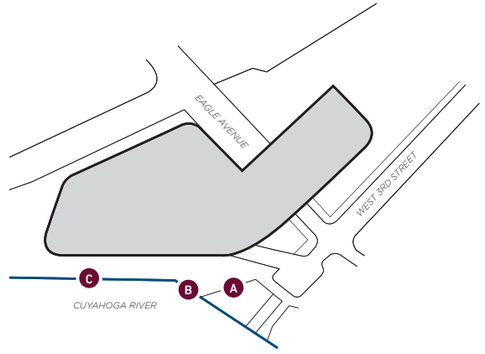
A - RIVER WALK SECTION A @ KAYAK LAUNCH

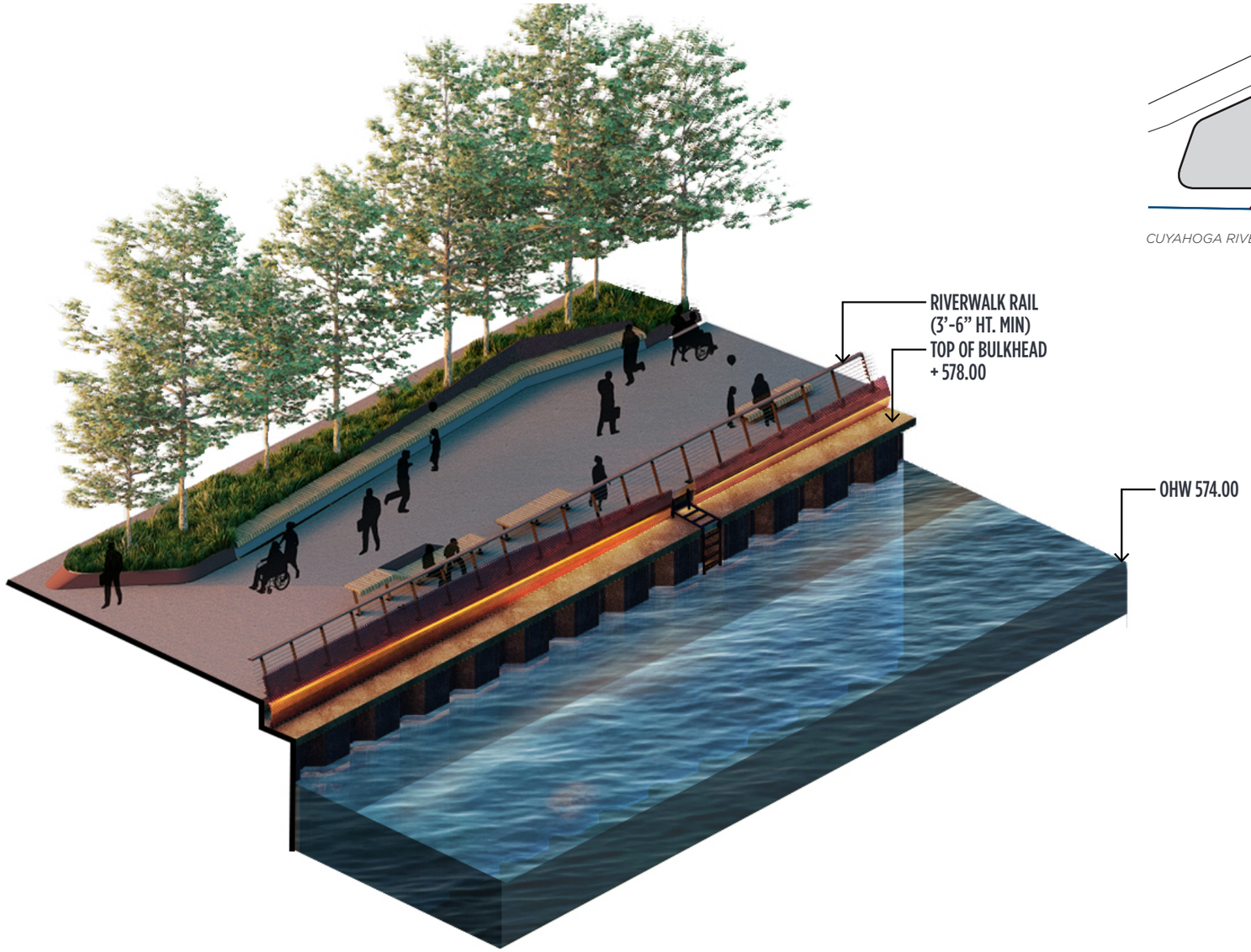


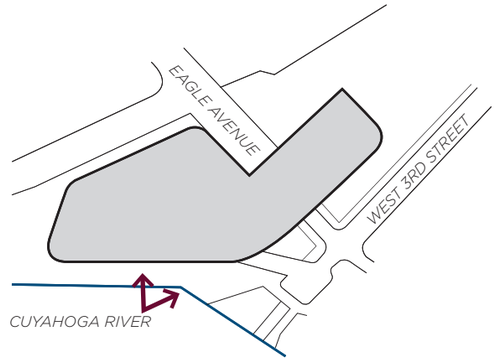
B - RIVER WALK SECTION B @ KAYAK LAUNCH



C - RIVER WALK SECTION @ CAVS FACILITY

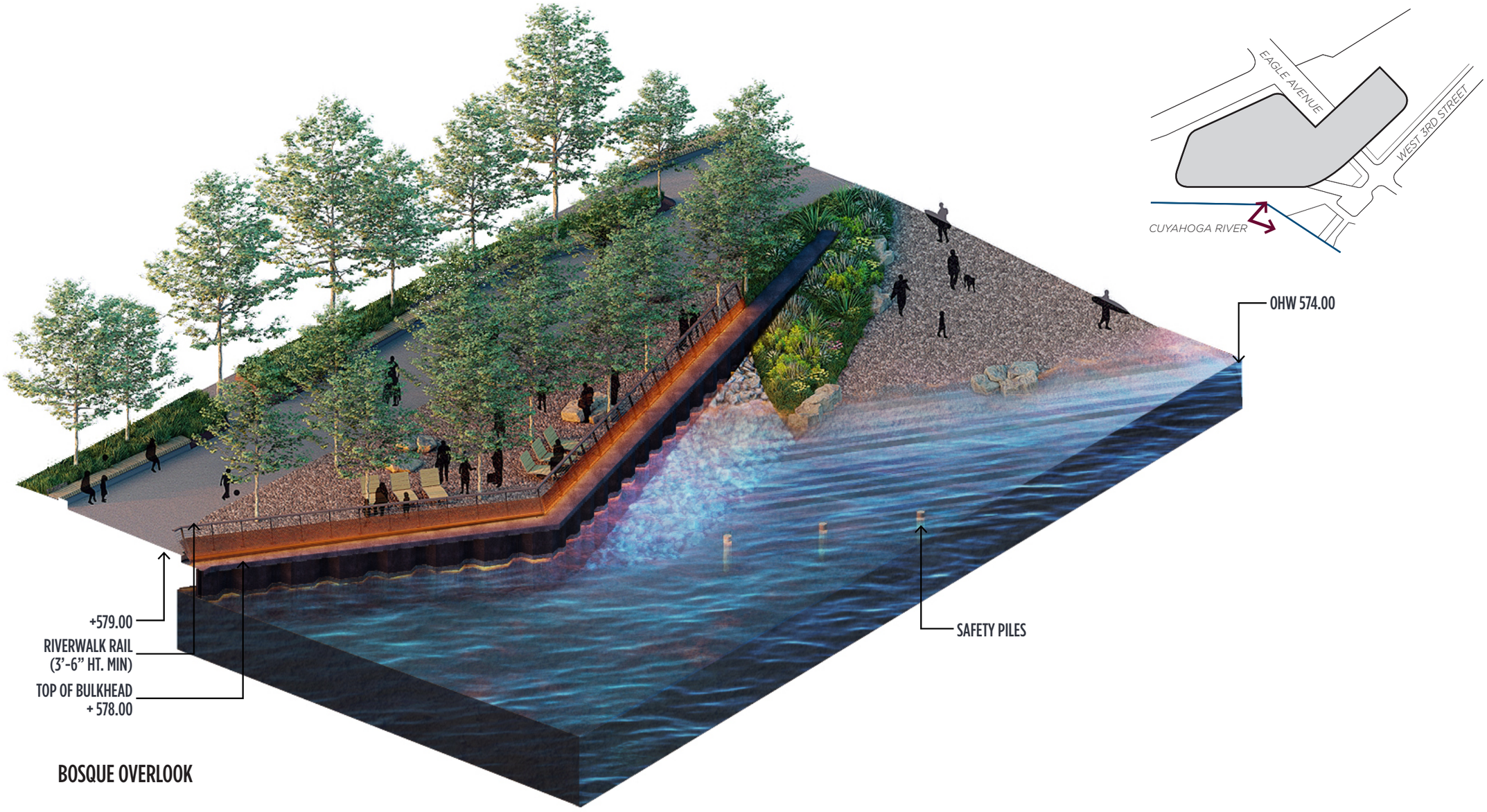


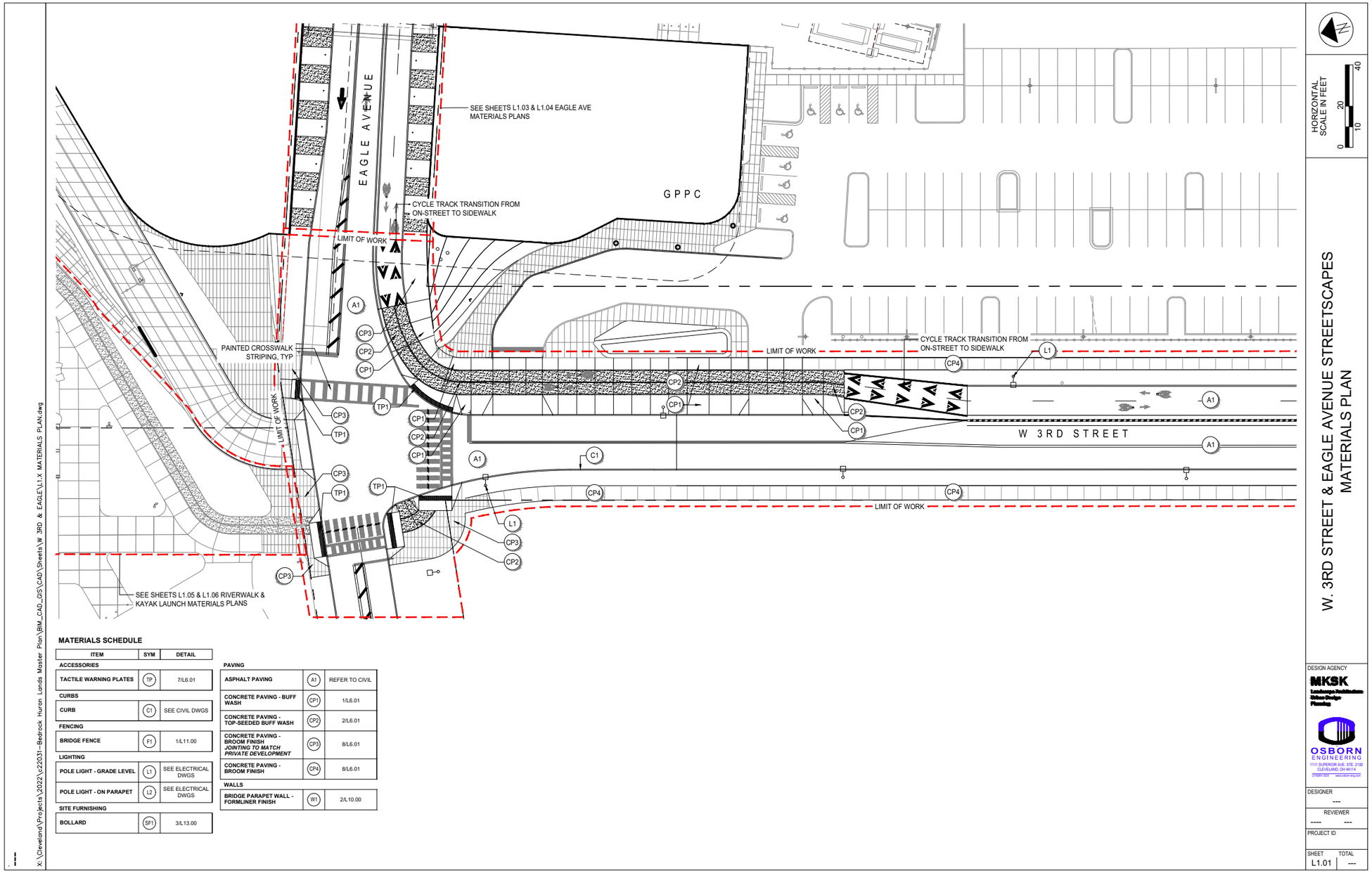

RIVERWALK RAIL
(3'-6" HT. MIN)
TOP OF BULKHEAD
+ 578.00
OHW 574.00


EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER

RIVERWALK

SITE DESIGN | Riverwalk + Kayak Launch | Railing Typologies





MATERIALS SCHEDULE

ITEM	SYM	DETAIL
ACCESSORIES		
TACTILE WARNING PLATES	TP	7/L6.01
CURBS		
CURB	C1	SEE CIVIL DWGS
FENCING		
BRIDGE FENCE	F1	1/L11.00
LIGHTING		
POLE LIGHT - GRADE LEVEL	L1	SEE ELECTRICAL DWGS
POLE LIGHT - ON PARAPET	L2	SEE ELECTRICAL DWGS
SITE FURNISHING		
BOLLARD	SF1	3/L13.00

PAVING		
ASPHALT PAVING	A1	REFER TO CIVIL
CONCRETE PAVING - BUFF WASH	CP1	1/L6.01
CONCRETE PAVING - TOP-SEEDED BUFF WASH	CP2	2/L6.01
CONCRETE PAVING - BROOM FINISH *JOINTING TO MATCH PRIVATE DEVELOPMENT*	CP3	8/L6.01
CONCRETE PAVING - BROOM FINISH	CP4	8/L6.01
WALLS		
BRIDGE PARAPET WALL - FORMLINER FINISH	W1	2/L10.00

HORIZONTAL SCALE IN FEET
0 10 20 40

W. 3RD STREET & EAGLE AVENUE STREETSCAPES
MATERIALS PLAN

DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
DESIGNER ---
REVIEWER ---- ---
PROJECT ID
SHEET L1.01 TOTAL ---

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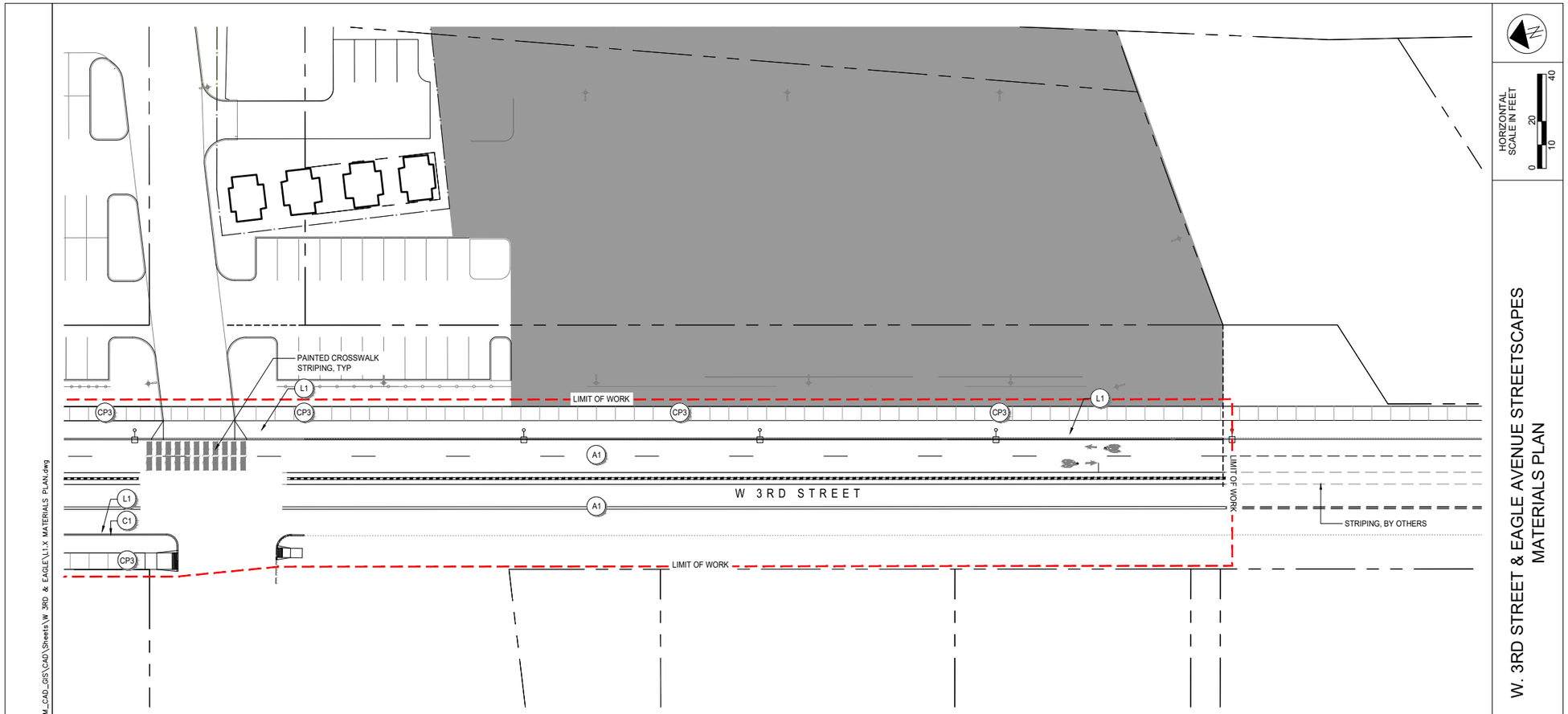
SITE DESIGN | Streetscapes Plan | W. 3rd Materials Plan



MATERIALS SCHEDULE

ITEM	SYM	DETAIL
ACCESSORIES		
TACTILE WARNING PLATES	TP	7/L6.01
CURBS		
CURB	C1	SEE CIVIL DWGS
FENCING		
BRIDGE FENCE	F1	1/L11.00
LIGHTING		
POLE LIGHT - GRADE LEVEL	L1	SEE ELECTRICAL DWGS
POLE LIGHT - ON PARAPET	L2	SEE ELECTRICAL DWGS
SITE FURNISHING		
BOLLARD	SF1	3/L13.00

PAVING		
ASPHALT PAVING	A1	REFER TO CIVIL
CONCRETE PAVING - BUFF WASH	CP1	1/L6.01
CONCRETE PAVING - TOP-SEEDED BUFF WASH	CP2	2/L6.01
CONCRETE PAVING - BROOM FINISH *JOINTING TO MATCH PRIVATE DEVELOPMENT*	CP3	8/L6.01
CONCRETE PAVING - BROOM FINISH	CP4	8/L6.01
WALLS		
BRIDGE PARAPET WALL - FORMLINER FINISH	W1	2/L10.00

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HORIZONTAL SCALE IN FEET 0 10 20 40

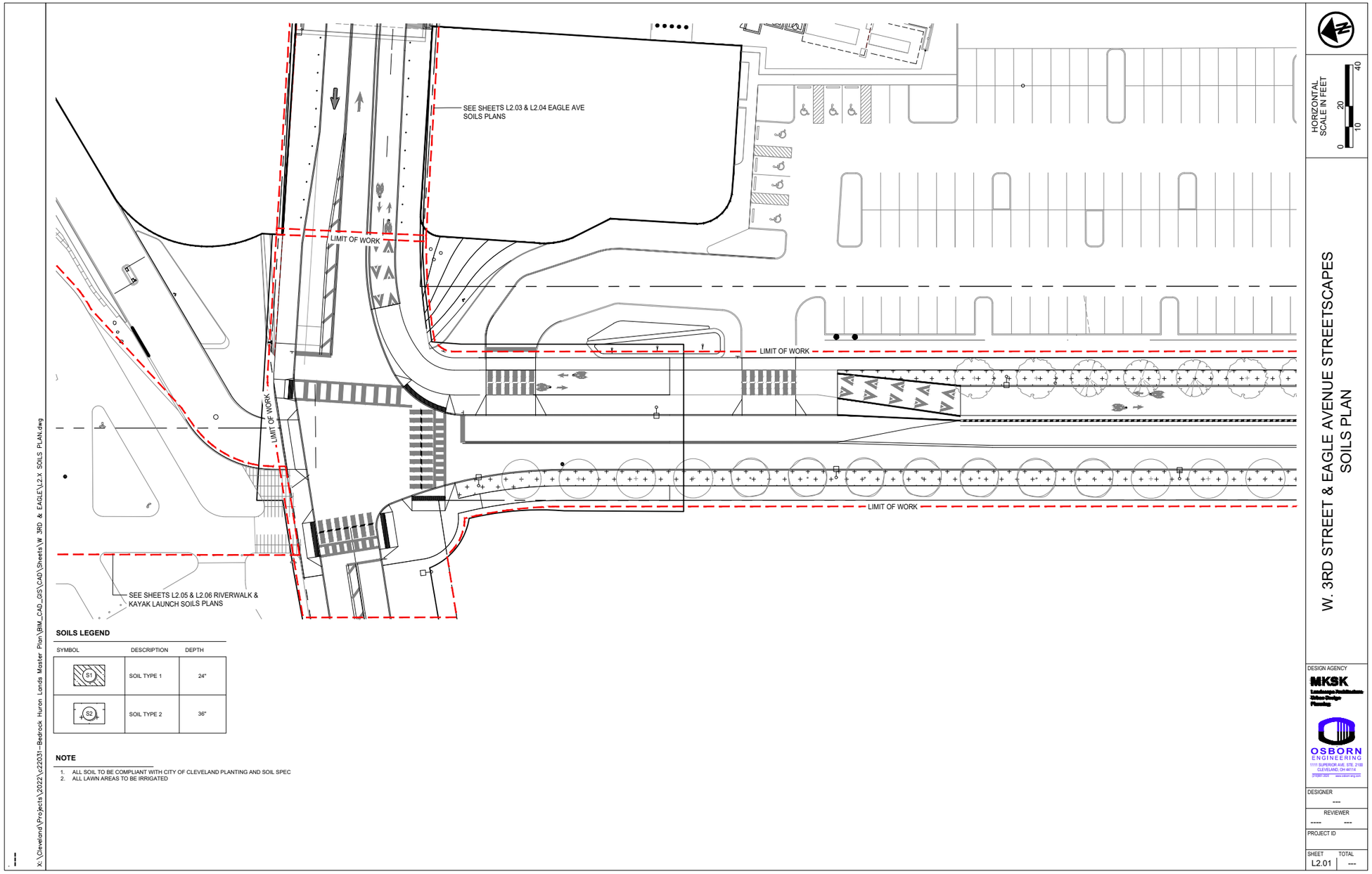
W. 3RD STREET & EAGLE AVENUE STREETSCAPES
MATERIALS PLAN

DESIGN AGENCY
MKSK
Landscape Architecture
Urban Design
Planning

OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
216.861.2020 www.osborn-eng.com

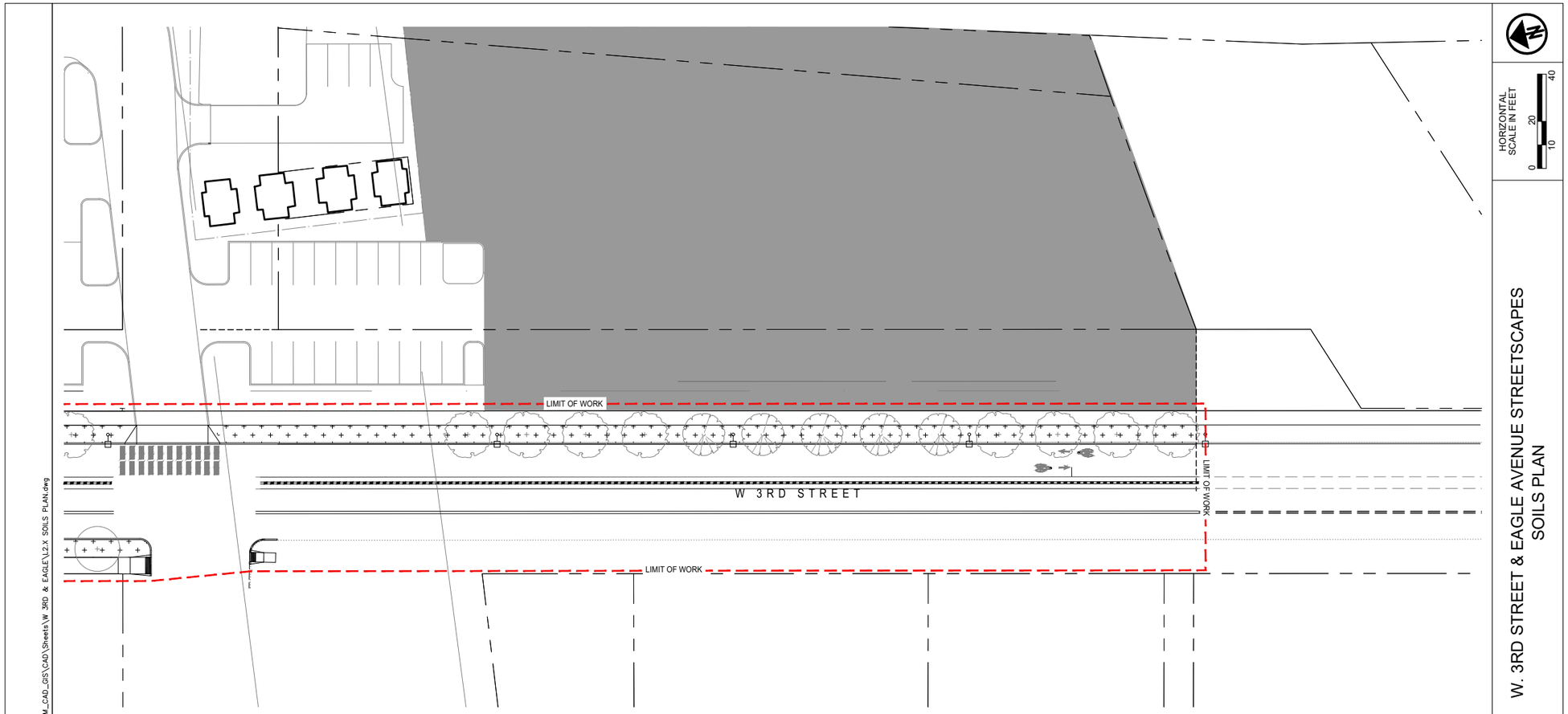
DESIGNER ---
REVIEWER ---- ---
PROJECT ID

SHEET L1.02 TOTAL ---


SEE SHEETS L2.03 & L2.04 EAGLE AVE SOILS PLANS
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
SEE SHEETS L2.05 & L2.06 RIVERWALK & KAYAK LAUNCH SOILS PLANS
SOILS LEGEND
SYMBOL
DESCRIPTION
DEPTH
S1
SOIL TYPE 1
24"
S2
SOIL TYPE 2
36"
NOTE
1. ALL SOIL TO BE COMPLIANT WITH CITY OF CLEVELAND PLANTING AND SOIL SPEC
2. ALL LAWN AREAS TO BE IRRIGATED
X:\Cleveland\Projects\2022\c22031--Bedrock Huron Lands Master Plan\BIM_CAD_GIS\CAD\Sheets\W 3RD & EAGLE\L2.X SOILS PLAN.dwg
HORIZONTAL SCALE IN FEET
0
10
20
40
W. 3RD STREET & EAGLE AVENUE STREETSCAPES
SOILS PLAN
DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
DESIGNER

REVIEWER

PROJECT ID
SHEET
L2.01
TOTAL



SOILS LEGEND

SYMBOL	DESCRIPTION	DEPTH
S1	SOIL TYPE 1	24"
S2	SOIL TYPE 2	36"

NOTE

1. ALL SOIL TO BE COMPLIANT WITH CITY OF CLEVELAND PLANTING AND SOIL SPEC
2. ALL LAWN AREAS TO BE IRRIGATED

HORIZONTAL SCALE IN FEET
0 10 20 40

W. 3RD STREET & EAGLE AVENUE STREETSCAPES
SOILS PLAN

DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114

DESIGNER ---
REVIEWER ---- ---
PROJECT ID
SHEET L2.02 TOTAL ---

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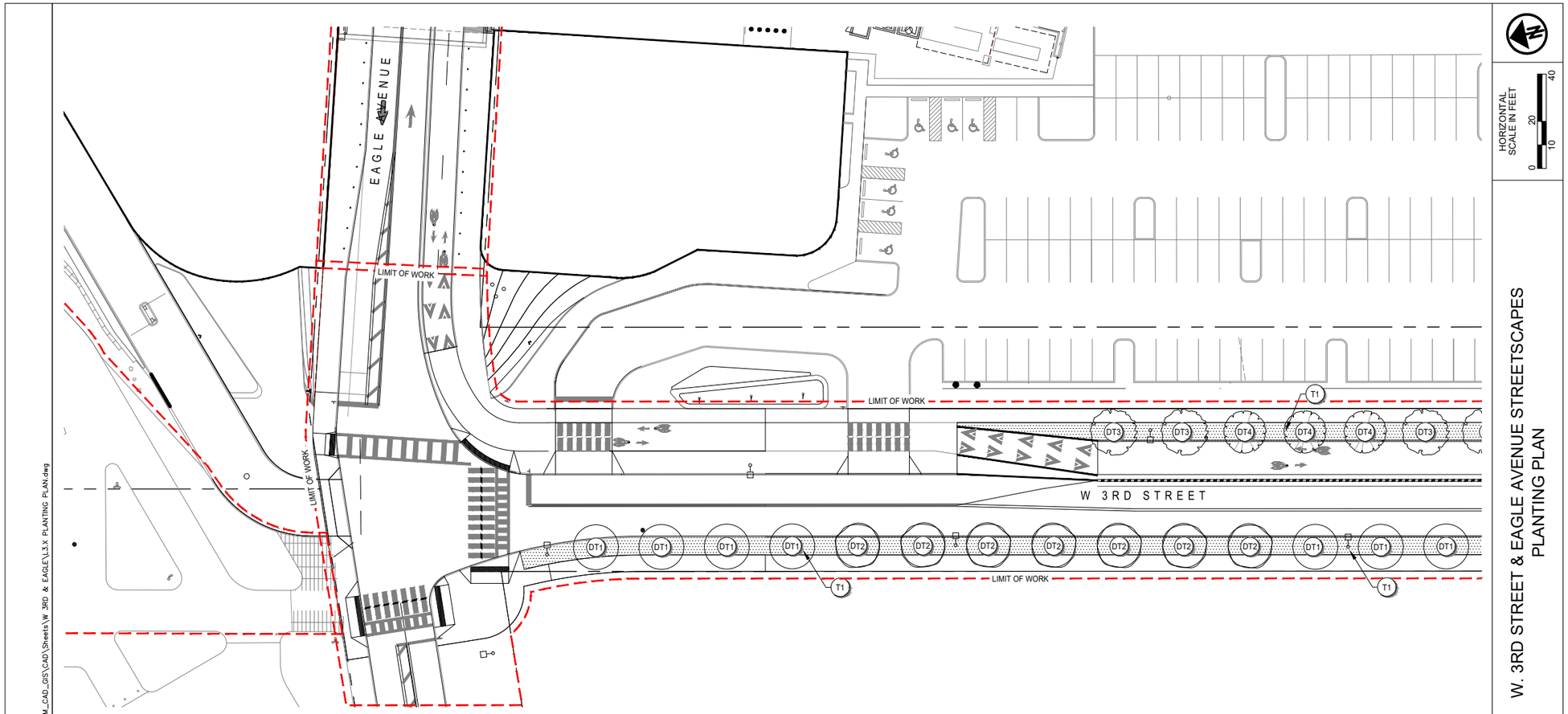

PLANT LEGEND

SYMBOL	MATERIAL DESCRIPTION	QTY	DETAIL
DT1	GINKGO *GINKGO BILOBA* 3" CAL.	7	
DT2	ELM *ULMUS SPP.* 3" CAL.	7	
DT3	RIVER BIRCH *BETULA NIGRA* 3" CAL.	3	
DT4	LONDON PLANE TREE *PLATANUS X ACERFOLIA* 3" CAL.	3	
T1	TURF GRASS		

HORIZONTAL SCALE IN FEET
0 10 20 40

W. 3RD STREET & EAGLE AVENUE STREETSCAPES
PLANTING PLAN

DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114

DESIGNER ---
REVIEWER ---- ---
PROJECT ID
SHEET L3.01 TOTAL ---

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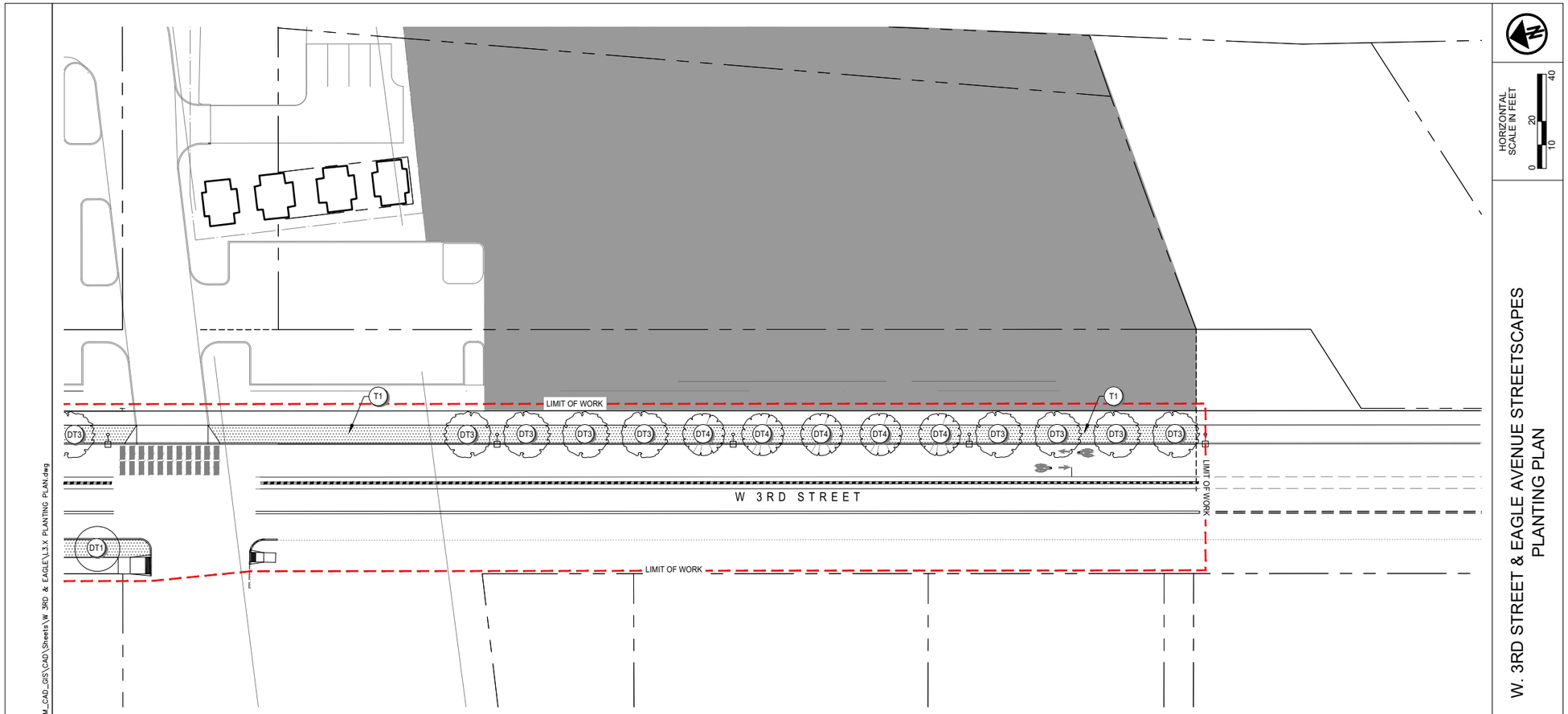

PLANT LEGEND

SYMBOL	MATERIAL DESCRIPTION	QTY	DETAIL
DT1	GINKGO *GINKGO BILOBA* 3" CAL.	1	
DT2	ELM *ULMUS SPP.* 3" CAL.	0	
DT3	RIVER BIRCH *BETULA NIGRA* 3" CAL.	9	
DT4	LONDON PLANE TREE *PLATANUS X ACERFOLIA* 3" CAL.	5	
T1	TURF GRASS		

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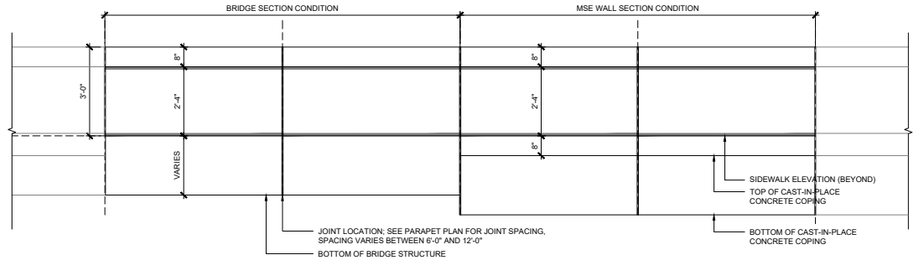
HORIZONTAL SCALE IN FEET
0 10 20 40

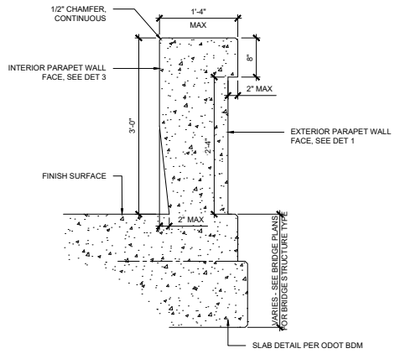
W. 3RD STREET & EAGLE AVENUE STREETSCAPES
PLANTING PLAN

DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
DESIGNER

REVIEWER
---- ---
PROJECT ID
SHEET L3.02
TOTAL ---

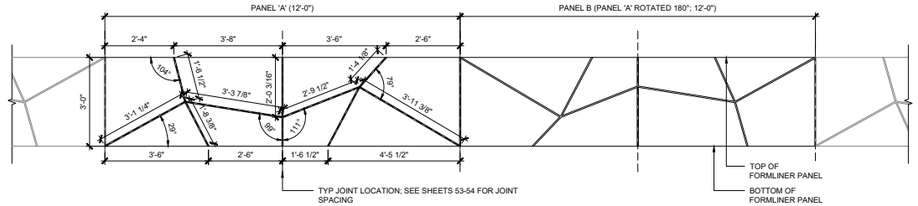


1 BRIDGE FORMLINER - EXTERIOR FACE
SCALE: 1/2" = 1'-0"

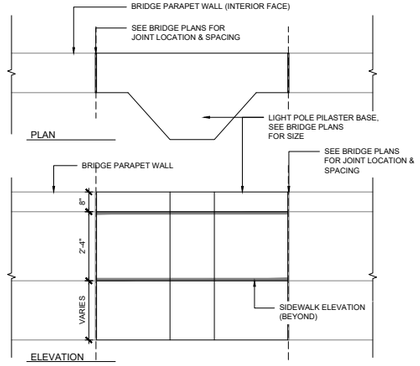


2 BRIDGE PARAPET WALL FORMLINER SECTION
SCALE: 1" = 1'-0"

NOTE:
1. SEE SPECIFICATIONS FOR ALL COATINGS AND FINISHES.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL LAYOUT OF ALL FORMLINERS ALONG BRIDGE PROFILE.



3 BRIDGE FORMLINER - INTERIOR FACE
SCALE: 1/2" = 1'-0"



4 BRIDGE FORMLINER @ LIGHT POLE PILASTER BASE
SCALE: 1/2" = 1'-0"

W. 3RD AVENUE & EAGLE AVENUE STREETSCAPES
PARAPET FORMLINER DETAILS

DESIGN AGENCY
MKSK
Landscape Architecture
Urban Design
Planning

OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
(216)861-2020 www.osborn-eng.com

DESIGNER

REVIEWER
---- ---
PROJECT ID

SHEET L10.00 TOTAL ---

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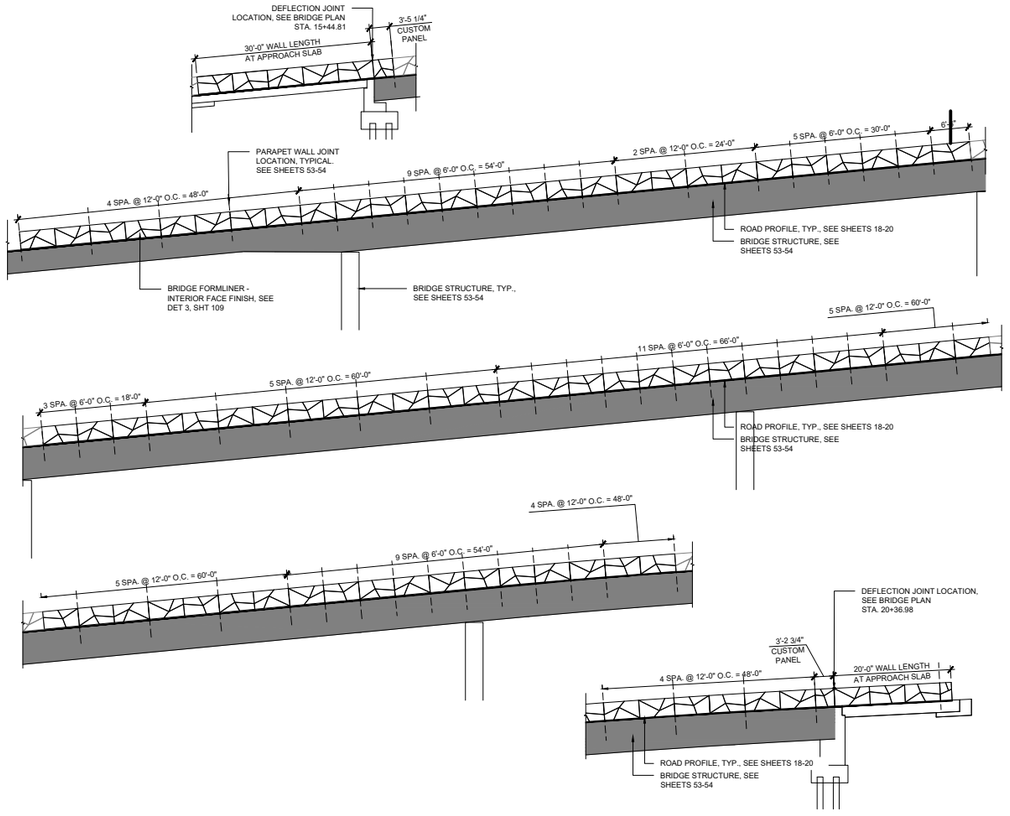

1 **PARAPET WALL FORMLINER PROFILE - INTERIOR ELEVATION NORTH**
SCALE: 1" = 10'-0"

GENERAL NOTES

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR A SINGLE USE, PLASTIC FORMLINER(S) FOR TEXTURING ARCHITECTURAL CONCRETE WITH CUSTOM PATTERNS PROVIDED.
2. SHOP DRAWINGS TO INCLUDE COMPLETE DETAILS OF MATERIALS AND INSTALLATION, INCLUDING BUT NOT LIMITED TO PATTERNS, FORMLINER SHEET SIZE AND JOINT LOCATIONS.
3. CONTRACTOR TO PROVIDE SAMPLES OF EACH PATTERN DEPICTING TEXTURES AND PATTERNS.
4. CONTRACTOR TO PROVIDE A MOCK-UP FOR EVALUATION OF SURFACE PREPARATION TECHNIQUES AND APPLICATION WORKMANSHIP. THE MOCK-UP PANEL SHALL ACCURATELY DEMONSTRATE THE SPECIFIED FORMLINER TEXTURES, PATTERNS AND CONDITIONS EXPECTED IN THE COMPLETED WORK.
5. ENGINEER MUST APPROVE THE TEXTURE, PATTERN, COLOR AND WORKMANSHIP OF THE MOCK-UP PANEL PRIOR TO THE BEGINNING OF CONCRETE CONSTRUCTION.
6. INSTALL UNITS WITHIN MANUFACTURER'S RECOMMENDED TOLERANCES. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED SUBMITTALS. REFER TO MANUFACTURER'S APPLICATION GUIDE FOR PROPER PROCEDURES FOR INSTALLING FORMLINERS.
7. CUSTOM FORMLINER TO BE PROVIDED BY US FORMLINER / RECKLI.

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W. 3RD AVENUE & EAGLE AVENUE STREETSCAPES
PARAPET FORMLINER DETAILS

DESIGN AGENCY
MKSK
Landscape Architecture
Urban Design
Planning

OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
216/861-2020 www.osborn-eng.com

DESIGNER

REVIEWER
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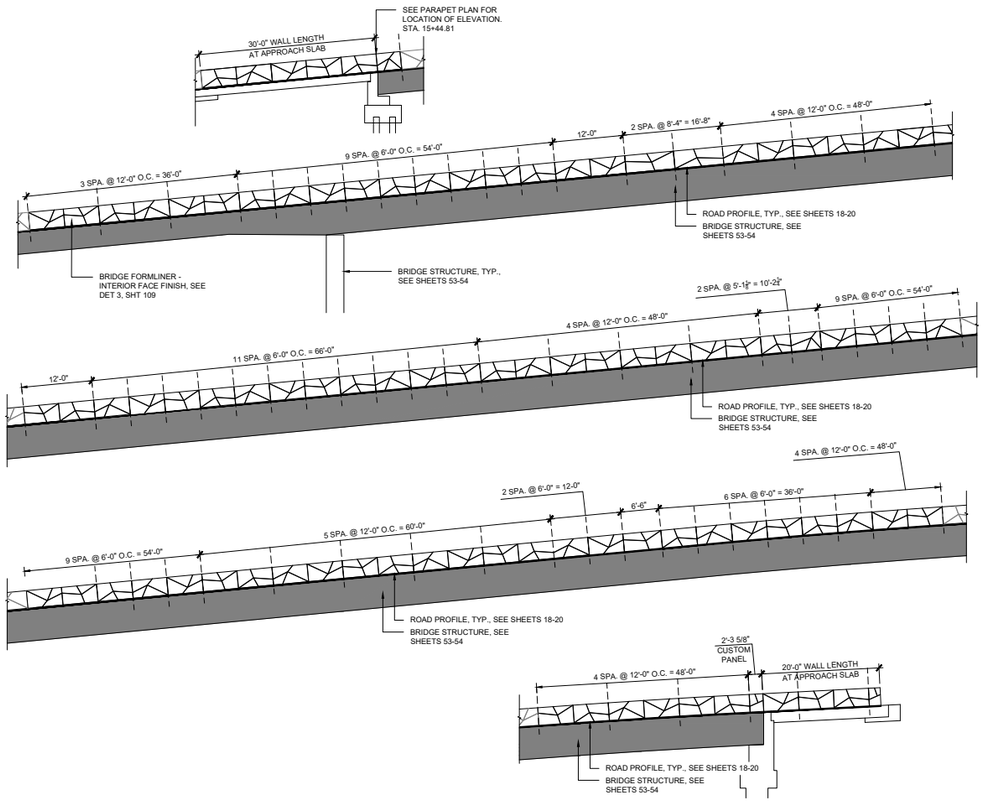
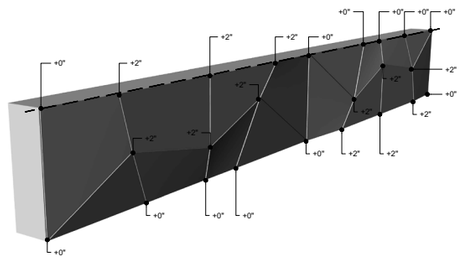
PROJECT ID

SHEET L10.01 TOTAL ---



1 **PARAPET WALL FORMLINER PROFILE - INTERIOR ELEVATION SOUTH**
SCALE: 1" = 10'-0"

NOTE:
CALLOUTS REPRESENT DISTANCE FORMLINER EXTENDS BEYOND THE WALL FACE



2 **BRIDGE PARAPET WALL FORMLINER**
SCALE: 1" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR A SINGLE USE, PLASTIC FORMLINER(S) FOR TEXTURING ARCHITECTURAL CONCRETE WITH CUSTOM PATTERNS PROVIDED.
2. SHOP DRAWINGS TO INCLUDE COMPLETE DETAILS OF MATERIALS AND INSTALLATION, INCLUDING BUT NOT LIMITED TO PATTERNS, FORMLINER SHEET SIZE AND JOINT LOCATIONS.
3. CONTRACTOR TO PROVIDE SAMPLES OF EACH PATTERN DEPICTING TEXTURES AND PATTERNS.
4. CONTRACTOR TO PROVIDE A MOCK-UP FOR EVALUATION OF SURFACE PREPARATION TECHNIQUES AND APPLICATION WORKMANSHIP. THE MOCK-UP PANEL SHALL ACCURATELY DEMONSTRATE THE SPECIFIED FORMLINER TEXTURES, PATTERNS AND CONDITIONS EXPECTED IN THE COMPLETED WORK.
5. ENGINEER MUST APPROVE THE TEXTURE, PATTERN, COLOR AND WORKMANSHIP OF THE MOCK-UP PANEL PRIOR TO THE BEGINNING OF CONCRETE CONSTRUCTION.
6. INSTALL UNITS WITHIN MANUFACTURER'S RECOMMENDED TOLERANCES. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED SUBMITTALS. REFER TO MANUFACTURER'S APPLICATION GUIDE FOR PROPER PROCEDURES FOR INSTALLING FORMLINERS.
7. CUSTOM FORMLINER TO BE PROVIDED BY US FORMLINER / RECKLI.

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W. 3RD AVENUE & EAGLE AVENUE STREETSCAPES
PARAPET FORMLINER DETAILS

DESIGN AGENCY
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Urban Design
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CLEVELAND, OH 44114
216/861-2020 www.osborn-eng.com

DESIGNER

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PROJECT ID

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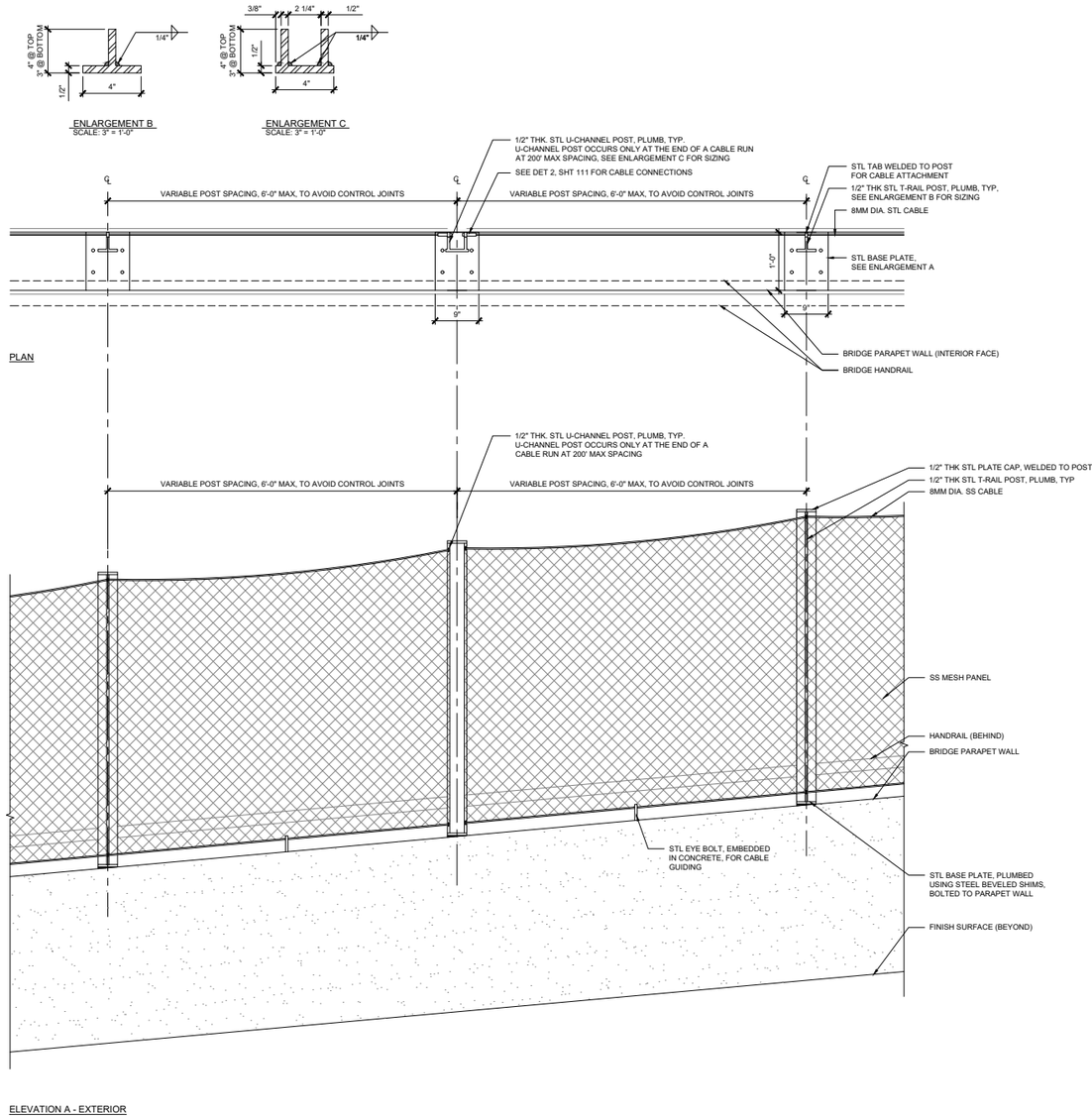

1 **EAGLE AVE BRIDGE FENCE DETAIL**
SCALE: 1" = 1'-0"

X:\Cleveland\Projects\2022\c22031-Bedrock Huron Lands Master Plan\BIM_CAD_GIS\CAD\Sheets\W 3RD & EAGLE\L11.X DETAILS-FENCING.dwg

W. 3RD STREET & EAGLE AVENUE STREETSCAPES
FENCING DETAILS

DESIGN AGENCY
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OSBORN ENGINEERING
1111 SUPERIOR AVE, STE. 2100
CLEVELAND, OH 44114

DESIGNER

REVIEWER
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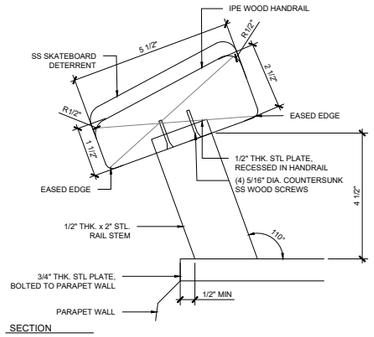
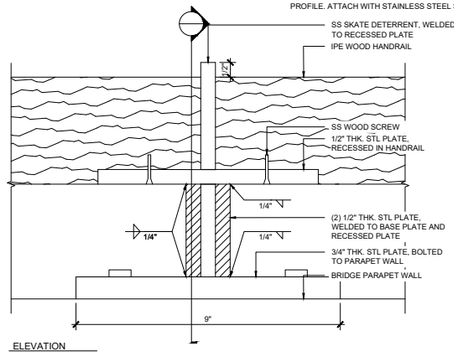
PROJECT ID
SHEET L11.00 TOTAL ---

NOTE:
1. WOOD TO BE IPE 3"x6" NOMINAL BOARD MILLED TO PROFILE. ATTACH WITH STAINLESS STEEL SCREWS.

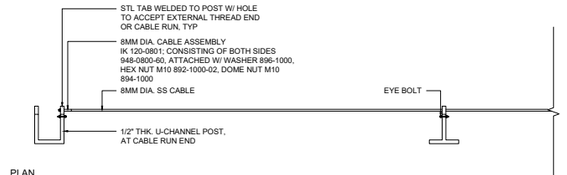


SECTION

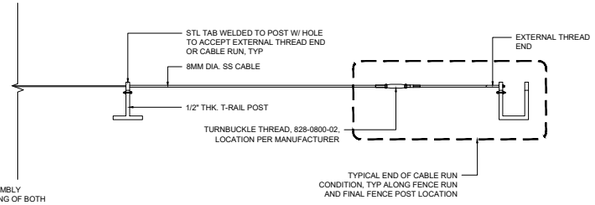


ELEVATION

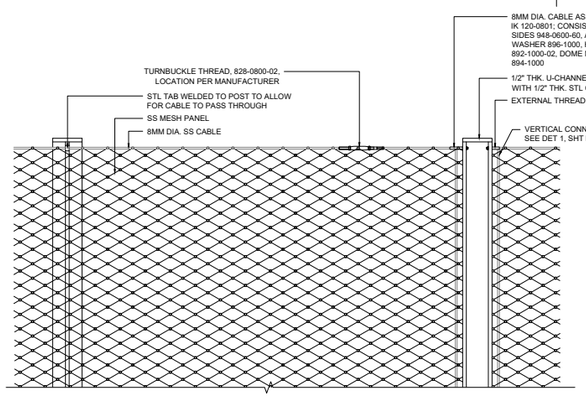
1 WOOD HANDRAIL TOP
SCALE: 6" = 1'-0"



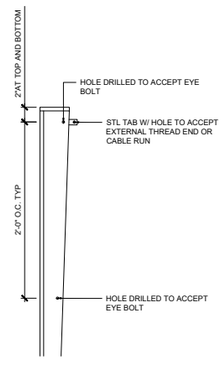
PLAN



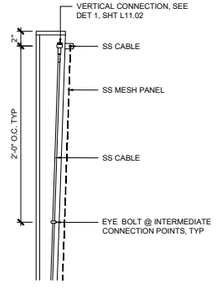
NOTE:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW FOR ALL FENCE POSTS, RAILINGS AND FENCE CONNECTION POINTS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO FABRICATION.
2. ALL VERTICAL POSTS TO BE FABRICATED, WELDED AND FINISHED IN THE SHOP. ALL WELDS SHALL BE CONTINUOUS, BLENDED TO THE PARENT MATERIAL AND GROUND SMOOTH. NO FIELD WELDING FOR ANY PORTION OF THE FENCE POSTS.
3. ALL VERTICAL POSTS ARE TO BE GALVANIZED AND PAINTED PER SPECIFICATION IN THE SHOP. THERE WILL BE NO FIELD PAINTING FOR ANY PORTION OF THE FENCE POSTS.
4. ALL ATTACHMENTS, FASTENERS AND ASSEMBLIES FOR STAINLESS STEEL MESH FABRIC ARE TO BE PER SPECIFICATION AND PROVIDED BY A SINGLE MANUFACTURER AND SHALL BE STAINLESS STEEL
5. SEE SPECIFICATIONS FOR ALL COATINGS AND FINISHES.
6. ALL SHAPES AND PLATES TO BE ASTM 572, GR50 GALVANIZED & POWDER COATED.



BACK ELEVATION



POST SIDE ELEVATION



CABLE SIDE ELEVATION



REFERENCE IMAGE

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

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W. 3RD STREET & EAGLE AVENUE STREETSCAPES
FENCING DETAILS

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MKSK
Landscape Architecture
Urban Design
Planning

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216/861-2020 www.osborn-eng.com

DESIGNER

REVIEWER
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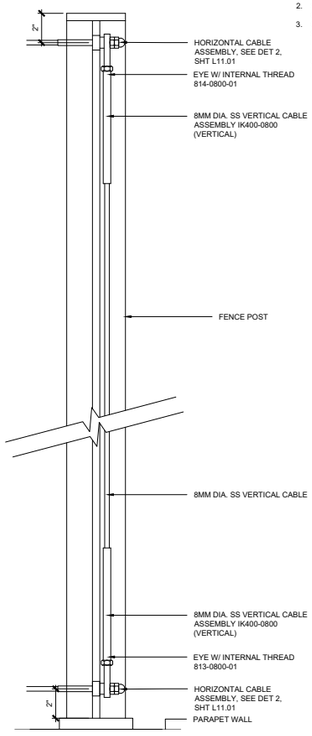
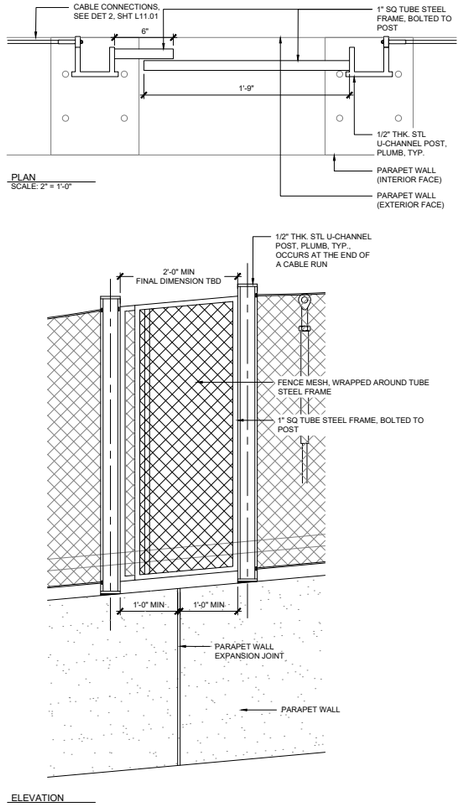
NOTE:
1. ALL ATTACHMENTS, FASTENERS AND ASSEMBLIES FOR STAINLESS STEEL MESH FABRIC ARE TO BE PROVIDED BY THE MANUFACTURER AND SHALL BE STAINLESS STEEL
2. SEE SPECIFICATIONS FOR ALL COATINGS AND FINISHES
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW FOR ALL FENCE POSTS, RAILINGS AND FENCE CONNECTION POINTS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



1 **VERTICAL CABLE CONNECTION ENLARGEMENT**
SCALE: 3" = 1'-0"



2 **EAGLE AVE BRIDGE FENCE PANEL @ DEFLECTION JOINT**
SCALE: 1" = 1'-0"

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W. 3RD STREET & EAGLE AVENUE STREETSCAPES
FENCING DETAILS

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1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114

DESIGNER

REVIEWER
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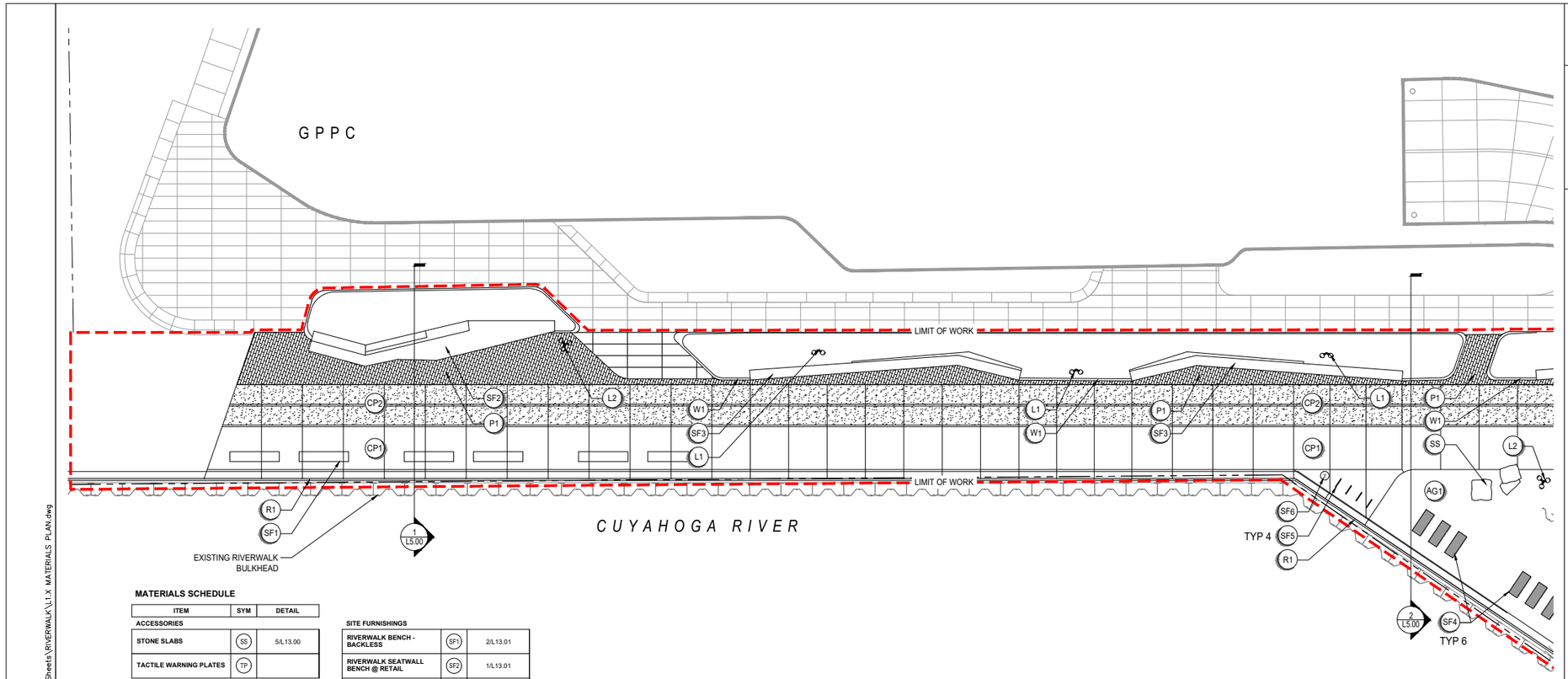
PROJECT ID

SHEET L11.02 TOTAL ---

SITE DESIGN | Riverwalk + Kayak Launch | Materials Plan



MATERIALS SCHEDULE

ITEM	SYM	DETAIL
ACCESSORIES		
STONE SLABS	SS	5/L13.00
TACTILE WARNING PLATES	TP	
RAILING		
RIVERWALK RAILING	R1	1/L11.00
LIGHTING		
16' LIGHT POLE - DOUBLE HEADED	L1	
20' LIGHT POLE - MULTI HEADED	L2	
PAVING		
BUFF WASH CONCRETE	CP1	4/L6.00, 1/L6.01
TOP-SEEDED BUFF WASH CONCRETE	CP2	4/L6.00, 2/L6.01
CONCRETE PAVERS - FIELD	P1	6/L6.00, 4/L6.01
CONCRETE PAVERS - BANDING	P2	6/L6.00, 4/L6.01
STABILIZED AGGREGATE	AG1	5/L6.01
WALLS		
STEEL PLANTER WALLS	W1	

SITE FURNISHINGS		
RIVERWALK BENCH - BACKLESS	SF1	2/L13.01
RIVERWALK SEATWALL BENCH @ RETAIL	SF2	1/L13.01
RIVERWALK SEATWALL BENCH	SF3	
CHAISE LOUNGE	SF4	2/L13.00
BIKE RACK	SF5	1/L13.00
LITTER RECEPTACLE	SF6	4/L13.00

HORIZONTAL SCALE IN FEET
0 05 10 20

RIVERWALK & KAYAK LAUNCH
MATERIALS PLAN

DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114

DESIGNER ---
REVIEWER ---- ---
PROJECT ID
SHEET L1.06 TOTAL ---

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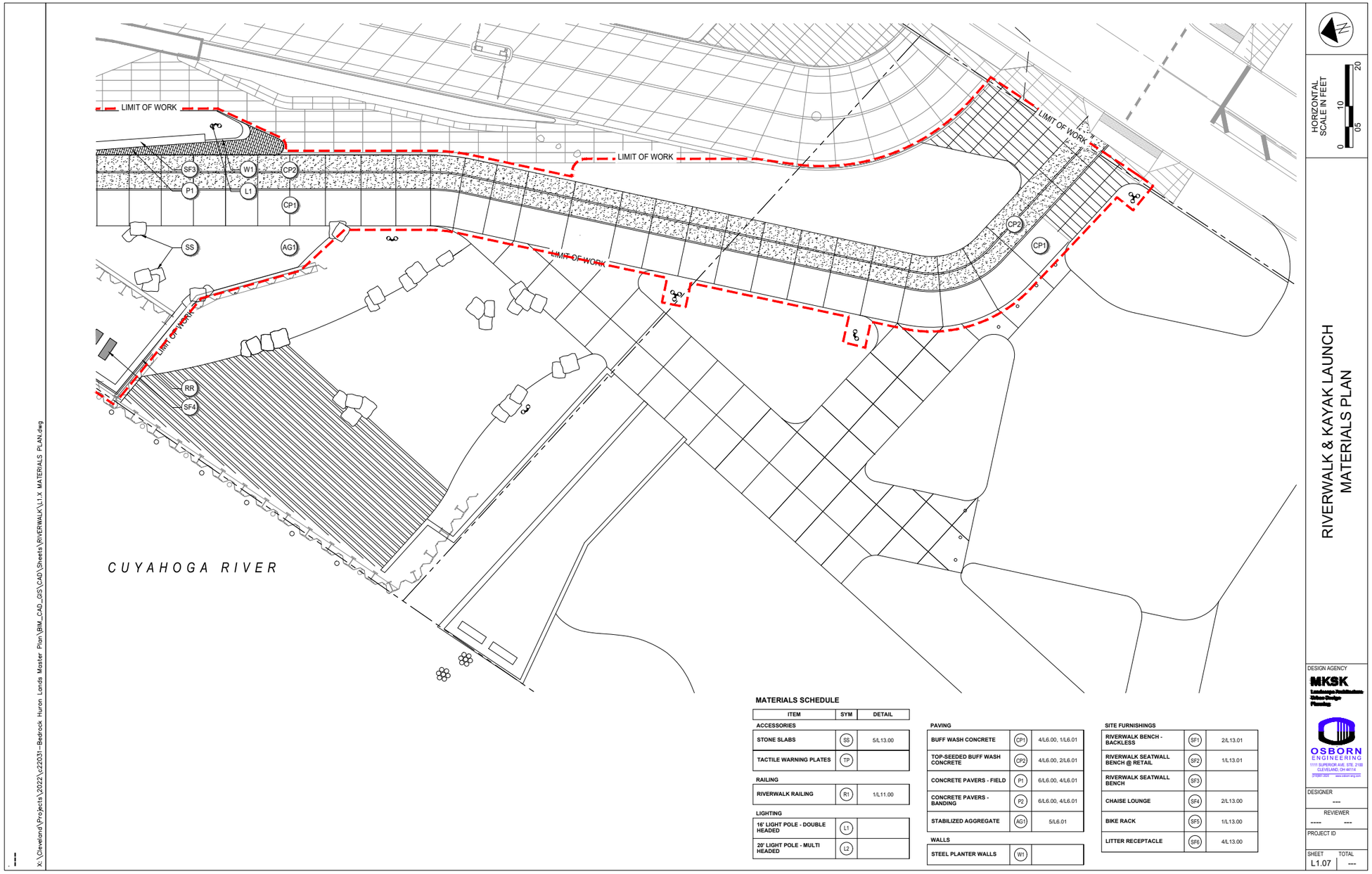

MATERIALS SCHEDULE

ITEM	SYM	DETAIL
ACCESSORIES		
STONE SLABS	SS	5/L13.00
TACTILE WARNING PLATES	TP	
RAILING		
RIVERWALK RAILING	R1	1/L11.00
LIGHTING		
16' LIGHT POLE - DOUBLE HEADED	L1	
20' LIGHT POLE - MULTI HEADED	L2	

PAVING		
BUFF WASH CONCRETE	CP1	4/L6.00, 1/L6.01
TOP-SEEDED BUFF WASH CONCRETE	CP2	4/L6.00, 2/L6.01
CONCRETE PAVERS - FIELD	P1	6/L6.00, 4/L6.01
CONCRETE PAVERS - BANDING	P2	6/L6.00, 4/L6.01
STABILIZED AGGREGATE	AG1	5/L6.01
WALLS		
STEEL PLANTER WALLS	W1	

SITE FURNISHINGS		
RIVERWALK BENCH - BACKLESS	SF1	2/L13.01
RIVERWALK SEATWALL BENCH @ RETAIL	SF2	1/L13.01
RIVERWALK SEATWALL BENCH	SF3	
CHAISE LOUNGE	SF4	2/L13.00
BIKE RACK	SF5	1/L13.00
LITTER RECEPTACLE	SF6	4/L13.00

HORIZONTAL SCALE IN FEET
0 05 10 20

RIVERWALK & KAYAK LAUNCH
MATERIALS PLAN

DESIGN AGENCY
MKSK
Landscape Architecture
Urban Design
Planning

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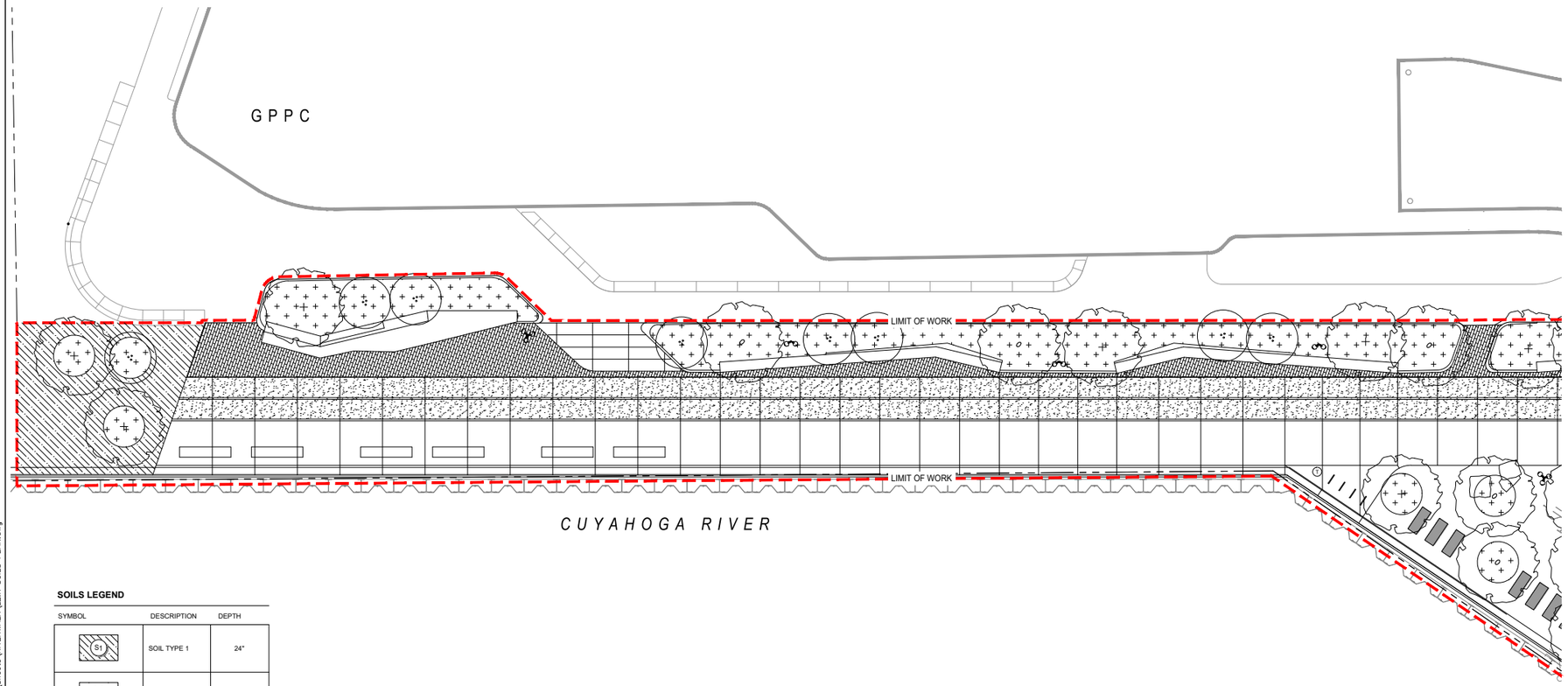

SOILS LEGEND

SYMBOL	DESCRIPTION	DEPTH
S1	SOIL TYPE 1	24"
S2	SOIL TYPE 2	36"

NOTE

1. ALL SOIL TO BE COMPLIANT WITH CITY OF CLEVELAND PLANTING AND SOIL SPEC
2. ALL LAWN AREAS TO BE IRRIGATED

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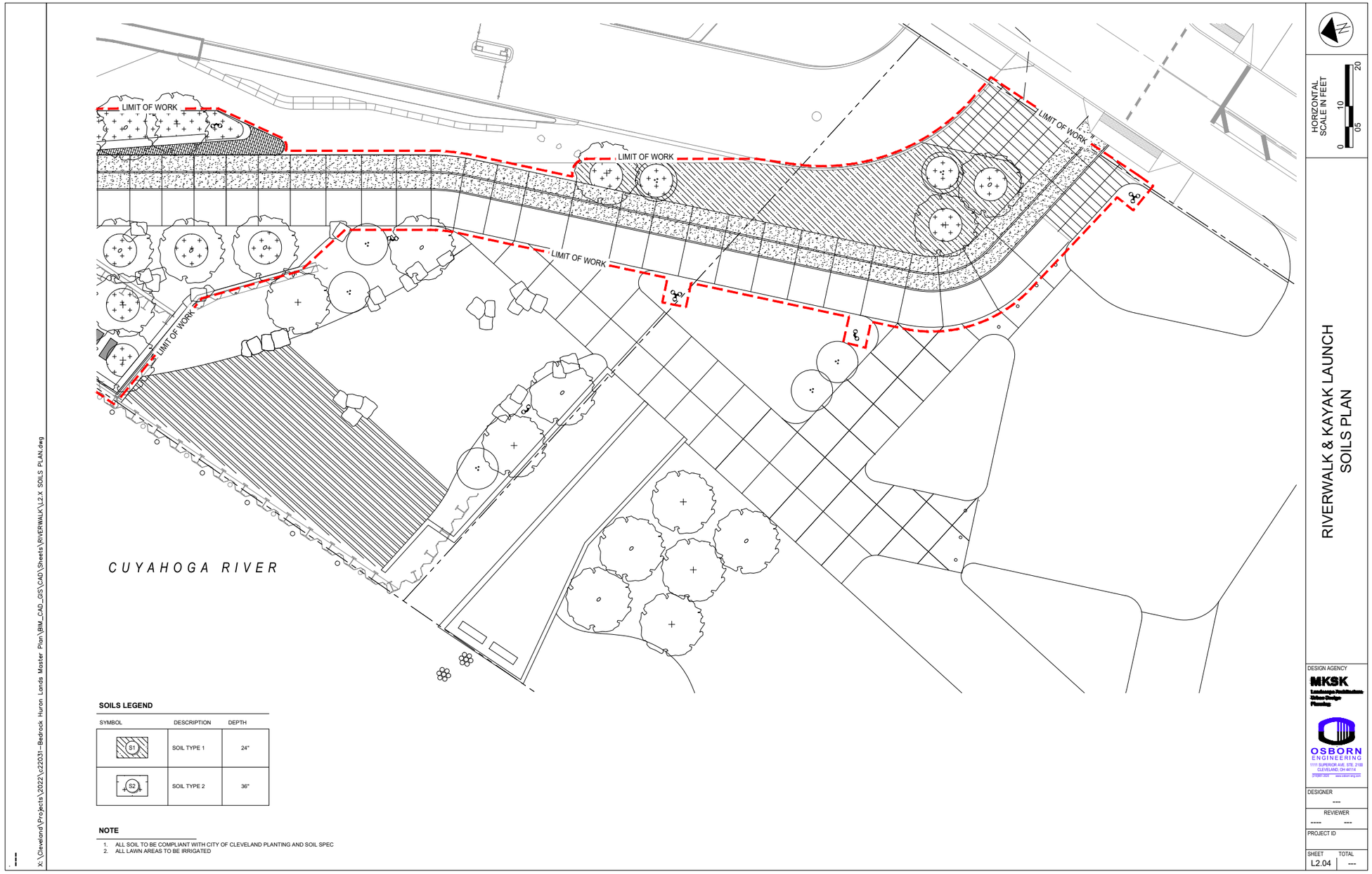
HORIZONTAL SCALE IN FEET 0 05 10 20

RIVERWALK & KAYAK LAUNCH
SOILS PLAN

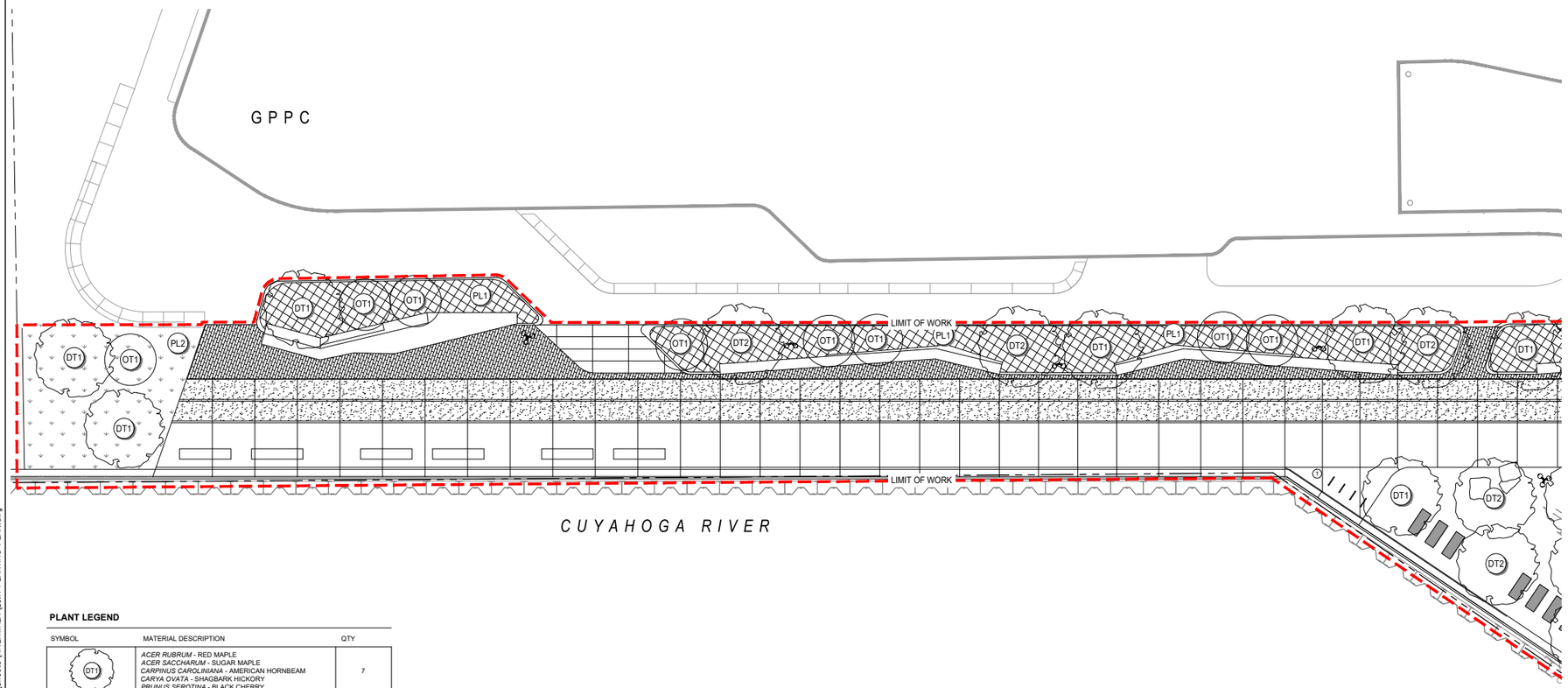
DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114

DESIGNER ---
REVIEWER ---- ---
PROJECT ID
SHEET L2.03 TOTAL ---


LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
CUYAHOGA RIVER
SOILS LEGEND
SYMBOL
DESCRIPTION
DEPTH
S1
SOIL TYPE 1
24"
S2
SOIL TYPE 2
36"
NOTE
1. ALL SOIL TO BE COMPLIANT WITH CITY OF CLEVELAND PLANTING AND SOIL SPEC
2. ALL LAWN AREAS TO BE IRRIGATED
X:\Cleveland\Projects\2022\c22031-Bedrock Huron Lands Master Plan\BIM_CAD_GIS\CAD\Sheets\RIVERWALK\L2.X SOILS PLAN.dwg
HORIZONTAL SCALE IN FEET
0
05
10
20
RIVERWALK & KAYAK LAUNCH
SOILS PLAN
DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
DESIGNER

REVIEWER

PROJECT ID
SHEET
L2.04
TOTAL



PLANT LEGEND

SYMBOL	MATERIAL DESCRIPTION	QTY
DT1	*ACER RUBRUM* - RED MAPLE *ACER SACCHARUM* - SUGAR MAPLE *CARPINUS CAROLINIANA* - AMERICAN HORNBEAM *CARYA OVATA* - SHAGBARK HICKORY *PRUNUS SEROTINA* - BLACK CHERRY *QUERCUS RUBRA* - NORTHERN RED OAK	7
DT2	ALL TREES TO BE CONSIDERED 3" CAL. TREE PIT TO BE PREPARED TO A 36" SOIL DEPTH	5
OT1	*BETULA NIGRA* - RIVER BIRCH *BETULA POPULIFOLIA* - GRAY BIRCH *CERCIS CANADENSIS* - EASTERN REDBUD ALL TREES TO BE CONSIDERED 3" CAL. TREE PIT TO BE PREPARED TO A 36" SOIL DEPTH	8
PL1	FORB-PERENNIALS *ASCLEPIAS TUBEROSA* - BUTTERFLY WEED *ASTER ERICOIDES* - HEATH ASTER *ASTER NOVAE-ANGLIAE* - NEW ENGLAND ASTER *COREOPSIS LANCEOLATA* - LONG-STALKED COREOPSIS *LIATRIS ASPERA* - ROUGH BLAZING-STAR *RATIBIDIA PINNATA* - GRAY-HEADED CONEFLOWER GRASSES *BOUTELOUA CURTIPENDULA* - SIDEOATS GRAMA *ELYMUS CANADENSIS* - CANADA WILD RYE *PANICUM VIRGATUM* - SWITCHGRASS *SCHIZACHYRIUM SCOPARIUM* - LITTLE BLUESTEM X" SOIL DEPTH PREPARATION	
PL2	*POA PRATENSIS* - KENTUCKY BLUE GRASS	

HORIZONTAL SCALE IN FEET
0 05 10 20

RIVERWALK & KAYAK LAUNCH
PLANTING PLAN

DESIGN AGENCY
MKSK
OSBORN ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114

DESIGNER ---
REVIEWER ---- ---
PROJECT ID
SHEET L3.03 TOTAL ---

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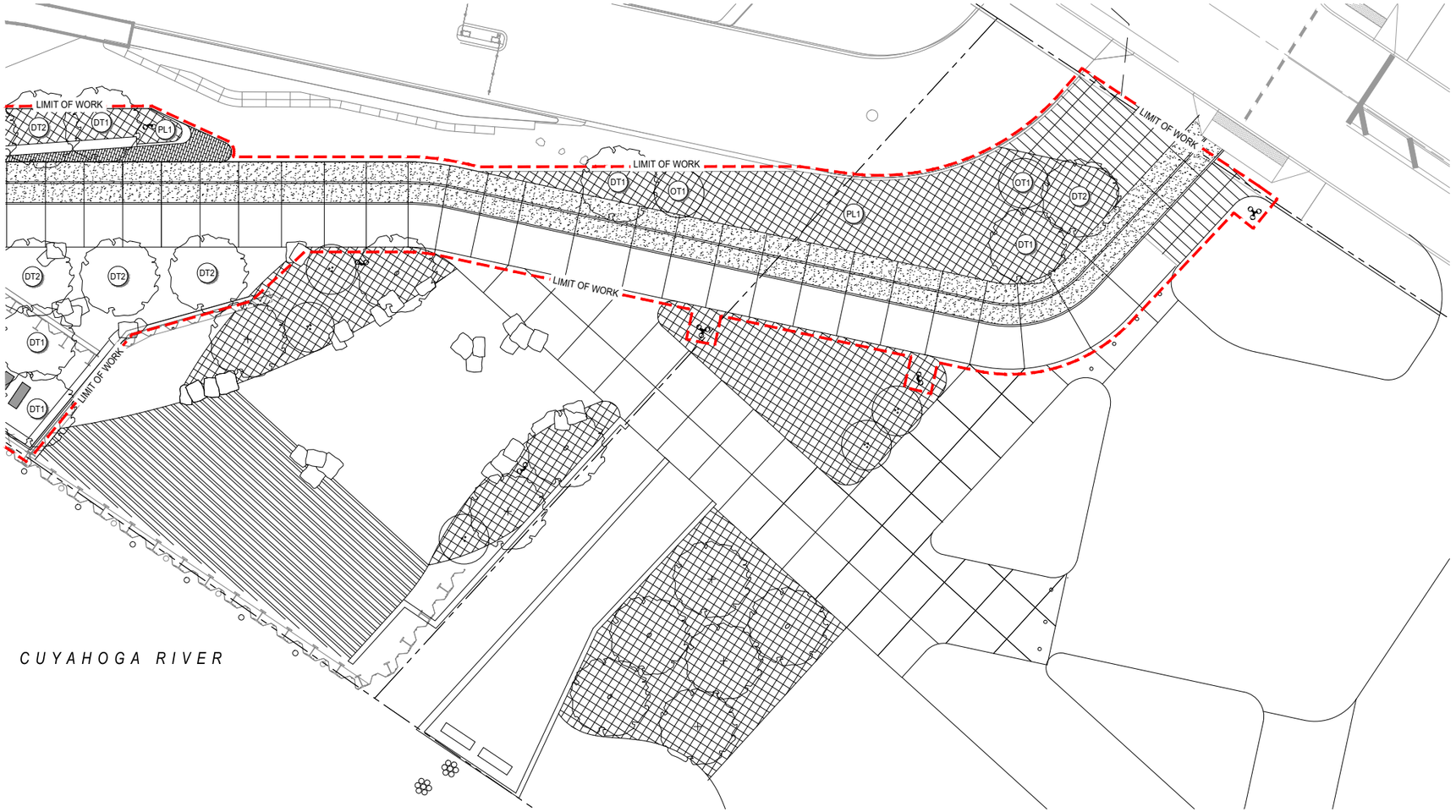

PLANT LEGEND

SYMBOL	MATERIAL DESCRIPTION	QTY
DT1	*ACER RUBRUM* - RED MAPLE *ACER SACCHARUM* - SUGAR MAPLE *CARPINUS CAROLINIANA* - AMERICAN HORNBEAM *CARYA OVATA* - SHAGBARK HICKORY *PRUNUS SEROTINA* - BLACK CHERRY *QUERCUS RUBRA* - NORTHERN RED OAK ALL TREES TO BE CONSIDERED 3" CAL. TREE PIT TO BE PREPARED TO A 36" SOIL DEPTH	5
DT2		5
OT1	*BETULA NIGRA* - RIVER BIRCH *BETULA POPULIFOLIA* - GRAY BIRCH *CERCIS CANADENSIS* - EASTERN REDBUD ALL TREES TO BE CONSIDERED 3" CAL. TREE PIT TO BE PREPARED TO A 36" SOIL DEPTH	2

PL1	FORB-PERENNIALS *ASCLEPIAS TUBEROSA* - BUTTERFLY WEED *ASTER ERICOIDES* - HEATH ASTER *ASTER NOVAE-ANGLIAE* - NEW ENGLAND ASTER *COREOPSIS LANCEOLATA* - LONG-STALKED COREOPSIS *LIATRIS ASPERA* - ROUGH BLAZING-STAR *RATIBIDIA PINNATA* - GRAY-HEADED CONEFLOWER GRASSES *BOUTELOUA CURTIPENDULA* - SIDEOATS GRAMA *ELYMUS CANADENSIS* - CANADA WILD RYE *PANICUM VIRGATUM* - SWITCHGRASS *SCHIZACHYRIUM SCOPARIUM* - LITTLE BLUESTEM X" SOIL DEPTH PREPARATION	

PL2	*POA PRATENSIS* - KENTUCKY BLUE GRASS	

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HORIZONTAL SCALE IN FEET
0 05 10 20

RIVERWALK & KAYAK LAUNCH
PLANTING PLAN

DESIGN AGENCY
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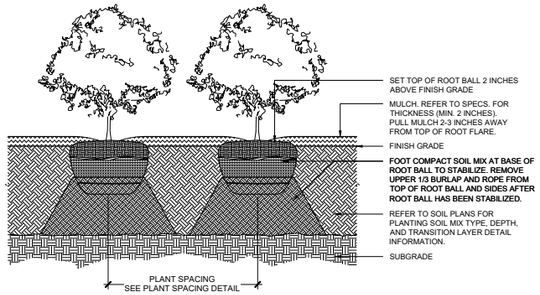
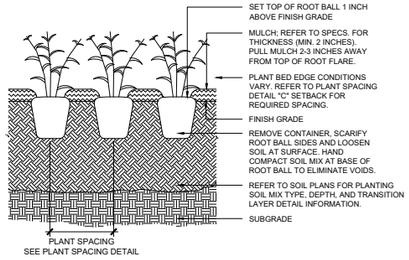
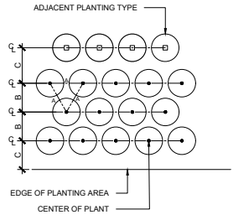
DESIGNER ---
REVIEWER ---- ---
PROJECT ID
SHEET L3.04 TOTAL ---



PL1 SHRUB PLANTING - BALLED & BURLAPPED
SCALE: NTS



PL2 PERENNIAL PLANTING (1 GALLON OR LESS)
SCALE: NTS



"C"= 30" SETBACK FOR SHRUBS
18" SETBACK FOR PERENNIALS
12" SETBACK FOR GROUNDCOVER
OR PER PLANTING PLANS

TRIANGULAR SPACING = A	DISTANCE BETWEEN ROW = B	TOTAL AREA (SF) PER PLANT
6"	5"	0.21
8"	7"	0.39
9"	8"	0.50
10"	8 1/2"	0.59
12" (1')	10 1/2"	0.88
15"	13"	1.35
18"	15 1/2"	1.94
21"	18"	2.63
24" (2')	21"	3.50
30"	26"	5.42
36" (3')	31"	7.80
48" (4')	42"	13.84

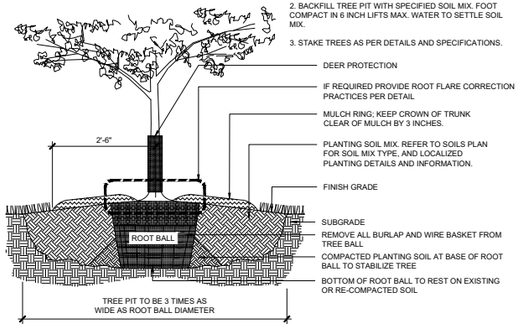
NOTE:
LAYOUT PLANTS ALONG PERIMETER OF PLANTING BED FIRST, PARALLEL TO AND UNIFORMLY OFFSET FROM EDGE OF BED. FILL OUT INTERIOR OF BED ON UNIFORM GRID AS SHOWN, UNLESS OTHERWISE INDICATED ON THE PLANTING PLANS.

PL3 PLANT SPACING, TRIANGULAR TYPICAL
SCALE: NTS

NOTE:
1. POSITION BOTTOM OF ROOT FLARE 2 INCHES ABOVE FINISHED GRADE AND ON-CENTER OF EXCAVATED HOLE.

2. BACKFILL TREE PIT WITH SPECIFIED SOIL MIX. FOOT COMPACT IN 6 INCH LIFTS MAX. WATER TO SETTLE SOIL MIX.

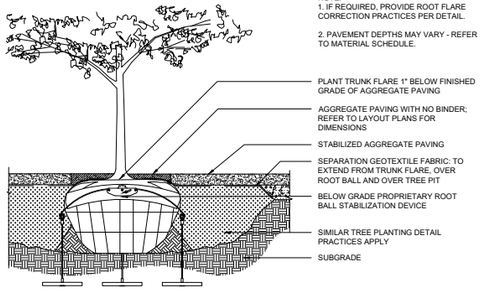
3. STAKE TREES AS PER DETAILS AND SPECIFICATIONS.



PL4 TREE PLANTING DETAIL
SCALE: NTS

NOTE:
1. IF REQUIRED, PROVIDE ROOT FLARE CORRECTION PRACTICES PER DETAIL.

2. PAVEMENT DEPTHS MAY VARY - REFER TO MATERIAL SCHEDULE.



PL5 **TREE PIT PLANTING - AGGREGATE PAVING**
SCALE: 3/4" = 1'-0"

OVERALL PLANTING NOTE:
1. ALL TREE PLANTING SHALL CONFORM TO CITY OF CLEVELAND SOIL AND PLANTING SPECIFICATIONS

X:\Cleveland\Projects\2022\c22031-Bedrock Huron Lands Master Plan\BIM_CAD_GIS\CAD\Sheets\RIVERWALK\L12.X DETAILS - PLANTING.dwg

3RD ST & EAGLE AVE STREETSCAPES / RIVERWALK & KAYAK LAUNCH
PLANTING DETAILS

DESIGN AGENCY
MKSK
Landscape Architecture
Urban Design
Planning

OSBORN
ENGINEERING
1111 SUPERIOR AVE. STE. 2100
CLEVELAND, OH 44114
216/861-2020 www.osborn-eng.com

DESIGNER

REVIEWER
---- ---
PROJECT ID

SHEET L12.00 TOTAL ---



Cleveland Cavaliers & Cleveland Clinic
Global Peak Performance Center

Final Design Review Submission

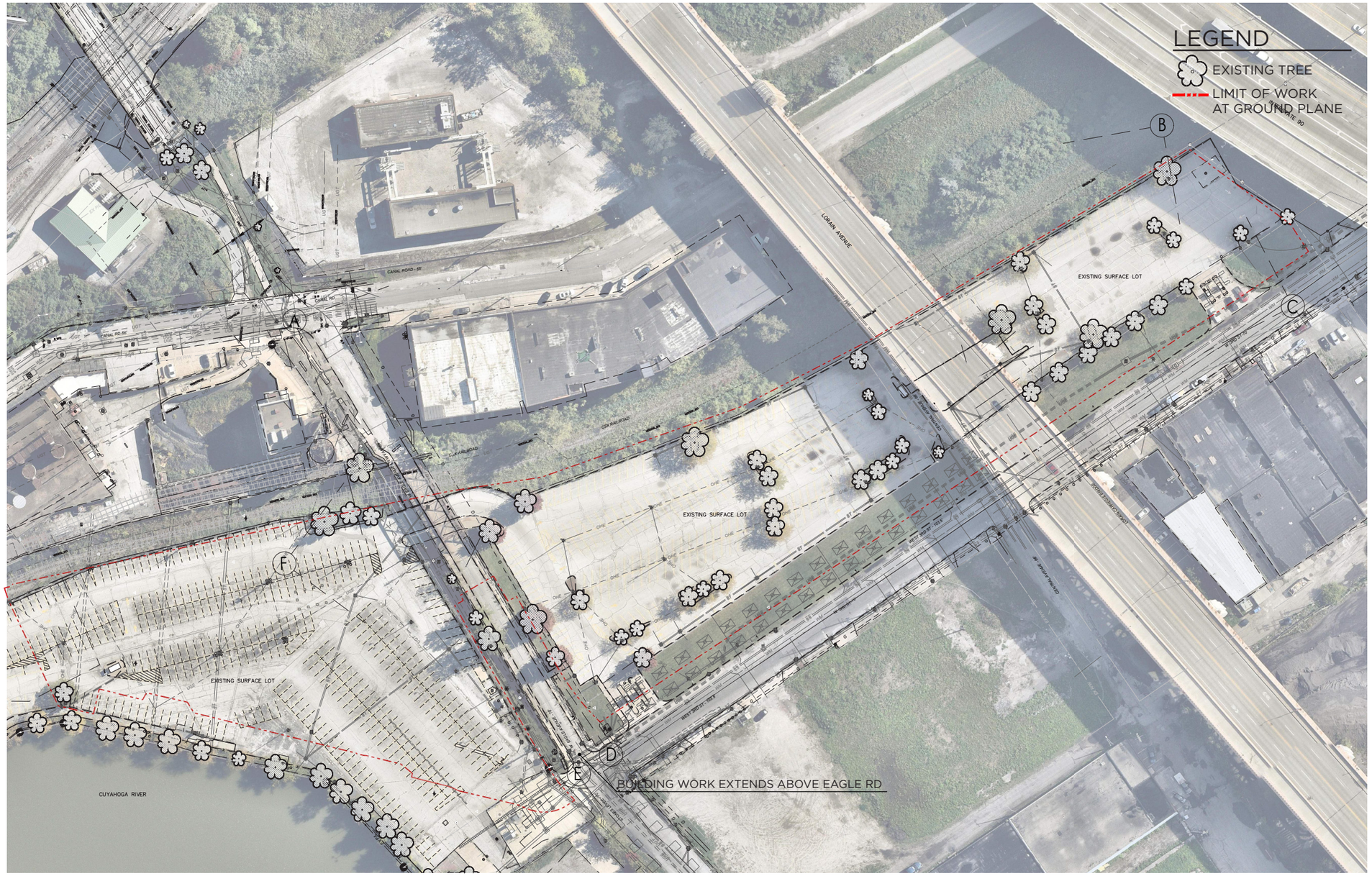
Site & Lighting

POPULOUS

SITE CONTEXT Site Location Plan



SITE CONTEXT Site Context Plan




A


B


C


D


E


F

N

0 40' 80' 160'

SCALE = 1"-80'-0"

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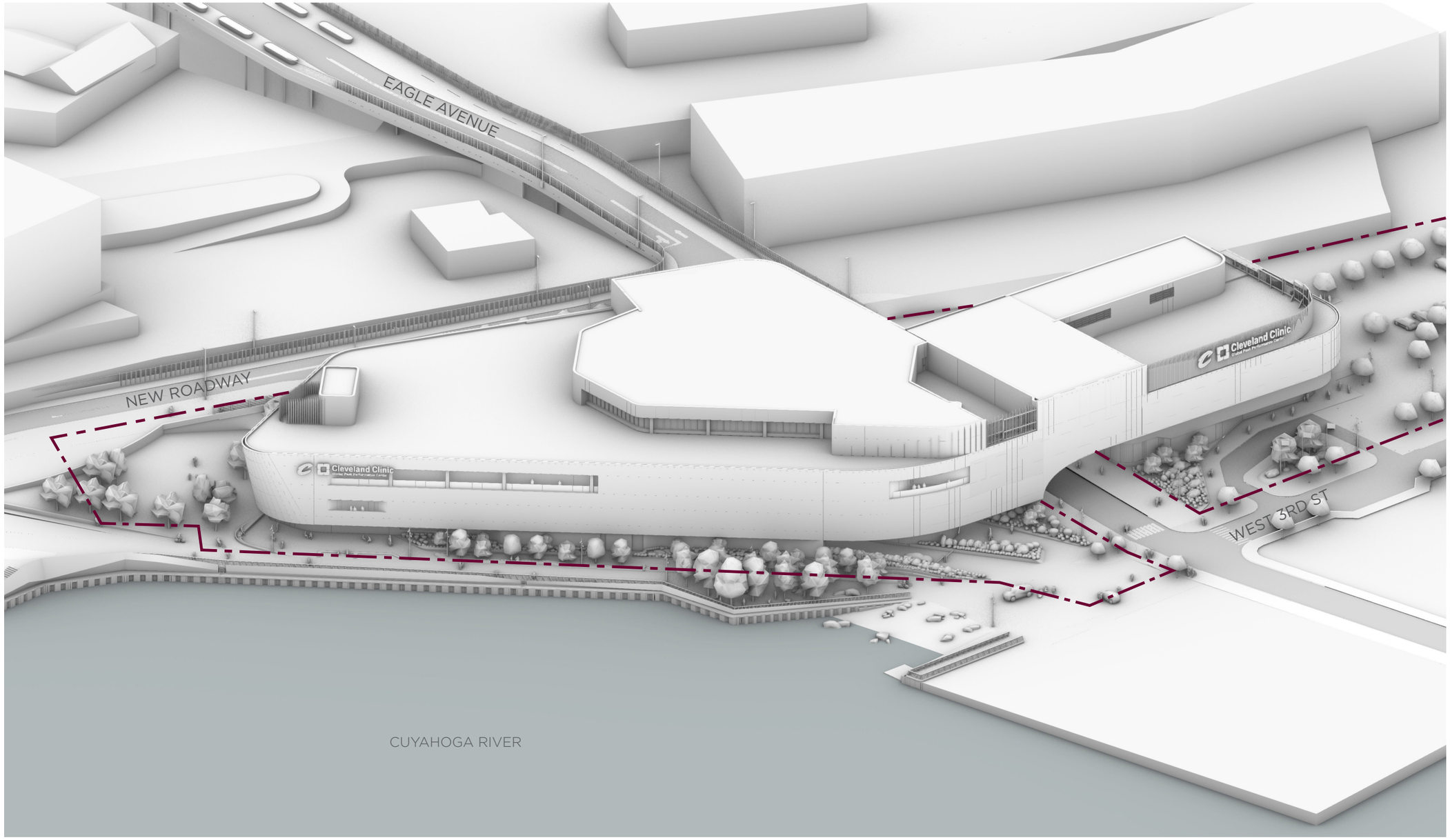
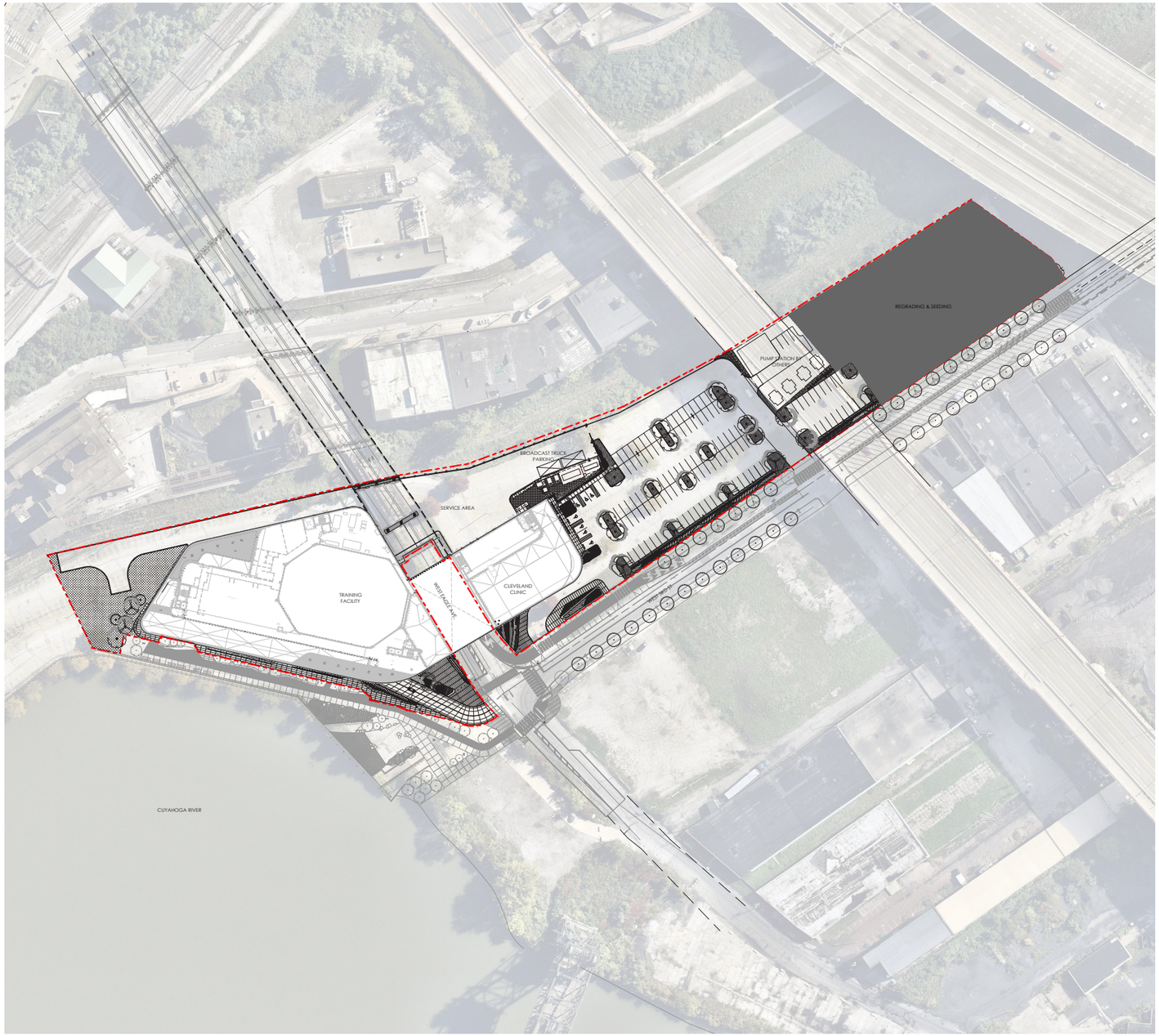
SITE CONTEXT Site Massing



LIMIT OF WORK LINE

SITE DESIGN Final Site Plan



** Easements in appendix**

** "Future work phase" shown is not seeking approval at this stage**

** Please note that images have been adjusted to the page, and are not necessarily reflective of indicated scale.*

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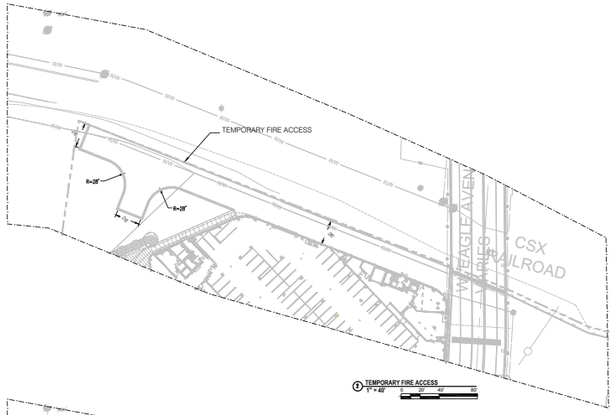
SITE DESIGN Site Layout

Parking Count

Parking Garage	84 Spaces
Surface Parking	130 Spaces
Total Parking	214 Spaces



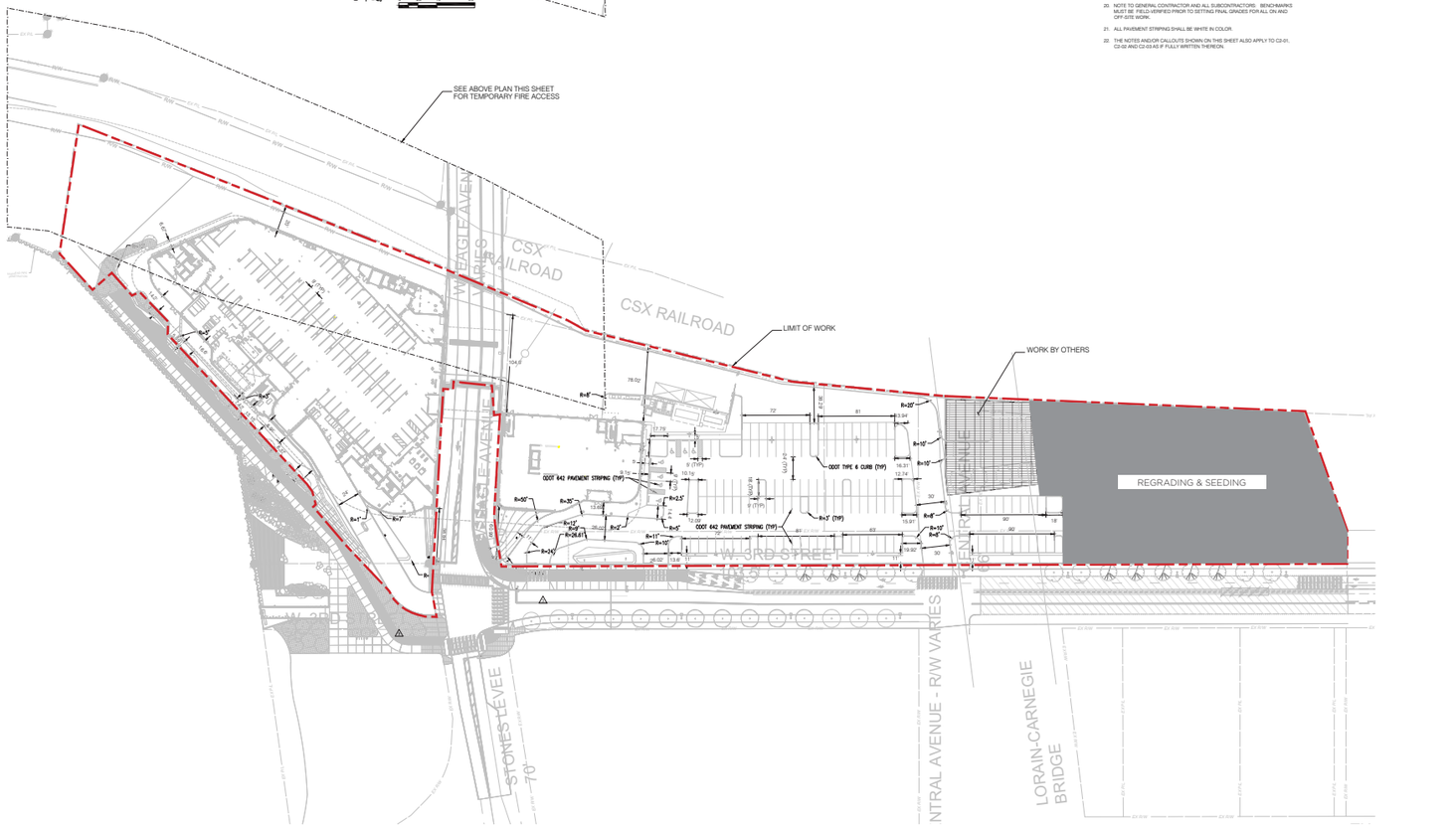
1 TEMPORARY FIRE ACCESS
1" = 40'

NOTES

1. COORDINATE WITH OTHER CIVIL SHEETS AND OF OTHER DISCIPLINES.
2. SITE LAYOUT HAS BEEN PROVIDED BY ARCHITECT.
3. THESE PLANS HAVE BEEN CREATED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC REPRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT OWNER'S ARCHITECT IF ANY DISCREPANCIES BETWEEN THE PLAN AND THE ELECTRONIC DATA ARE DISCOVERED.
4. EXACT LOCATION OF SIGNS OR STRIPING NOT SHOWN SHALL BE DETERMINED BY OWNER.
5. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
6. CONTRACTOR SHALL REFER TO SURVEY INFORMATION FOR EXISTING MONUMENTS. CONTRACTOR SHALL ESTABLISH A TEMPORARY MONUMENT IN THE FIELD WHICH WILL BE MAINTAINED FOR LAYOUT OPERATIONS.
7. LAYOUT PLANS ARE TO ACT AS A GUIDE FOR THE CONTRACTORS USE. IT IS TO BE ASSUMED THAT SOME FIELD ADJUSTMENTS WILL BE REQUIRED. CONTRACTOR TO STAKE OUT LAYOUT IN FIELD AND HAVE ARCHITECT OR OWNERS REPRESENTATIVE REVIEW AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO THE START OF CONSTRUCTION.
8. LAYOUT PLANS ARE TO ACT AS A GUIDE FOR THE CONTRACTORS USE. IT IS TO BE ASSUMED THAT SOME FIELD ADJUSTMENTS WILL BE REQUIRED. CONTRACTOR TO STAKE OUT LAYOUT IN FIELD AND HAVE ARCHITECT OR OWNERS REPRESENTATIVE REVIEW AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL BE PREPARED TO FENCE IN THE PROJECT AREA WITH A CONSTRUCTION FENCE IF THE OWNER DEEMS NECESSARY. FENCE SHALL BE PLASTIC ORANGE CONSTRUCTION FENCING. AT THE CONCLUSION OF THE PROJECT THE CONTRACTOR SHALL REMOVE THE FENCE. THE FENCE IS TO REMAIN THE PROPERTY OF THE CONTRACTOR.
10. ALL PAVING SHALL BE SET IN CLOSE CONFORMITY TO THE PLANS AND DETAILS.
11. ALL PAVING MATERIAL MIXES, PAVEMENT MARKINGS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.).
12. ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATIONS OF THE ADJOINING EXISTING PAVEMENTS.
13. PAVEMENTS SHALL BE UNIFORM IN GRADE WITH SMOOTH TRANSITIONS AT CHANGES IN SLOPE.
14. BIRD BATHS OR DEPRESSIONS WILL NOT BE ACCEPTED. AREAS WHICH EXHIBIT BIRD BATHS SHALL BE REMOVED AND RE-CONSTRUCTED AT THE CONTRACTORS EXPENSE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VANDALISM PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT. REPAIRS SHALL BE AT CONTRACTORS EXPENSE.
16. COMPACTION OF SUBGRADE MATERIAL TO BE VERIFIED AND ACCEPTED BY PAVING CONTRACTOR PRIOR TO START OF THIS CONSTRUCTION.
17. SEE ARCHITECTURAL PLANS FOR BUILDING AND SIDEWALK DIMENSIONS WHERE NOT INDICATED HEREIN.
18. COORDINATE DOOR LOCATIONS AND CONCRETE DOOR PADS WITH ARCHITECTURAL PLANS.
19. **EXACT LOCATION OF SIGNS TO BE DETERMINED BY OWNER.**
20. NOTE TO GENERAL CONTRACTOR AND ALL SUBCONTRACTORS - BENCHMARKS MUST BE FIELD-VERIFIED PRIOR TO SETTING FINAL GRADES FOR ALL ON AND OFF-SITE WORK.
21. ALL PAVEMENT STRIPPING SHALL BE WHITE IN COLOR.
22. THE NOTES AND/OR CALLOUTS SHOWN ON THIS SHEET ALSO APPLY TO C2-01, C2-02 AND C2-03 AS IF FULLY WRITTEN THEREON.

Ohio Utilities Protection SERVICE
It's Fast & It's Free
800-362-2764 or 8-1-1
www.oups.org

OGPUPS
Ohio Gas Pipeline Underground Protection Service
800-925-0988 or 8-1-1
www.ogpups.org



1 OVERALL DIMENSION PLAN
1" = 40'

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SITE DESIGN Site Layout

Parking Count

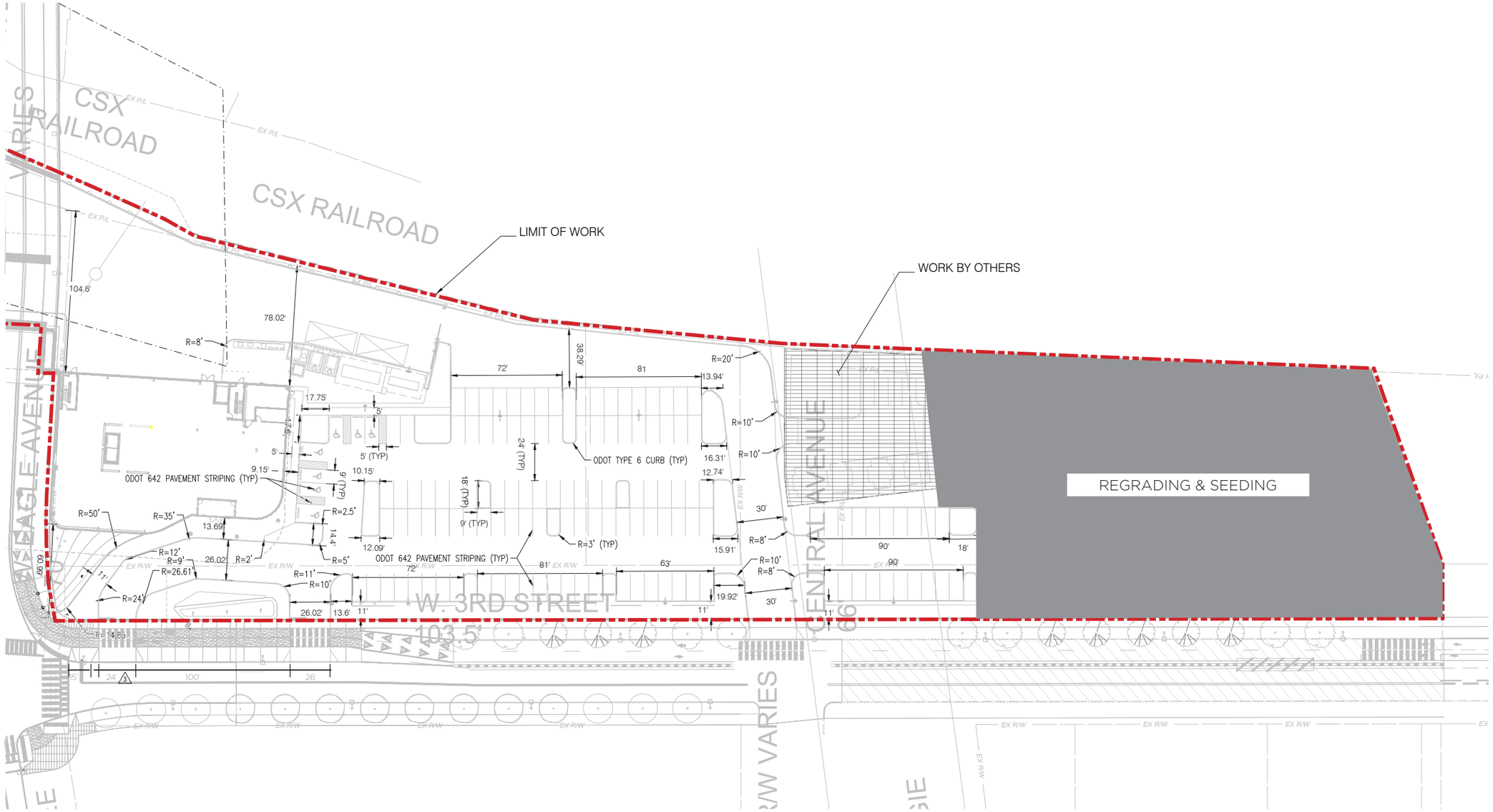
Parking Garage	84 Spaces



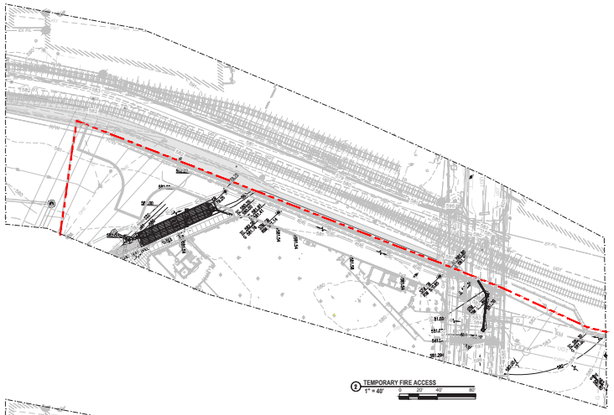
SITE DESIGN Site Layout

Parking Count

Surface Parking 130 Spaces



SITE DESIGN Site Grading Plan





NOTES

1. COORDINATE WORK WITH OTHER CIVIL PLAN SHEETS AND THOSE OF OTHER DESIGN DISCIPLINES. REFER TO PLANS BY ARCHITECT, ETC.

2. CONTRACTOR SHALL VISIT SITE OF PROPOSED WORK AND BECOME FAMILIAR WITH LOCATIONS AND VARIOUS LOCAL CONDITIONS AFFECTING PROPOSED WORK. NO ADDITIONAL ALLOWANCE WILL BE GRANTED BECAUSE OF LACK OF KNOWLEDGE OF SUCH CONDITIONS.

3. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY LOCATE AND VERIFY, IN THE FIELD, ALL UTILITY LOCATIONS AND ELEVATIONS, WHETHER SHOWN ON THE PLAN OR NOT, PRIOR TO THE BEGINNING OF HIS CONSTRUCTION OPERATIONS. PARTICULAR ATTENTION IS DIRECTED TO THE CONTRACTOR'S RESPONSIBILITY FOR DETERMINING IN THE FIELD THE EXACT LOCATION AND ELEVATIONS OF UTILITIES FOR WHICH CONNECTIONS ARE TO BE MADE AND SHALL DO SO BEFORE ANY WORK IS STARTED ON THE ITEMS OF WORK THAT ARE SERVED BY SAID CONNECTIONS.

4. CONTRACTOR WILL NOTIFY THE OWNER OR DESIGNATED REPRESENTATIVE 48-HOURS IN ADVANCE OF ANY WORK.

5. CONTRACTOR SHALL GIVE ALL REQUISITE NOTICES, FILE PLANS IF REQUIRED, OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS, CERTIFICATES OF INSPECTIONS, DEPOSITS AND FEES NECESSARY FOR THE INSTALLATION OF THE WORK AND TO COORDINATE INSPECTION OF WORK REQUIRED BY ALL LAWS, ORDINANCES, RULES, REGULATIONS, OR PUBLIC AUTHORITY HAVING JURISDICTION.

6. CONTRACTOR SHALL IDENTIFY THE BENCH MARK ON THE EXISTING SURVEY INFORMATION AND SHALL, IF NEEDED, ESTABLISH A TEMPORARY MONUMENT TO BE MAINTAINED FOR THE DURATION OF THE PROJECT. THIS SHALL BE UTILIZED FOR ELEVATION REFERENCES. IF SURVEY BENCH MARK IS NOT AVAILABLE, THE CONTRACTOR SHALL ESTABLISH HIS OWN WITH THE OWNERS REVIEW.

7. CONTRACTOR SHALL IMPLEMENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN ORDER TO MINIMIZE THE EFFECTS OF SEDIMENTATION AND EROSION ON THE SURROUNDING AREA. ALL REGULATIONS OF THE LOCAL, COUNTY, STATE AND FEDERAL REGULATORY AGENCIES. THESE OPERATIONS SHALL REMAIN IN EFFECT FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL UTILIZE EROSION CONTROL DEVICES SUCH AS COMPOST FILTER SOCKS, SILT FENCES ETC. RUNOFF FROM THE WORK AREA WILL NOT BE PERMITTED TO FLOW INTO EXISTING WETLANDS, DRAINAGE COURSES, PONDS OR LAKES.

8. THE EARTHWORK AND GRADING OPERATIONS ARE TO BE COMPLETED AS QUICKLY AS POSSIBLE TO MINIMIZE EROSION AND RUNOFF PROBLEMS.

9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AT THE OWNERS DIRECTION. UNLESS OTHERWISE DIRECTED, THE TOPSOIL SHALL BE RE-SPREAD AT THE CONCLUSION OF GRADING OPERATIONS AND SEEDED. SEED MIX, IF NOT SPECIFIED SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE. UP TO A 20% MIX OF RYE GRASS MAY BE REQUIRED IN OUT-OF-SEASON SEEDING.

10. EXCAVATED ON-SITE MATERIAL OR OFF-SITE BORROW MATERIAL SHALL BE FREE OF DEBRIS, VEGETATIVE MATERIAL, AND OTHER FOREIGN MATTER. ALL EARTH FOR USE IN THE PROJECT AREA SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT OR OWNERS REPRESENTATIVE.

11. ALL FILL OPERATIONS SHALL BE DONE IN 8" TO 9" MAXIMUM LIFTS.

12. UNLESS OTHERWISE DIRECTED, ANY UN-USED EARTHEN MATERIAL SHALL BE RE-SPREAD ON THE SITE AT THE OWNER'S DIRECTION.

13. AT THE CONCLUSION OF THE CONSTRUCTION PROJECT, ALL DISTURBED AREAS WITHIN THE PROJECT AREA SHALL BE SEEDED, UNLESS OTHERWISE DIRECTED. THIS SHALL INCLUDE ANY DISTURBED PORTIONS FROM MINOR VANDALISM. SHOULD IT OCCUR, CONTRACTOR SHALL EXPECT TO PERFORM SOME CLEAN-UP AND GRADING PRIOR TO FINAL SEEDING.

14. ALL TRENCHES SHALL BE CUT TO THE APPROPRIATE DEPTHS WITH THE BOTTOM OF THE TRENCHES ALSO SLOPED IN THE DIRECTION OF THE DRAINAGE FLOW.

15. TRENCHES ARE TO BE BACKFILLED IN 9" LIFTS WITH A GRANULAR SOIL MIX. USE EXISTING MATERIAL WHERE APPROPRIATE AND MIX IN BORROW AS NEEDED.

16. ALL GRADES AND INVERTS SHALL REFERENCE THE PROJECT BENCH MARK. IF BENCH MARK IS NOT AVAILABLE, THE FINISH FLOOR SHALL BECOME THE REFERENCE POINT. NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

17. MEET EXISTING GRADE FLUSH.

18. ALL NEW GRADED AREAS SHALL BE SLOPED TO ENSURE POSITIVE FLOW TO THE NEAREST DRAINAGE STRUCTURE OR OVERLAND SWALE.

19. NOTE TO GENERAL CONTRACTOR AND ALL SUBCONTRACTORS - BENCHMARKS MUST BE FIELD VERIFIED PRIOR TO SETTING FINAL GRADES FOR ALL ON AND OFF-SITE WORK.

20. ALL BELOW GRADE CONSTRUCTION AND FILL SHALL BE INSPECTED, MONITORED AND DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER.

21. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND PER THE ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

22. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

23. EXISTING TOPOGRAPHY SHOWN HAS BEEN DETERMINED FROM THE EXISTING CONDITIONS SURVEY AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY EARTHWORK QUANTITIES PRIOR TO BID SUBMITTAL. THE CONTRACTOR'S BID SHALL INCLUDE THE IMPORT AND EXPORT OF ALL TYPES OF MATERIALS, ENGINEERED FILL, UNSUITABLE SOILS AND SOIL STABILIZATION REQUIRED TO DEVELOP THE SITE AS SHOWN ON THE GRADING PLAN.

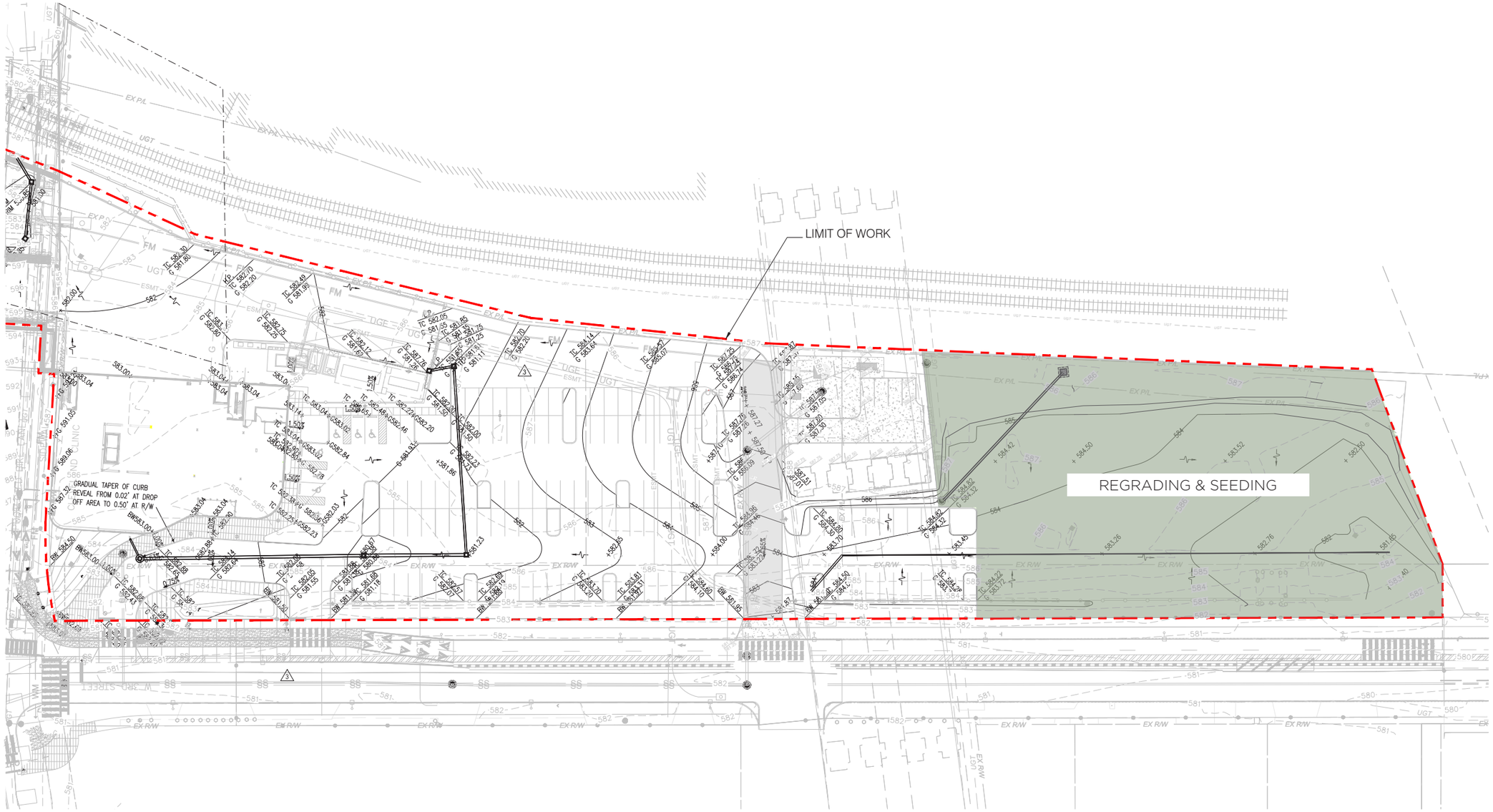
24. THE NOTES AND/OR CALLOUTS SHOWN ON THIS SHEET ALSO APPLY TO C4-01, C4-02 AND C4-03 AS IF FULLY WRITTEN THEREON.

1 OVERALL DIMENSION PLAN
1" = 40'
0' 20' 40' 80'

SITE DESIGN Site Grading Plan



SITE DESIGN Site Grading Plan



SITE DESIGN Site Plan | Materials



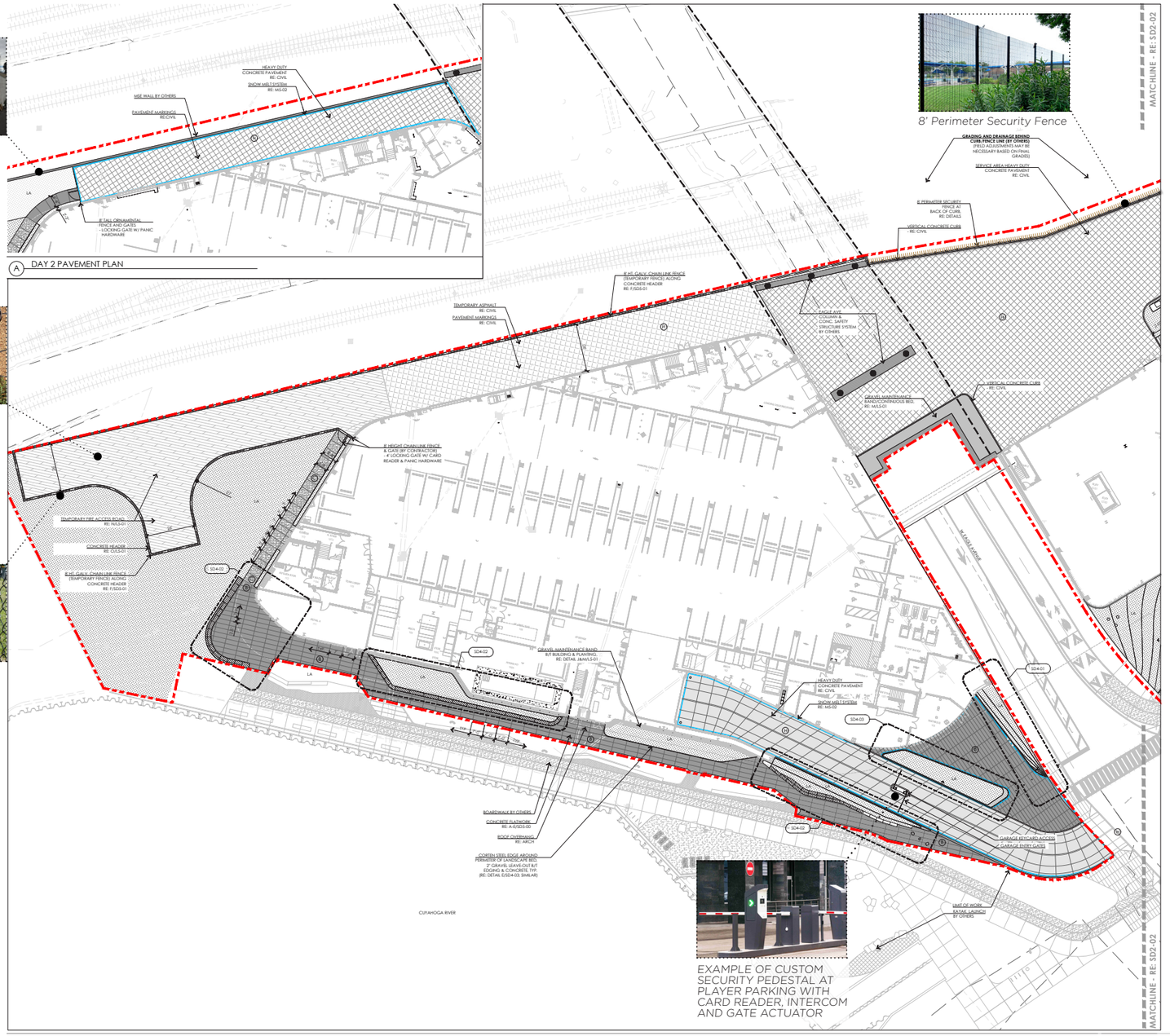
* MSE wall not in scope.



Temp. Fire Access Lane



8' Temporary Fence & Concrete Header



8' Perimeter Security Fence

EXAMPLE OF CUSTOM SECURITY PEDESTAL AT PLAYER PARKING WITH CARD READER, INTERCOM AND GATE ACTUATOR

LEGEND

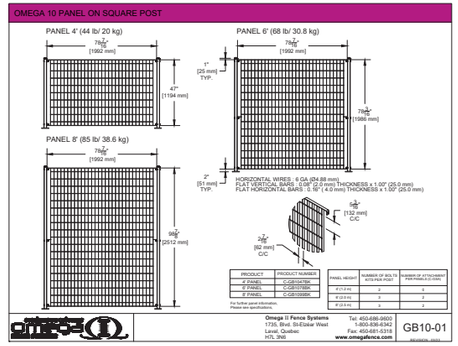
- LANDSCAPE AREAS RE: L SERIES SHEETS FOR LAYOUT & MATERIALS
- TYPICAL ASPHALT RE: CIVIL
- HEAVY-DUTY CONCRETE RE: CIVIL
- SNOW MELT SYSTEM
- CONC. FLATWORK (4" THICK) FINISH: MEDIUM BROOM RE: A.SD3-01
- CONCRETE FLATWORK BUFF WASHED (HEAVY DUTY) RE: B-E.SD3-01
- CONCRETE FLATWORK FINISH: MED. BROOM (HEAVY DUTY) RE: B-E.SD3-01
- LA — LANDSCAPE AREA, TYP. RE: PLANTING PLANS
- TEMPORARY GRASSPAVE AT FIRELANE RE: NULS-01
- TEMPORARY ASPHALT AT FIRELANE RE: CIVIL
- 1.5' WIDE GRAVEL MAINTENANCE BAND RE: NULS-01
- CUSTOM PRECAST CONCRETE SEAT WALL WITH INTEGRATED WOOD SEATING ELEMENTS
- CORTEN PLANTER RE: SD4 & SD5 SHEETS
- OMEGA 10 8' HEIGHT STACKED SECURITY FENCE RE: F.USD3-01
- 4' HT. ORNAMENTAL FENCE MONTAGE SERIES RE: HUSD3-01
- CHAIN LINK FENCE BY CONTRACTOR (8' GALV.) (TEMPORARY)
- LIMIT OF WORK

NOTES

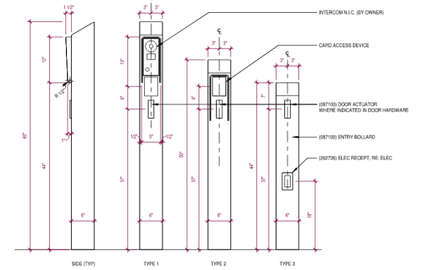
1. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND ORDINANCES ASSOCIATED WITH THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED WITHIN THESE PLANS.
2. THE CONTRACTOR SHALL ACQUIRE ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED WITHIN THESE PLANS.
3. ALL UTILITIES MAY NOT BE SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY LOCATOR SERVICE A MINIMUM OF 2 DAYS PRIOR TO BEGINNING CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED WITHIN THESE PLANS.
4. ALL DIMENSIONS ARE PERPENDICULAR OR RADIAL UNLESS OTHERWISE INDICATED.
5. REFERENCE SD4-00 & SD5 SERIES SHEETS FOR SITE DETAILS.
6. ALL SITE FURNISHINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, PER MANUFACTURER DETAILS AND SPECIFICATIONS. RE: SD3 SERIES PLANS
7. ALL DECORATIVE CONCRETE SHALL BE MIXED, POURED, AND SEALED PER THE MANUFACTURER SPECIFICATIONS.
8. ALL CONCRETE PAVEMENT JOINTS SHALL BE SAWN WITH A BEVELED CUT PER DETAIL D/SD5-00.
9. ALL CONCRETE STAIRS AND RAMPS SHALL MATCH THE ADJACENT CONCRETE FINISH AND COLOR.
10. ALL EXTERIOR DISABLED RAMPS TO HAVE DETECTABLE WARNING CAST IRON PALATES INSTALLED PER SPEC'S.
11. ALL PARKING LOT STRIPING SHALL MATCH CIVIL PLANS.
12. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS SHOWN ON PLANS AND AS FOLLOWS:
    a. TRANSVERSE CONSTRUCTION JOINTS AS SHOWN ON THE PLANS. JOINTS SHOULD BE SAWCUT TO 1/4 OF THE SLAB THICKNESS WITH A 45 DEGREE BEVELED CUT.
    b. EXPANSION JOINTS AT THE END OF EACH POUR, BETWEEN VARYING PAVEMENT THICKNESSES AND COLORS, AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
    c. ISOLATION JOINTS WHERE PAVEMENT ABUTS BUILDINGS, DRAINAGE STRUCTURES, BOLLARDS, COLUMNS, STAIRS AND OTHER FIXED STRUCTURES. CONSTRUCTED WITH A 3/8" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD.
    d. ALL EXPANSION JOINTS SHALL BE DOWELED WITH DIAMOND DOWEL SYSTEM OR EQUAL.

TRUE NORTH

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



SECURITY FENCE - CUT SHEET



SECURITY PEDESTAL TO BE CUSTOM TYPE 1 PEDESTAL PER DETAIL ABOVE. TYPE 1 PEDESTAL TO INCLUDE CARD READER, INTERCOM AND GATE ACTUATOR
RE: A0-10

* MSE wall not in scope.
* Eagle ave. bridge piers have protections built-in to structure.
* Riverwalk is not in scope for approval.
* Please note that images have been adjusted to the page, and are not necessarily reflective of indicated scale.

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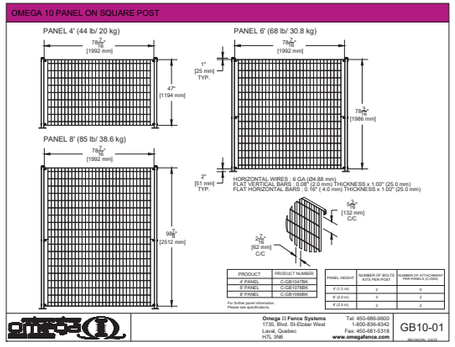
SITE DESIGN Site Plan | Materials



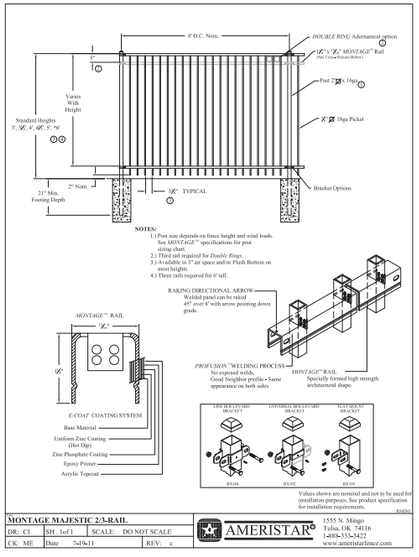
SECURITY FENCE - CUT SHEET



8' Perimeter Security Fence

4' Ornamental Fence

PARKING LOT ORNAMENTAL FENCE - CUT SHEET



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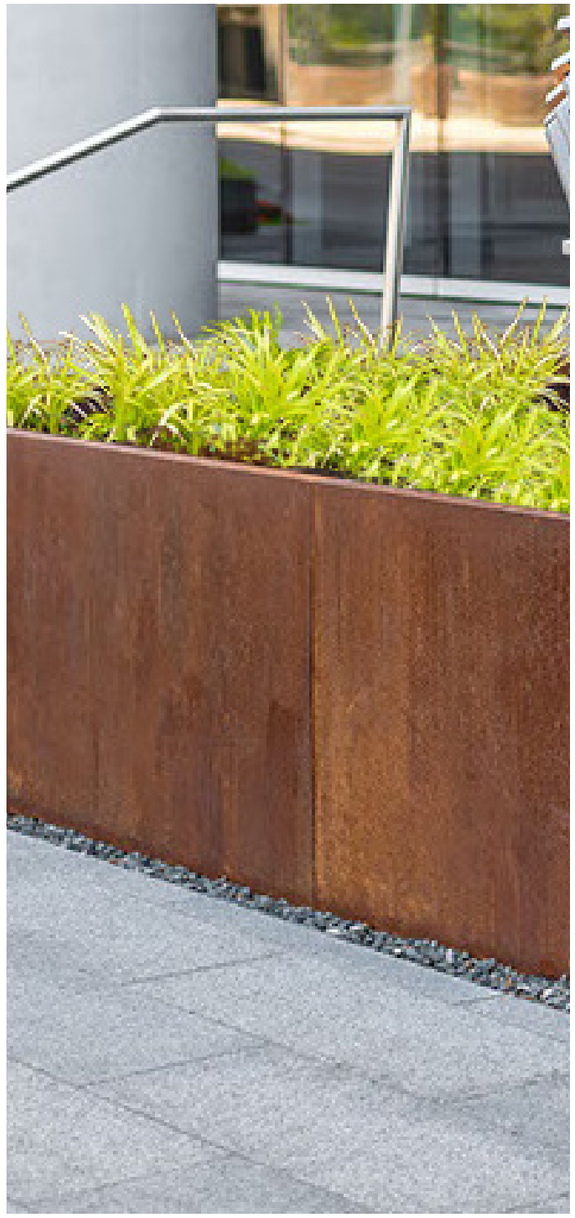


Crushed Black Granite Gravel at Planter Bases



Buff Washed vs. Broom Finish Concrete



Roof Pedestal Pavers



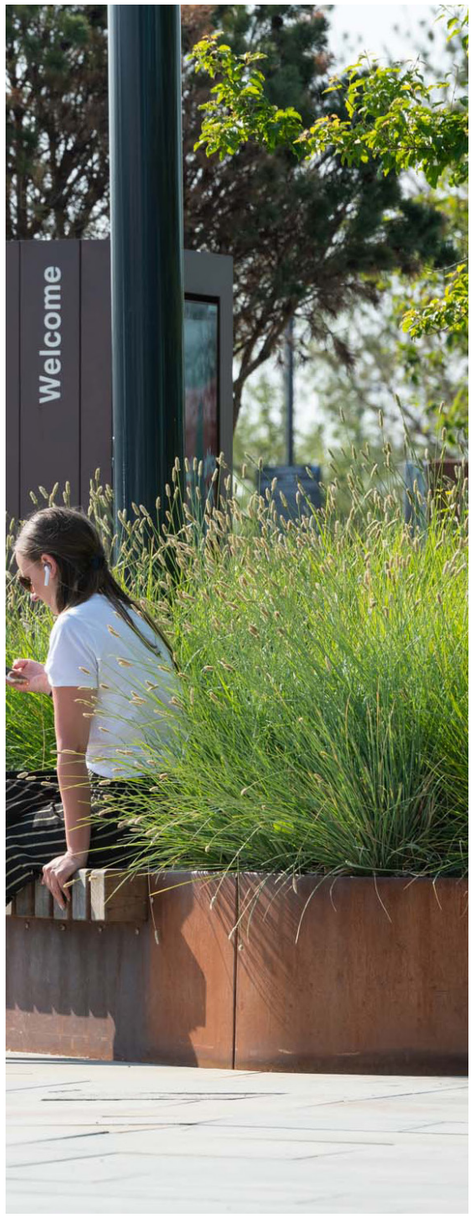
GrassPave2 at Temporary Fire lane



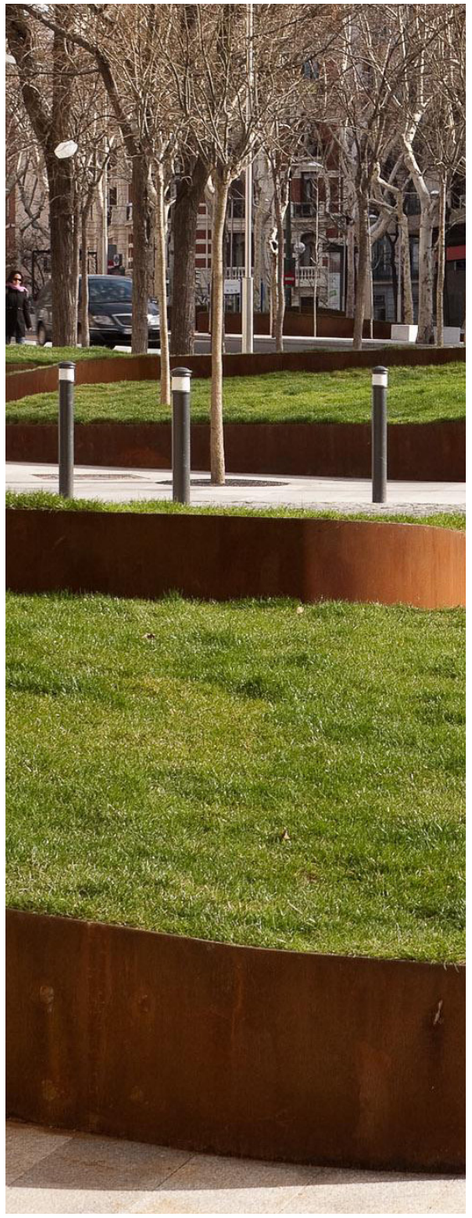
Pre-Cast Planters



Pre-Cast Seat Walls



Corten Steel Planters & Seating

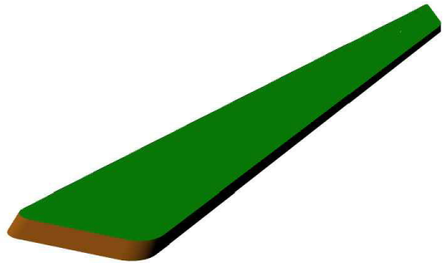


Terraced Corten Steel Planting



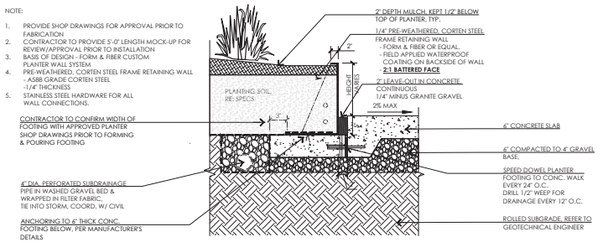
Accent Lighting at Seating

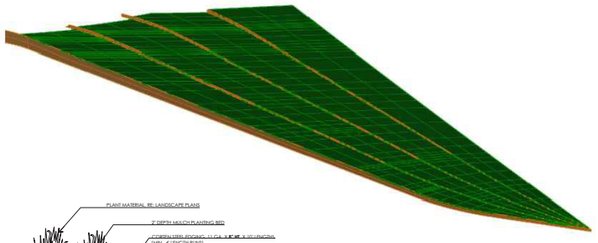

FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING

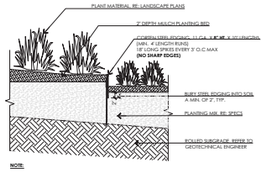


NOTE:

1. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
2. CONTRACTOR TO PROVIDE 5'-0" LENGTH MOCK-UP FOR REVIEW/APPROVAL PRIOR TO INSTALLATION
3. BASIS OF DESIGN - FORM & FIBER CUSTOM PLANTER WALL SYSTEM
4. PRE-WEATHERED, CORTEN STEEL FRAME RETAINING WALL
   - A588 GRADE CORTEN STEEL
   - 1/4" THICKNESS
5. STAINLESS STEEL HARDWARE FOR ALL WALL CONNECTIONS.





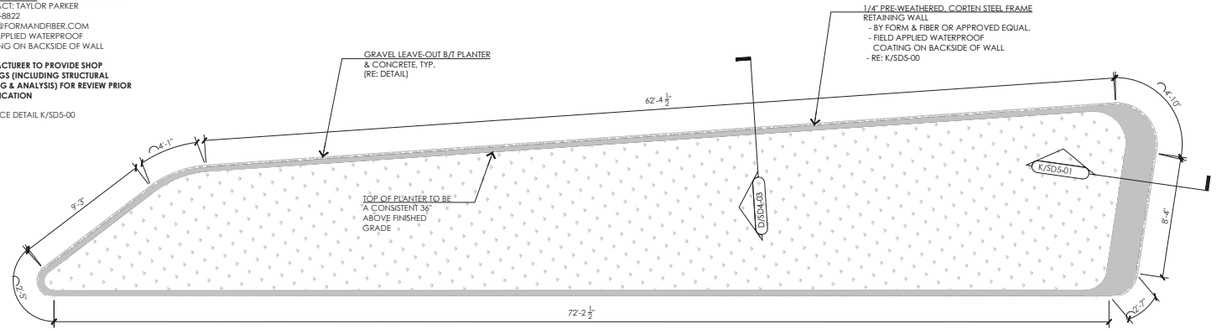


NOTE:
CONTRACTOR SHALL PROVIDE CUT SHEET AND SOURCE OF PRODUCT INTENDED FOR USE PRIOR TO PURCHASING.

STEEL PLANTER NOTES:
3/8" PRE-WEATHERED, CORTEN STEEL PLANTER
- BY **FORM & FIBER** OR APPROVED EQUAL.
- CONTACT: TAYLOR PARKER
-- (903)461-8822
-- TAYLOR@FORMANDFIBER.COM
- FIELD APPLIED WATERPROOF COATING ON BACKSIDE OF WALL

-- **MANUFACTURER TO PROVIDE SHOP DRAWINGS (INCLUDING STRUCTURAL DETAILING & ANALYSIS) FOR REVIEW PRIOR TO FABRICATION**

-- REFERENCE DETAIL K/SD5-00



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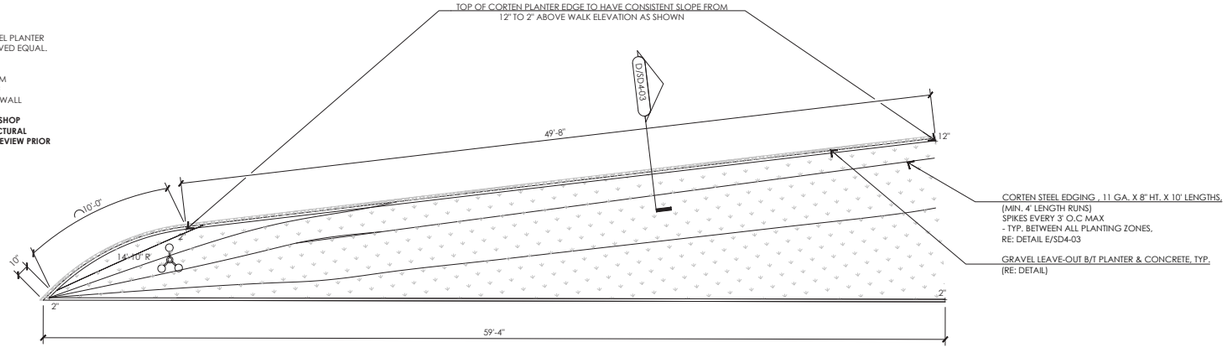

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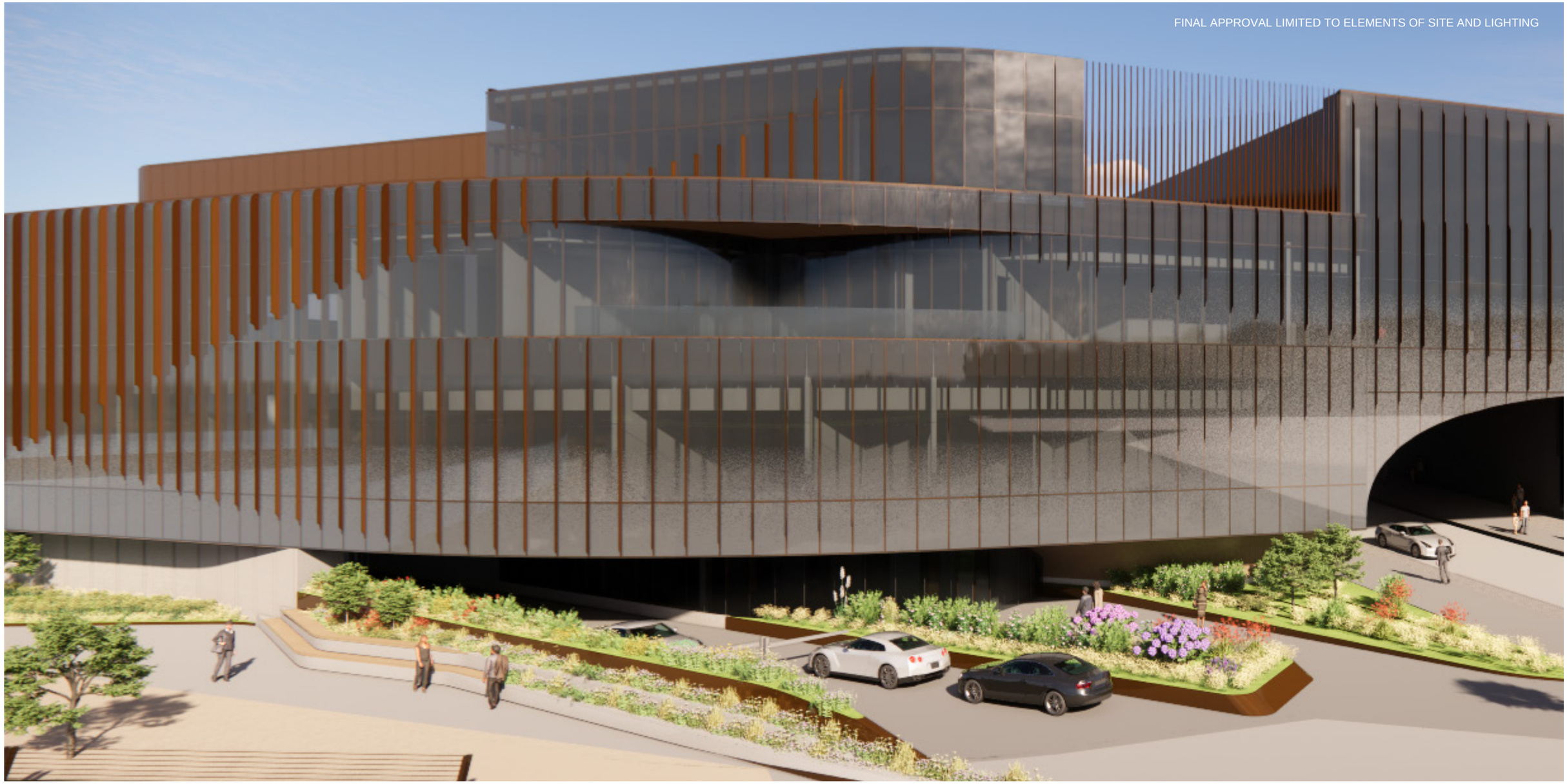
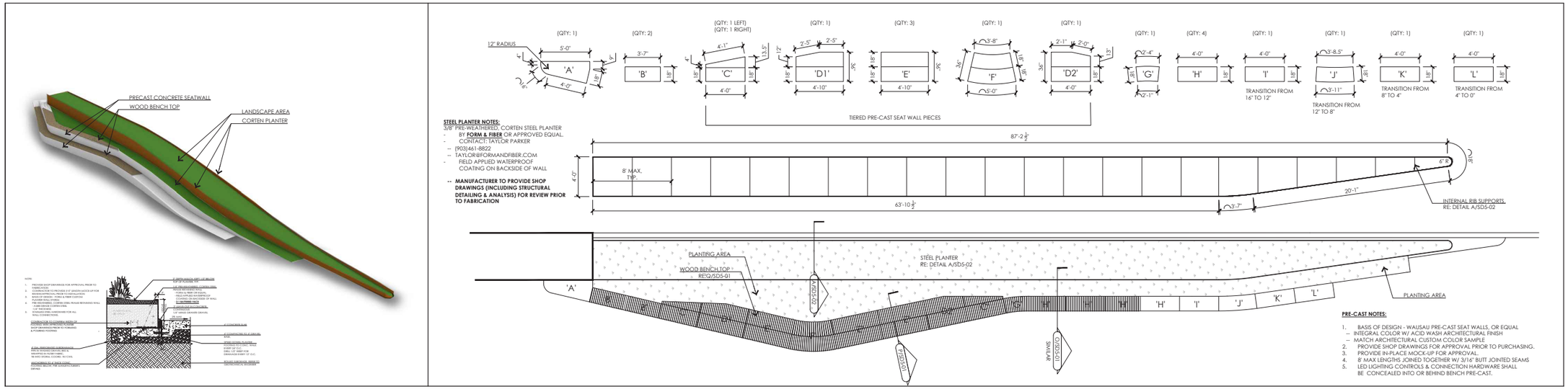

FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING


FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING



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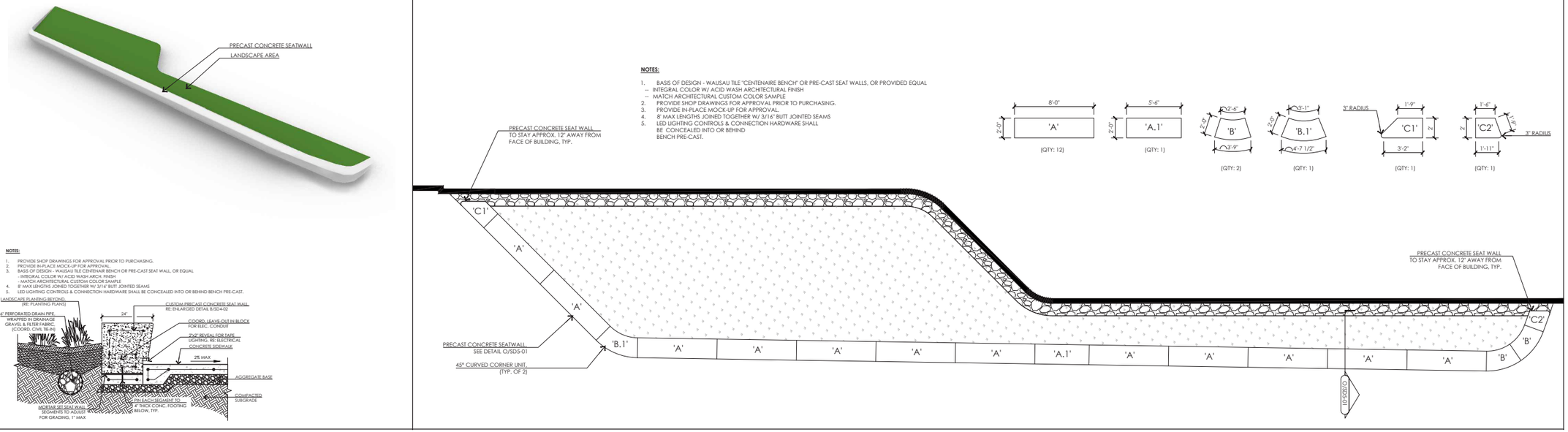

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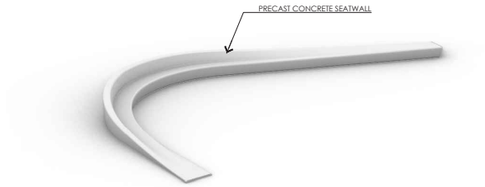
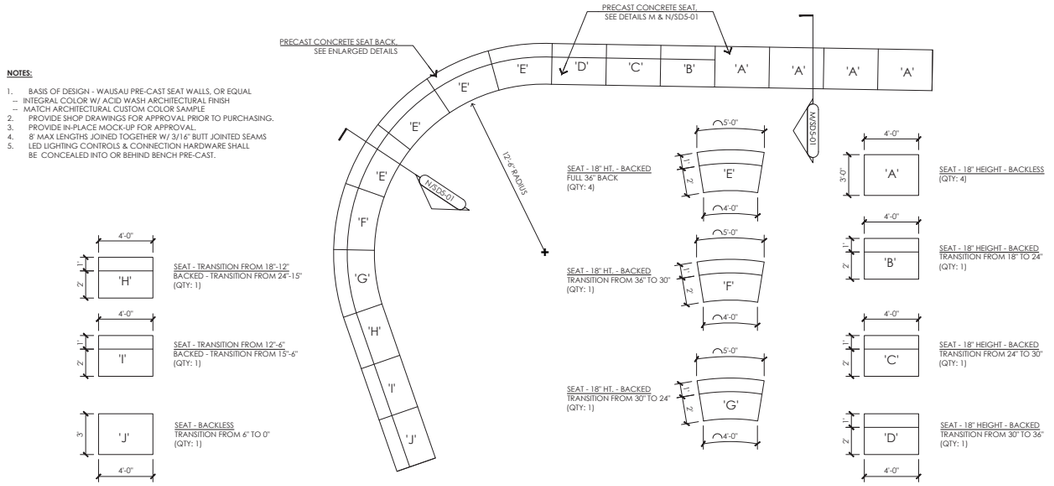
SITE DESIGN Site Furnishings | Pre-Cast Seat Walls



NOTES:

1. BASIS OF DESIGN - WAUSAU PRE-CAST SEAT WALLS, OR EQUAL
   - INTEGRAL COLOR W/ ACID WASH ARCHITECTURAL FINISH
   - MATCH ARCHITECTURAL CUSTOM COLOR SAMPLE
2. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASING.
3. PROVIDE IN-PLACE MOCK-UP FOR APPROVAL.
4. 8' MAX LENGTHS JOINED TOGETHER W/ 3/16" BUTT JOINTED SEAMS
5. LED LIGHTING CONTROLS & CONNECTION HARDWARE SHALL BE CONCEALED INTO OR BEHIND BENCH PRE-CAST.



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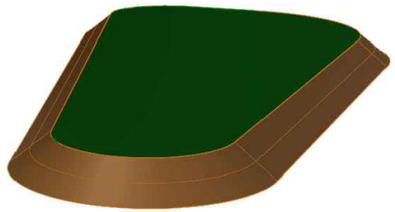
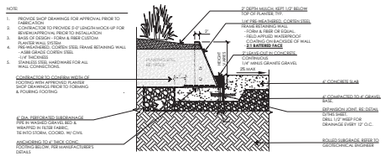
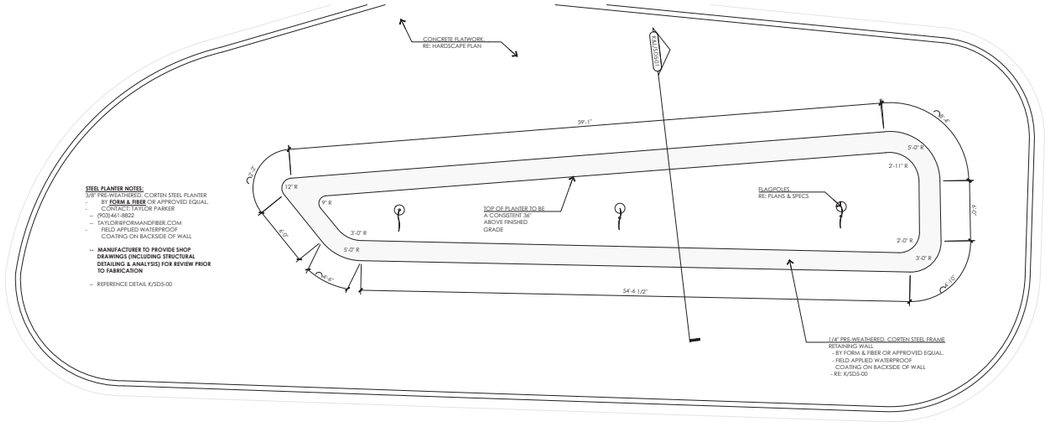
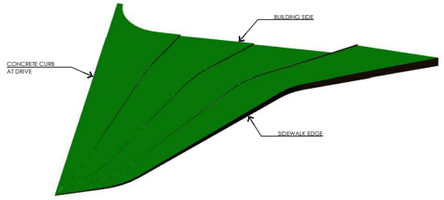
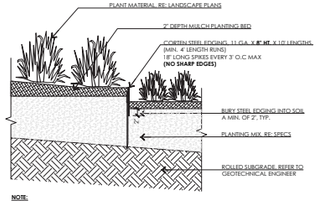
Cleveland Clinic
Global Peak Performance Center
FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING











NOTE:
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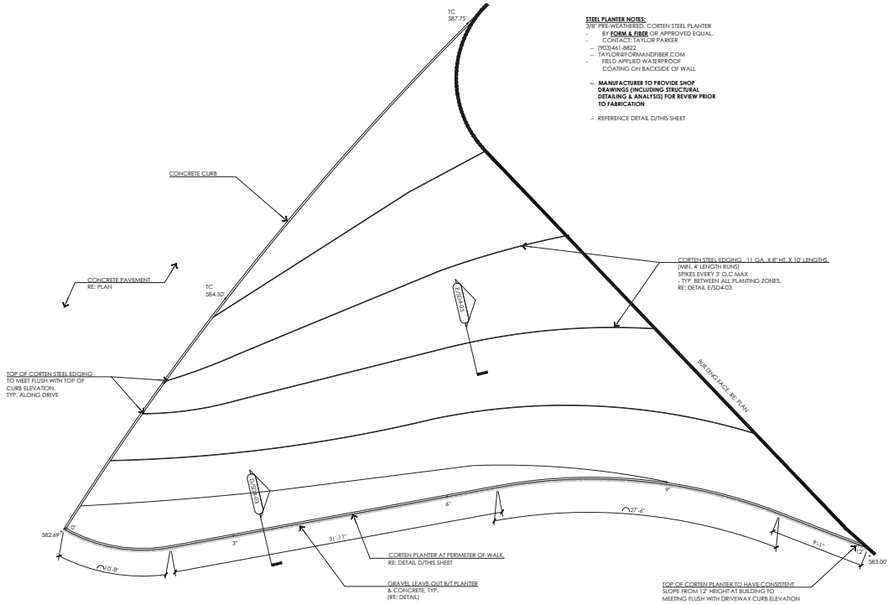

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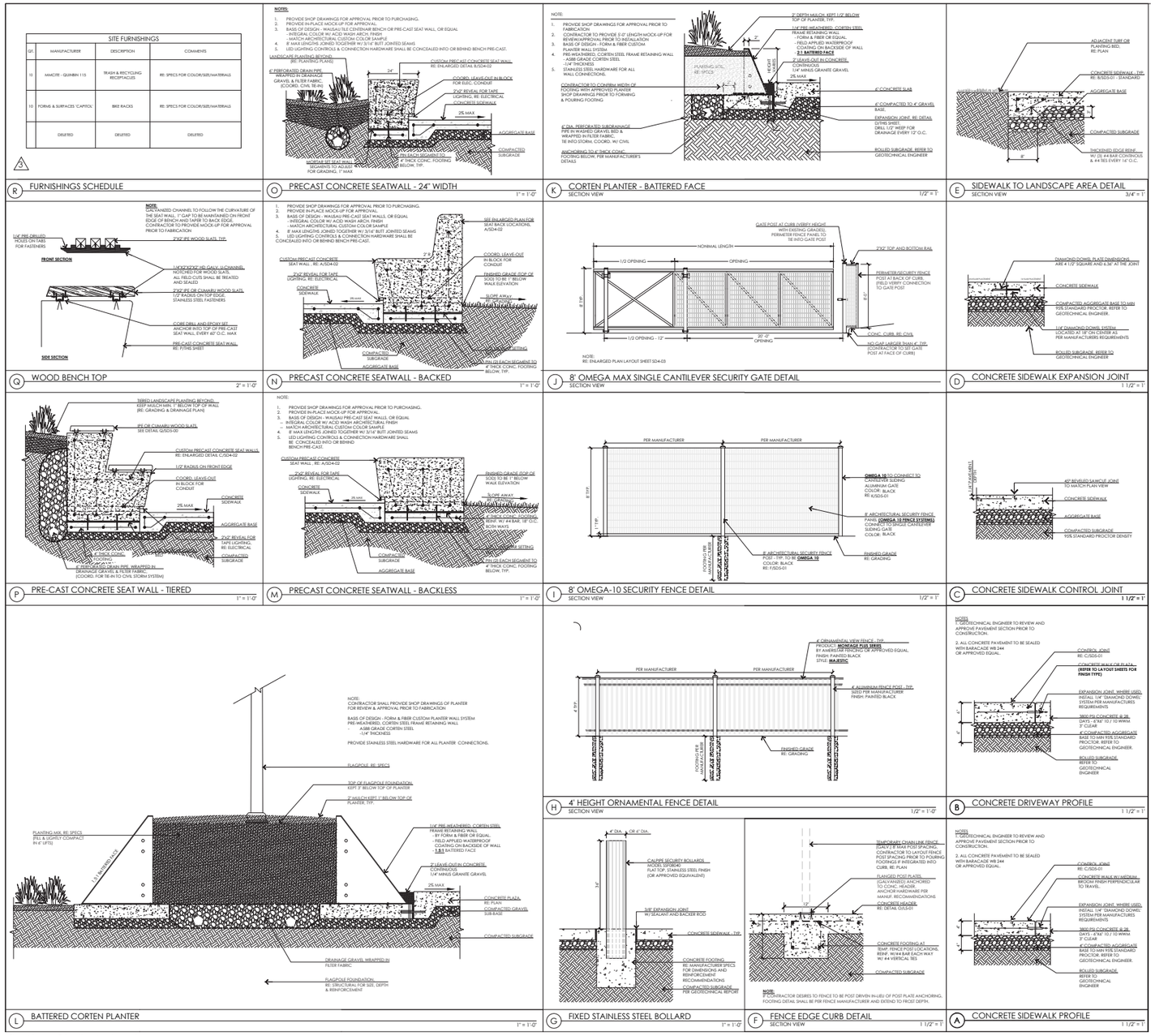
SITE DESIGN Site Details



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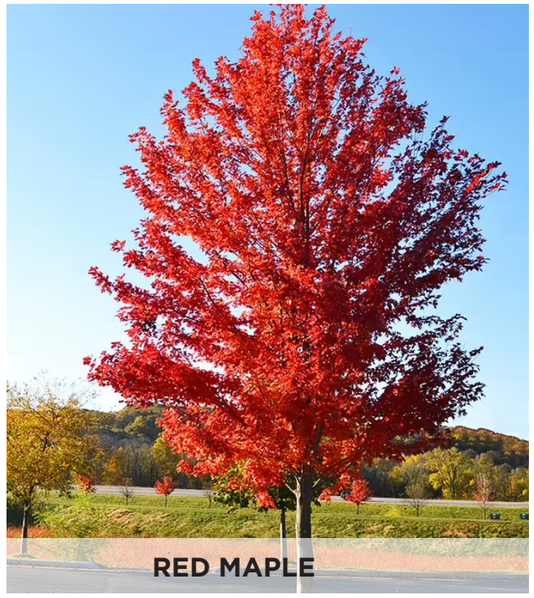
PLANTING DESIGN Plant Palette

TREES

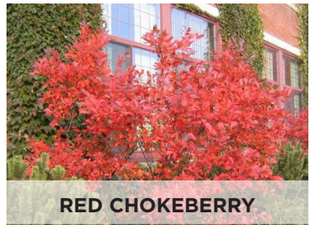

RED MAPLE


RIVER BIRCH (SINGLE TRUNK)


FLOWERING DOGWOOD


LITTLELEAF LINDEN

SHRUBS & GROUNDCOVER


RED CHOKEBERRY


‘KARL FOERSTER’ REED GRASS


NORTHERN SEA OATS


CLEMATIS VINE


PEE WEE HYDRANGEA


MISCANTHUS


‘CHEYENNE SKY’ SWITCHGRASS


‘HEAVY METAL’ SWITCHGRASS


LITTLE BLUESTEM


EASTERN COLUMBINE


HEATH ASTER


WHITE WOOD ASTER


CARDINAL FLOWER


OHIO GOLDENROD

SITE DESIGN Site Plan | Landscape



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CONTAINER		REMARKS
TREES							
	AR	Acer rubrum Red Maple	13	6" Cal.	B&B		
	BET NIG	Betula nigra River Birch Single-Trunk	3	4" Cal.	B&B		
	CA	Carpinus caroliniana American Hornbeam	3	6" Cal.	B&B		
	COR FLO	Cornus florida Flowering Dogwood	4	4" Cal.	B&B		
	TIL SP2	Tilia cordata 'Spring Glow' Spring Glow Littleleaf Linden	6	6" Cal.	B&B		
SHRUBS							
	AA	Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry	32	5 gal.	Pot		
	CF	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	220	5 gal.	Pot		
	SO	Chasmanthium latifolium Northern Sea Oats	58	5 gal.	Pot		
	CV	Clematis virginiana Virgins Bower	45	15 gal.	Pot		
	HY	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	120	5 gal.	Pot		
	MG	Miscanthus sinensis 'Gracillimus' Grass Grass	6	5 gal.	Pot		
	OS	Panicum virgatum 'Cloud Nine' Cloudnine Sky Pruner Wreath Switch Grass	211	5 gal.	Pot		
	HM	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	120	5 gal.	Pot		
	SR	Schizachyrium scoparium Little Bluestem	167	5 gal.	Pot		
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**QTY**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
SHRUB AREAS							
	AC	Asclepias canadensis Eastern Columbine	920	Plt.	Pot	24" o.c.	
	AS	Aster ericoides Heath Aster	410	Plt.	Pot	18" o.c.	
	CS	Chasmanthium latifolium 'Little Tucker' Little Tucker Northern Sea Oats	6,494	Plt.	Pot	24" o.c.	
	EU	Eragrostis curtipula Bunch Lovegrass	760	Plt.	Pot	24" o.c.	
	GA	Gillenia stipulata Carolina Crown	217	Plt.	Pot	24" o.c.	
	SG	Smilacina stellata Star Solomonsplume	173	Plt.	Pot	24" o.c.	
GROUND COVERS							
	SP	Poa pratensis Kentucky Bluegrass	11,326 sf	Sod			
	TS	Turf Stuff Pritgrown Stadium Mix	4,966 sf	Tray			

PLANTING NOTES

1. ALL LANDSCAPE AREA SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN ON THE LANDSCAPE AND CIVIL PLANS. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR THE RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
2. ALL UTILITIES MAY NOT BE SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY LOCATER SERVICE A MINIMUM OF 2 DAYS PRIOR TO BEGINNING CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED WITHIN THESE PLANS. PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITY INSTALLATIONS AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO UNDERGROUND UTILITY INSTALLATIONS CAUSED DURING THE LANDSCAPE AND IRRIGATION CONSTRUCTION OR MARKED OR LOCATED UTILITIES.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO VERIFY THE LOCATIONS OF UTILITIES. CONTRACTOR SHALL VERIFY ALL NECESSARY ABOVE AND BELOW GROUND CLEARANCES WITH UTILITIES BEFORE INSTALLATION OF PLANT MATERIAL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH LOCATIONS OF PLANTS.
4. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH MAY AFFECT TREES, NOTIFY THE LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
5. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FOUR SOURCES TO THE LANDSCAPE ARCHITECT 60 DAYS AHEAD OF SCHEDULED INSTALLATION WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
6. SEE SPECIFICATIONS FOR SOIL PREPARATION AND PLACEMENT REQUIREMENTS AND REQUIRED AMENDMENTS.
7. BACKFILL MIX SHALL BE PLACED AND FIRMED AROUND THE PLANT TO PREVENT SETTLEMENT. NO PLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET.
8. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
10. ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
11. ALL TREES LOCATED WITHIN TURF AREAS SHALL HAVE A 6' DIAMETER SHOVEL CUT MULCH RING.
12. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WHEN WATER IS AVAILABLE FOR IRRIGATION PURPOSES.
13. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
14. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
15. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
16. ALUMINUM OR STEEL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS AS NOTED ON LANDSCAPE PLANS.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND FINAL ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED LIKE AND KIND.
18. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. ALL CONSTRUCTION ROADS AND COMPACTED AREAS CREATED DURING CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 18" PRIOR TO BEGINNING THE LANDSCAPE AND IRRIGATION WORK.
20. THE CONTRACTOR SHALL ACQUIRE ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED WITHIN THESE PLANS PRIOR TO START OF WORK.
21. ALL PLANT MATERIALS, MULCH AND COMPOST SHALL BE MANUFACTURED WITHIN 500 MILES OF PROJECT SITE.
22. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND ORDINANCES ASSOCIATED WITH THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED WITHIN THESE PLANS.
23. RE: CIVIL FOR DRAINAGE & UTILITIES.
24. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ALL INSTALLED MATERIALS, INCLUDING BUT NOT LIMITED TO PAVEMENTS, SITE FURNISHINGS, SITE FENCING AND GATES, AND OTHER STRUCTURES DAMAGED WHILE PERFORMING THE SCOPE OF THIS WORK.

** All raised planting beds will be irrigated with an automated irrigation system.*

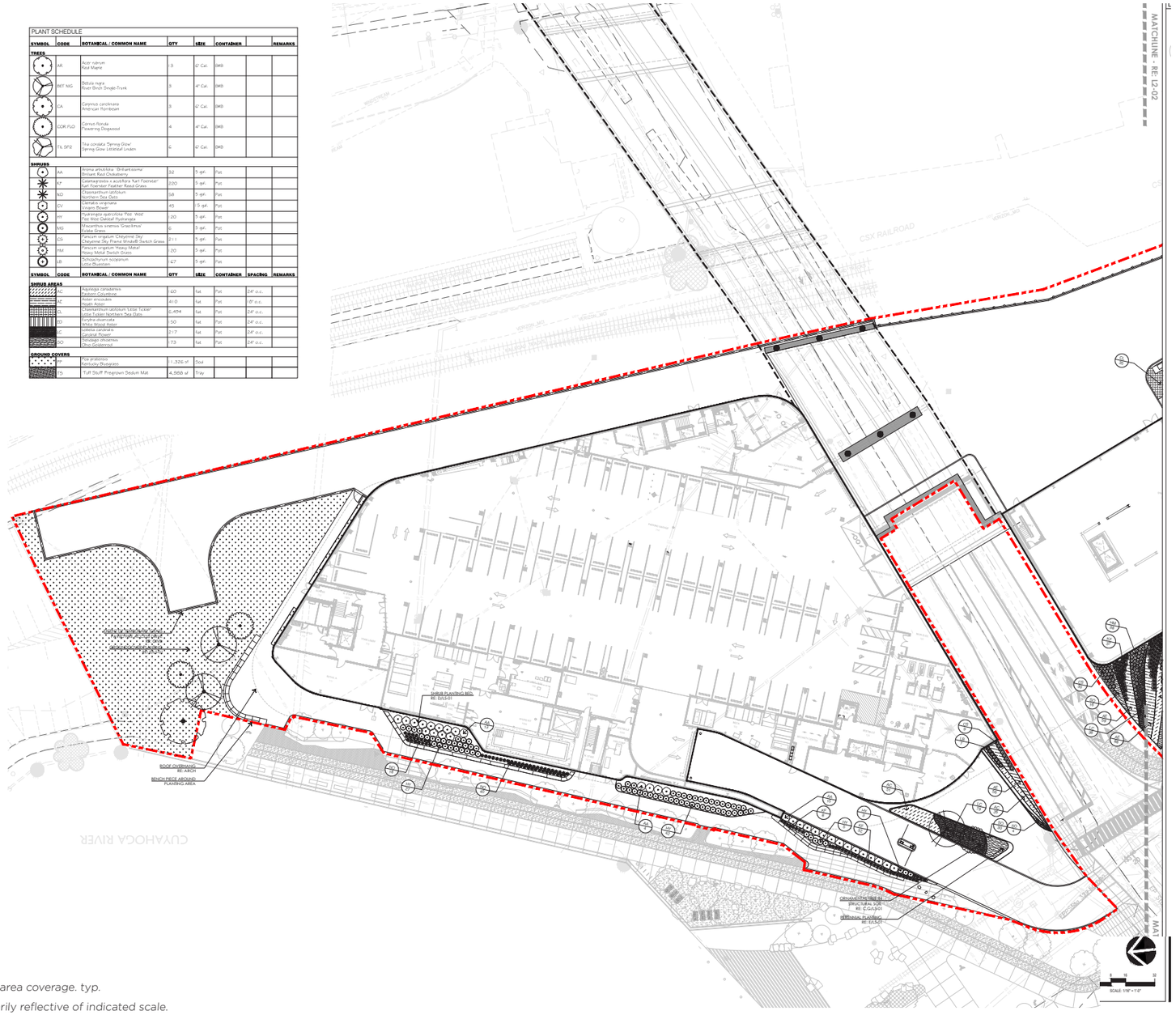
** All planting areas will be infilled with mulch between plants for total planting area coverage. typ.*

** Please note that images have been adjusted to the page, and are not necessarily reflective of indicated scale.*

SITE DESIGN Site Plan | Landscape

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CONTAINER		REMARKS
TREES							
	AR	Acer rubrum Red Maple	13	6" Cal.	B&B		
	BET NIG	Betula nigra River Birch Single-Trunk	3	4" Cal.	B&B		
	CA	Carpinus caroliniana American Hornbeam	3	6" Cal.	B&B		
	COR FLO	Cornus florida Flowering Dogwood	4	4" Cal.	B&B		
	TIL SP2	Tilia cordata 'Spring Glow' Spring Glow Littleleaf Linden	6	6" Cal.	B&B		
SHRUBS							
	AA	Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry	32	5 gal.	Pot		
	KF	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	220	5 gal.	Pot		
	NO	Chaenanthium latifolium Northern Sea Oats	58	5 gal.	Pot		
	CV	Clematis virginiana Virgins Bower	45	15 gal.	Pot		
	HY	Hydrangia aspericifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	120	5 gal.	Pot		
	MG	Muscarithus sinensis 'Gracilimus' Eulalia Grass	6	5 gal.	Pot		
	CS	Pancium virgatum 'Cheyenne Sky' Cheyenne Sky Frame Windmill Switch Grass	211	5 gal.	Pot		
	HM	Pancium virgatum 'Heavy Metal' Heavy Metal Switch Grass	120	5 gal.	Pot		
	LB	Schizachyrium scoparium Little Bluestem	67	5 gal.	Pot		
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**QTY**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
SHRUB AREAS							
	AC	Aquilegia canadensis Eastern Columbine	60	Flat	Pot	24" o.c.	
	AE	Aster ericoides Heath Aster	410	Flat	Pot	8" o.c.	
	CL	Chaenanthium latifolium 'Little Tickler' Little Tickler Northern Sea Oats	6,494	Flat	Pot	24" o.c.	
	ED	Eurybia divaricata White Wood Aster	150	Flat	Pot	24" o.c.	
	LC	Lobelia cardinalis Cardinal Flower	217	Flat	Pot	24" o.c.	
	SO	Sisyrinchium ohioense Ohio Goldenrod	173	Flat	Pot	24" o.c.	
GROUND COVERS							
	PP	Poa pratensis Kentucky Bluegrass	11,326 sf	Sod			
	TS	Tuff Stuff Pregrown Sedum Mat	4,888 sf	Tray			



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* All planting areas will be infilled with mulch between plants for total planting area coverage. typ.

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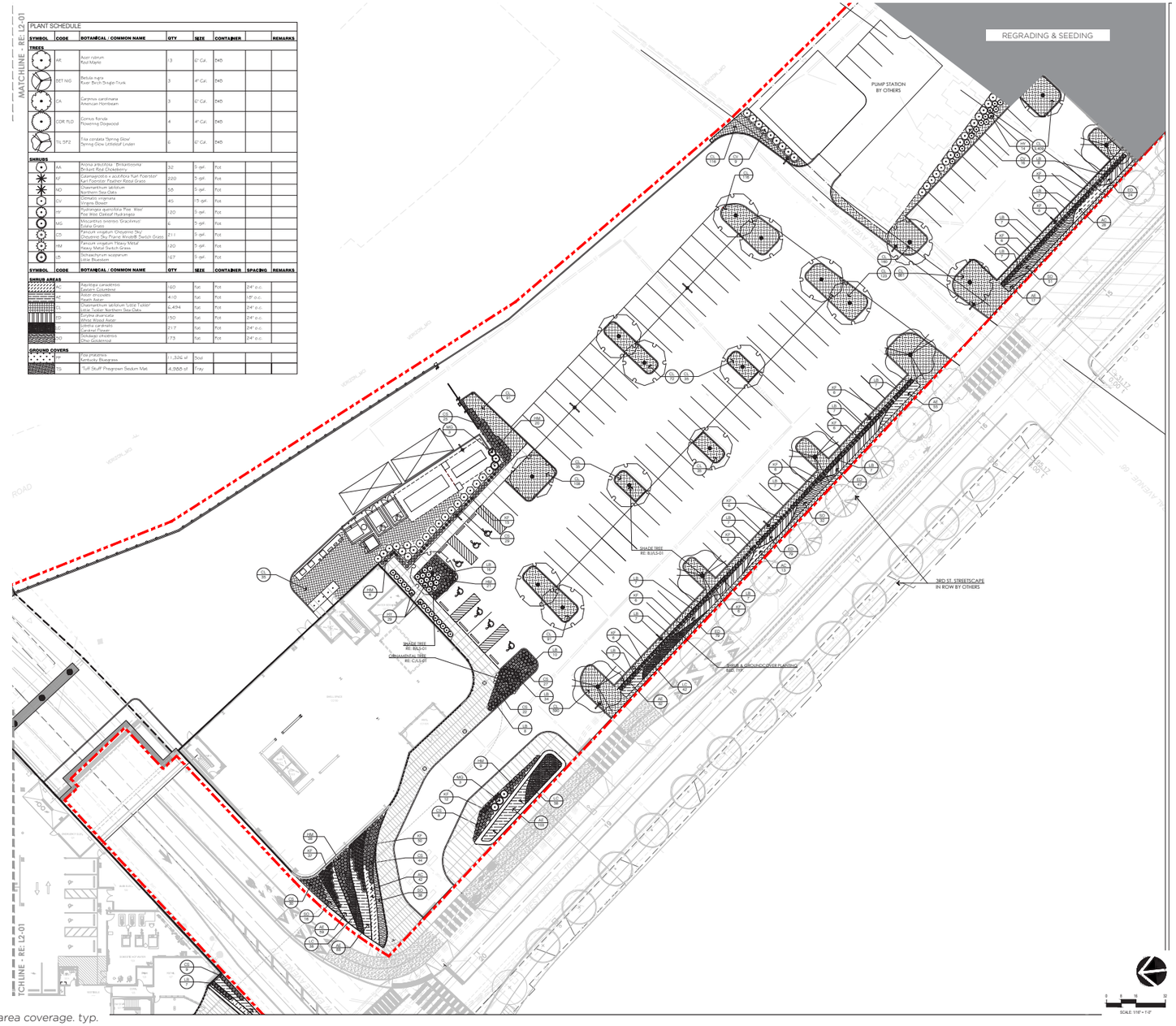
SITE DESIGN Site Plan | Landscape



PLANT SCHEDULE

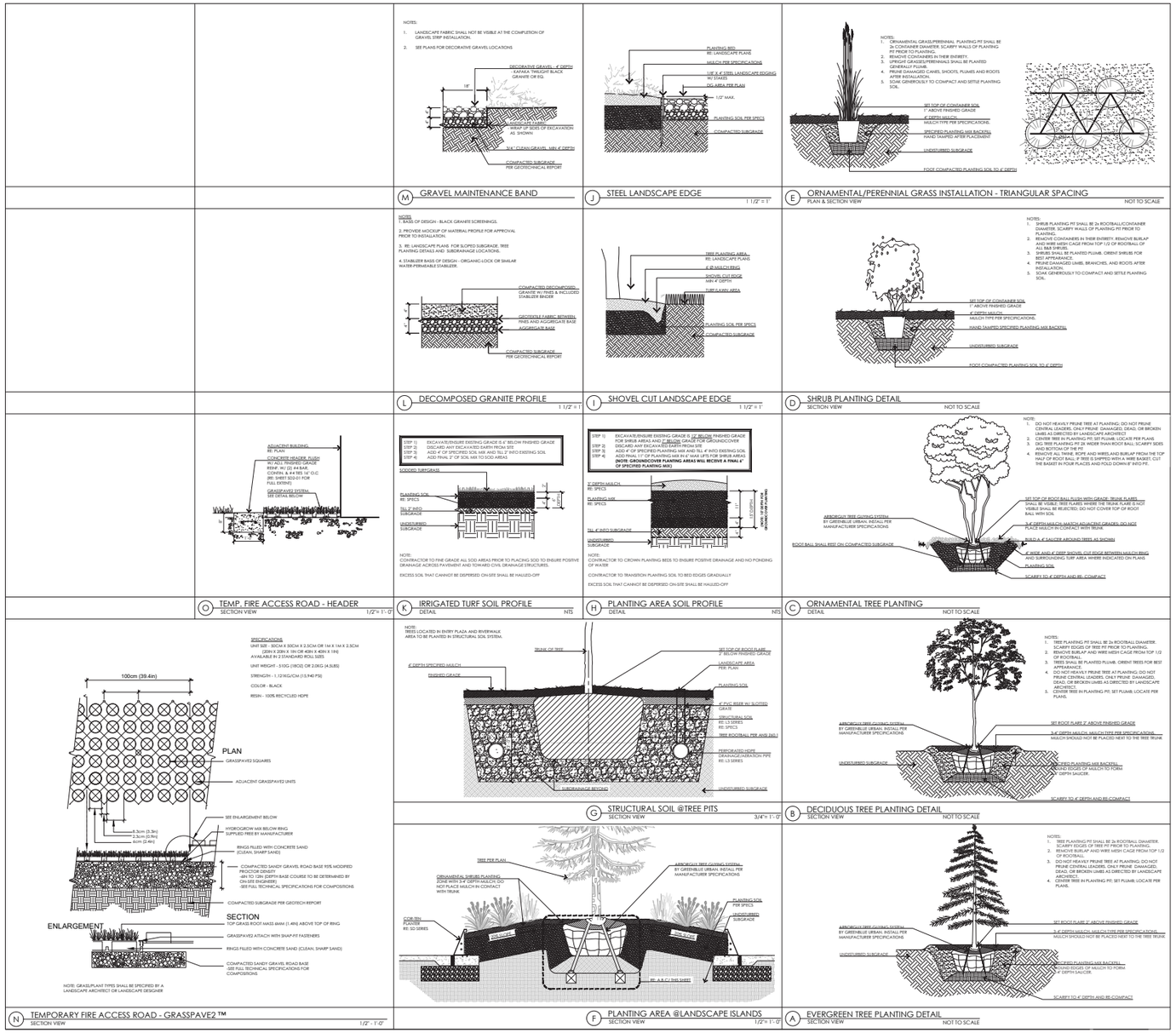
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CONTAINER		REMARKS
TREES							
	AR	Acer rubrum Red Maple	13	6" Cal.	B&B		
	BET NIG	Betula nigra River Birch Single Trunk	3	4" Cal.	B&B		
	CA	Carpinus carolinana American Hornbeam	3	6" Cal.	B&B		
	COR FLO	Cornus florida Flowering Dogwood	4	4" Cal.	B&B		
	TIL SP2	Tilia cordata 'Spring Glow' Spring Glow Littleleaf Linden	6	6" Cal.	B&B		
SHRUBS							
	AA	Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry	32	5 gal.	Pot		
	KF	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	220	5 gal.	Pot		
	NO	Chamaerithium latifolium Northern Sea Oats	58	5 gal.	Pot		
	OV	Ostrialis virginiana Virginia Bower	45	15 gal.	Pot		
	HY	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	120	5 gal.	Pot		
	MG	Miscanthus sinensis 'Gracillimus' Dallas Grass	6	5 gal.	Pot		
	CS	Panicum virgatum 'Cheyenne Sky' Cheyenne Sky Plains Windstiff Switch Grass	211	5 gal.	Pot		
	HM	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	120	5 gal.	Pot		
	LB	Schizachyrium scoparium Little Bluestem	167	5 gal.	Pot		
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**QTY**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
SHRUB AREAS							
	AC	Asystasia canadensis Eastern Columbine	160	flat	Pot	24" o.c.	
	AE	Aster chapoides Heath Aster	410	flat	Pot	18" o.c.	
	CL	Chamaerithium latifolium 'Little Tucker' Little Tucker Northern Sea Oats	6,494	flat	Pot	24" o.c.	
	ED	Eurybia divaricata White Wood Aster	150	flat	Pot	24" o.c.	
	LC	Lobelia cardinalis Cardinal Flower	217	flat	Pot	24" o.c.	
	SO	Solidago ohioensis Ohio Goldenrod	173	flat	Pot	24" o.c.	
GROUND COVERS							
	TP	Poa pratensis Kentucky Bluegrass	11,326 sf	Sod			
	TS	Tuff Stuff Pinegrown Sodium Mat	4,988 sf	Tray			

** All raised planting beds will be irrigated with an automated irrigation system.*

** All planting areas will be infilled with mulch between plants for total planting area coverage. typ.*

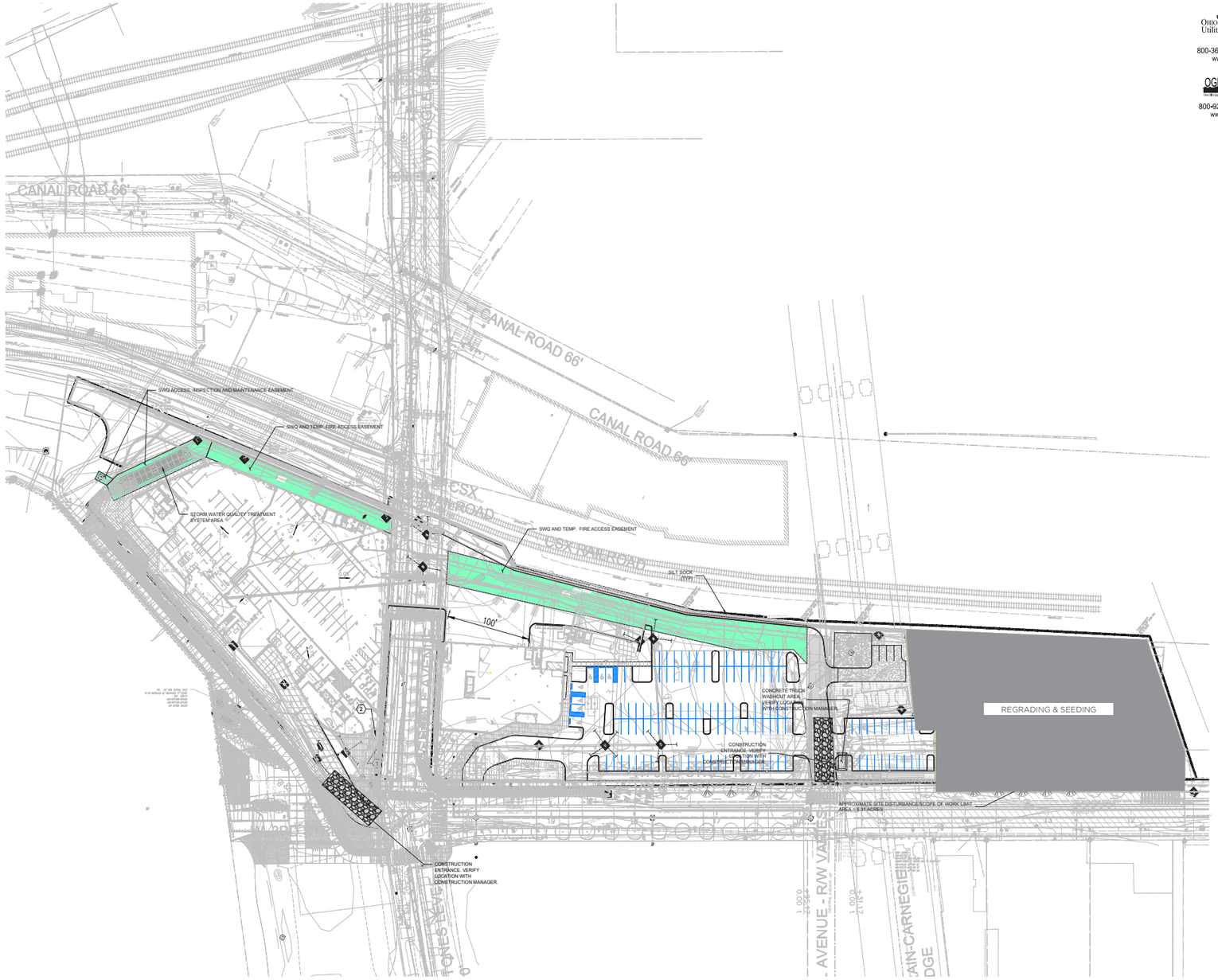
** Please note that images have been adjusted to the page, and are not necessarily reflective of indicated scale.*

SITE DESIGN Planting Details



** Please note that images have been adjusted to the page, and are not necessarily reflective of indicated scale.*

SITE DESIGN Stormwater Management | Overall



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OGPUPS
Ohio Underground Protection System
800-925-0988 or 8-1-1
www.ogpups.org

NOTES:

1. COORDINATE WITH CIVIL PLANS AND SHEETS OF OTHER DISCIPLINES
2. THE PROJECT WILL BE CONSTRUCTED IN AN ORDERLY AND EFFICIENT MANNER. VERY SHORT DURATIONS ARE EXPECTED IN ANY ONE LOCATION. AREAS TO BE PAVEMENT AND/OR STRUCTURE SHALL BE CONSTRUCTED OVER DENUDED AREAS AS SOON AS POSSIBLE CONSECUENTLY. THIS EFFORT WILL HELP MINIMIZE EFFECTS OF EROSION AND SEDIMENTATION. EXCAVATION THE MAIN EFFORT FOR TRANSPORT REMOVAL DURING CONSTRUCTION SHALL BE VIA EXCAVATED DROP INLET SEDIMENT PROTECTION WHERE NECESSARY.
3. CONTRACTOR SHALL IMPLEMENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES AS ORDER TO PROTECT THE SITE AND NEIGHBORING AREAS. THESE OPERATIONS SHALL CONFORM TO THE REGULATIONS OF THE LOCAL, COUNTY, STATE AND FEDERAL REGULATORY AGENCIES. THESE OPERATIONS SHALL REMAIN IN EFFECT UNTIL THE SITE IS FULLY STABILIZED. THE CONTRACTOR SHALL UTILIZE EROSION CONTROL DEVICES SUCH AS COMPOST FILTER SOCKS, SILT FENCES ETC. RUNOFF FROM THE WORK AREA WILL NOT BE PERMITTED TO FLOW INTO EXISTING WETLANDS, DRAINAGE COURSES, PONDS OR LAKES.
4. THE EARTHWORK AND GRADING OPERATIONS ARE TO BE COMPLETED AS QUICKLY AS POSSIBLE TO MINIMIZE EROSION AND RUNOFF PROBLEMS.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AT THE OWNERS DIRECTION. UNLESS OTHERWISE DIRECTED, THE TOPSOIL SHALL BE RE-SPREAD AT THE CONCLUSION OF GRADING OPERATIONS AND SEEDED. SEEDING METHODS AND RATES SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE. UP TO A 20% MIX OF RYE GRASS MAY BE REQUIRED IN OUT-OF-SEASON SEEDING.
6. AT THE CONCLUSION OF THE CONSTRUCTION PROJECT, ALL DISTURBED AREAS WITHIN THE PROJECT AREA SHALL BE SEEDED. UNLESS OTHERWISE DIRECTED, THIS SHALL INCLUDE ANY DISTURBED PORTIONS FROM MINOR VANDALISM. SHOULD IT OCCUR, CONTRACTOR SHALL EXPECT TO PERFORM SOME CLEAN-UP AND GRADING PRIOR TO FINAL SEEDING.
7. THIS WORK SHALL CONSIST OF TEMPORARY AND PERMANENT CONTROL MEASURES AS SHOWN AND/OR AS DIRECTED BY THE OWNERS REPRESENTATIVE IN TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE USE OF SILT FENCES, STORM DRAIN INLET PROTECTION, GRASSES AND MULCHES, ETC. NOTE THAT ADDITIONAL MEASURES MAY BE, OR BECOME, NECESSARY. THESE MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ODNR RAINWATER MANUAL.
8. IN ORDER TO CONTAIN SEDIMENT ON SITE, SILT FENCE, AND/OR OTHER MEASURES FOR TRAPPING SEDIMENT SHALL BE CONSTRUCTED BEFORE ANY SITE GRADING CONSTRUCTION AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. AS AREAS OF EARTHWORK CONSTRUCTION ARE COMPLETED, THEY SHALL BE SEEDED TO PROTECT AND STABILIZE THE AREAS WITH SEEDING AND MULCHING.
9. ALL INLET BASINS AFFECTED BY THE WORK (ON- AND OFF-SITE) SHALL BE PROTECTED WITH INLET PROTECTION.
10. APPLY TEMPORARY SEEDING TO EXPOSED SOIL SURFACES WHERE ADDITIONAL WORK IS NOT SCHEDULED FOR A PERIOD OF MORE THAN 14 DAYS.
11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
12. ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCH OF RAIN PER 24 HOUR PERIOD, AND MAINTAINED AND REPAIRED.
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE REMOVED AND PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
14. ALL INLETS MUST HAVE INLET PROTECTION (EXISTING STRUCTURES AS NEEDED AND ALL PROPOSED).
15. CONTAIN/TREAT ALL RUNOFF PRIOR TO ENTERING STORM SEWER OR SURFACE DISCHARGE OFF SITE.

1 OVERALL SWPPP
1" = 40'
0 20' 40' 80'

** Please note that images have been adjusted to the page, and are not necessarily reflective of indicated scale.*

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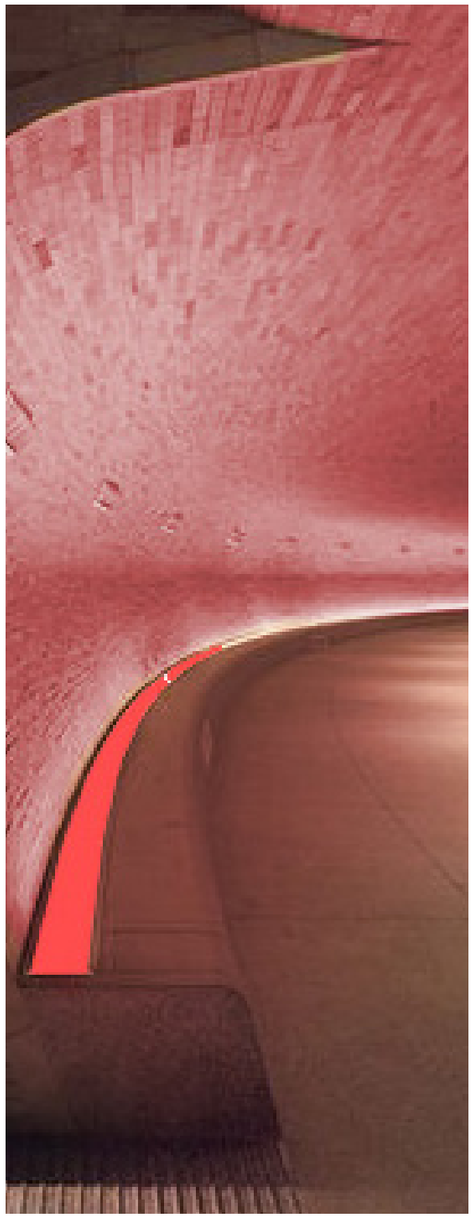
Bench & Planter LED Lighting



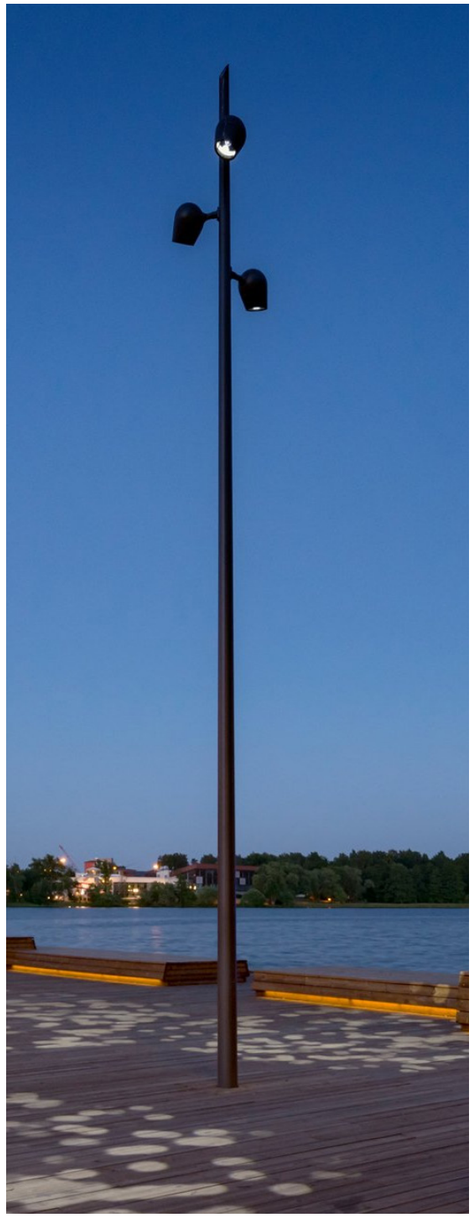
Recessed Downlight Wash



Color Changing Uplight Wash

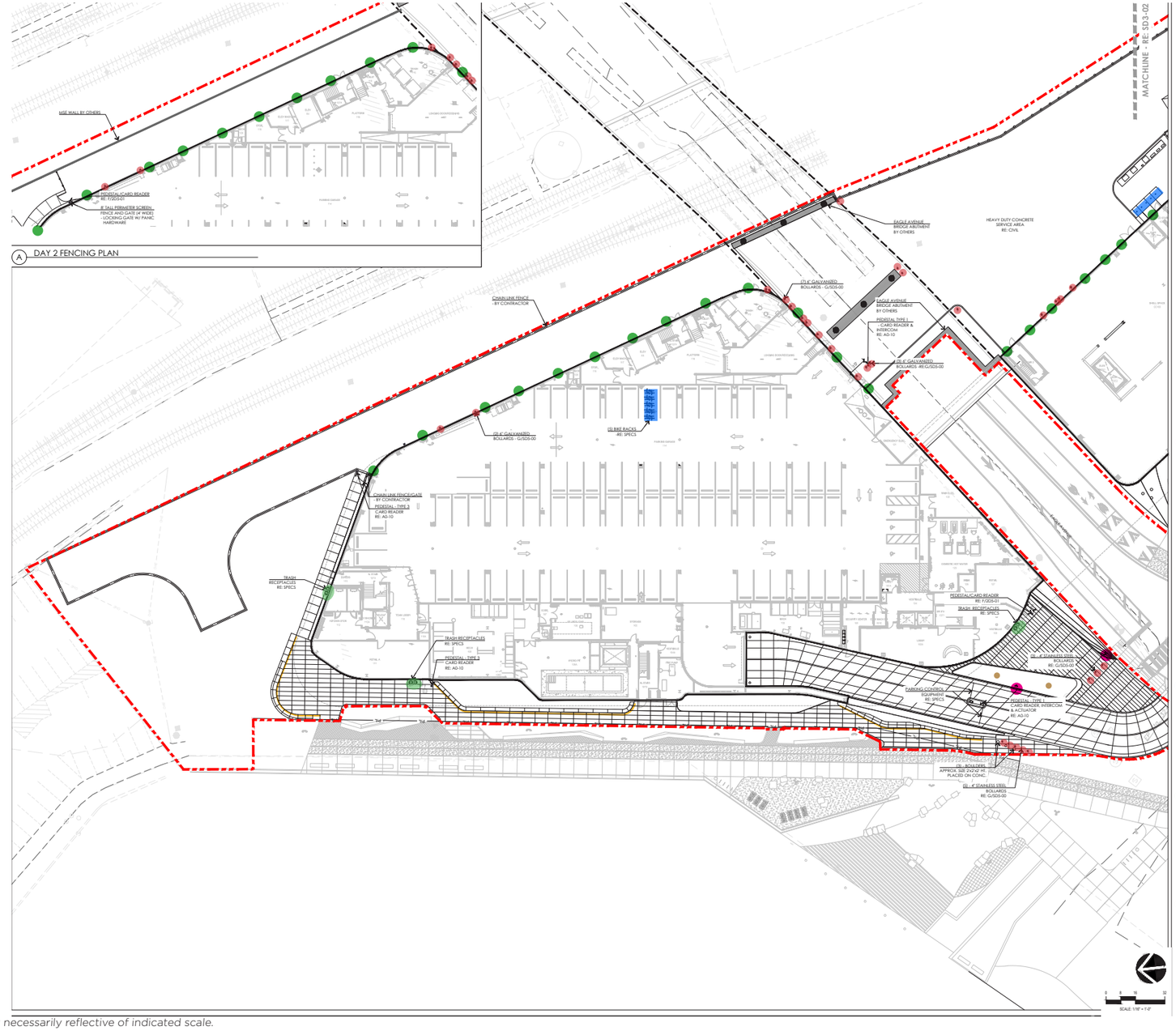


Facade Point Light Wash



Typical Pedestrian Light Poles

SITE DESIGN Site Lighting & Furnishings



LEGEND

- BIKE RACKS RE: SPECS
- TRASH RECEPTACLES RE: SPECS
- ORNAMENTAL BOLLARDS RE:G/SD5-00



CAPITOL BIKE RACKS
Manufacturer: Landscape Forms



TRASH RECEPTACLES
"QUINSIN
Manufacturer: mm+cite



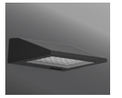
Type: EF
18' tall pole, multi-head facade flood light and pedestrian light post
Style to Match Riverfront



Type: EH
Under bench LED strip light



Type: EB/EC - 1 & 2
25' tall pole, single/double-head parking lot light



Type: ED
Building mounted wall-pack, mounted at 14' elevation



Type: EL
Ground mounted tree uplight

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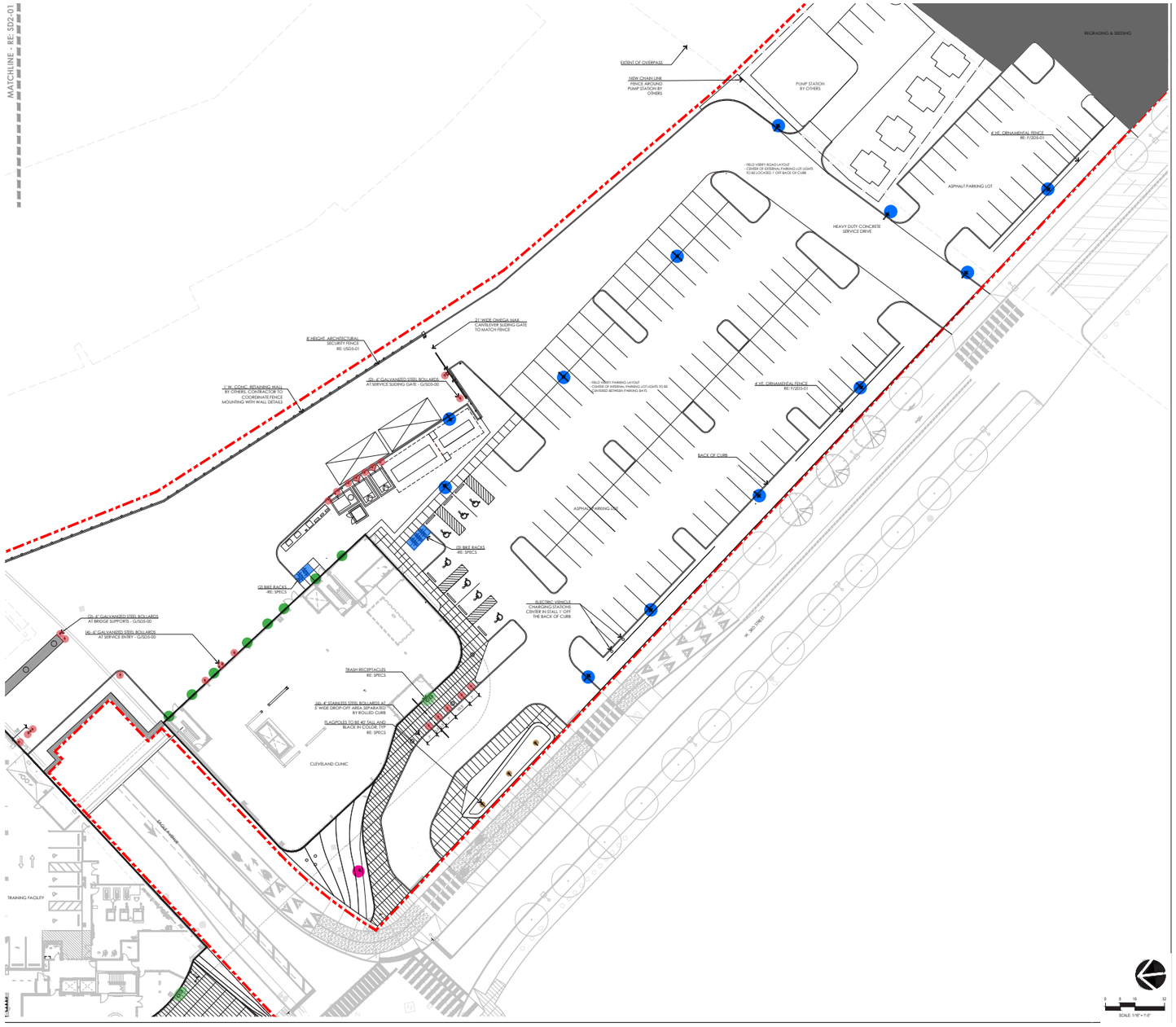
SITE DESIGN Site Lighting & Furnishings



LEGEND

BIKE RACKS RE: SPECS

TRASH RECEPTACLES RE: SPECS

ORNAMENTAL BOLLARDS RE:G/2D3-00



CAPITOL BIKE RACKS

Manufacturer: Landscape Forms



TRASH RECEPTACLES "QUINBIN

Manufacturer: mm-cite



Type: EF

18' tall pole, multi-head facade flood light and pedestrian light post

Style to Match Riverfront



Type: EH

Under bench LED strip light



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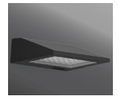
25' tall pole, single/double-head parking lot light



Type: ED

Building mounted wall-pack, mounted at 14' elevation



Type: EL

Ground mounted tree uplight

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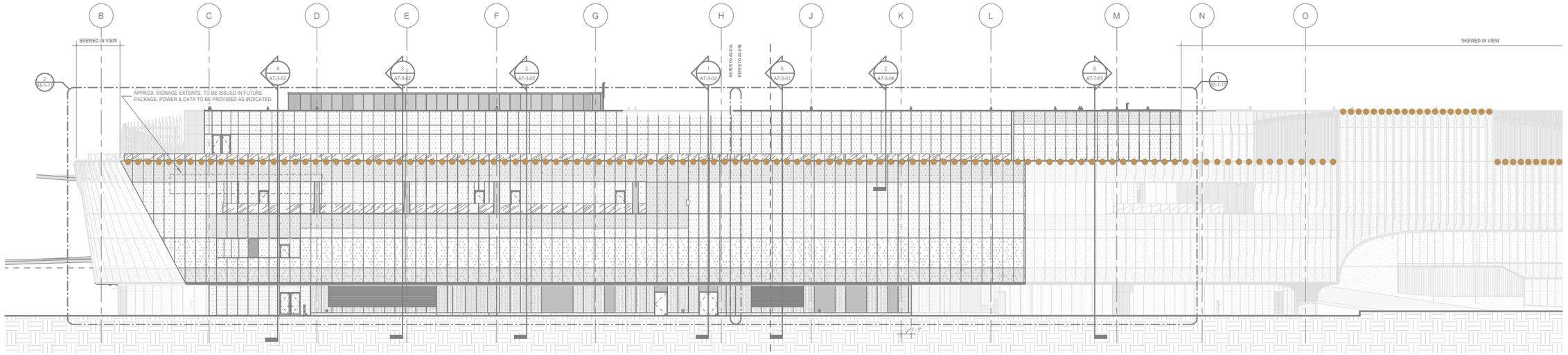
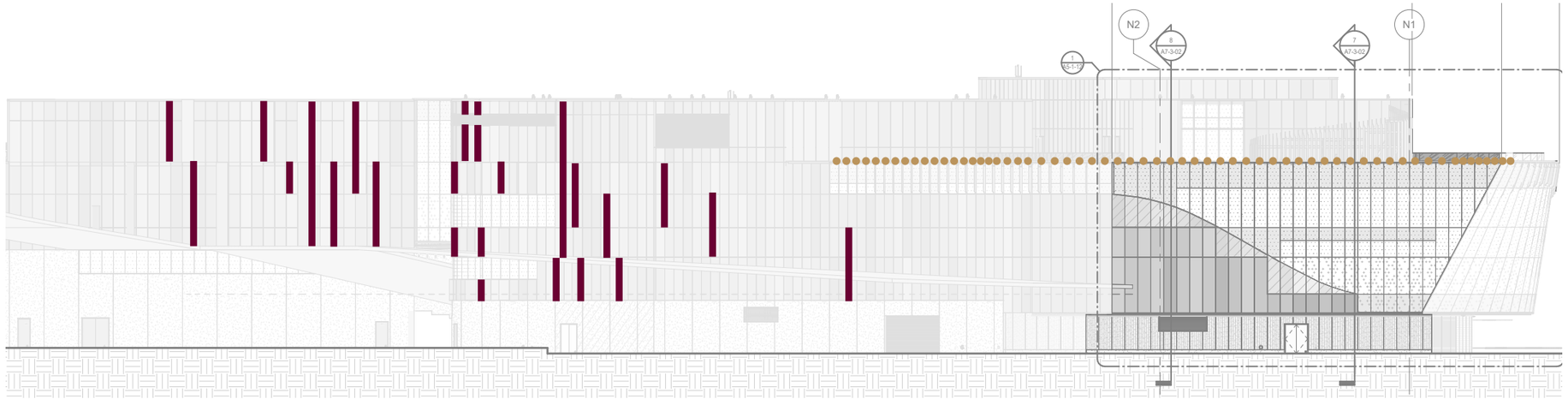
SITE DESIGN Architectural Lighting



West Elevation - Area A



North East Elevation - Area A

LEGEND

TYPE ER

TYPE EQ



TYPE EQ

Custom 'blade' downlights



TYPE ER

Linear lights set in articulated panels

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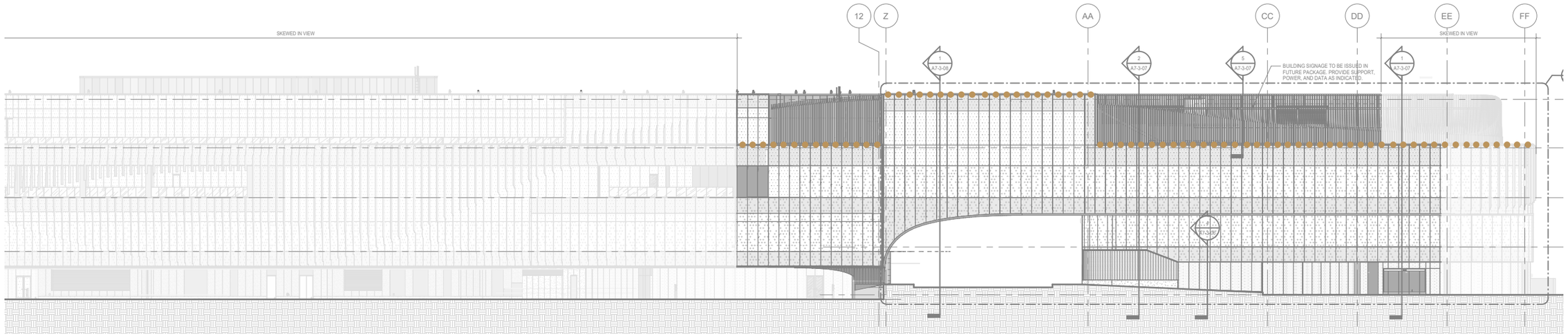
SITE DESIGN Architectural Lighting



LEGEND

TYPE ER

TYPE EQ



TYPE EQ

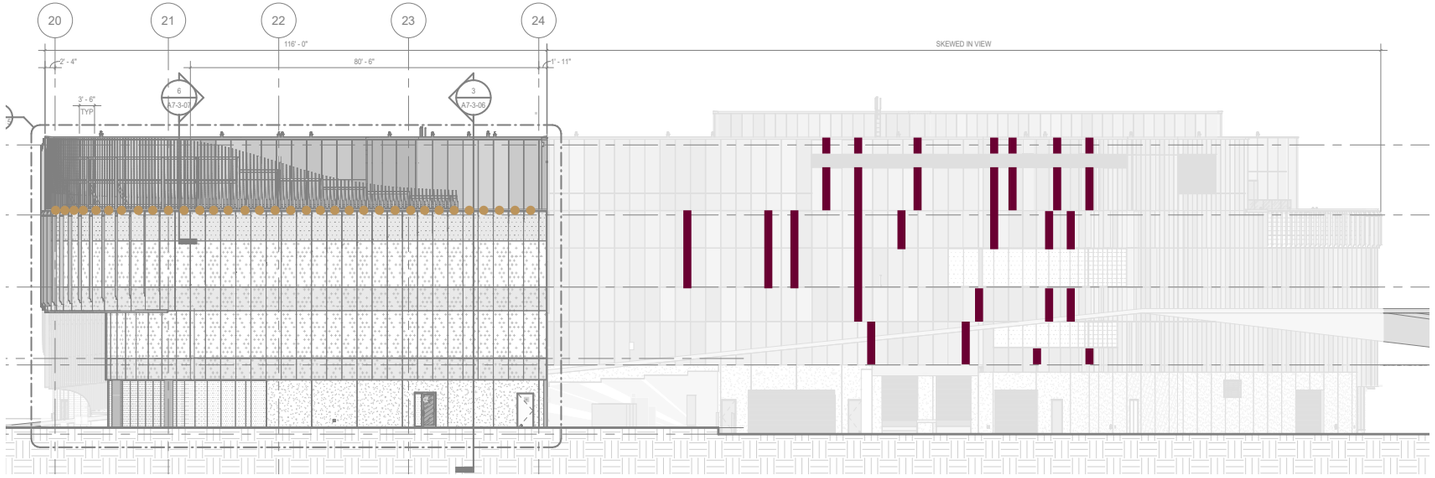
Custom 'blade' downlights



TYPE ER

Linear lights set in articulated panels

West Elevation - Area C



South Elevation

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Concept Rendering



FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING

Cleveland Clinic & Cleveland Cavaliers Global Peak Performance Center May 2025

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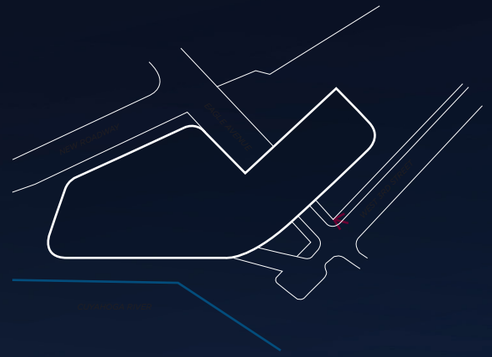

Concept Rendering

FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING

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Concept Rendering



FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING

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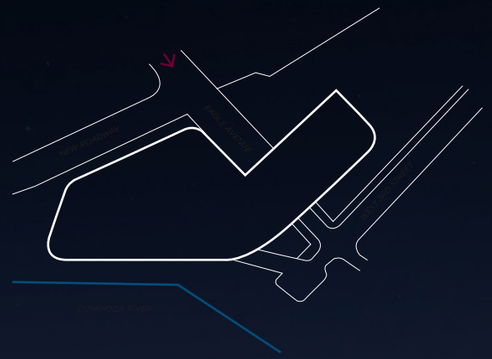
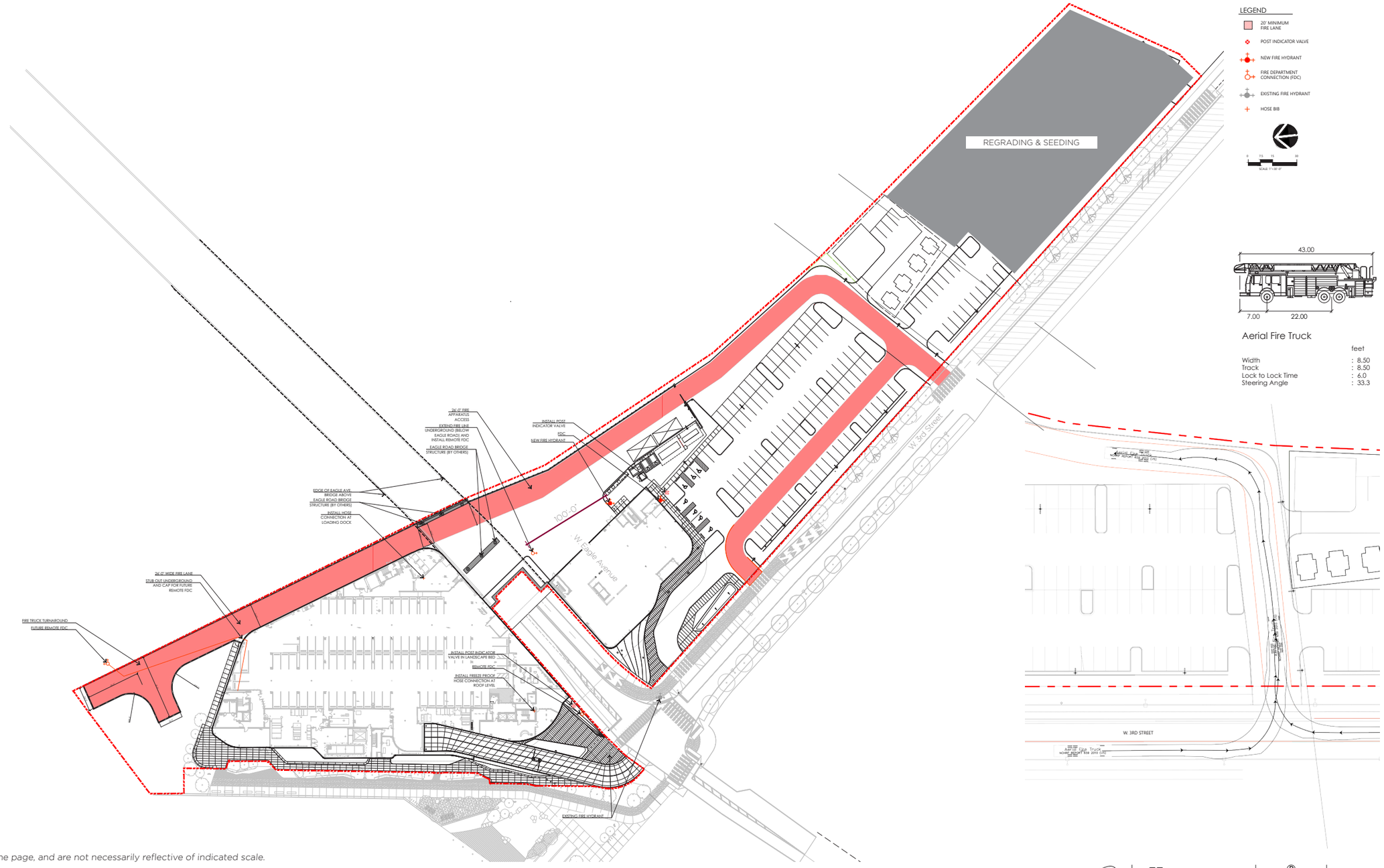
Cleveland Clinic | BEDROCK | POPULOUS



FINAL APPROVAL LIMITED TO ELEMENTS OF SITE AND LIGHTING

SITE DESIGN Emergency Access



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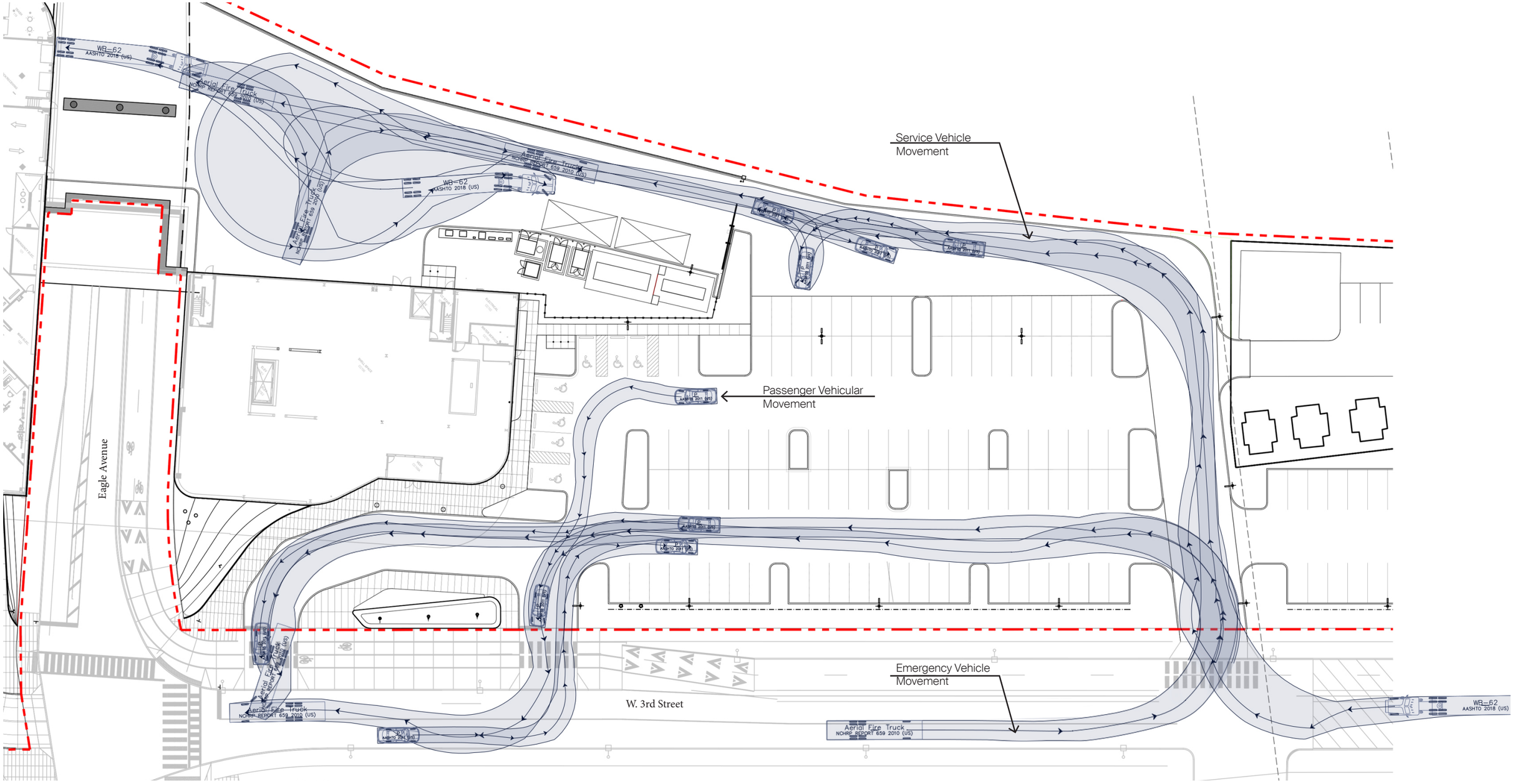
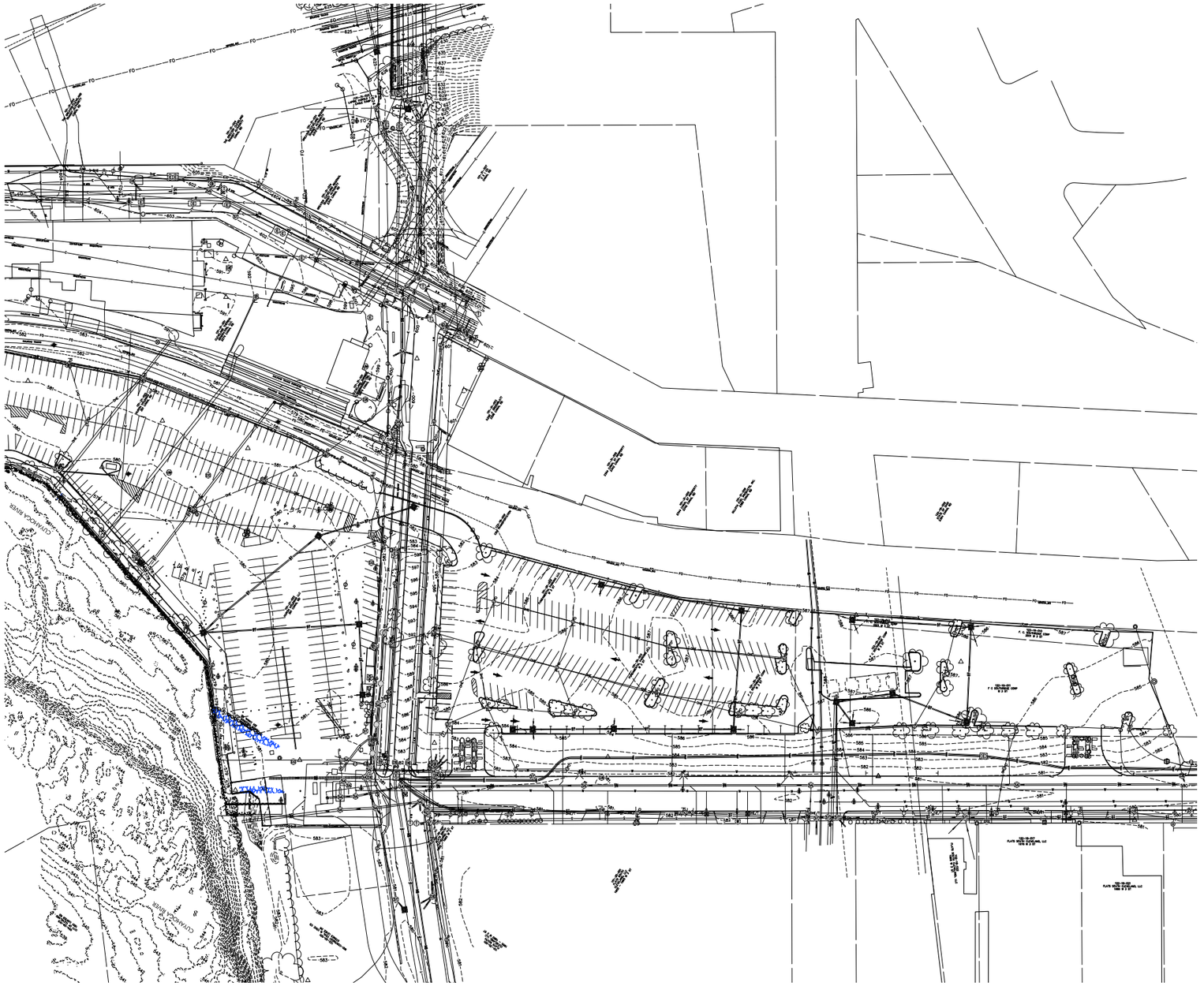
SITE DESIGN Parking, Service and Emergency Access



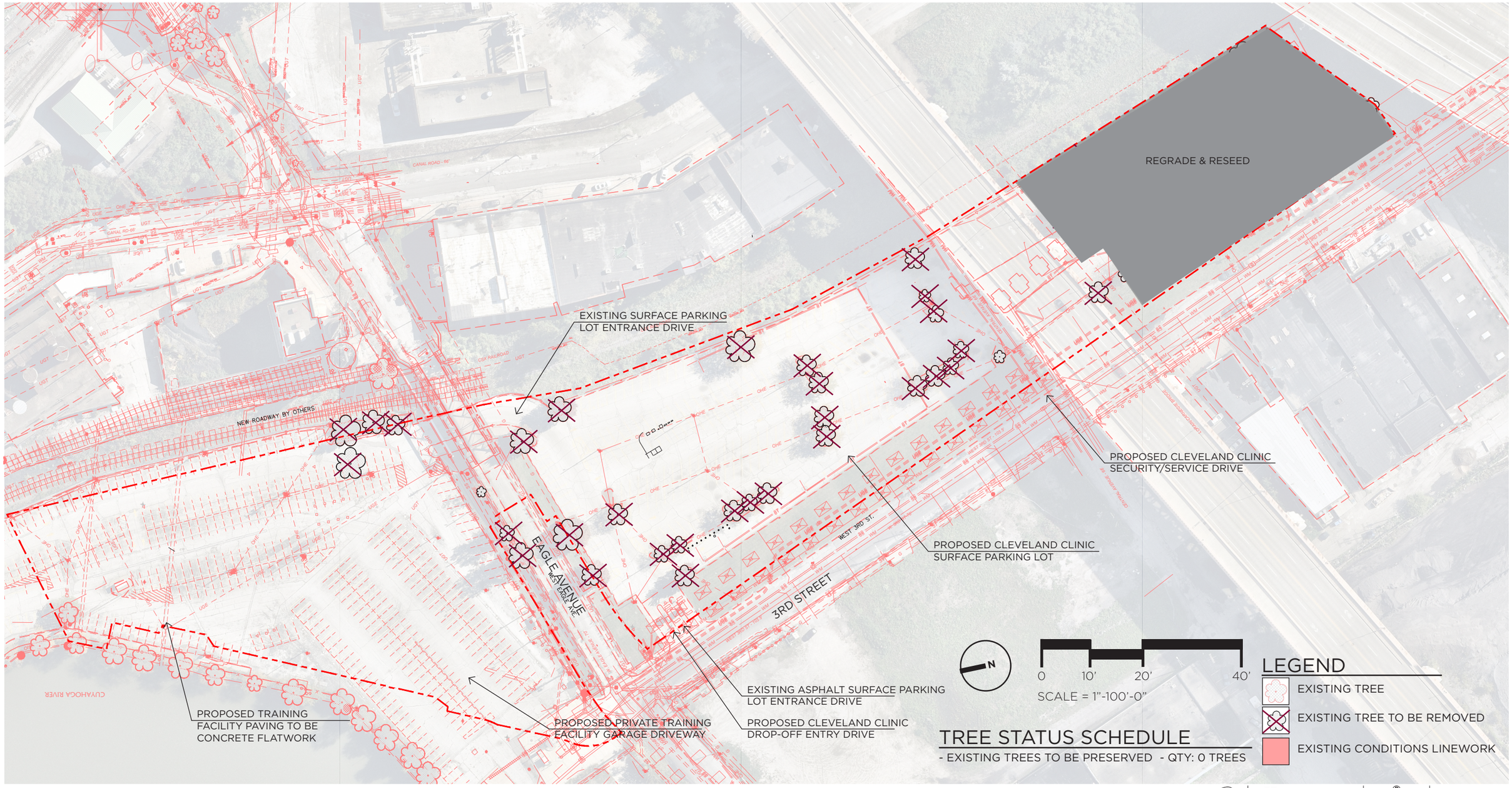
Appendix

SITE DESIGN Existing Conditions Plan



1 OVERALL EXISTING CONDITIONS PLAN
1" = 40'

** Please note that images have been adjusted to the page, and are not necessarily reflective of indicated scale.*


REGRADE & RESEED
EXISTING SURFACE PARKING LOT ENTRANCE DRIVE
NEW ROADWAY BY OTHERS
PROPOSED CLEVELAND CLINIC SECURITY/SERVICE DRIVE
PROPOSED CLEVELAND CLINIC SURFACE PARKING LOT
EAGLE AVENUE
WEST 3RD ST.
3RD STREET
CUYAHOGA RIVER
PROPOSED TRAINING FACILITY PAVING TO BE CONCRETE FLATWORK
PROPOSED PRIVATE TRAINING FACILITY GARAGE DRIVEWAY
EXISTING ASPHALT SURFACE PARKING LOT ENTRANCE DRIVE
PROPOSED CLEVELAND CLINIC DROP-OFF ENTRY DRIVE
N
0 10' 20' 40'
SCALE = 1"-100'-0"
LEGEND
EXISTING TREE
EXISTING TREE TO BE REMOVED
EXISTING CONDITIONS LINEWORK
TREE STATUS SCHEDULE
- EXISTING TREES TO BE PRESERVED - QTY: 0 TREES



1 WEST 3RD STREET LOOKING EAST



2 WEST 3RD STREET LOOKING NORTH



2 WEST 3RD STREET LOOKING EAST



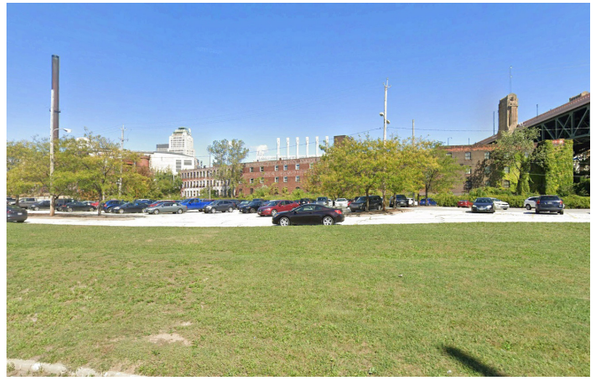
4 WEST 3RD STREET LOOKING NORTH WEST



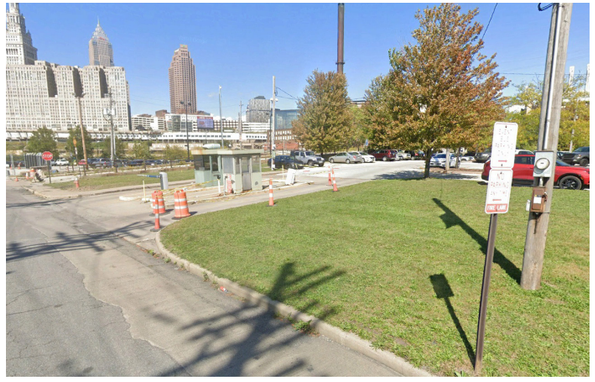
5 WEST 3RD STREET LOOKING EAST



6 WEST 3RD STREET LOOKING NORTH WEST



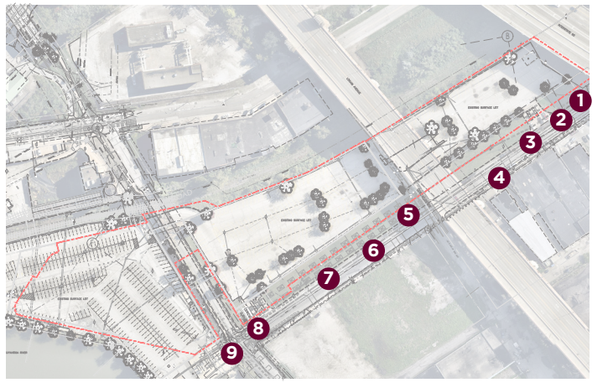
7 WEST 3RD STREET LOOKING EAST

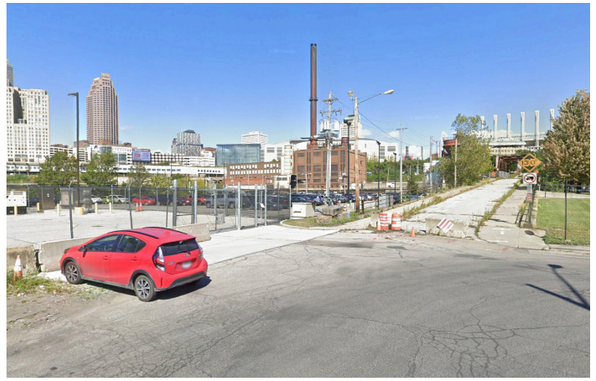


8 WEST 3RD STREET LOOKING NORTH EAST



9 WEST 3RD STREET/STONES LEVEE LOOKING SOUTH WEST





10 WEST 3RD STREET LOOKING EAST



11 WEST 3RD STREET LOOKING NORTH



12 PARCEL 17 LOOKING SOUTH



13 PARCEL 18 LOOKING NORTH EAST



14 PARCEL 17 LOOKING NORTH EAST



15 PARCEL 17 LOOKING NORTH



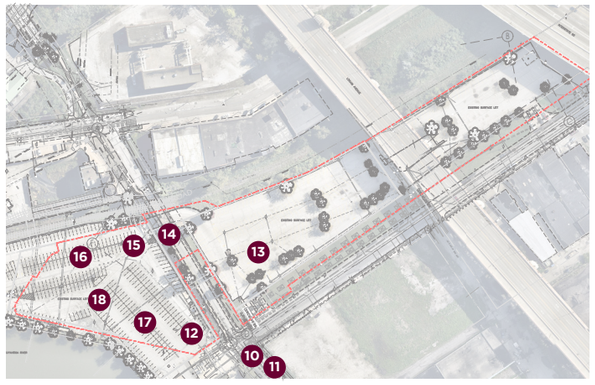
16 PARCEL 17 LOOKING EAST



17 PARCEL 17 LOOKING SOUTH EAST



18 PARCEL 17 LOOKING NORTH





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www.oups.org

OGPUPS
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www.ogpups.org

NOTES:
1. COORDINATE WITH OTHER [illegible] SHEETS AND OF OTHER DESIGN DISCIPLINES.

① PARCEL 17 SWPPP
1" = 20'

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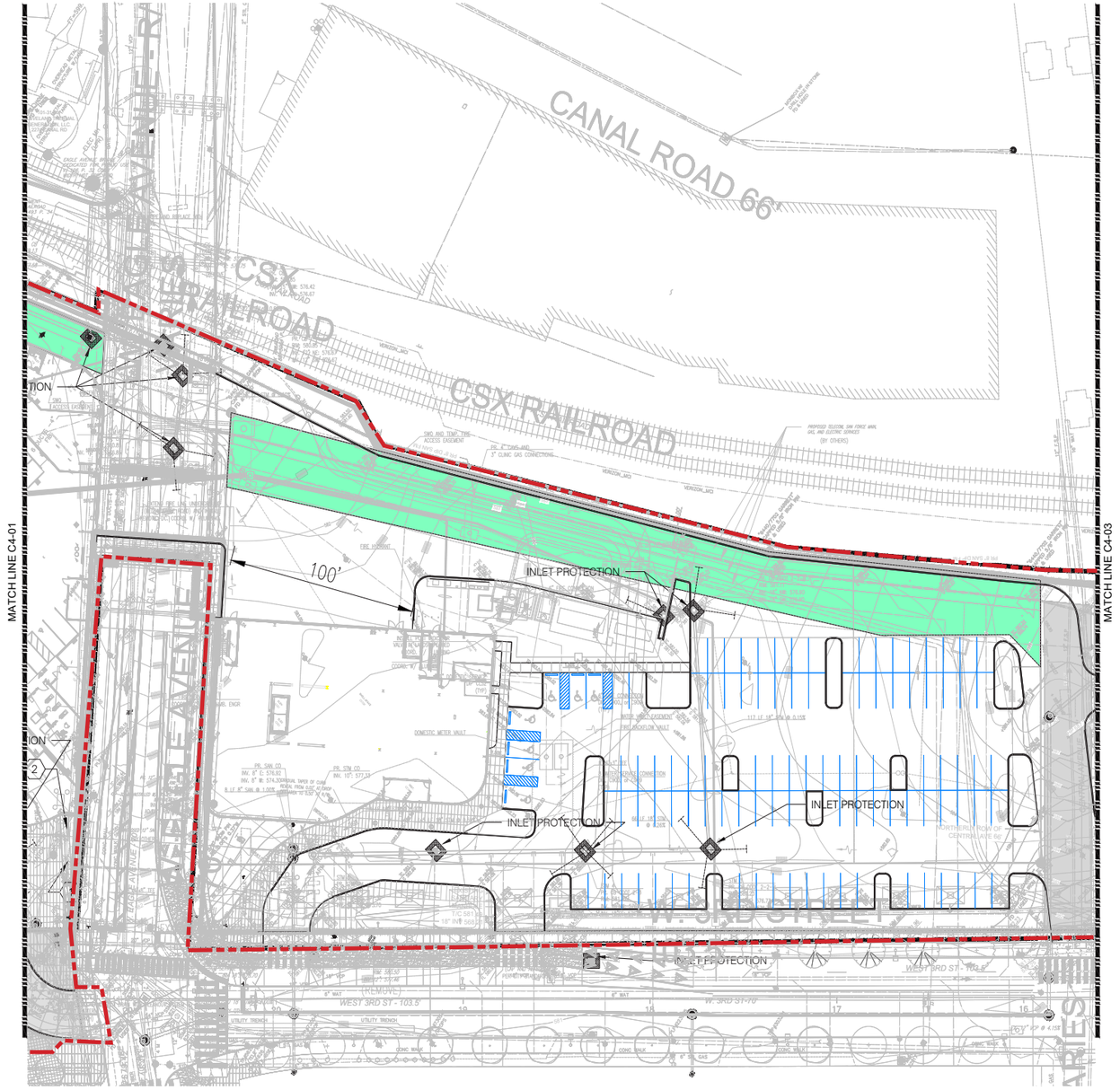
SITE DESIGN Stormwater Management | Parcel 18



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NOTES:
1. COORDINATE WITH OTHER CIVIL SHEETS AND OTHER DESIGN DISCIPLINES.

1 PARCEL 18 SWPPP
1" = 20'

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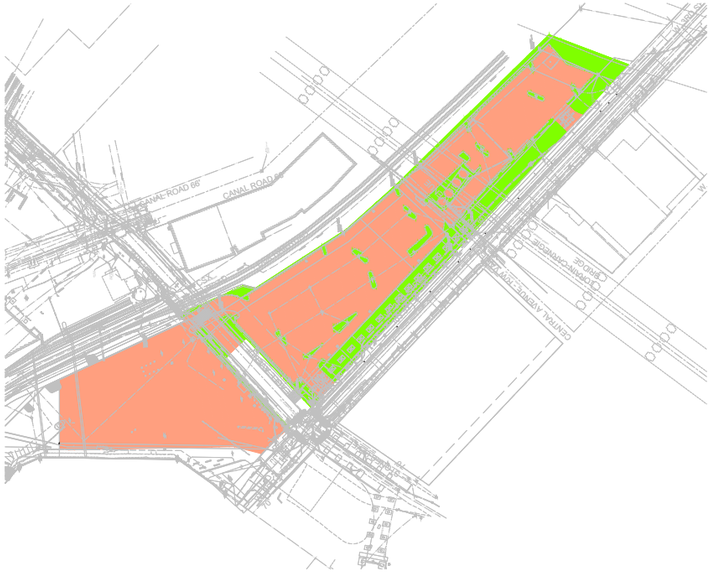
SITE DESIGN Stormwater Management

PREDEVELOPMENT COVERAGE ANALYSIS

PERVIOUS AREA = 1.39 ACRES	: 22.0%
IMPERVIOUS AREA = 4.92 ACRES	: 78.0%
TOTAL = 6.31 ACRES	: 100%



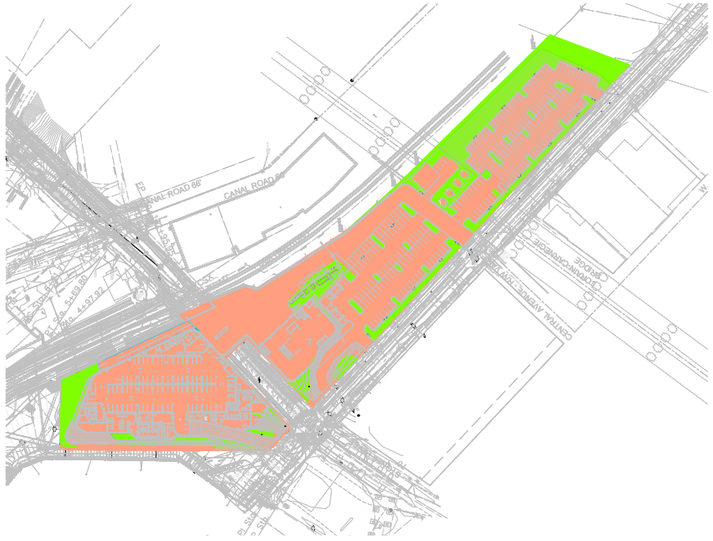
LEGEND

IMPERVIOUS AREA

PERVIOUS AREA

POSTDEVELOPMENT COVERAGE ANALYSIS

PERVIOUS AREA = 1.28 ACRES	: 20.3%
IMPERVIOUS AREA = 5.03 ACRES	: 79.7%
TOTAL = 6.31 ACRES	: 100%



PRELIMINARY SWQ VOLUME REQUIREMENT CALCULATION

Required Water Quality Volume Calculation

Total Disturbed Area, A = 6.310 acres

Type of Development: Redevelopment

Water Quality Volume Equation: WQv = 0.90 in. * A * [(Rv1*0.2)+(Rv2-Rv1)] / 12 [Equation 3]
where, Rv = 0.05 +0.9(i)

PRE-CONSTRUCTION CONDITIONS		PROPOSED POST-CONSTRUCTION CONDITIONS	
Ex. Impervious Surface =	4.930 acres	Total Impervious Surface Area =	5.030 acres
Ex. Impervious Fraction, I =	0.780	Impervious Fraction, I =	0.797
Rv1 =	0.752	Volumetric Runoff Coefficient, Rv2 =	0.767
		ΔRv =	2 %

Water Quality Volume, WQv = 0.079 ac-ft = 3,423 cu. ft.

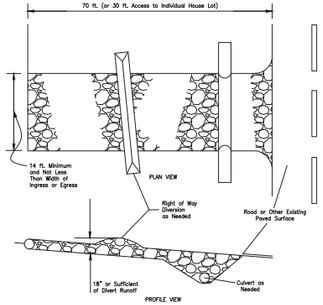
Message Center: *The minimum impervious area to treat with a practic 1.103 acres*

Construction Entrance

Description

A construction entrance is a stabilized pad of stone underlain with a geotextile and is used to reduce the amount of mud tracked off-site with construction traffic. Located at points of ingress/egress, the practice is used to reduce the amount of mud tracked off-site with construction traffic.

Specifications for Construction Entrance



1. Stone Size – ODOT # 2 (1.5–2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length – The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 20 ft. minimum to single residence lots).
3. Thickness – The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width – The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile – A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications

Geotextile Specifications for Construction Entrances	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS<0.6mm.
Permittivity	1x10-3 cm/sec.

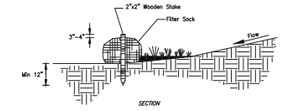
6. Timing – The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert – A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or its prevent runoff from being directed out onto paved surfaces.
8. Water Bar – A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance – The dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roadways or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction site shall be restricted from muddy areas.
11. Removal – The entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Filter Sock

Description

Filter socks are sediment-trapping devices using compost inserted into a flexible, permeable tube with a pneumatic blower device or equivalent. Filter socks trap sediment by filtering water passing through the berm and allowing water to pond, creating a settling of solids.

Specifications for Filter Sock



1. Materials – Compost used for filter socks shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from 3/8" to 2".
2. Filter Socks shall be 3 or 5 mil continuous, tubular, HDPE 3/8" knitted mesh netting material, filled with compost passing the above specifications for compost products.

Installation:

3. Filter socks will be placed on a level fine across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 21, additional socks shall be provided at the top and as needed midslope.
4. Filter socks intended to be left as a permanent filter or part of the natural landscape, shall be seeded at the time of installation for establishment of permanent vegetation.
5. Filter Socks are not to be used in concentrated flow situations or in runoff channels.

Maintenance:

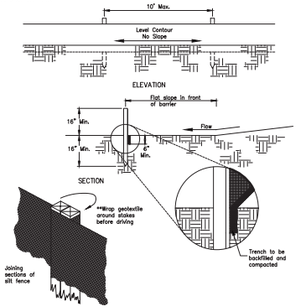
6. Routinely inspect filter socks after each significant rain, maintaining filter socks in a functional condition at all times.
7. Remove sediments collected at the base of the filter socks when they reach 1/3 of the exposed height of the practice.
8. Where the filter sock deteriorates or fails, it will be repaired or replaced with a more effective alternative.
9. Removal – Filter socks will be dispersed on site when no longer required in such as way as to facilitate and not obstruct seedings.

Silt Fence

Description

Silt fence is a sediment-trapping practice utilizing a geotextile fence, topography and sometimes vegetation to cause sediment deposition. Silt fence reduces runoff's ability to transport sediment by ponding runoff and dissipating small rills or concentrated flow into uniform sheet flow. Silt fence is used to prevent sediment-laden sheet runoff from entering into downstream creeks and sewer systems.

Specifications for Silt Fence



1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fence should be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be entrenched in a newly excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequate uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into ground, (see detail).
10. Maintenance – Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be preformed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
    - Sediment deposits shall be routinely removed when the deposit reaches approximately one-half the height of the silt fence.
    - Silt fences shall be inspected after each rainfall and at least daily during prolonged rainfall. The location of the existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for Silt Fence Materials

1. Fence post – The length shall be a minimum of 32 inches. Wood post will be 2-by-2-in, nominal dimensioned hardwood of sound quality. They shall be free of knots, splits, and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

Fabric Properties	Values	Test Method
Minimum Tensile Strength	120 lbs (535 N)	ASTM D4632
Maximum Elongation at 60 lbs	50%	ASTM D4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D4533
Apparent Opening Size	≤ 0.84 mm	ASTM D4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D4491
UV Exposure Strength Retention	70%	ASTM D4355

Temporary Seeding

Description

Temporary seedings establish temporary cover on disturbed areas by planting appropriate rapidly growing annual grasses or small grains. Temporary seeding provides erosion control on areas in between construction operations. Grasses, which are quick growing, are seeded and usually mulched to provide prompt, temporary soil stabilization. It effectively minimizes the area of a construction site prone to erosion and should be used everywhere the sequence of construction operations allows vegetation to be established.

Specifications for Temporary Seeding

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1000 ft2	Lb./Acre
March 1 to August 15	Oats	3	128 (4 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
August 16th to November	Oats	3	128 (3 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Rye	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Creeping Red Fescue	0.4	40
	Kentucky Bluegrass	0.4	40
November 1 to Feb. 29	Use mulch only or dormant seeding		

Note: Other approved species may be substituted.

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.
3. Soil Testing – Soil testing is highly recommended for the success of establishing vegetation. Temporary seeding should not be postponed if lime/ seedbed preparation is not possible.
4. Soil Amendments – Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.
5. Seeding Method – Seed shall be applied uniformly with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. When feasible, except when a cultipacker type seeder is used, the seedbed shall be loosened by raking or dragging and then lightly harrowed into place using a rotor or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Mulching Temporary Seeding

1. Mulch – Apply straw temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.
2. Materials:
    - Straw – If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons/acre or 90 lbs./1,000 sq.-ft. (2–3 bales)
    - Hydroseeders – If wood cellulose fiber is used, it shall be used at 2,000 lbs./ac. or 46 lb./1,000 sq.-ft.
    - Other – Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.
3. Straw mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
    - Mechanical – A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
    - Mulch Netting – Netting shall be used according to manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
    - Synthetic Binders – Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates recommended by the manufacturer.
    - Wood-Cellulose Fiber – Wood –cellulose fiber blinder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

Dust Control

Description

Dust control involves preventing or reducing dust from exposed soils and other surfaces during land disturbing, demolition and construction activities to reduce the presence of airborne substances which may present health hazards, traffic safety problems or harm animal or plant life.

Specifications for Dust Control

1. Vegetative cover and/mulch – Apply temporary or permanent seeding and mulch to areas that will remain idle for over 21 days. Saving existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding; Permanent Seeding; Mulching Practices; and Tree and Natural Area Protection practices.
2. Watering – Spray site with water until the surface is wet before and during grading and repeat as needed, especially on haul roads and other heavy traffic routes. Watering shall be done at a rate that prevents dust but does not cause soil erosion. Wetting agents shall be utilized according to manufacturer's instructions.
3. Spray-On Adhesives – Apply adhesives according to the following table or manufacture's instructions.

Adhesive	Water Dilution (Adhesive:Water)	Nozzle Type	Application Rate Gal./Ac.
Latex Emulsion	12.5:1	Fine	235
Resin In Water Acrylic Emulsion (No-Traffic)	4:1	Fine	300
Acrylic Emulsion (No-Traffic)	7:1	Coarse	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse	350

4. Stone – Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil emissions.
5. Barriers – Existing windbreak vegetation shall be marked and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil.
6. Calcium Chloride – This chemical may be applied by mechanical spreader as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with supplier's specified rates.
7. Operation and Maintenance – When Temporary Dust Control measures are used; repetitive treatment should be applied as needed to accomplish control.
8. Street Cleaning – Paved areas that have accumulated sediment from construction should be cleaned daily, or as needed, utilizing a street sweeper or bucket-type endloader or scraper.

Permanent Seeding

Description:

Perennial vegetation is established on areas that will not be re-disturbed for periods longer than 12 months. Permanent seeding includes site preparation, seedbed preparation, planting seed, mulching, irrigation, and maintenance.

Permanent vegetation is used to stabilize soil, reduce erosion, prevent sediment pollution, reduce runoff by promoting infiltration, and provide stormwater quality benefits offered by dense grass cover.

Specifications for Permanent Seeding:

Seed Mix	Seeding Rate		Notes
	Lb/Acre	lbs/1000 sf	
General Use			
Creeping Red Fescue	20 – 40	1/2 – 1	For close mowing & for waterways with < 2.0 ft/sec velocity
Domestic Ryegrass	10 – 20	1/4 – 1/2	
Kentucky Bluegrass	20 – 40	1/2 – 1	
Tall Fescue	40 – 50	1 – 1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40 – 50	1 – 1 1/4	
Crown Vetch	10 – 20	1/4 – 1/2	Do not seed later than August
Tall Fescue	20 – 30	1/2 – 3/4	
Flat Pea	20 – 25	1/2 – 3/4	Do not seed later than August
Tall Fescue	20 – 30	1/2 – 3/4	
Road Ditches and Swales			
Tall Fescue	40 – 50	1 – 1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100 – 120	2	
Perennial Ryegrass		2	
Kentucky Bluegrass	100 – 125	2	For shaded areas
Creeping Red Fescue		1 1/2	

Note: Other approved seed species may be substituted

Site Preparation

1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
2. The site shall be prepared as needed to permit the use of conventional equipment for seedbed preparation and seeding.
3. Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

1. Lime – Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000 sf or 2 tons per acre.
2. Fertilizer – Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000 sf or 1,000 pounds per acre of a 10–10–10 or 12–12–12 analyses.
3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

1. Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seeding

1. Seeding should not be done from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not survive the winter.
2. The following methods may be used for Dormant Seeding:
    - From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
    - From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch, and anchor. Increase the seeding rates by 50% for this type of seeding.
    - Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
    - Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

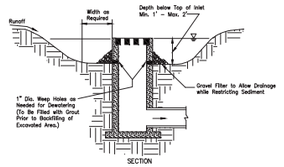
Mulching

1. Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.
2. Materials:
    - Straw – If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000 sf. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sf sections and spread two 45 pound bales of straw in each section
    - Hydroseeders – If wood cellulose fiber is used, it shall be applied at 2,000 pounds per acre or 46 pounds per 1,000 sf.
    - Other – Other acceptable mulches include rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.
3. Straw and Mulch Anchoring Methods: (Straw mulch shall be anchored immediately to minimize loss by wind or water.)
    - Mechanical – A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
    - Mulch Netting – Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
    - Asphalt Emulsion – Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gallons per acre.
    - Synthetic Binders – Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack, or equivalent may be used at rates specified by the manufacturer.
    - Wood Cellulose Fiber – Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

Irrigation

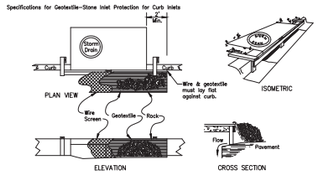
1. Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.
2. Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Specifications for Excavated Drop Inlet Sediment Protection

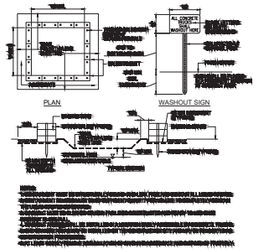


1. The excavated trap should sized to prowed a minimum storage capacity calculated at the rate of 135 cubic yards for one (1) acre of drainage area. A trap should be no more than one (1) foot, nor more than two (2) feet deep measured from the top of the inlet structure. Side slopes should not be steeper than 2:1.
2. The slopes of the trap may vary to fit the drainage are and terrain.
3. Where the area receives concentrated flows, such as in the highway median, provide the trap with a shape having a 2:1 ratio of length to width, with the length oriented in the direction of flow.
4. Sediment should be removed and the trap restored to the original depth when the sediment has accumulated to 40% the design depth of the trap. Removed sediment should be spread in a suitable area and stabilized so it will not erode.
5. During final grading, the inlet should be protected with geotextile–stone inlet protection. Once final grading is achieved, sod or a suitable temporary erosion control material shall be implemented to protect the area until permanent vegetation is established.

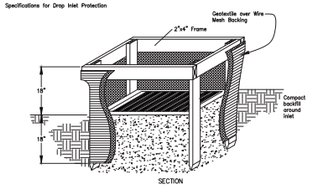
Specifications for Geotextile–Stone Inlet Protection for Curb Inlets



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. Construct a wooden frame of 2–by–4–in. construction–grade lumber. The end spacers shall be a minimum of 1 ft. beyond both ends of the throat opening. The anchors shall be nailed to 2–by–4–in. stakes driven on the opposite side of the curb.
3. Use wire mesh with ½–in. openings and sufficient strength to support fabric and stone. It shall be a continuous piece with a minimum width of 30 in. and 4 ft. longer than the throat length of the inlet, 2 ft. on each side.
4. Geotextile cloth shall have an equivalent opening size (EOS) of 20–40 sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
5. The wire mesh and geotextile cloth shall be formed to the concrete gutter and against the face of the curb on both sides of the inlet and securely fastened to the 2–by–4–in. frame.
6. Two–inch stone shall be placed over the wire mesh and geotextile in such a manner as to prevent water from entering the inlet under or around the geotextile cloth.
7. This type of protection must be inspected frequently and stone and/or geotextile replaced when clogged with sediment.

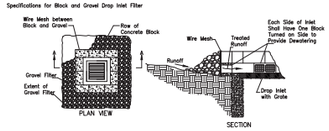


Specifications for Drop Inlet Protection



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. The earth around the inlet shall be excavated completely to a depth at least 18 inches.
3. The wooden frame shall be constructed of 2–inch by 4–inch construction–grade lumber. The 2 inch by 4–inch posts shall be driven one (1) ft into the ground at four corners of the inlet and the top portion of 2–inch by 4–inch frame assembled using the overlap joint shown. The top of the frame shall be at least 6 inches below adjacent roads If ponded water will pose a safety hazard to traffic.
4. Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
5. The geotextile cloth shall have an equivalent opening size (EOS) of 20–40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. Cloth shall extend from the top of the frame to 18 inches below the inlet crest elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
6. Backfill shall be placed around the inlet in compacted 6 inch layers until the earth is even with notch elevation on ends and top elevation on sides.
7. A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression. The top of the dike shall be at least 6 inches higher than the top of the frame.

Specifications for Block and Gravel Drop Inlet Filter

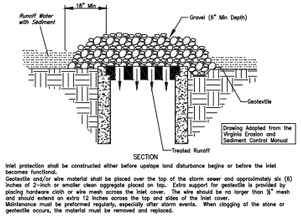


1. Place 4–inch by 8–inch by 12–inch concrete blocks lengthwise on their sides in a single row around the perimeter of the inlet, with the ends of adjacent blocks abutting. The height of the barrier can be varied, depending upon the design needs, by stacking combinations of the same size blocks. The barrier of blocks should be at least 12–inches high but no greater than 24–inches high.
2. Wire mesh should be placed over the outside vertical face (weakback) of the concrete blocks to prevent stone from being washed through the block cores. Hardware cloth or comparable wire mesh with ½–inch openings should be used.
3. Two–inch stone should be piled against the wire to the top of the block barrier, as shown above.
4. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, pull stone away from the blocks, clean and/or replace.

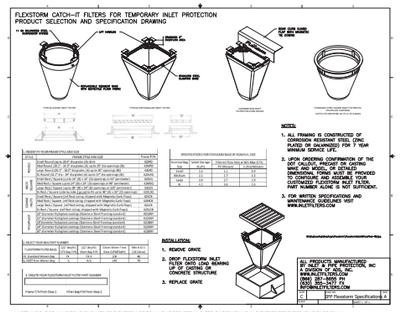
Specifications for Additional Construction Site Pollution Controls

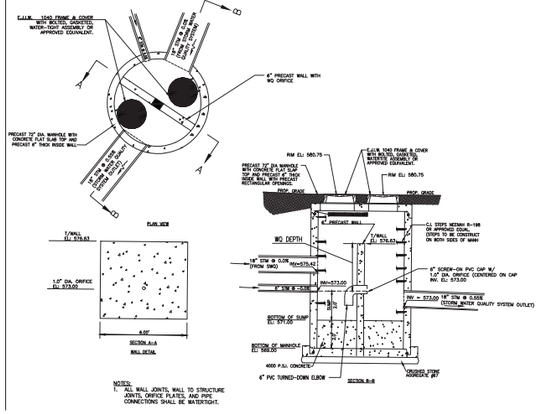
1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes
   - Plan ahead
   - Use products up
   - Follow label directions for disposal
   - Remove lids from empty bottles and cans when disposing in trash
   - Don't mix chemicals together
   - Don't pour into waterways, storm drains or onto the ground
   - Don't pour down the sink, floor drain or septic tanks
   - Don't bury chemicals or containers
   - Don't burn chemicals or containers
   - Don't mix chemicals together
2. Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products, and sanitary wastes. Containers shall be maintained and emptied as needed to prevent their overflow. All trash and debris shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
3. No construction related waste materials are to be buried on–site. By exception, clean fill (bricks, hardened concrete, ect) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
4. Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying components, and all other potentially hazardous materials shall be performed in an area away from any watercourses, ditch or storm drain.
5. Equipment Fueling and Maintenance, all changing, etc., shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for containing oil and catching spills. Vehicles and equipment shall be fueled and serviced in a designated area fitted to prevent accidental discharges to groundwater and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply to this site. Any fueling facility that has a single above ground tank of 660 gallons or more, accumulatively above ground storage of 1320 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.
6. Concrete Truck Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.
7. Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty filler and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as mold release oils, concrete curing compounds and flammable or explosive materials shall be disposed of in accordance with Item 8. Any spill of 25 gallons (94.6 liters) or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.
8. Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off contaminated with petroleum contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.
9. Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, outposts, plastics or plastic coated wire may be burned (OAC 3745–19). Open burning is not allowed in restricted areas, which are defined as 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of to 10,000; and 3) within 1000 feet of any dwelling house or public building. Open burning is not allowed in restricted areas at any time within a feet of an inhabited building on another property. Open burning is permissible in a restricted area for heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbeques. Outside of restricted areas, open burning is permissible for landscape or land–clearing wastes (plant material), with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.
10. Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between application areas and waters of the state to prevent wind drift of the dust suppressant. Application may not occur when rain is imminent or noted in the short term forecast. Used oil may not be applied for dust control.
11. Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile aggregate batch plants; mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
12. Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on–site septic system discharges, concrete truck chute washout, etc. Operators must develop a plan to contain these wastes and have them properly disposed at an approved disposal facility. In the event, leachate or sewage is discharged, it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
13. A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extenders, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

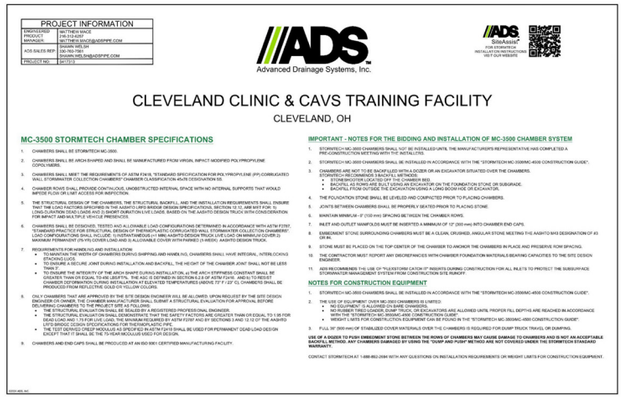
Specifications for Geotextile–Stone Inlet Protection



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. Geotextile and/or wire material shall be placed over the top of the storm sewer and approximately six (6) inches of 2–inch or smaller clean aggregate placed on top. Extra support for geotextile is provided by placing hardware cloth or wire mesh across the inlet cover. The wire should be no larger than ½" mesh size. It should extend an extra 12 inches across the top and sides of the inlet cover.
3. Maintenance must be performed regularly, especially after storm events. When clogging of the stone or geotextile occurs, the material must be removed and replaced.







PROJECT INFORMATION	
ENGINEER OF PROJECT MANAGER:	MATTHEW MANCE 716-312-6307 MATTHEW.MANCE@ADSPIPE.COM
ADS SALES REP:	BRIAN DIETZ 330-788-1552 CHAUNCEY.WELSH@ADSPIPE.COM
PROJECT NO:	341313

Advanced Drainage Systems, Inc.

ADS SiteAssist™ FOR CONTRACTORS INSTALLER ON-SITE INSTRUCTIONS VISIT OUR WEBSITE

CLEVELAND CLINIC & CAVS TRAINING FACILITY

CLEVELAND, OH

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". CHAMBER CLASSIFICATION 45475 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LONG-TERM VERTICAL DEFLECTION OF THE CHAMBER SYSTEM UNDER THE COMBINED DEAD LOAD AND 10 YEARS OF LIVE LOAD (LIVE LOAD DEFLECTION DEAD LOAD) AND 75 SHORT DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE ESTHETICS, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE ALLOWABLE LOAD CONFIGURATIONS SHALL INCLUDE A MINIMUM PERMANENT (DEAD LOAD) COVER OF 12" (300 mm) AND A MAXIMUM PERMANENT (PLUS LIVE LOAD) COVER OF 96" (2400 mm). THE ALLOWABLE LOAD CONFIGURATIONS SHALL BE LIMITED TO MAXIMUM PERMANENT (PLUS LIVE LOAD) COVER AND TO A ALLOWABLE COVER WITH PARKED (3 WIDE) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STACKING LUGS.
   - TO PROVIDE A SECURE, JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 5".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, A THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND (c) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER (ESI, BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE CHAMBERS ARE DELIVERED TO THE SITE. THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR THE LOAD CONFIGURATIONS DESIGNED IN ACCORDANCE WITH SECTION 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75 YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

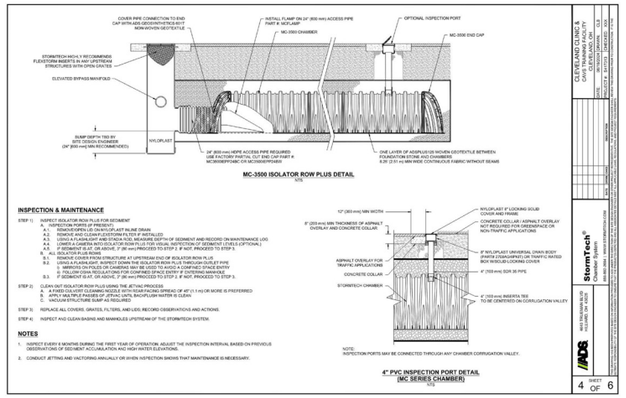
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEFORE CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED.
   - NO RUBBER TIRED EXCAVATORS ALLOWED ON CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTH ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A HOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A.) INSPECTION PRIOR TO FIRST USE
  - A.1) VERIFY ISOLATOR ROW PLUS IS PROPERLY INSTALLED AT INLINE DRAIN
  - A.2) REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3) USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4) LOOK AT THE OUTLET PIPE TO DETERMINE IF IT IS FREE OF DEBRIS AND SEDIMENT
  - A.5) IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B.) ALL ISOLATOR PLUS ROWS
  - B.1) OPEN ISOLATOR ROW PLUS STRUCTURE AT UPSTREAM END OF ISOLATION ROW PLUS
  - B.2) USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    1. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    2. FOLLOW YOUR ROV'S PROCEDURES FOR CONFINED SPACE ENTRY IF SYSTEMS ARE ROV ACCESSIBLE
  - B.3) IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 3. IF NOT, PROCEED TO STEP 5.

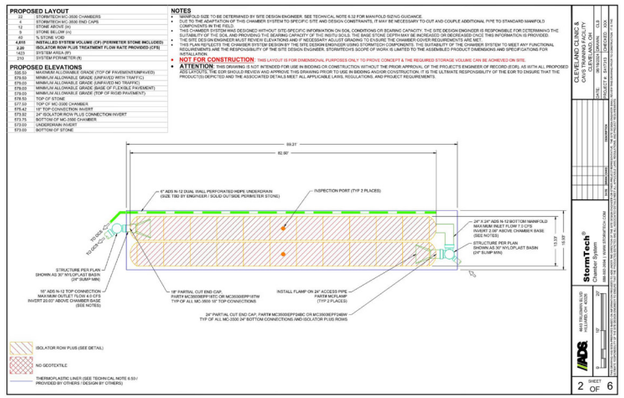
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETTING PROCESS
- A. A WIDE-ANGLE SPRAY NOZZLE WITH MORE THAN ONE FORWARD FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETTING UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

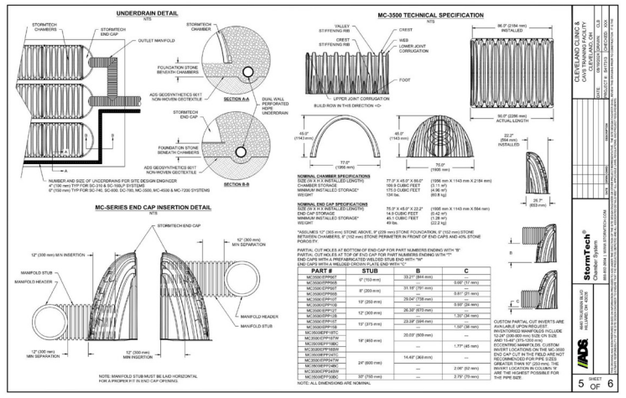


PROPOSED LAYOUT	
22	STORMTECH MC-3500 CHAMBERS
11	STORMTECH MC-3500 END CAPS
1	STONE ABOVE (IN)
9	STONE BELOW (IN)
43	% STONE VOID
4,816	**INSTALLED SYSTEM VOLUME (CY) (PERIMETER STONE INCLUDED)**
1,423	**SYSTEM AREA (SF) TREATMENT FLOW RATE PROVIDED (CFS)**
1423	SYSTEM AREA (SF)
316	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
586.00	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
585.50	MINIMUM ALLOWABLE GRADE (UNPAVED FINISHED GRADE)
579.33	MINIMUM ALLOWABLE GRADE (UNPAVED REI TRAFFIC)
579.03	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
578.03	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
578.53	TOP OF STONE
578.53	TOP OF MC-3500 CHAMBER
578.42	12" TOP CONNECTION: INVERT
573.92	18" ISOLATOR ROW PLUS CONNECTION INVERT
573.75	BOTTOM OF MC-3500 CHAMBER
573.03	UNDISTURBED SUBGRADE
573.00	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.12 FOR MANIFOLD SIZING GUIDANCE.
- ADS RECOMMENDS 6" (150 mm) MIN. ABOVE TOP STONE FOR THIS CHAMBER SYSTEM TO ACCOMMODATE SITE SPECIFIC STEPS AND DESIGN CONSTRAINTS. IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STAGGER MANIFOLD COMPONENTS IN THE FIELD.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND BEARING CAPACITY FOR THE CHAMBER SYSTEM AS DESCRIBED IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE". THIS INFORMATION IS PROVIDED.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS PLAN REFLECTS THE CHAMBER SYSTEM DESIGN BY THE SITE DESIGN ENGINEER USING STORMTECH COMPONENTS. THE SUITABILITY OF THE CHAMBER SYSTEM TO MEET ANY FUNCTIONAL REQUIREMENTS ARE THE RESPONSIBILITY OF THE SITE DESIGN ENGINEER. STORMTECH'S SCOPE OF WORK IS LIMITED TO THE ASSEMBLED PRODUCT DIMENSIONS AND SPECIFICATIONS FOR INSTALLATION.
- **NOT FOR CONSTRUCTION** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.
- **ATTENTION** THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE PRIOR APPROVAL OF THE SITE DESIGN ENGINEER OF RECORD (EOR). AS-BUILT ALL PROPOSED ADS LAYOUTS. THE EOR SHOULD REVIEW AND APPROVE THIS DRAWING PRIOR TO USE IN BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PROJECTED DEPTH(S) AND THE ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



UNDERDRAIN DETAIL

NTS

MC-3500 TECHNICAL SPECIFICATION

NTS

NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x H x T) INSTALLED LENGTH
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT

77.0" X 45.0" X 90.7"
(1956 mm X 1143 mm X 2304 mm)
109.9 CUBIC FEET
(3.11 m³)
75.1 CUBIC FEET
(2.96 m³)
1041 lbs.
(472 kg)

77.0" X 45.0" X 22.2"
(1956 mm X 1143 mm X 564 mm)
14.6 CUBIC FEET
(0.42 m³)
4.5 CUBIC FEET
(0.28 m³)
104 lbs.
(47 kg)

NOMINAL END CAP SPECIFICATIONS
SIZE (W x H x T) INSTALLED LENGTH
END CAP STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT

70.2" X 45.0" X 22.2"
(1783 mm X 1143 mm X 564 mm)
14.6 CUBIC FEET
(0.42 m³)
4.5 CUBIC FEET
(0.28 m³)
104 lbs.
(47 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 9" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
ALL CUT HOLES ARE CENTERED VERTICALLY IN END WALL
END CAPS WITH 4 PREDRILLED PLATES END WITH "W"

PART #	STUB	B	C
MC3500EPP06B	6" (150 mm)	33.27" (845 mm)	0.00" (0" mm)
MC3500EPP06T		31.16" (791 mm)	0.51" (13 mm)
MC3500EPP08B	8" (200 mm)		0.51" (13 mm)
MC3500EPP08T		29.04" (738 mm)	
MC3500EPP10B	10" (250 mm)		0.59" (15 mm)
MC3500EPP10T		26.39" (670 mm)	
MC3500EPP12B	12" (305 mm)		1.20" (30 mm)
MC3500EPP12T		23.39" (594 mm)	
MC3500EPP15B	15" (375 mm)		1.20" (30 mm)
MC3500EPP15T		20.00" (508 mm)	
MC3500EPP18TW	18" (460 mm)		
MC3500EPP18TC		—	1.77" (45 mm)
MC3500EPP18W		14.40" (365 mm)	
MC3500EPP24TW	24" (600 mm)		—
MC3500EPP24TC		—	2.95" (75 mm)
MC3500EPP30TW	30" (750 mm)	—	3.78" (75 mm)
MC3500EPP30TC			

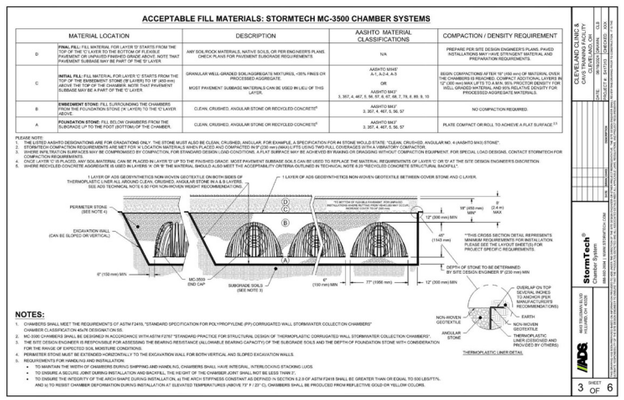
NOTE: ALL DIMENSIONS ARE NOMINAL

MC-SERIES END CAP INSERTION DETAIL

NTS

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

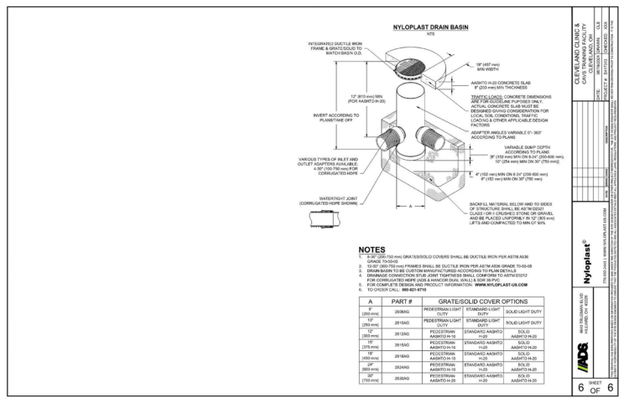
CUSTOM PARTIAL CUT INSERTS ARE AVAILABLE FOR CUSTOM INVERTS. INVERTS/CROWN OF MANIFOLDS INCLUDE 12-24" (305-600 mm) SIZE ON SIZE ECCENTRIC MANIFOLDS. FOR ECCENTRIC MANIFOLDS, CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP ARE REQUIRED. THE MAX SIZE RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm) THE MAX SIZE RECOMMENDED FOR PIPE SIZES ARE THE HIGHEST POSSIBLE FOR THIS PIPE SIZE.



ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF LAYER 'C' TO THE BOTTOM OF THE FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (LAYER 'B') TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL GRADED SOIL/AGGREGATEMIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE OR LAYER'S TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43* 2, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43* 2, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE [1]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR AN STONE MOLD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. CARE MUST BE TAKEN NOT TO OVERCOMPACT BY EXCESSIVE COMPACTION EFFORT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHALL ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 'RECYCLED CONCRETE STRUCTURAL BACKFILL'.



NYLOPLAST DRAIN BASIN

NTS

NOTES

1. 6.50" (250-702 mm) GRATE/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536
2. 12" (300 mm) SUMP
3. 10.50" (350-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
4. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
5. CONTACT NYLOPLAST AT 1-800-821-6710 FOR ADDITIONAL INFORMATION OR REFERENCE 6310
   FOR CORRUGATED HDPE (ADS & HANCOR TECH. WALL) & ISCHI (N PVC)
6. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
7. TO ORDER CALL: **888.821.6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
6" (150 mm)	2836RG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
8" (200 mm)	2815AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
12" (300 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (400 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (460 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2836AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

Northeast Ohio
Regional Sewer District

April 2, 2024

Mr. Raymond Conley, P.E.
C.W. Courtney Company
700 Beta Drive, Suite 200
Mayfield Village, OH 44143

Re: ***Cavs & Cleveland Clinic Global Peak Performance Center – Cleveland, Ohio***
Title IV Review Applicability Determination

Dear Mr. Conley,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORSD) Code of Regulations provides the NEORSD with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORSD or a member community. Therefore, the NEORSD has the authority to review all requests for connection approval within the combined sewer system.

Based on preliminary information, the referenced project:

- ☑ Will be subject to review by the NEORSD under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORSD Title IV Combined Sewer Code requirements, detailed in the attached guidance document, ***Submittal Requirements for Connections to the Combined Sewer System – Guidelines for Review and Approval.***
- ☐ Will not be subject to review by the NEORSD under Title IV – Combined Sewer Code.

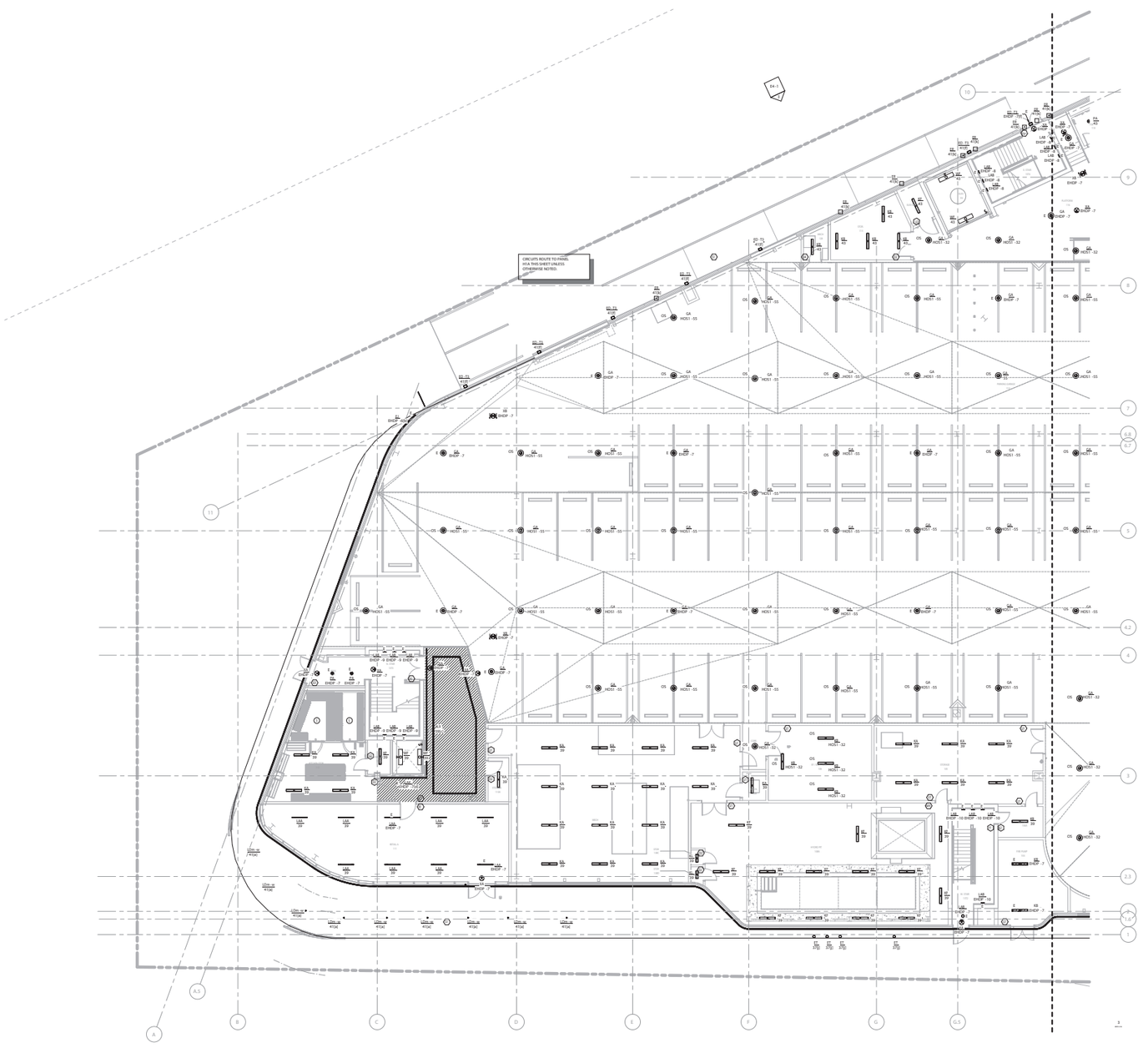
If you have any questions, please feel free to contact me at ext. 6881.

Kind Regards,

Jeffrey Jowett,
Community Discharge Permit Program Manager

cc:
Elie Ramy, Cleveland WPC
Adam Davenport, Cleveland City Planning Commission

George J. McMonagle Administration Building
3900 Euclid Avenue Cleveland, Ohio 44115
P: 216.881.6600 neorsd.org



GENERAL NOTES

A. DECORATIVE LIGHTING SHOWN FOR CLARITY. REFER TO LIGHTING CONTROLS ONLY. REFER TO THE LIGHTING DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

B. 'E' TAG ON FLOOR PLANS DENOTES EGRESS LIGHT FIXTURES.

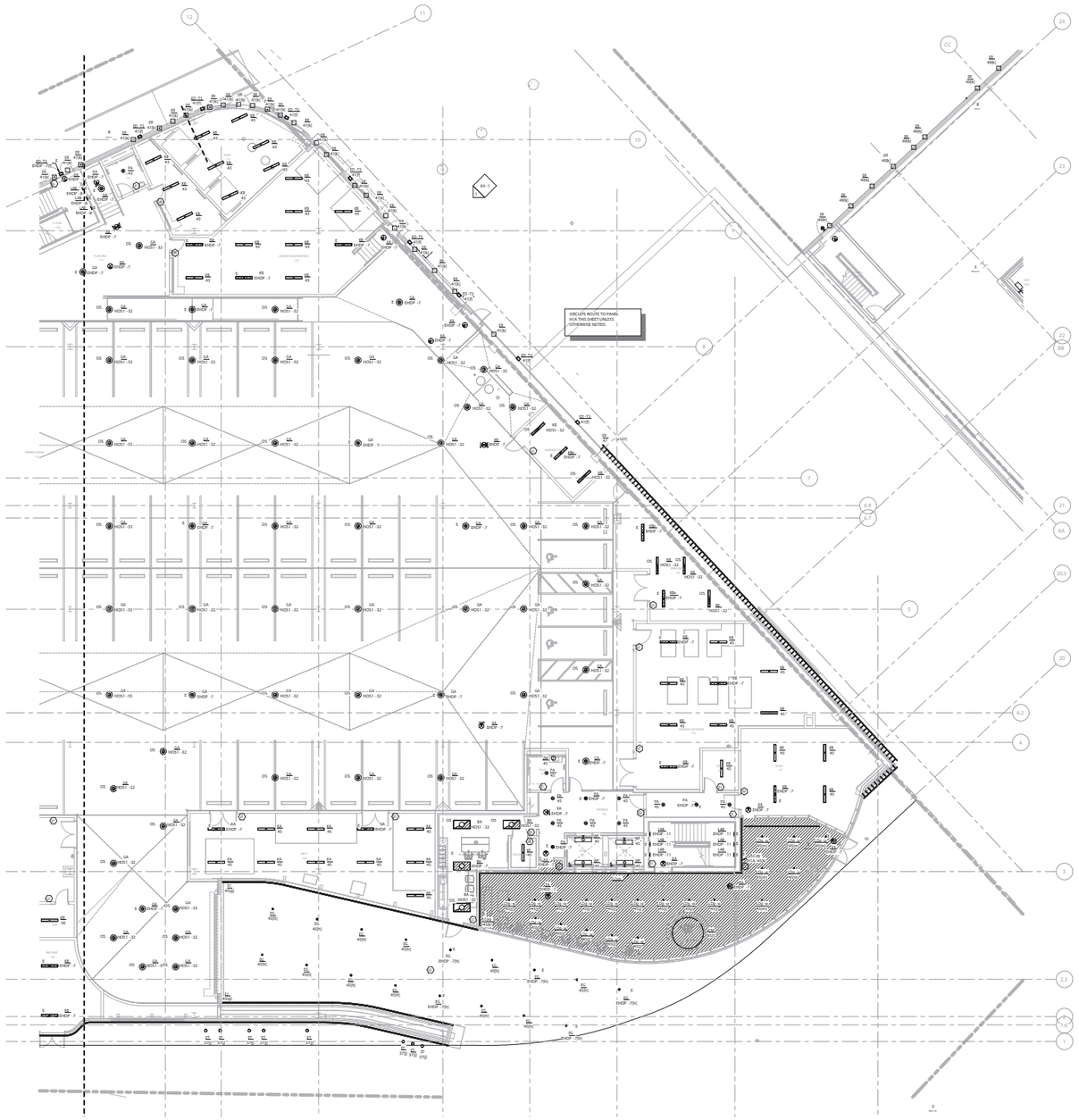
C. 'OS ' TAG ON FLOOR PLANS DENOTES OPTIONAL STANDBY LIGHT FIXTURES.

D. LIGHTING CONTROLS IN THE HATCHED REGION ARE TO BE NETWORKED.

KEYED NOTES

1. WALK - IN COOLER PROVIDED WITH INTEGRAL LIGHTING.

SITE DESIGN Architectural Lighting



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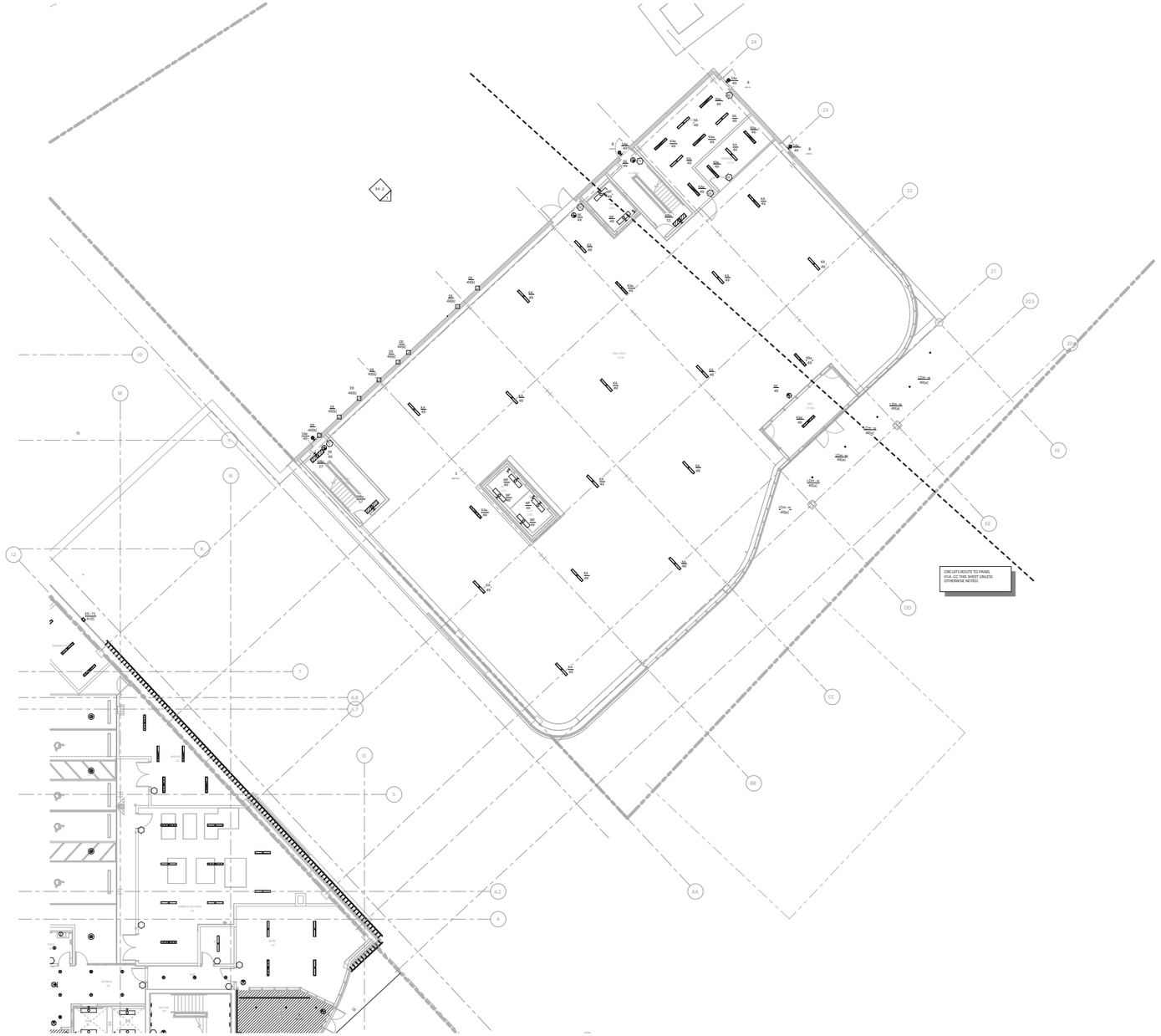

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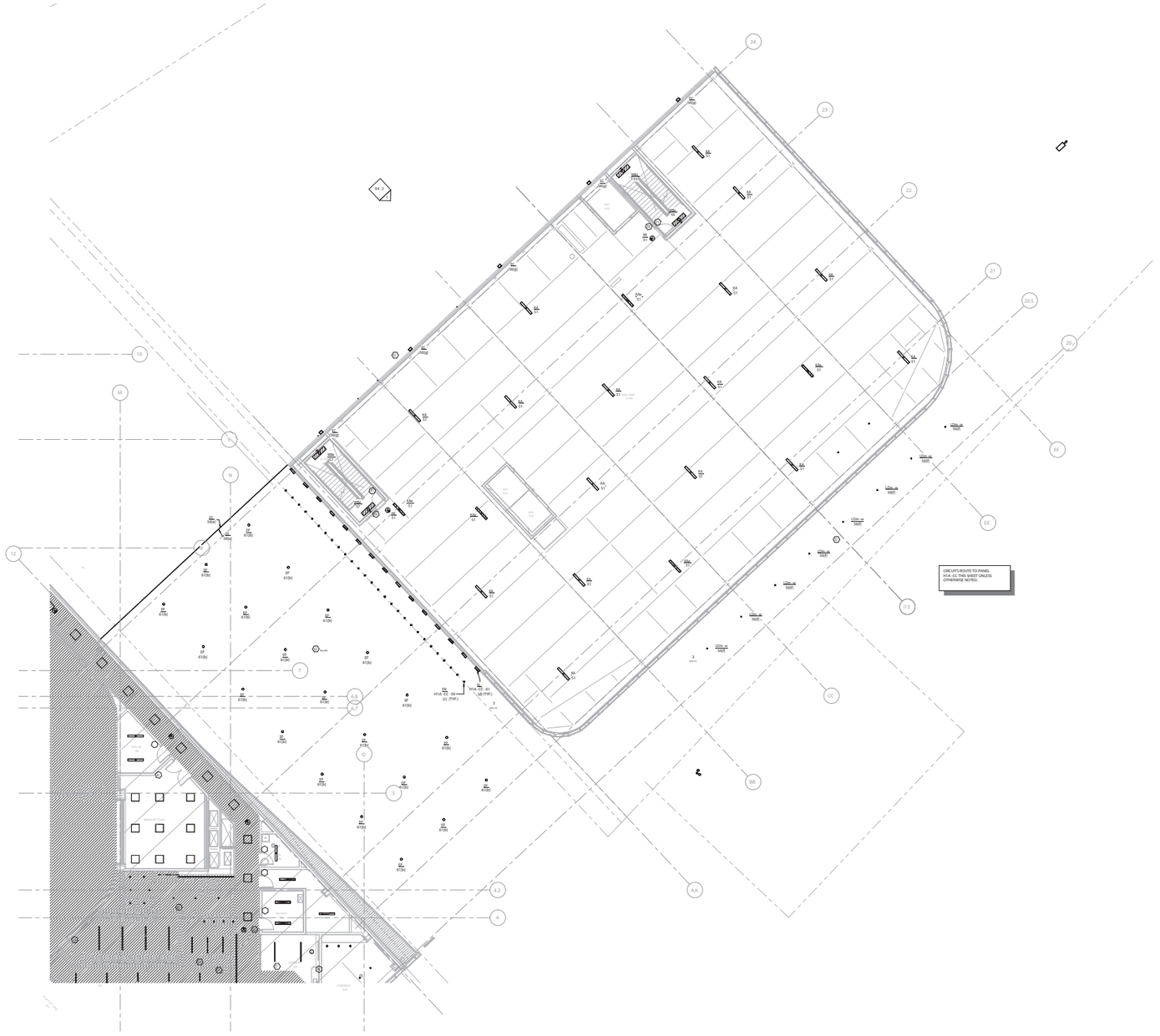

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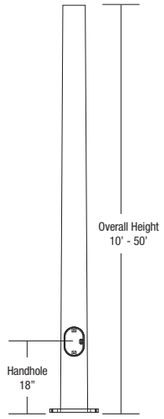
RTS-A SERIES POLES ROUND TAPERED STEEL	Cat.#	
	Job	Type
		Approvals

architectural arealighting



APPLICATIONS
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION
- SHAFT: One-piece tapered steel with round cross section, Minimum yield of 55,000 psi; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36) Pole shafts taper at .14"/ft.

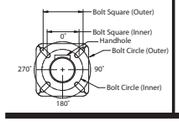
GROUP 1
- ANCHOR BOLTS: Supplied with (4) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
- BOLT COVERS: Individual anchor bolt nut covers provided as standard
- BASE COVER: Optional two-piece square base cover available
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HANDHOLE: 4" X 6.5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

GROUP 2
- ANCHOR BOLTS: Supplied with (3) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling. Top nut is acorn nut.
- POLE CAP: 3" pole top standard; Supplied with removable cover when applicable; Tenon configurations also available
- HANDHOLE: 3" X 5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

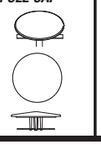
GROUP 3
- ANCHOR BOLTS: Supplied with (4) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
- BASE COVER: Two-piece square base cover supplied as standard.
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HANDHOLE: 4" X 6.5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

FINISH
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available, RAL number preferred

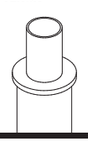
TOP VIEW



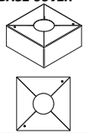
POLE CAP



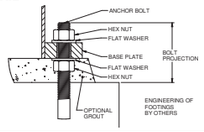
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION Reference page 2 for available configurations

ORDERING EXAMPLE:

RTS-A - 20 - 65 - A - TA - DBS - VM2

SERIES	HEIGHT	SHAFT	THICKNESS
RTS-A Round Tapered Steel Pole Hubbell Outdoor	Reference page 2 Ordering matrix	Bottom O.D. Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

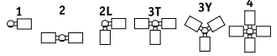
TENON	
TA	Tenon (2.38 OD x 4")
TB	Tenon (2.88 OD x4")
OT	Open top (inc. pole cap)

FINISH	
BLS	Black Smooth
BLT	Black Textured
DBS	Dark Bronze Smooth
GTT	Graphite Textured
LGS	Light Gray Smooth
PSS	Platinum Silver Smooth
VGS	Verde Green Smooth
WHS	White Smooth
CC [2]	Custom Color- RAL Color#

OPTIONS	
GFI [1]	20 Amp GFCI Receptacle and Cover
EHH [1]	Extra Handhole
C05 [1]	.5" Coupling
C07 [1]	.75" Coupling
C20 [1]	2" Coupling
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts

Notes:
1. Specify option location using logic found on page 2 **(Option Orientation)**
2. Consult factory for custom color, marine and corrosive finish options

MOUNTING ORIENTATION ○— Denotes handhole location



***ACCESSORIES*- Order Separately**

Catalog Number	Description
VM2SXX	2nd mode vibration damper

architectural arealighting
Architectural Area Lighting • 17760 Rowland Street • Rowland Height, CA 91748 • Phone: 626-968-5666
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2020 HUBBELL LIGHTING, All Rights Reserved • For more information visit our website: **www.kimlighting.com** • July 23, 2020 10:51 AM

HUBBELL Lighting

Fixture EA - RTS Pole

HUBBELL Outdoor Lighting

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

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

c UL us IP66 DLC DLC PREMIUM BUY AMERICAN SOLUTIONS

See Certification Specifications



RELATED PRODUCTS

Airo | Cimarron LED | Ratio Family

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED INTELLIGENCE | wiSCAPE™

SPECIFICATIONS

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

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

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

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

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

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

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

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

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

PHOTOMETRY | RATIO BROCHURE | RAR1/RAR2 PSG PAGE | INSTALLATION INSTRUCTIONS

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

HUBBELL Lighting

Fixture EB - Single/Double head Parking Lot Fixture

BEACON
design . performance . technology

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

RATIO Series

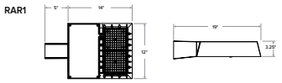
AREA/SITE LIGHTER

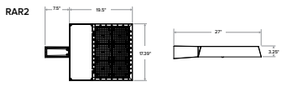
MICROSTRIKE | OPTICS STRIKE

FEATURES

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







	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft.² / .13m²
RAR2	24 lbs / 10.9 kg	.55ft.² / .17m²

CONTROL TECHNOLOGY

NX CONNECT | NX WIRELESS

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

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

OPTICS

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

INSTALLATION

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

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- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

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

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

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Fixture EC - Single/Double head Parking Lot Fixture

UVK-30022

Vekter 9 Medium Adjustable Arm

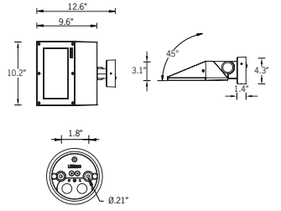
microVOS TECHNOLOGY

LIGMAN LIGHTING USA





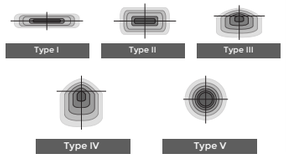
28w LED 3308 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 12.1 lbs



Mounting Detail

microVOS TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B2 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can ithstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Flexible wall-mounted floodlighting and area luminaires. Sleek, angular, technical and powerful professional lighting solutions.

A wedge shaped range of small profile wall mounted luminaires, with no visible external hardware for use in uplight or downlight applications. This product is provided with a range of high powered LEDs with a selection of optics.

The Vekter is unique as it is available with Type II, III, IV & V light distribution options that facilitates wider spacing and even light distribution between the light fixtures. Wide spacings of up to 40' on center can be achieved using a type II optic with uniformity that complies to path of egress requirements. This provides higher energy saving and reduced installation costs. The Vekter can be manufactured using different type beam optics to achieve custom distribution, e.g using type II and type IV optics inside the same luminaire.

Integral electronic control gear is housed in a special waterproof box that can be detached from the optical chamber for easy installation. Mounting plate for 3" and 4" junction box is provided with the fixture. Matching surface mount conduit boxes are available as an option.

The Vekter is suitable for lighting footpaths, building facades, building entrances and parking areas around buildings.

This luminaire can be mounted in downward or upward positions.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

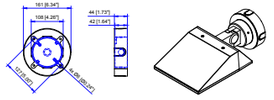
Additional Options (Consult Factory For Pricing)



BS1
Bird Spikes
[Option 1]



BS2
Bird Spikes
[Option 2]



SCBT
Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box [Provided by contractor]
Example: Hubbell - 5361-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5372-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Fixture ED - Building mounted wall-pack

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Olivio Medio LED
Floracion Mount



Fixture Order Code:

#1	OLML	-	____	-	____	-	____	-	____	-	____	-	____	-	____
#2	OLML	-	____	-	____	-	____	-	____	-	____	-	____	-	____
#3	OLML	-	____	-	____	-	____	-	____	-	____	-	____	-	____
#4	OLML	-	____	-	____	-	____	-	____	-	____	-	____	-	____
Fixture Type #	Series		Optics		Mounting		Light Engine		CCT		Finish		Voltage		Options

Note:
When mixing Gobo, RGBW and Standard Olivio fixtures on one column, simply reference individual spec sheets for specific fixture order codes and include correct number of Floracion cutouts (FCx) in the column code on this page. 6 fixtures maximum.

Column Order Code:

OF-A8	-	____	-	____	-	____	-	__ __ __ __ __ __	-	__ __ __ __ __ __
Olivio Floracion nominal 8" round straight aluminum column		Height		Finish		Floracion cutout x = number of cutouts per column		Options		*Floracion Cutout Locations

*Refer to chart on page 5 for Floracion Cutout locations

Fixture Type # __ __ __ __ __ __

Note fixture type # under associated Floracion Cutout Location

OLML	Series	OLML Olivio Medio LED					
____	Optics	S09 Spot, 9°	S20 Spot, 20°	F40 Flood medium, 41°	F80 Flood wide, 78°	ASM Asymmetric (no SLH or SLV option)	
____	Mounting	Fx Floracion Cutouts (x = number of luminaires per column)					
____	Light Engine	2G350 15W / 1325lm	2G525 23W / 1978lm	2G700 31W / 2631lm	2G105 46W / 3941lm		* Based on F80 distribution and 3000K CCT.
____	CCT	27[1] 2700K	30[1] 3000K	35* 3500K	40 4000K	50* 5000K	[1] Dark Sky approved with (ds) option only. * Consult factory
____	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color
____	Voltage	UNV 120-277V	120 120V	208 208V	240 240V	277 277V	
____	Options	DS[2] Dark Sky 0° Tilt Option (fixed)	DM[5] Dimming, 0-10V	SLH Spread Lens Horizontal (fixed)	SLV Spread Lens Vertical (fixed)	HL50[3,5] High - low switching low output 50%	HX[4] Micro Hexcell Honeycomb Louver CF Color Filter (consult factory)

[2] IDA approved with (DS) option only, and 3000K CCT.
[3] Only available with 120V, 240V or 277V.
[4] Cannot be combined with SLH, SLV, or ASM options.
[5] HL50, DM, TLR, or TLRLL only. Cannot be combined.
TLRP only. Cannot be combined. (see page 6)

Product Modifications
Please list modification requirements for review by factory:

Approvals

Date:

Selux Corporation © 2024, T 845-834-1400, 800-735-8927, F 845-834-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Fixture EF - 18' tall pole, multi-head facade flood light and pedestrian light post

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD
LITEFRAME 4" ROUND DOWNLIGHT

LITEFRAME 2.0

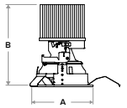


SERVICE PROGRAMS

STOCK QS10

FEATURES
- 4" LED downlight delivering 1000–6000 lumens
- Direct Install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Five beam distributions
- 2700K–5000K, 80+ and 90+ CRI (2 SDCM)
- Dimming protocols include 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available

C US WET LOCATION IP65
With CL Lens Option



Typical Dimensions and Weights			
Lumen Package	"A" Diameter Inches (mm)	"B" Height Inches (mm)	Weight lbs (kg)
10L - 30L	5.37 (136)	5.45 (138)	4 (1.8)
35L - 60L	5.37 (136)	7.03 (179)	4.3 (1.9)

See DIMENSIONS section for complete details

CONTROLS TECHNOLOGY

NX WIRELESS NX WIRED

SPECIFICATIONS

CONSTRUCTION
- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver J-Box can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/enclosure
- Light Engine connections use plenum rated (CMP) cable

OPTICS
- High purity spun aluminum reflector, self-flanged
- 57° visual cutoff to source image and 31° cutoff to source
- Specular or Semi-Specular anodized or White painted cone reflector finish/colors
- Painted flange options in White or Black
- Optional clear lens trim for wet location applications
- Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL
- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >50,000 hours (TM-21)

ELECTRICAL (CONTINUED)
- Universal voltage 120–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
- 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Integral and remote emergency battery options available

INSTALLATION
- Accommodates ceiling thickness from 0.50" to 2.50"
- Fixture Module including driver fully accessible from above or below the ceiling
- 10L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS
- cCSAus certified to UL 1598
- For ≥50L: Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture

CERTIFICATIONS (CONTINUED)
- Suitable for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
- CL Lens option: IP65 rated (room side) when properly installed per installation instructions
- EM/EMR: Certified under UL 924 standard for emergency lighting and power equipment
- EM/EMR: Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	1000–6000
Wattage Range	8–54
Efficacy Range (LPW)	105–135
Reported Life (Hours)	L90 / >50,000
Input Current (mA)	66–450 (120V)

*Based on Specular, 35K, 80 CRI

Current

currentlighting.com/prescolite

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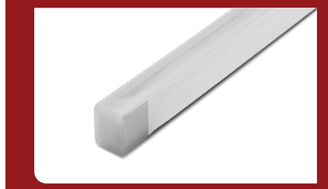
Fixture EG - Recessed exterior LED fixed downlight at garage entry.

FIXTURE TYPE _____

PROJECT NAME _____

LOCATION _____



Signwave® 3 Silicone High Output

NARROW VIEW FLEXIBLE LIGHTING SYSTEM

KELVIX

RoHS COMPLIANT | c UL us LISTED | 24V DC | Wet Rated

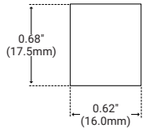
Description

The perfectly flat top of SignWave 3 High Output provides greatly reduced side-viewing angles and concentrates the incredibly bright illumination onto a single direct-view surface.

Features

- Dimmable
- 50,000 Hour Life
- Flat Profile for Streamline Projects
- Horizontal or Vertical Bending Option
- IP68 Option
- UL-Listed for Indoor and Outdoor Use
- Factory-Installed Power Feed
- Injection-Molded Flush End Caps
- For Use with 24V Power Supplies

Dimensions

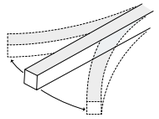


Specifications

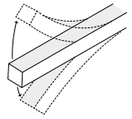
Series	SW3SHO
Temp/Color	2200K–5000K
Input Voltage	24V DC
Lumens per Foot	152–244†
Watts per Foot	4.57
Beam Spread	160°
CRI	80+
Max Run Length	Unlimited, Power every 20FT*
Dimensions	0.62" (16.0mm) × 0.68" (17.0mm)
Dimming Options	PWM, Triac, 0–10V, DMX, Hi-lume
Operating Temp	-4°F (-20°C) to 113°F (45°C)

Bending Options

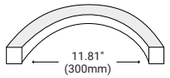
HORIZONTAL



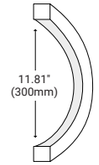
VERTICAL



HORIZONTAL BEND DIAMETER



VERTICAL BEND DIAMETER



† See Series Data for more information
* To mitigate risks associated with thermal expansion and contraction, outdoor applications are limited to 9ft fixture lengths.

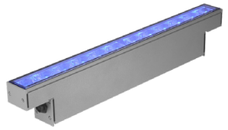
Fixture EH - Under bench LED strip light

Specification Sheet

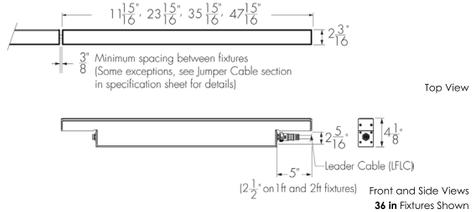
Lumenfacade
Max
Continuous Run
LFM-CR
COLOR CHANGING

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____



MRGBWP Configuration Shown



36 in Fixtures Shown

Photometric Summary (22 W/ft, Opticolor+ MRGBWP)

Symmetric

	Delivered Output (lm)	Intensity (Peak cd)
10°x10°	3,821	50,958
10°x30°	3,610	18,753
10°x60°	3,634	11,521
10°x90°	3,634	7,856
30°x30°	3,566	8,433
30°x60°	3,538	4,615
30°x90°	3,213	3,275
60°x60°	3,496	2,878
90°x90°	3,417	1,978
30°x10°	3,418	16,842
60°x10°	3,511	10,648
60°x30°	3,503	5,209
90°x10°	3,115	6,252
W (120°)	2,694	950

Asymmetric

NAS	3,763	22,970
WW	3,631	5,969
CAS	2,938	4,013

1. Based on MRGBWP full output, white set to 3000K, 48 in.
2. Photometric performance is measured in compliance with IESNA LM-79-24.
3. 10x10, 10x30, 10x60, 10x90, 30x30, 30x60, 30x90, 60x60, 90x90, 30x10, 60x10, 60x30, 90x10, W, NAS and CAS optics tested with CL lens. WW optic tested with HFR lens.
4. Refer to the Lumenfacade Max Color Changing Photometric Guide on Lumenpulse website for information on other color temperatures.

Description

The Lumenfacade Max made history as the first linear fixture to feature Opticolor™, Lumenpulse's groundbreaking mixed-at-source technology. Today, it continues to lead the way with Opticolor+™, delivering even greater color precision, flexibility, and performance. Powered by Optidrive™, Lumenfacade Max ensures maximum output, maximum consistency, and the unmistakable brilliance that defines Lumenpulse innovation.

Features

Length (Nominal)	**12:** 12 in, **24:** 24 in, **36:** 36 in, **48:** 48 in
Colors and Color Temperature (Opticolor™)	**MRGBA:** Opticolor™ Mix-at-Source Red, Green, Blue, PC Amber **MRGB:** Opticolor™ Mix-at-Source Red, Green, Blue
Colors and Color Temperature (Opticolor+™)	**MRGBWP:** Opticolor+™ Mix-at-Source Red, Green, Blue Plus White Settable Range 24K to 65K **MRGBWP Typical Color Rendering:** 2400K-5000K: 90+ CRI 2400K-6500K: 80+ CRI **MRGRBWP:** Opticolor+™ Mix-at-Source Red, Green, Royal Blue Plus White Settable Range 24K to 65K
Vibration Rating	**NVR:** Buildings and Fixed Structures **VRN:** Pole-Mounts **VRBO:** Bridges and Overpasses
Fixed Mounting Options	**FX:** Fixed Mounting (0° Pivot Limit)

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www.lumenpulse.com www.lumenpulse.com/products/5155

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JC - R10

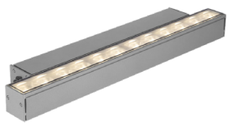
Fixture EJ - Surface mounted RGBW linear grazer with integral driver mounted in architectural ceiling pocket above form-lined concrete wall.

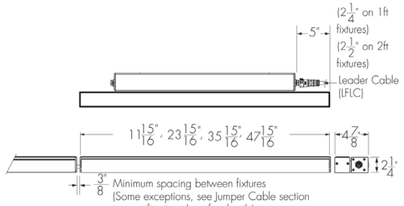
Specification Sheet

Lumenfacade
Max
Continuous Horizontal
LFM-CH
WHITE AND STATIC COLORS

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____





Front and Side Views
36 in Fixtures Shown

Photometric Summary (22 W/ft)

Symmetric

	Delivered Output (lm)	Intensity (Peak cd)
8°x8°	7,602	263,370
10°x10°	7,546	177,057
10°x30°	7,389	53,191
10°x60°	8,235	34,119
10°x90°	7,622	16,605
30°x30°	7,247	20,690
30°x60°	7,209	10,898
30°x90°	6,667	7,599
60°x60°	7,151	6,492
90°x90°	6,983	4,331
30°x10°	7,025	46,242
60°x10°	7,296	29,035
60°x30°	7,166	12,296
90°x10°	6,948	16,830
W (120°)	5,623	1,933

Asymmetric

NAS	7,024	93,225
WW	6,710	11,503
CAS	5,606	10,839

1: Based on 4000K, (mm)1218mm), DMX/RDM control.
2: Photometric performance is measured in compliance with IESNA LM-79-24.
3: 8x8, 10x10, 10x30, 10x60, 10x90, 30x30, 30x60, 30x90, 60x60, 90x90, 30x10, 60x10, 60x30, 90x10. W and CAS optics tested with CL lens. NAS and WW optics tested with HFR lens.
4. Refer to the Lumenfacade Max White and Static Colors Photometric Guide on Lumenpulse website for information on other color temperatures.

Description

The Lumenfacade Max Continuous Horizontal supplies you with beautiful, clean white light and static colour through our in-house designed optics that can compliment the Lumenfacade Pure while supplying extra features and higher output.

Features

Length (Nominal)	**12:** 12 in, **24:** 24 in, **36:** 36 in, **48:** 48 in
Color and Color Temperature	**22K:** 2200K **27K:** 2700K **30K:** 3000K **35K:** 3500K **40K:** 4000K **RD:** Red **GR:** Green **BL:** Blue **AMB:** Phosphor Converted Amber (PC Amber)
Vibration Rating	**NVR:** Buildings and Fixed Structures **VRN:** Pole-Mounts **VRBO:** Bridges and Overpasses
Fixed Mounting Options	**FXH:** Fixed Mounting Horizontal (0° Pivot Limit)
Continuously Adjustable Mounting Options	**SMH:** Slim Adjustable Mounting Horizontal Continuously Adjustable (100° Pivot Limit) **WMCH6:** Wall Mounting Horizontal Continuously Adjustable, 6 in to Optical Center (180° Pivot Limit) **WMCH18:** Wall Mounting Horizontal Continuously Adjustable, 18 in to Optical Center (180° Pivot Limit) **WMCH3:** Wall Mounting Horizontal Continuously Adjustable, 3.5 in to Optical Center (120° Pivot Limit) **WMCH12:** Wall Mounting Horizontal Continuously Adjustable, 12 in to Optical Center (180° Pivot Limit) **WMCH24:** Wall Mounting Horizontal Continuously Adjustable, 24 in to Optical Center (180° Pivot Limit)

Fixture EK -Surface mounted linear RGBW opticolor LED uplight. Fixture mounted and stepped along Eagle Rd, with lens fixture parallel to soffit ceiling above Eagle Rd.

Specification Sheet

Lumenbeam
LBX
WHITE AND STATIC COLORS

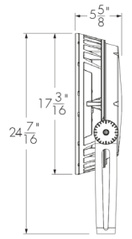
Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____





Front view



Side view

Photometric Summary

Symmetric

	Delivered output (lm)	Intensity (peak cd)
XN (3°)	18,088	1,905,000
VN (6°)	20,085	935,600
NS (10°)	19,256	567,230
NF (20°)	23,345	239,784
M (30°)	21,933	89,383
FL (40°)	21,118	45,698
WFL (60°)	19,736	17,740

Asymmetric

NAS	12,437	191,810
WW	19,371	47,099

1: Based on HO 4000K.
2: Photometric performance is measured in compliance with IESNA LM-79-24.
3: Refer to the Lumenbeam White and Static Colors Photometric Guide on Lumenpulse website for information on other color temperatures.

Description

The Lumenbeam XLarge is an IP66-rated luminaire for lighting landscapes, trees, columns, monuments, and architectural details. It has numerous options, including two outputs RO (140W) and HO (205W), optics for flood or accent lighting, a choice of color temperatures and colors, as well as various accessories, spread lenses, and controls. The luminaire also has an anti-corrosion option for use in harsh, chemical, or coastal environments.

Features

Color and Color Temperature	**22K:** 2200K, **27K:** 2700K, **30K:** 3000K, **35K:** 3500K, **40K:** 4000K, **57K:** 5700K, **RD:** Red, **GR:** Green, **BL:** Blue
Optics (Nominal Distribution)	**XN:** XN (3°), **VN:** VN (6°), **NS:** NS (10°), **NF:** NF (20°), **M:** M (30°), **FL:** FL (40°), **WFL:** WFL (60°), **VWFL:** VWFL (90°), **NAS:** NAS (Narrow Asymmetric), **WW:** WW (Asymmetric Wallwash)
Optical Option	**LSLH:** Linear Spread Lens Horizontal Distribution, **LSLV:** Linear Spread Lens Vertical Distribution
Option	**SY:** Short Yoke, **SRY:** Short Rotational Yoke, **RY:** Rotational Yoke, **3GV:** 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications, **CRC:** Corrosion-Resistant Coating for Hostile Environments
Cable Color	**BK:** Black, **WH:** White
Power Consumption	140 W (RO version), 205 W (HO version)
Warranty	5-year limited warranty

Performance

Maximum Delivered Output	18,209 lm (4000K, NF 20°, RO version) 23,345 lm (4000K, NF 20°, HO version)
Maximum Delivered Intensity	1,485,900 cd at nadir (4000K, XN 3°, RO version) 1,905,000 cd at nadir (4000K, XN 3°, HO version)

Fixture EL - Ground mounted tree uplight

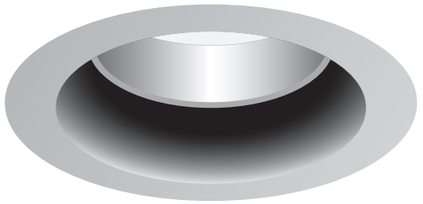
Clarté Lighting

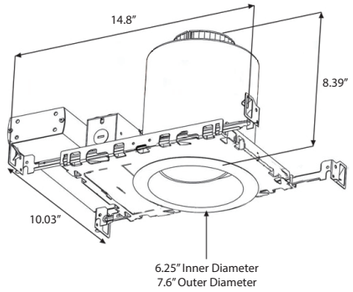
RR6-614-PAR38

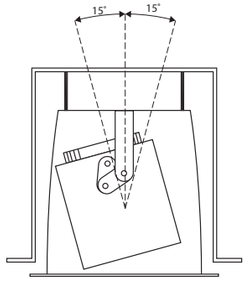
Adjustable 35° Directional

Features

Project Name:		Type:	
Catalog Number:		Date:	







Key Features

- 6.25" ID - 7.6" OD
- Adjustable
- NON-IC Fixture
- Remote Transformer Optoin
- .02" Uber Thin Trim Lip
- Over 10,000+ fixture custom color finish options
- 100,0000+ L70 life

LED Source Details

CREE XML2 LED maximum rating 3,000 mA
- Fixture operating milliamps = 700 mA – 1600 mA
- Operating 23% - 53% of rated value
- Fixture delivered lumens = up to 3,911 lumens
- Utilized to create NSP (12 degree)

CREE XML3 LED maximum rating 5,000 mA
- Spot (SP-19), Narrow Flood (NFL-25) and Flood (FL-40)
- Fixture operating milliamps = 1600
- Operating 32% of rated value
- Fixture delivered lumens = 5,000+ lumens

Last revised: 02/11/2025

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750 W Golden Grove Way, Covina, CA 91722 / t: (626) 261-4242 / f: (626) 598-3750 / clartelighting.com

Fixture EN - Recessed RGBW color tunable LED wall washer, adjustable to be aimed towards the adjacent concrete wall.



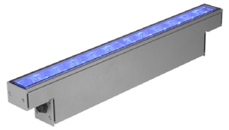
Fixture EQ - Custom 'blade' downlights

Specification Sheet

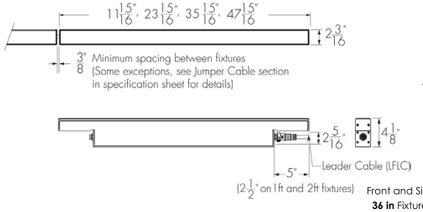
Lumenfacade
Max
Continuous Run
LFM-CR
COLOR CHANGING

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____



MRGBWP Configuration Shown



Front and Side Views
36 in Fixtures Shown

Photometric Summary (22 W/ft, Opticolor+ MRGBWP)

Symmetric

	Delivered Output (lm)	Intensity (Peak cd)
10°x10°	3,821	50,958
10°x30°	3,610	18,753
10°x60°	3,634	11,521
10°x90°	3,634	7,856
30°x30°	3,566	8,433
30°x60°	3,538	4,615
30°x90°	3,213	3,275
60°x60°	3,496	2,878
90°x90°	3,417	1,978
30°x10°	3,418	16,842
60°x10°	3,511	10,648
60°x30°	3,503	5,209
90°x10°	3,115	6,252
W (120°)	2,694	950

Asymmetric

NAS	3,763	22,970
WW	3,631	5,969
CAS	2,938	4,013

1: Based on MRGBWP full output, white set to 3000K, 48 in.

2: Photometric performance is measured in compliance with IESNA LM-79-24.

3: 10x10, 10x30, 10x60, 10x90, 30x30, 30x60, 30x90, 60x60, 90x90, 30x10, 60x10, 60x30, 90x10, W, NAS and CAS optics tested with CL lens. WW optic tested with HFR lens.

4.

Refer to the Lumenfacade Max Color Changing Photometric Guide on Lumenpulse website for information on other color temperatures.

Description

The Lumenfacade Max made history as the first linear fixture to feature Opticolor™, Lumenpulse's groundbreaking mixed-at-source technology. Today, it continues to lead the way with Opticolor+™, delivering even greater color precision, flexibility, and performance. Powered by Optidrive™, Lumenfacade Max ensures maximum output, maximum consistency, and the unmistakable brilliance that defines Lumenpulse innovation.

Features

Length (Nominal)	**12:** 12 in, **24:** 24 in, **36:** 36 in, **48:** 48 in
Colors and Color Temperature (Opticolor™)	**MRGBA:** Opticolor™ Mix-at-Source Red, Green, Blue, PC Amber **MRGB:** Opticolor™ Mix-at-Source Red, Green, Blue
Colors and Color Temperature (Opticolor+™)	**MRGBWP:** Opticolor+™ Mix-at-Source Red, Green, Blue Plus White Settable Range 24K to 65K **MRGBWP Typical Color Rendering:** 2400K-5000K: 90+ CRI 2400K-6500K: 80+ CRI **MRGRBWP:** Opticolor+™ Mix-at-Source Red, Green, Royal Blue Plus White Settable Range 24K to 65K
Vibration Rating	**NVR:** Buildings and Fixed Structures **VRN:** Pole-Mounts **VRBO:** Bridges and Overpasses
Fixed Mounting Options	**FX:** Fixed Mounting (0° Pivot Limit)

lumenpulse™
1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CAN | T 514.937.3003 | 1.877.937.3003 | info@lumenpulse.com
www.lumenpulse.com www.lumenpulse.com/products/5155

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
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JC - R10

Fixture EN - Surface mounted RGBW linear grazer with integral driver mounted in architectural ceiling pocket above form-lined concrete wall.

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Bedrock – Global Peak Performance Center

Staff Report: Schematic Review – Public Realm

September 5, 2025

Public Realm – Schematic Review

Approved with Conditions at Downtown/Flats Design Review:

- Further differentiate riverwalk bikeway from pedestrian zones (signage, materials, color, etc) & provide sufficient space between riverwalk bikeway and seating areas

- Provide 0-inch ADA pedestrian crossing at Cavs driveway

- Incorporate Staff recommended conditions, below for reference:
  - Provide direct & ADA accessible connection from Cavs entry plaza to Riverwalk trail across parking garage's driveway.

  - Shift northern Clinic driveway further from intersection & address safety/congestion concerns. Minimize driveway access widths to the maximum extent possible when crossing bike lanes & pedestrian paths.

  - Provide renderings of bridge from all angles and in context with existing conditions, buildings, and Cavs/Clinic. Provide additional form liner options along bridge's parapet walls, as well as detailing for approach piers appropriate for a location of prominence.

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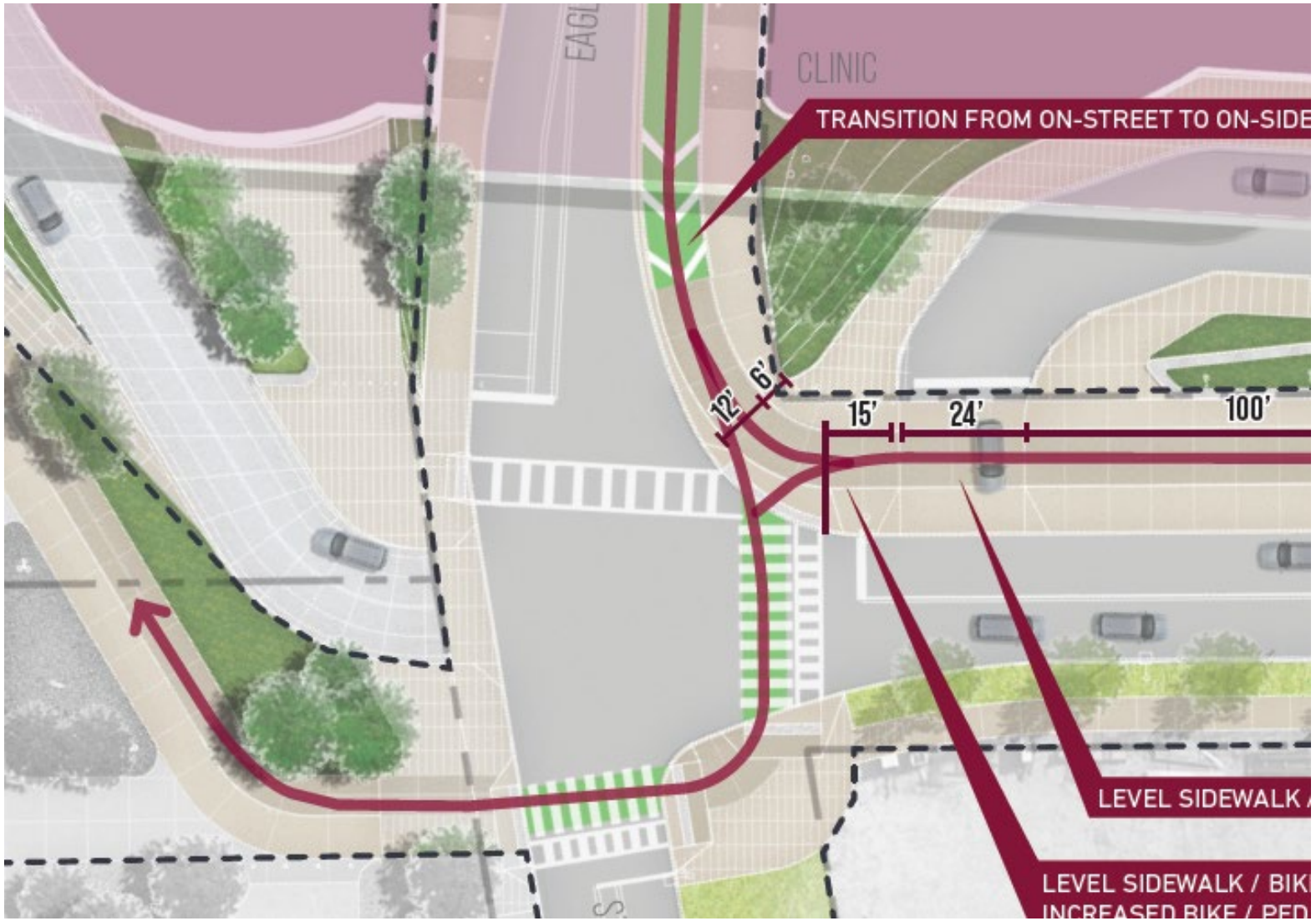
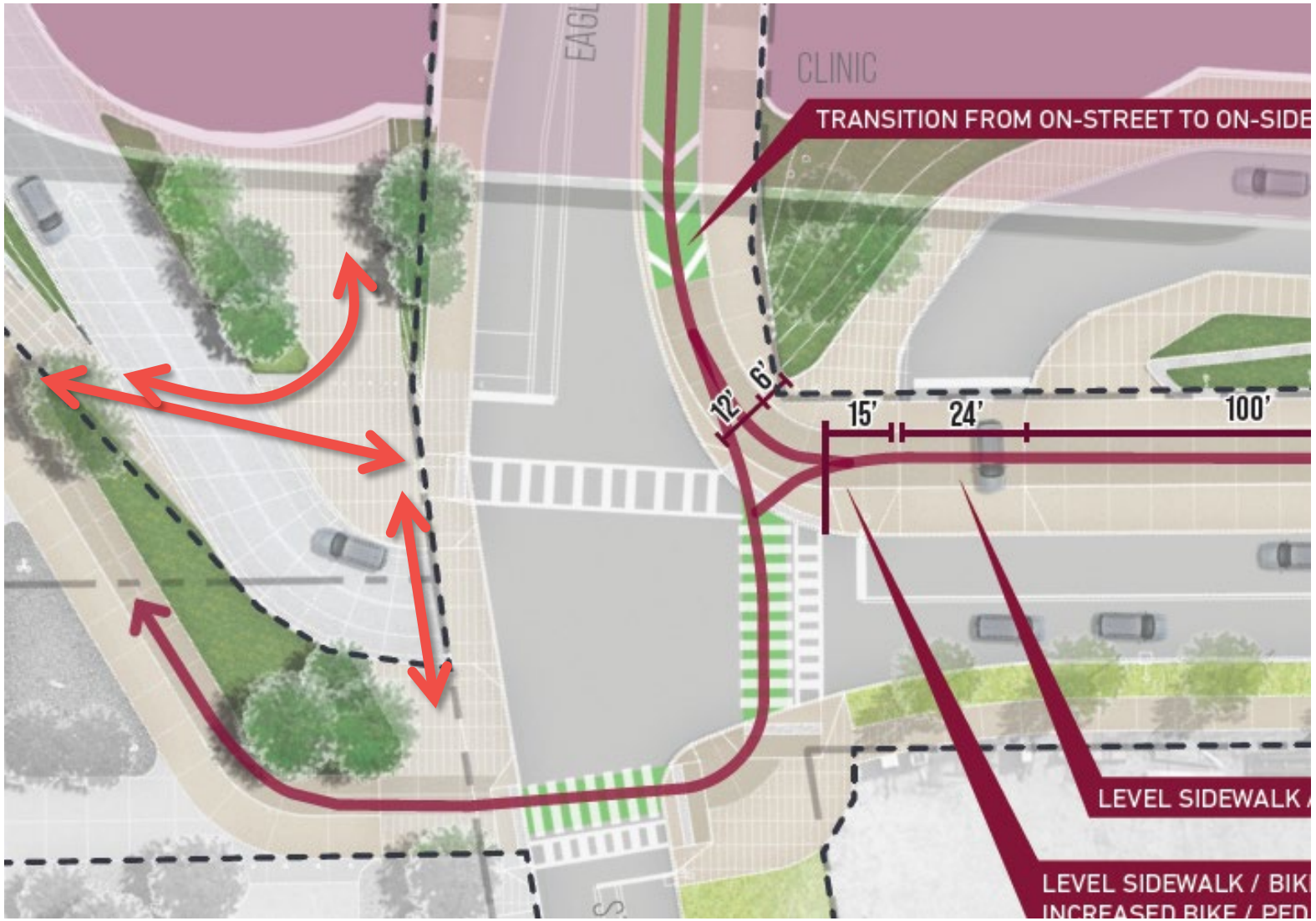


Provide direct & ADA accessible connection from Cavs entry plaza to Riverwalk trail across parking garage's driveway.

- No ADA access across Cavs garage driveway
- No direct or ADA accessible pathway from Cavs entry plaza to Riverwalk (without having to cross the street 3 times)



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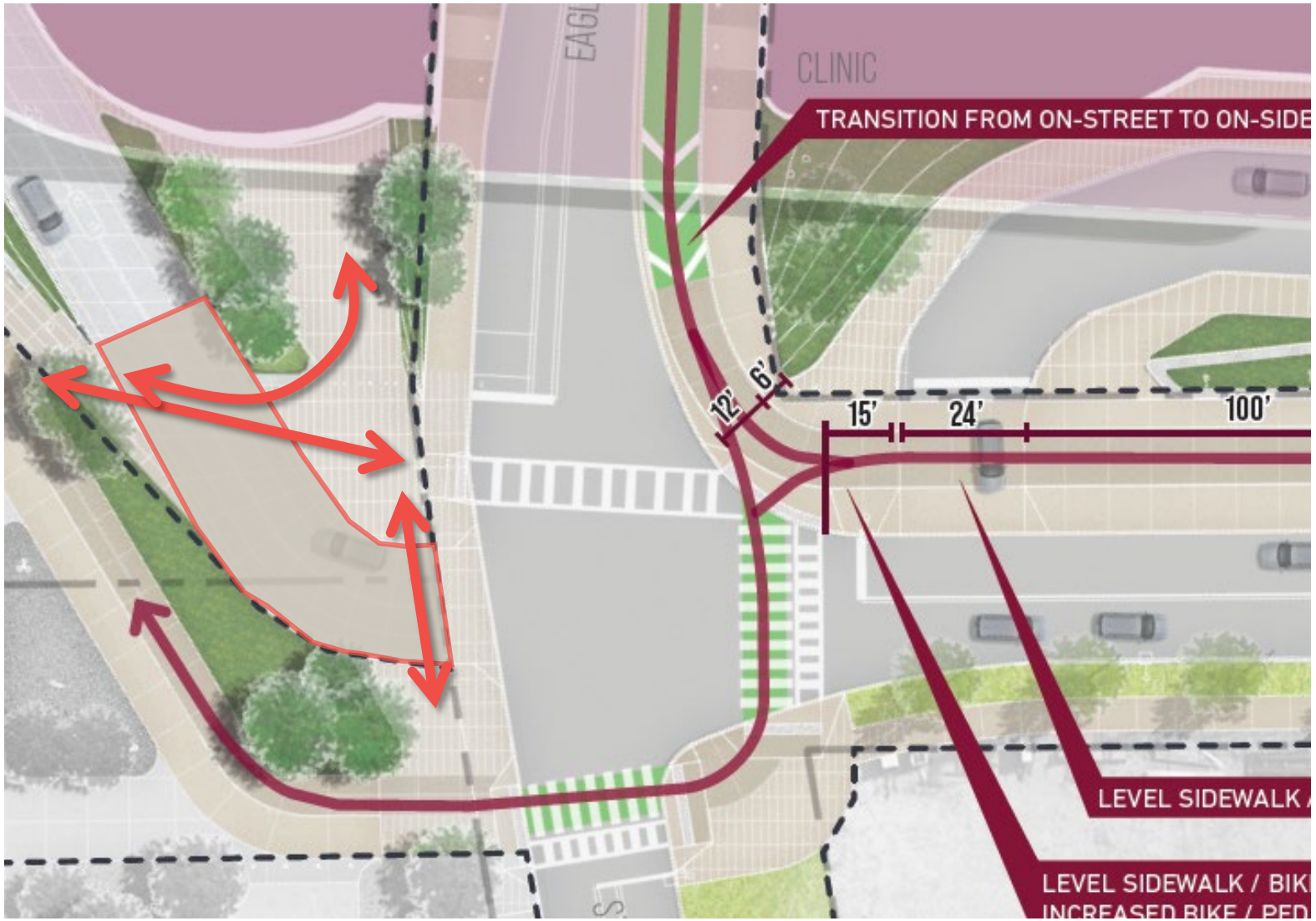

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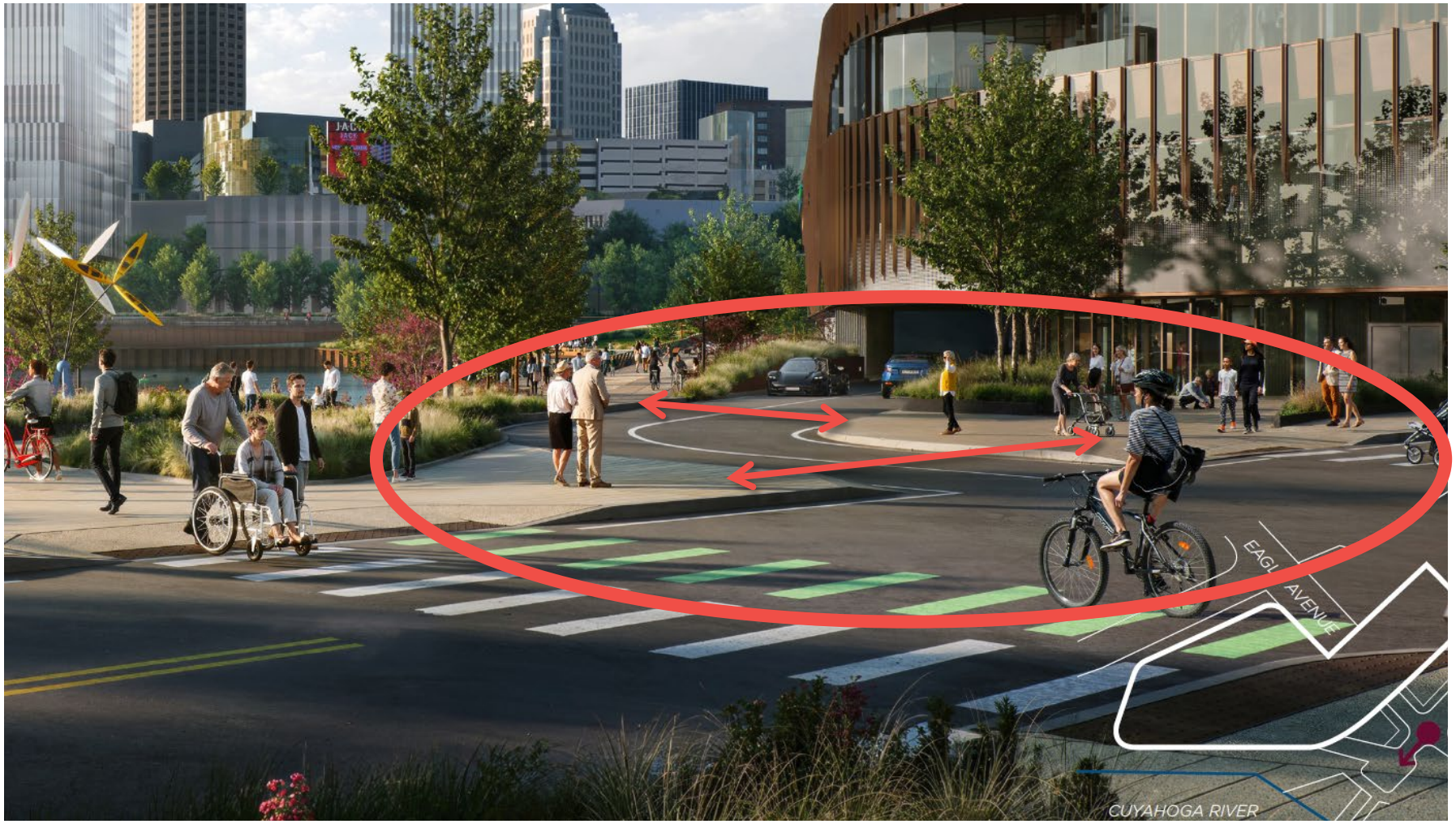

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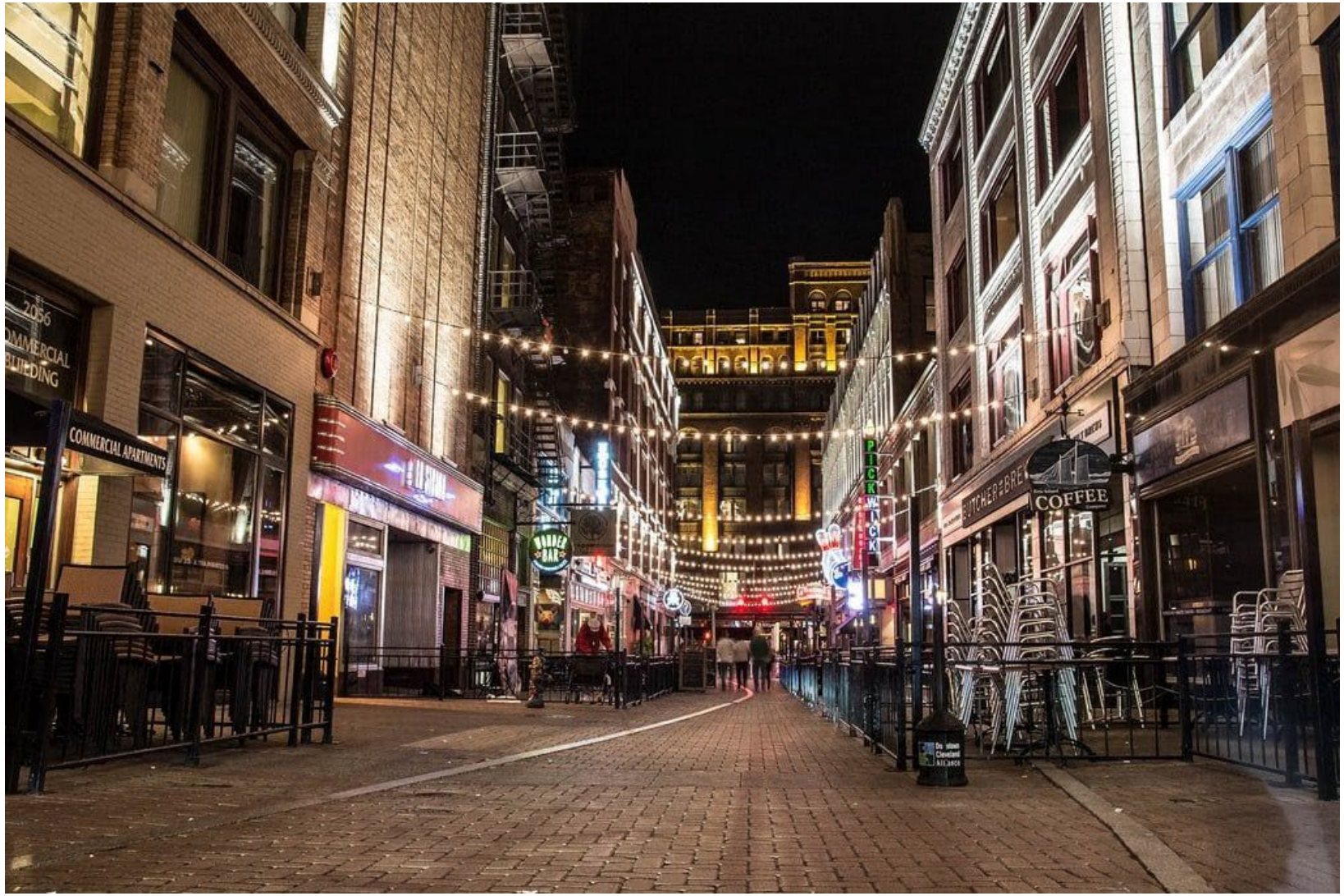
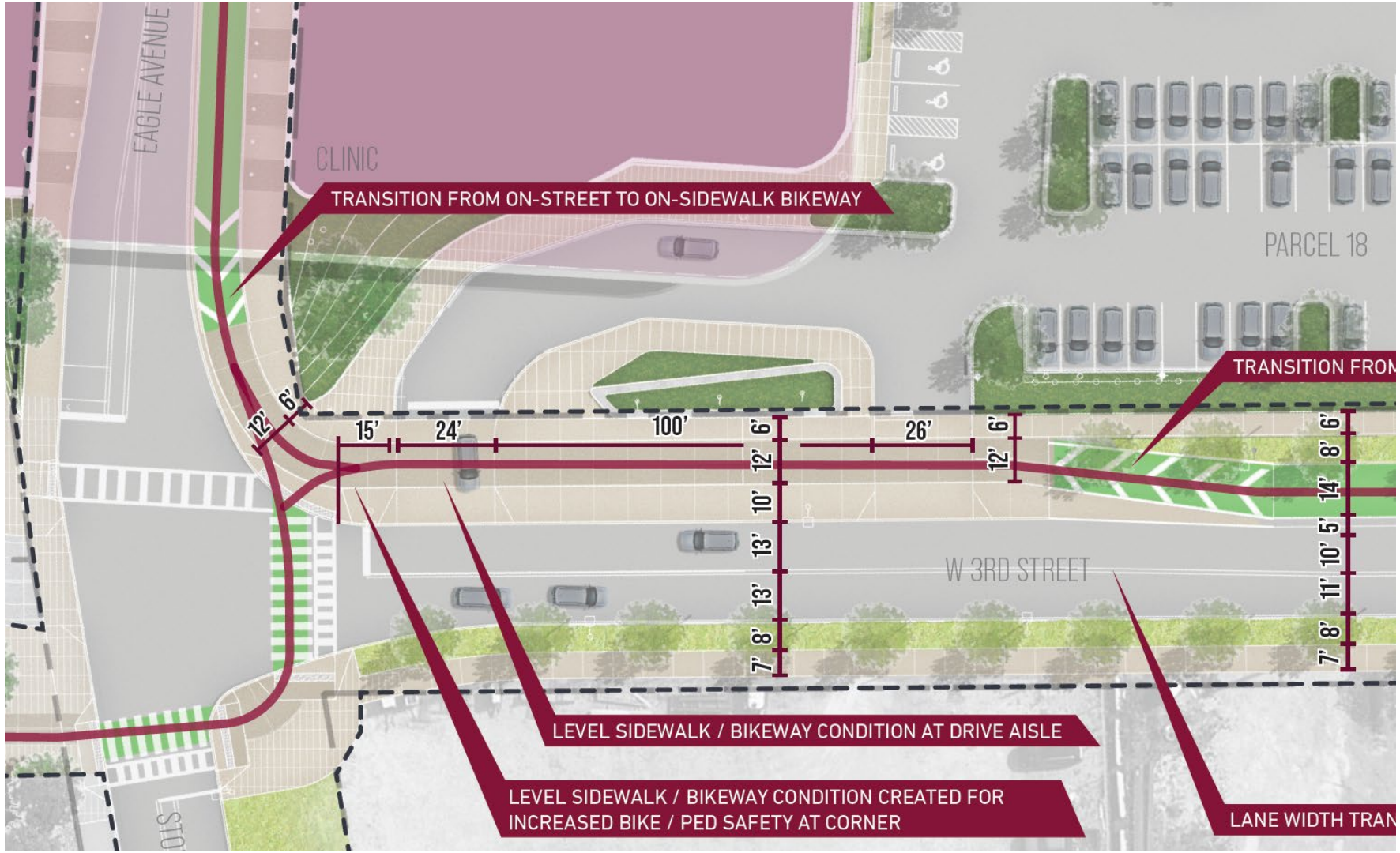
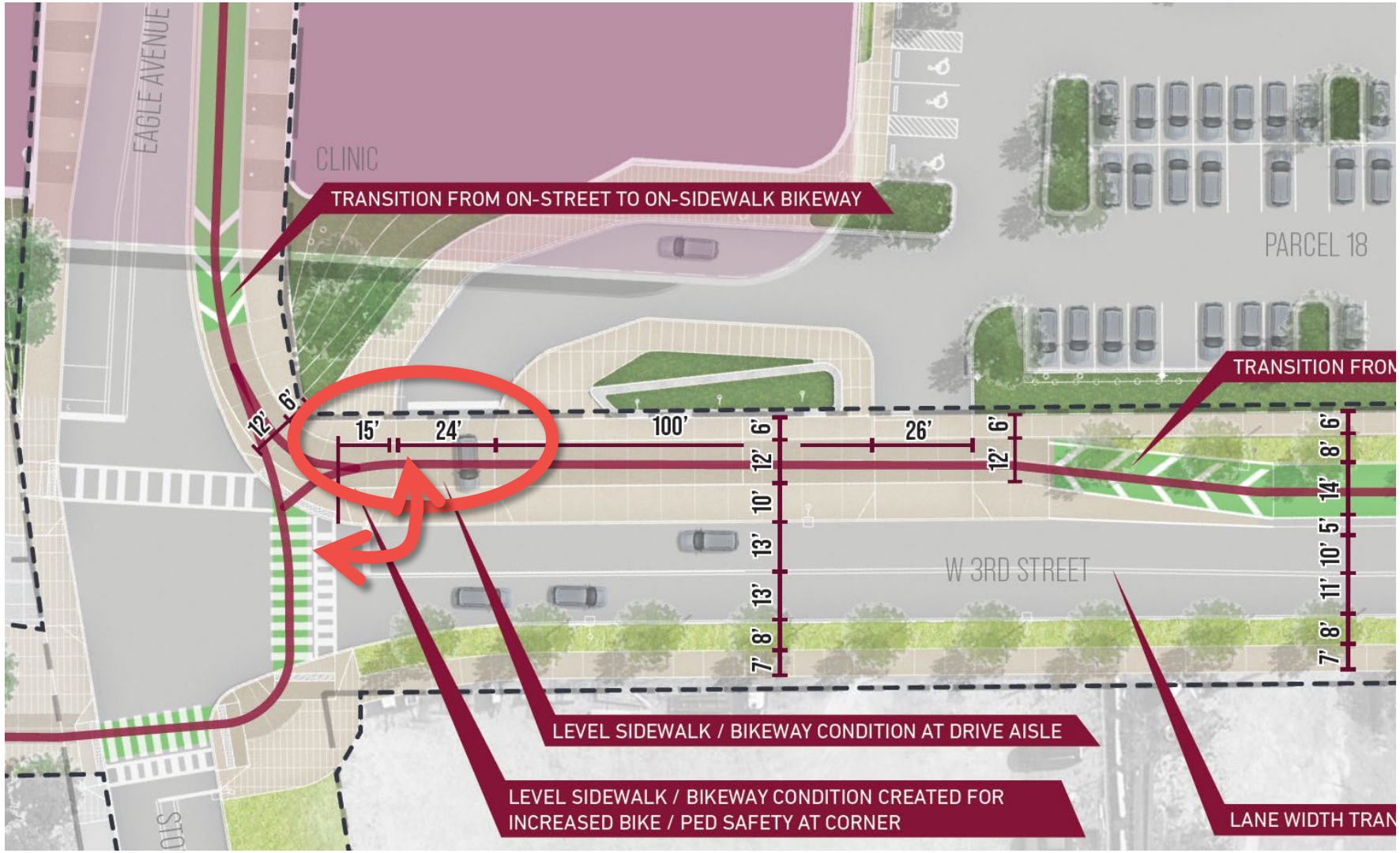


Shift northern Clinic driveway further from intersection & address safety/congestion concerns



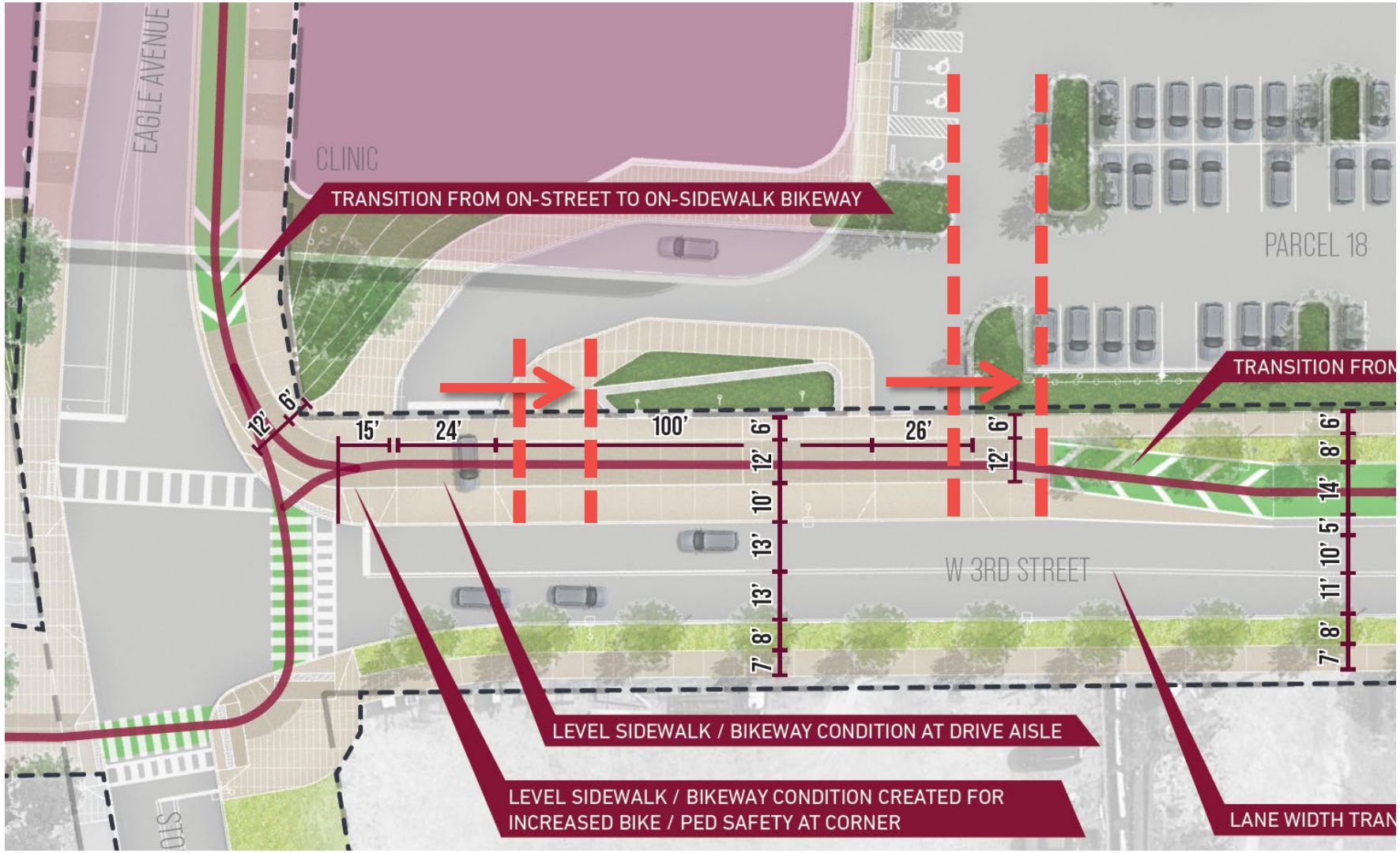
Shift northern Clinic driveway further from intersection & address safety/congestion concerns

- 15’ distance from crosswalk is code minimum
- Safety concern: driver’s visibility of bicyclists rounding the curve
- Congestion concern: *“shall provide a means for motor vehicles to enter and leave the parking facilities without obstructing traffic.”*



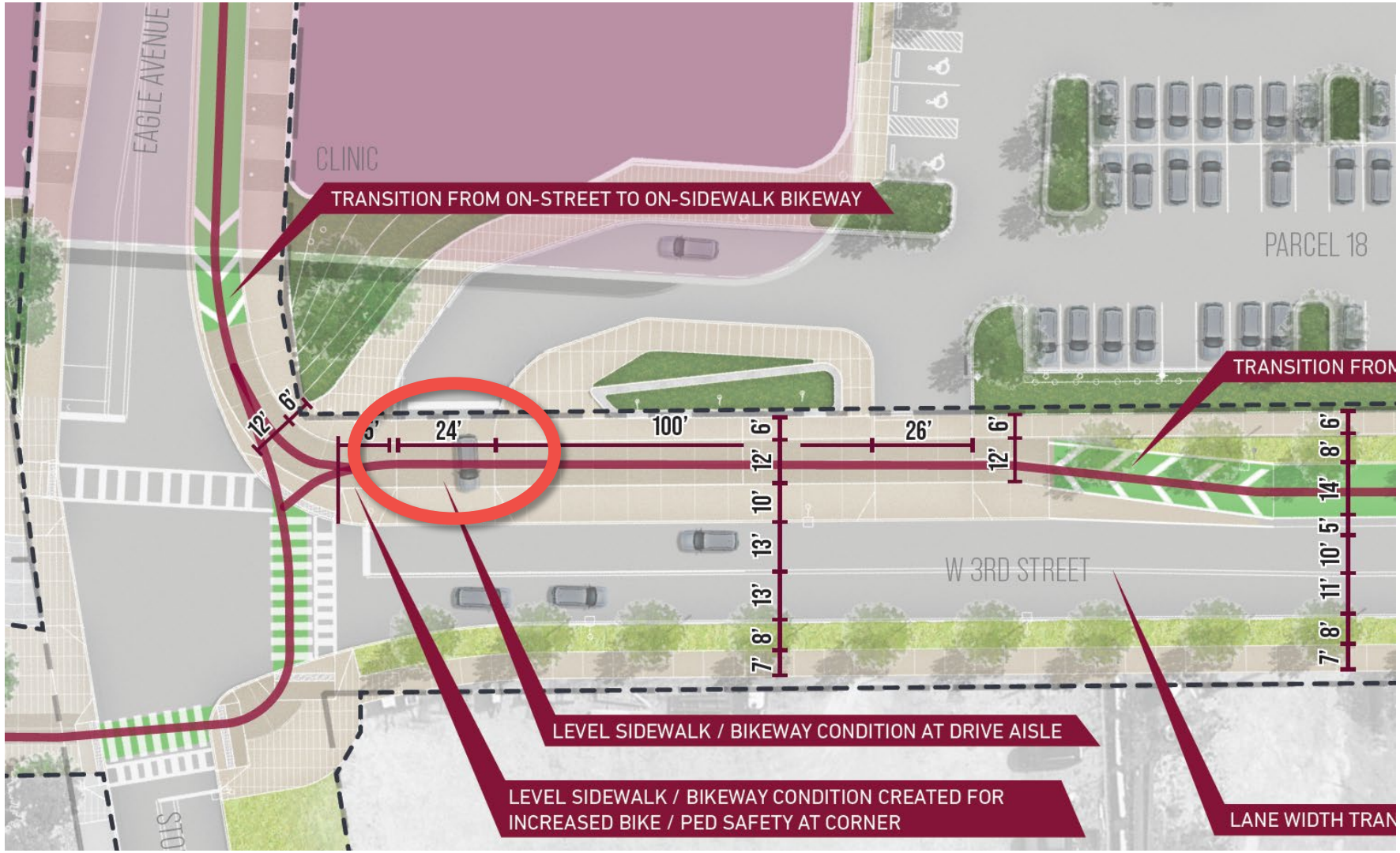
Shift northern Clinic driveway further from intersection & address safety/congestion concerns

- Shifting driveways to align with parking drive aisle provides ~30-35’ of additional distance from intersection (while improving circulation within the parking lot)
- Improves sight lines
- Driveway is clear of vehicles stopped at stop sign



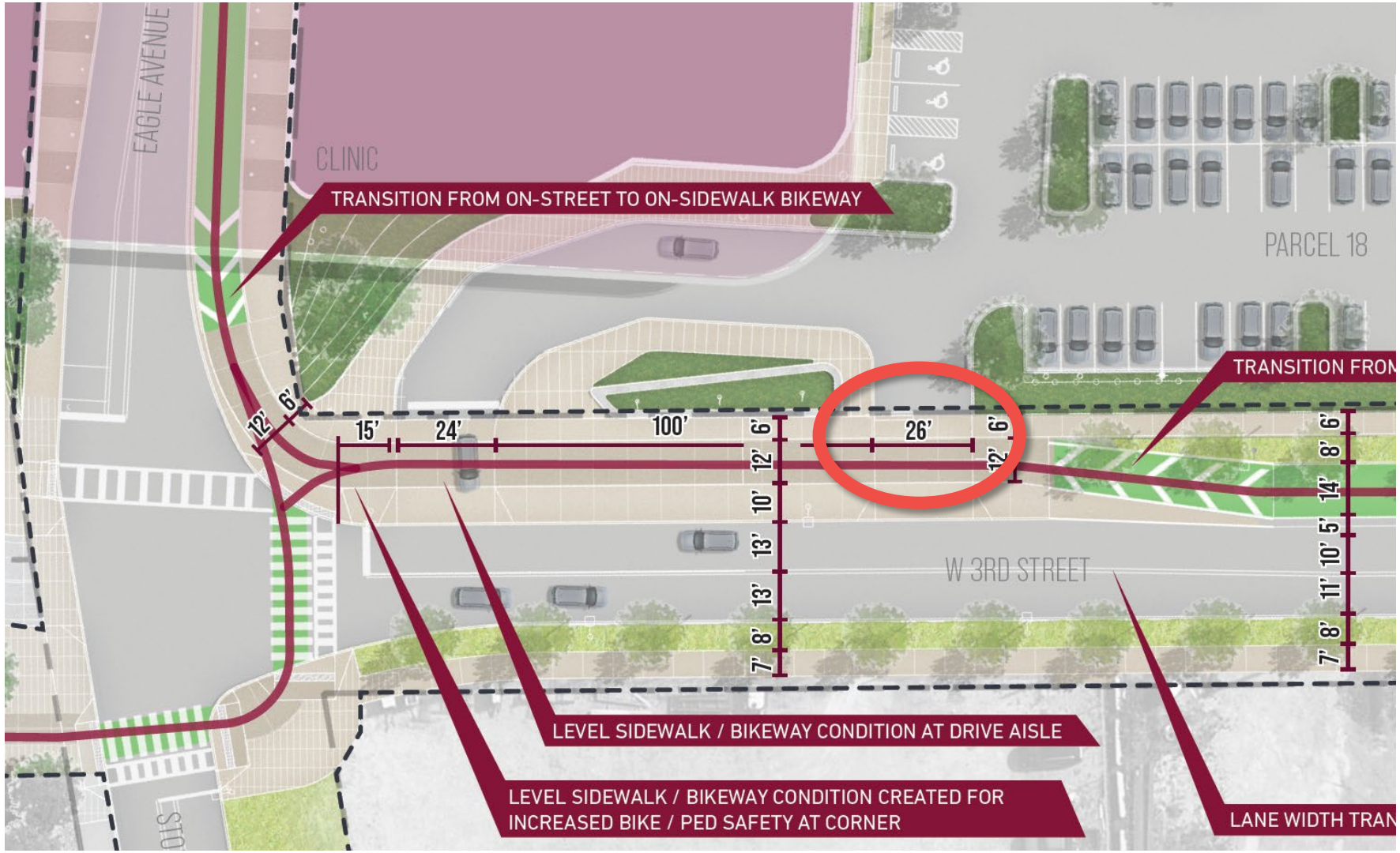
Minimize driveway access widths to the maximum extent possible

- One-way exit only
- Can be narrowed to as much as 12’ while still providing smooth vehicular movements and emergency access



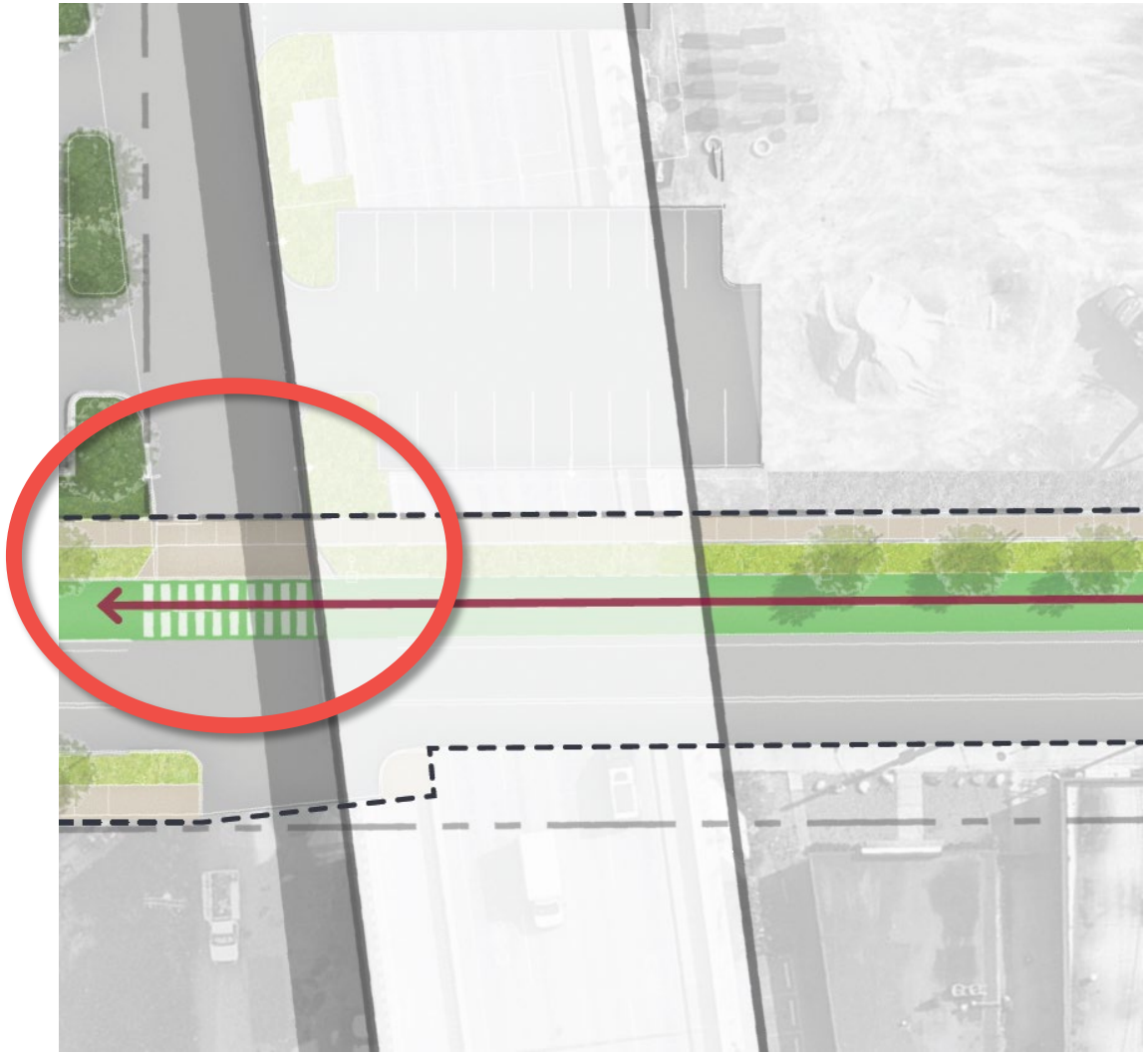
Minimize driveway access widths to the maximum extent possible

- Two-way ingress/egress
- Can be narrowed to as much as 20’ while still providing smooth vehicular movements and emergency access

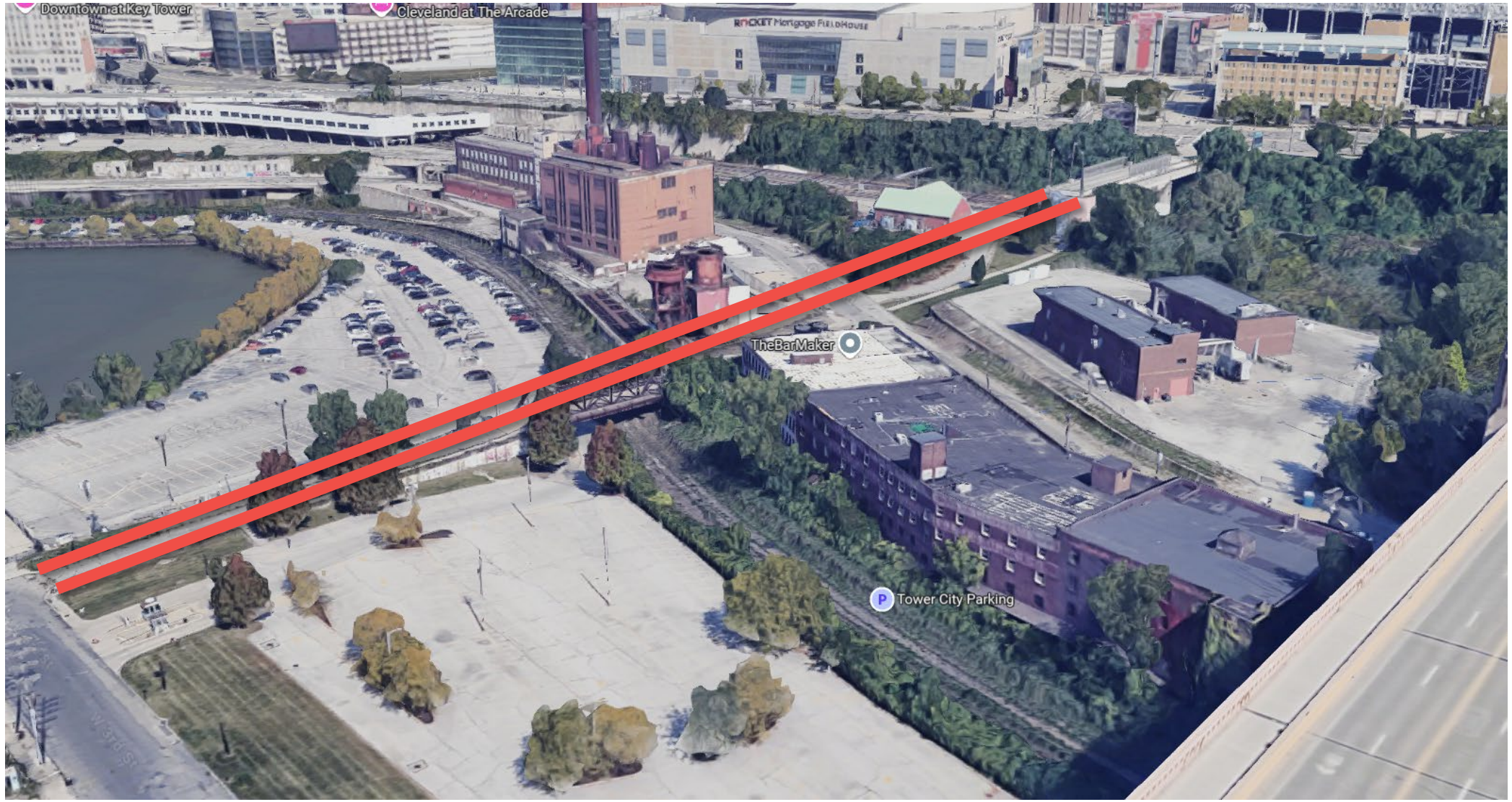


Minimize driveway access widths to the maximum extent possible

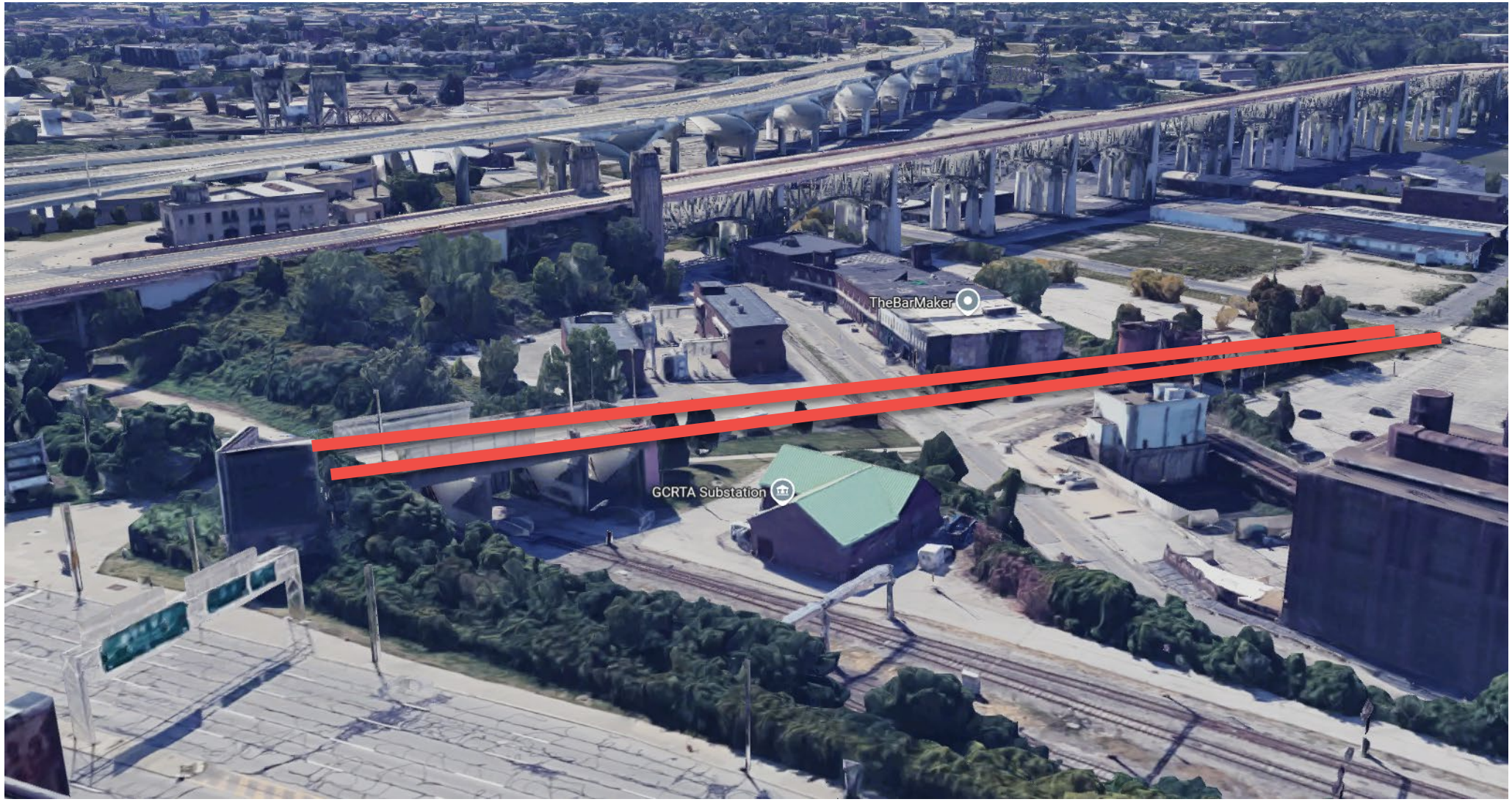
- Two-way ingress/egress
- Drawn to code maximum 30’
- Can be narrowed to as much as 20’ while still providing smooth vehicular movements and emergency access



Provide renderings of bridge from all angles and in context – From Lorain/Carnegie Ave



Provide renderings of bridge from all angles and in context – From Huron/Ontario



Provide renderings of bridge from all angles and in context – From Canal Road

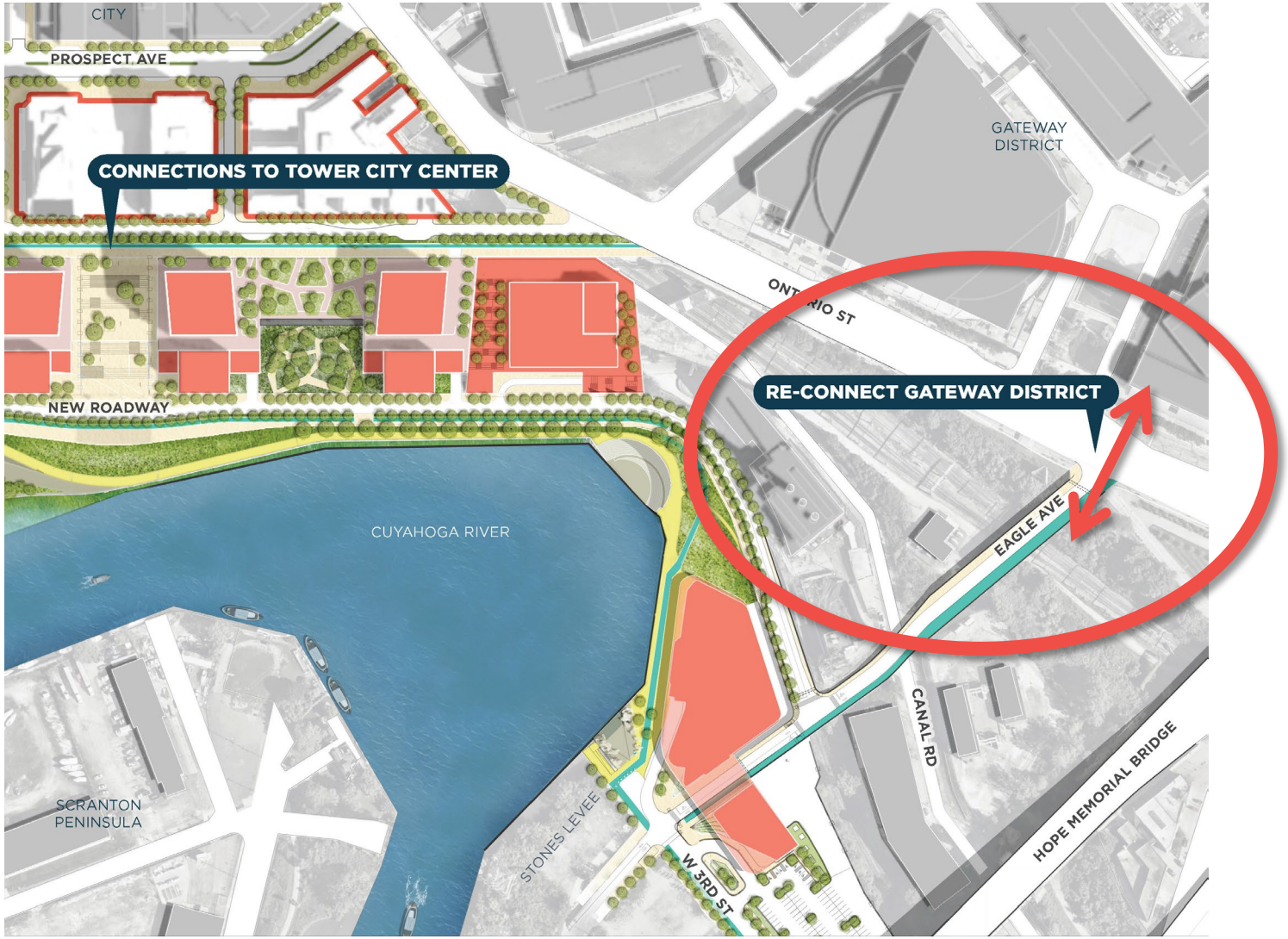


Provide detailing appropriate for location of prominence – Ontario & Gateway connection



Provide detailing appropriate for location of prominence – Ontario & Gateway connection

- Most direct route to access Riverfront from the East
- Marks the entry to new Riverfront District
- Prominent & important Shore-to-Core-to-Shore connection



Provide bridge detailing appropriate for a location of prominence – E. 9th Street



Provide bridge detailing appropriate for a location of prominence – Ontario Street



Provide bridge detailing appropriate for a location of prominence – Tow Path

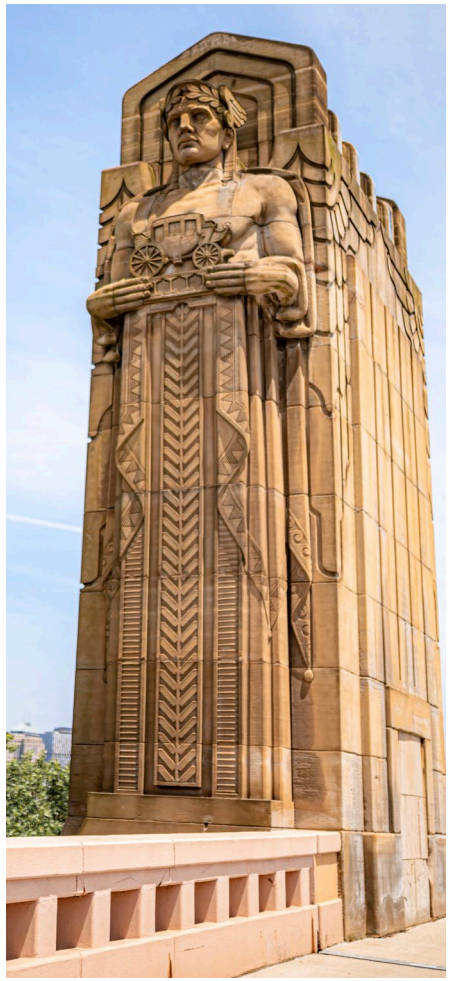


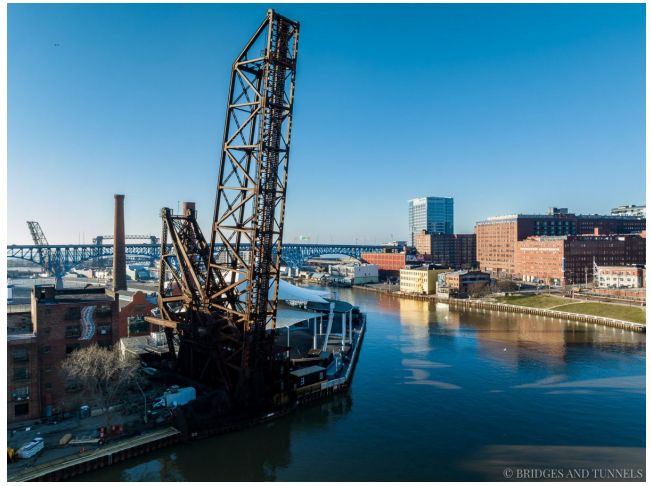


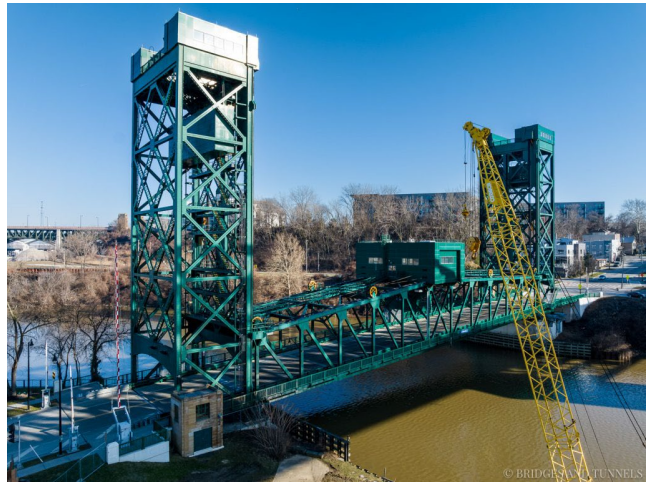
Cleveland’s Iconic Bridges



Cleveland’s Iconic Bridges

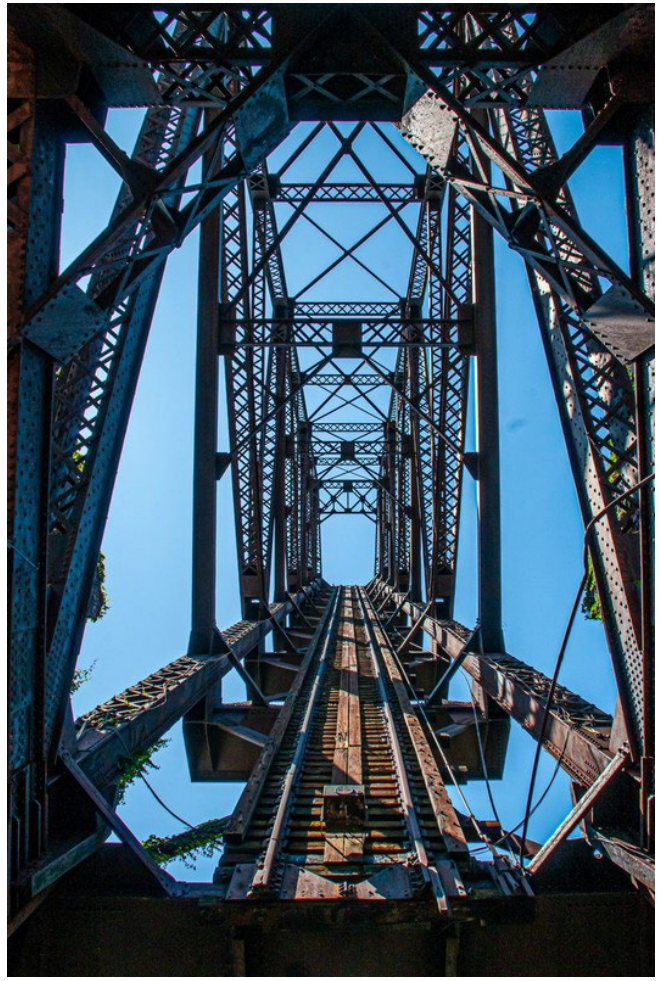












CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Bedrock – Global Peak Performance Center

Staff Report: Final Review – Site & Lighting

September 5, 2025

Site & Lighting – Final Review

Approved with Conditions at Downtown/Flats Design Review:

- Provide alternative one-way angled parking lot study to allow for improved pedestrian circulation and greenspace

- Incorporate Staff recommended conditions, below for reference:
  - Provide direct & ADA accessible connection from Cavs entry plaza to Riverwalk trail across parking garage's driveway.

  - Shift northern Clinic driveway further from intersection & address safety/congestion concerns. Minimize driveway access widths to the maximum extent possible when crossing bike lanes & pedestrian paths [in coordination with Traffic Dept].

  - Provide all code compliance requirements for parking lots, including but not limited to bike racks, signage, screening, landscaping, circulation, and stormwater runoff onto public ROW [in coordination with appropriate City Depts].

Green Parking Lot Design

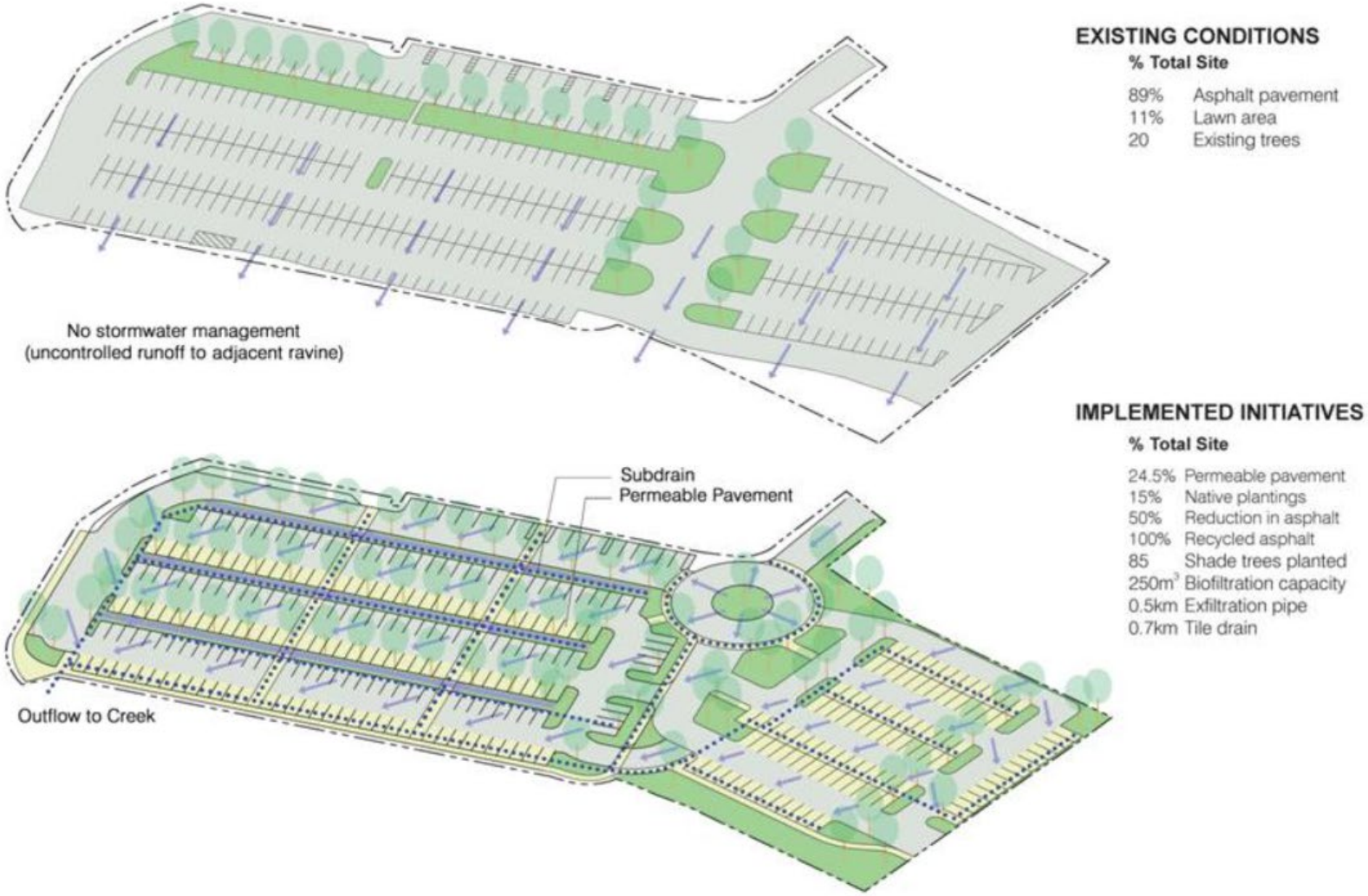
- Heavily planted
- Impervious surfaces where practicable
- Pedestrian pathways are prioritized, defined, & direct
- Stormwater is serviced through green systems: bioretention, bioswales, rain gardens, stored in underground cisterns for irrigation reuse, etc.



Palo Alto Zoo

Green Parking Lot Design

- Renovation of existing parking lot
- 50% reduction in asphalt
- 24% permeable pavement
- 15% native plant coverage
- 100% asphalt recycled
- Biofiltration employed
- CSLA award winner



Toronto Botanical Garden

Green Parking Lot Design

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- 50% reduction in asphalt
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- 15% native plant coverage
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- CSLA award winner

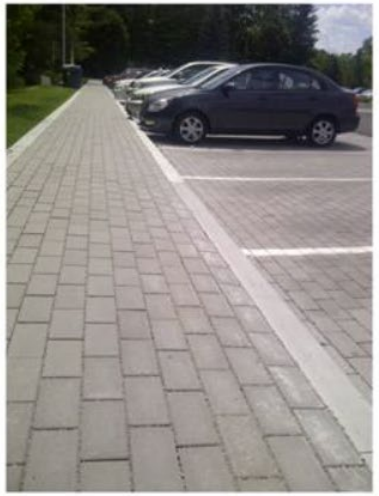


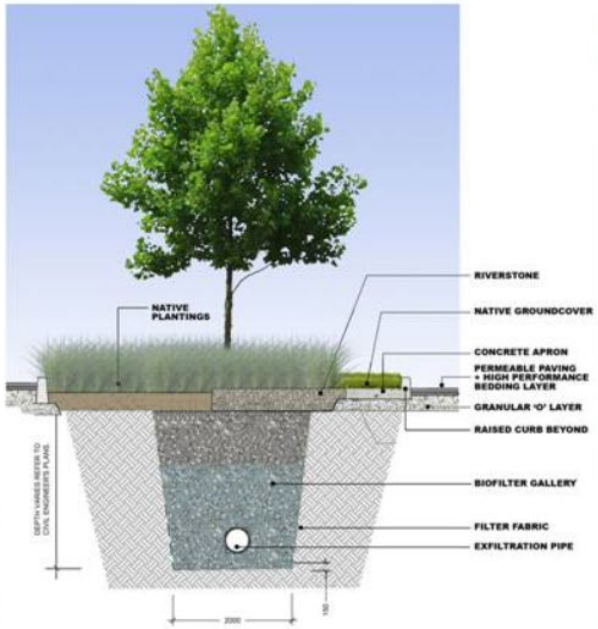
Toronto Botanical Garden

Green Parking Lot Design

- Designed & Engineering Systems







Toronto Botanical Garden

Green Parking Lot Design

- Prioritized for pedestrians
- Defined and direct connections



Toronto Botanical Garden

Green Parking Lot Design

- Heavily planted, with seasonal interest, and accepts stormwater



Toronto Botanical Garden

Green Parking Lot Design

- Heavily planted, with seasonal interest, and accepts stormwater



Toronto Botanical Garden

Green Parking Lot Design

- Wide species variety, excellent vehicle screening



Toronto Botanical Garden

Green Parking Lot Design

- Green roof integrated with site's green infrastructure
- Pervious pavement used where practicable
- Pedestrian pathways are prioritized, defined, & direct
- Dense native planting zones with stormwater capture
- SITES certified, MMSD Green Luminary Award recipient



Irgens Innovation Campus Phase I

Green Parking Lot Design

- Green roof integrated with site's green infrastructure
- Pervious pavement used where practicable
- Pedestrian pathways are prioritized, defined, & direct
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Irgens Innovation Campus Phase I

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Irgens Innovation Campus Phase I

Master Development Plan & Sustainable SITES Initiative

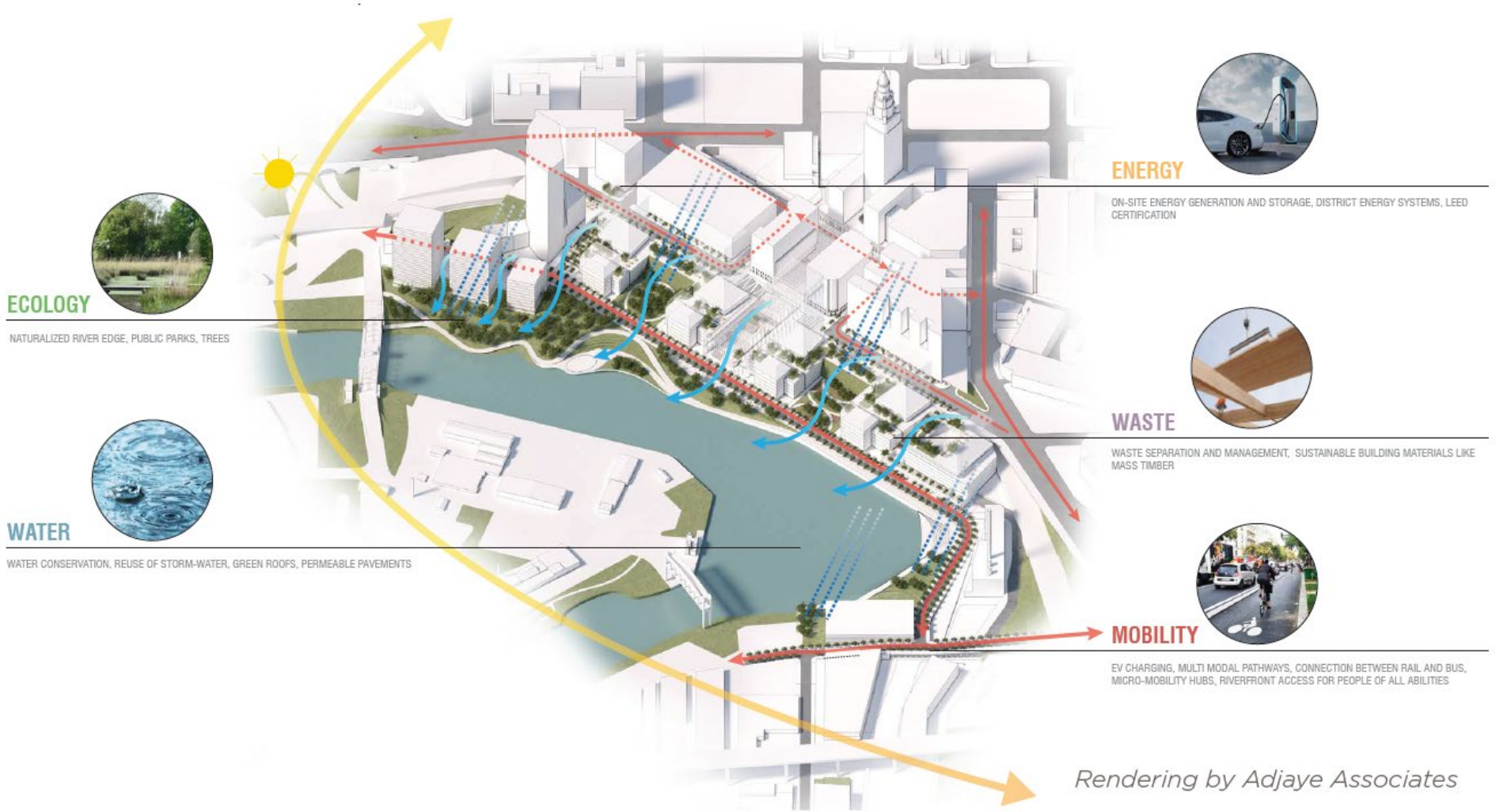
- Adopted by the City Planning Commission on 2/7/25

- Outlines Sustainability Goals
  - Pursuit of LEED & Sustainable SITES certifications
  - Stormwater Management and Green Infrastructure



Master Development Plan & Sustainable SITES Initiative

- Green infrastructure
- Water conservation
- Reuse of stormwater
- Permeable pavers



Rendering by Adjaye Associates

Site & Lighting – Final Review

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Mandatory Referrals

September 5, 2025

Res. No. 956-2025 (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion (0.2987 Acres) of West 3rd Street.

Res. No. 957-2025 (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion (0.3451 Acres) of West 3rd Street.

Res. No. 958-2025 (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion (0.2990 Acres) of West 3rd Street.

RESOLUTIONS:

No. 956-2025
No. 957-2025
No. 958-2025

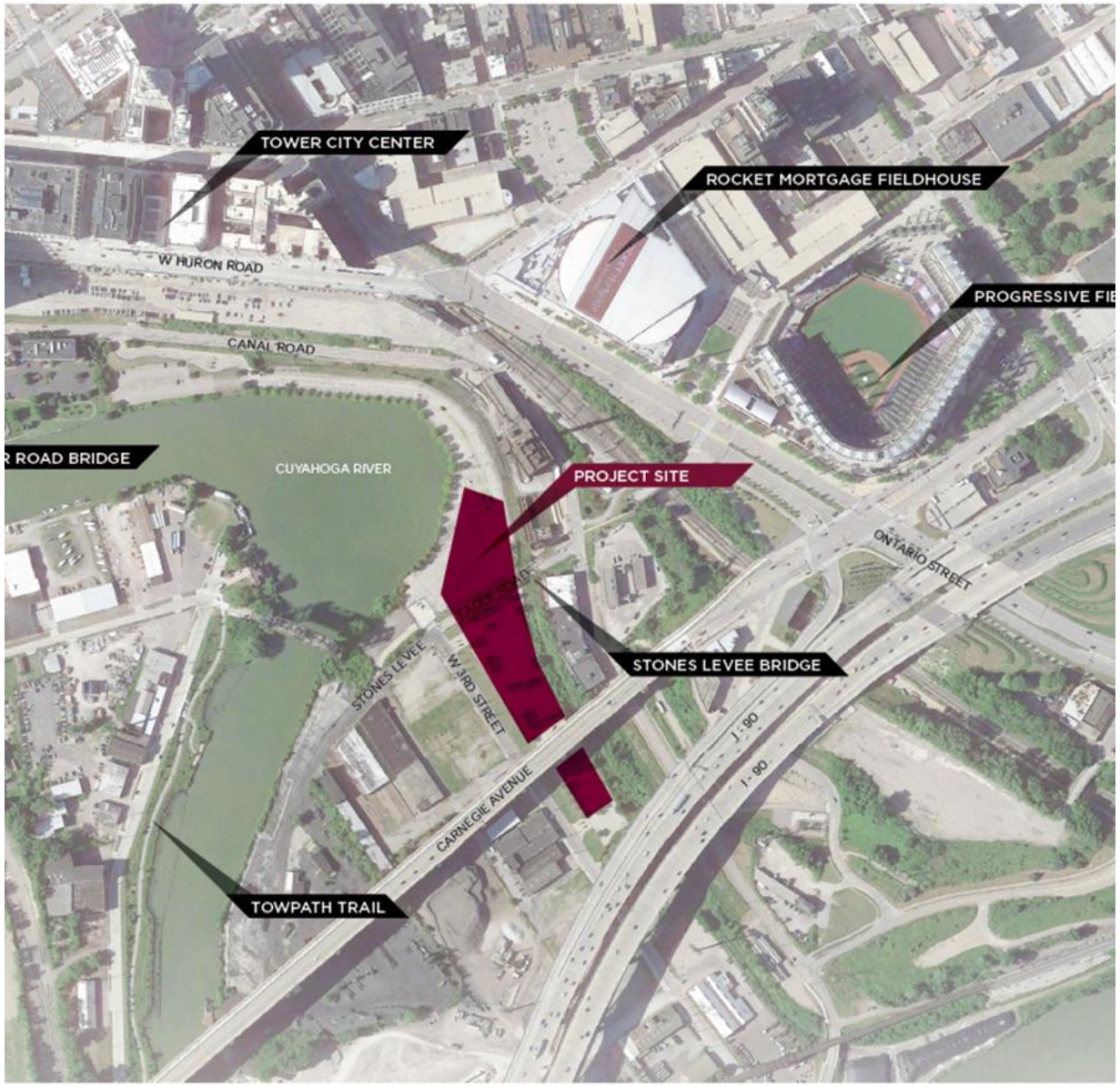
Multi-phase Cuyahoga Riverfront Master Plan Includes:

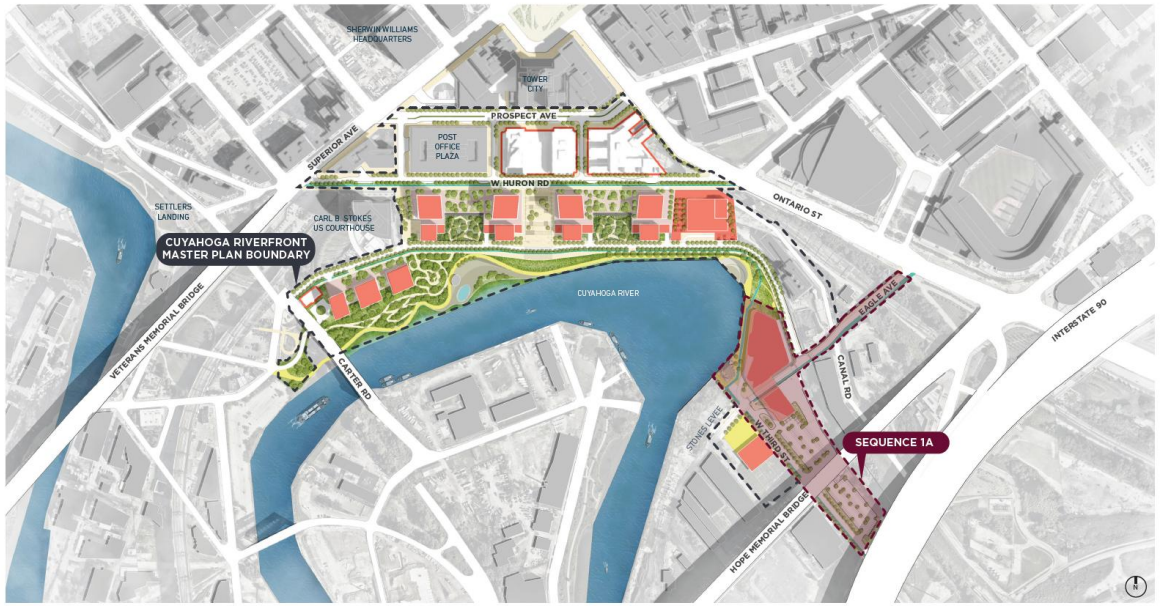
- Public Improvements: Infrastructure changes, 12 acres of public space, riverfront boardwalk
- Private Development: 3.5 million sq ft of mixed-use development (1.4M sq ft retail, hospitality, office, etc.)
- Shore to Core to Shore

Main Features:

- Aligns with Vision for the Valley Plan emphasizing equity and inclusion
- Creates mixed-use riverfront neighborhood
- Focuses on connecting adjacent assets, including Gateway District, Public Square, and other riverfront investments
- Includes multi-modal transportation analysis
- Involves Community Benefits Agreement
- The project aims to transform the riverfront area while balancing commercial, residential, and public space needs, with a focus on improving infrastructure and accessibility.

Bedrock is pursuing right-of-way vacations across three areas on West 3rd to assume responsibility for private maintenance such as snow removal, roadway repairs, and other improvements, while also enhancing overall connectivity in line with the master plan. This effort will create greater uniformity in proposed infrastructure that would otherwise be divided by existing right-of-way boundaries. The original right-of-way lines were drawn to encompass infrastructure (such as the former Eagle Bridge foundations) that is no longer in use, and in some cases has already been demolished. Stakeholders with existing rights in the vacated areas are expected to retain those rights through the issuance of various easements.





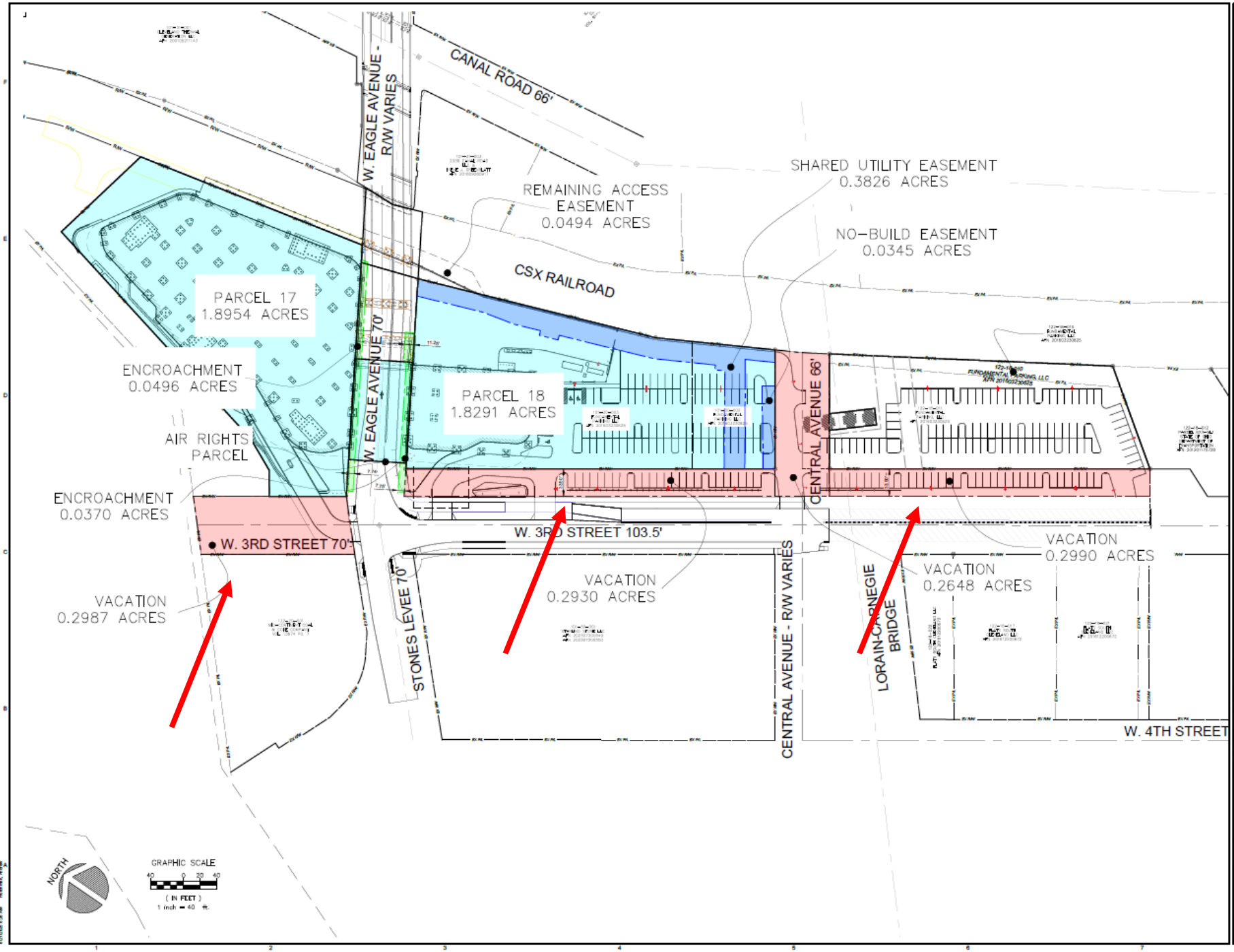
Cleveland Clinic & Cleveland Cavaliers Global Peak Performance Center - DRC / CPC Final Approval



Cleveland Clinic Global Peak Performance Center - CPC Schematic Approval




POPULOUS



BEDROCK

OSBORN ENGINEERING

CUYAHOGA RIVERFRONT DEVELOPMENT

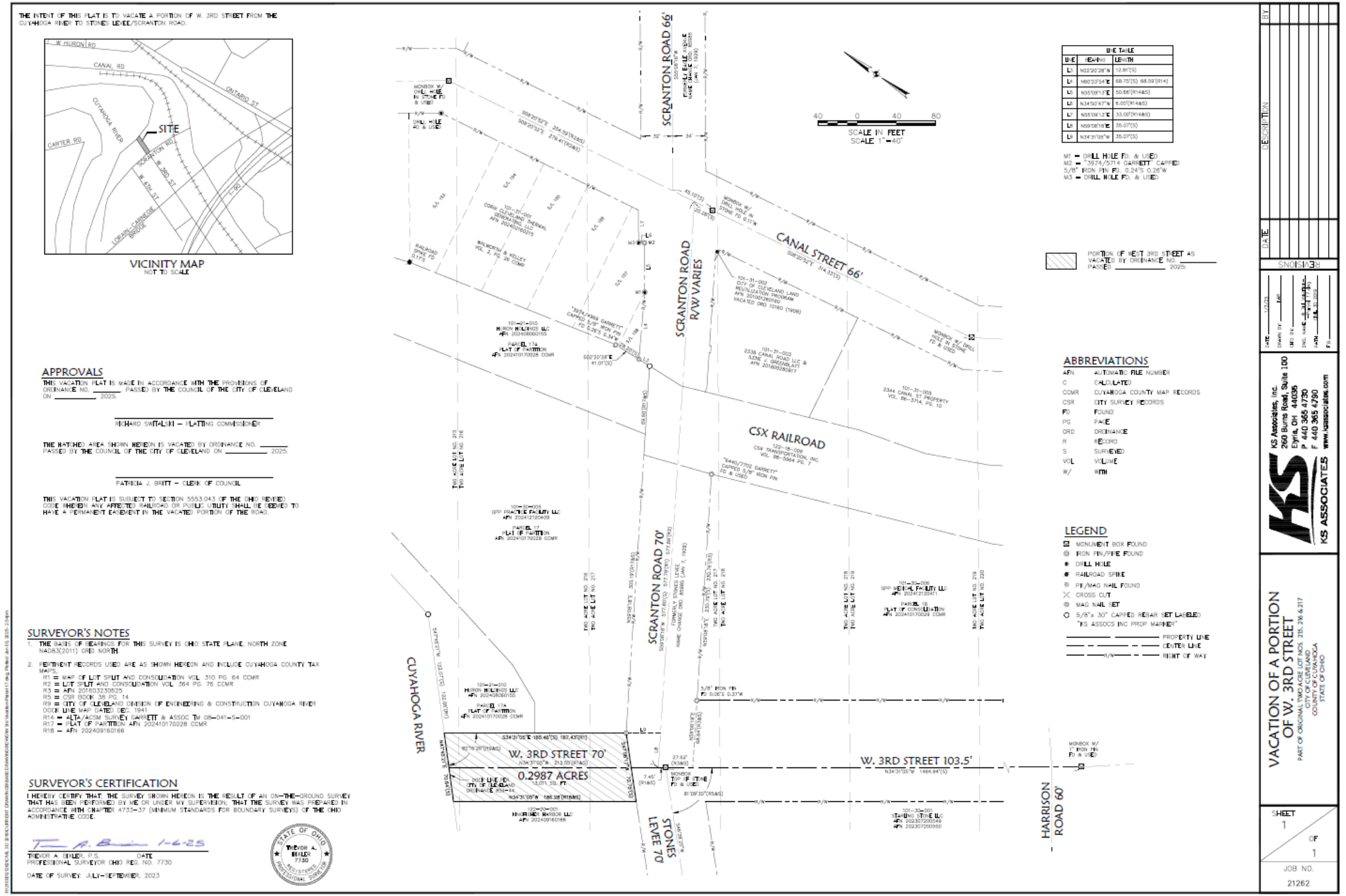
BEDROCK MANAGEMENT SERVICES

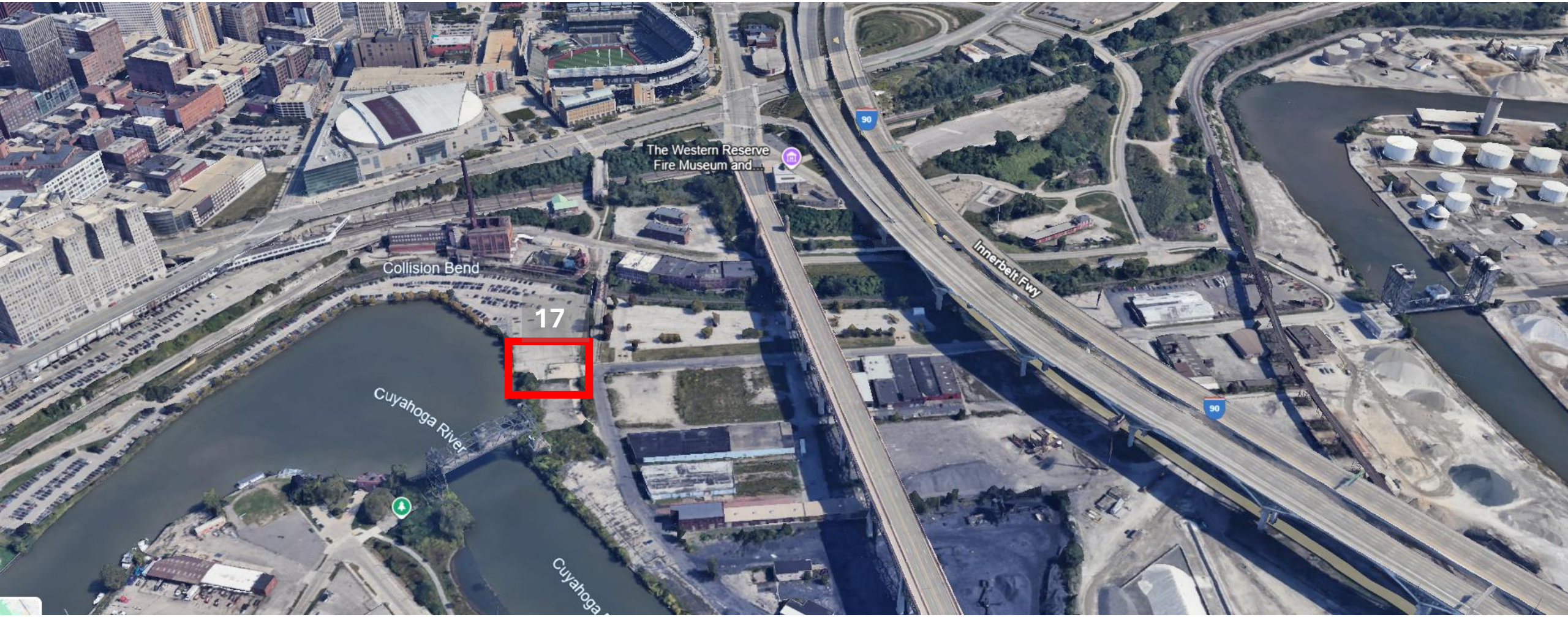
TAG	ISSUED	DATE

PARCELS 18 AND 19 EASEMENTS AND ENCROACHMENTS w/ SITE IMPROV.

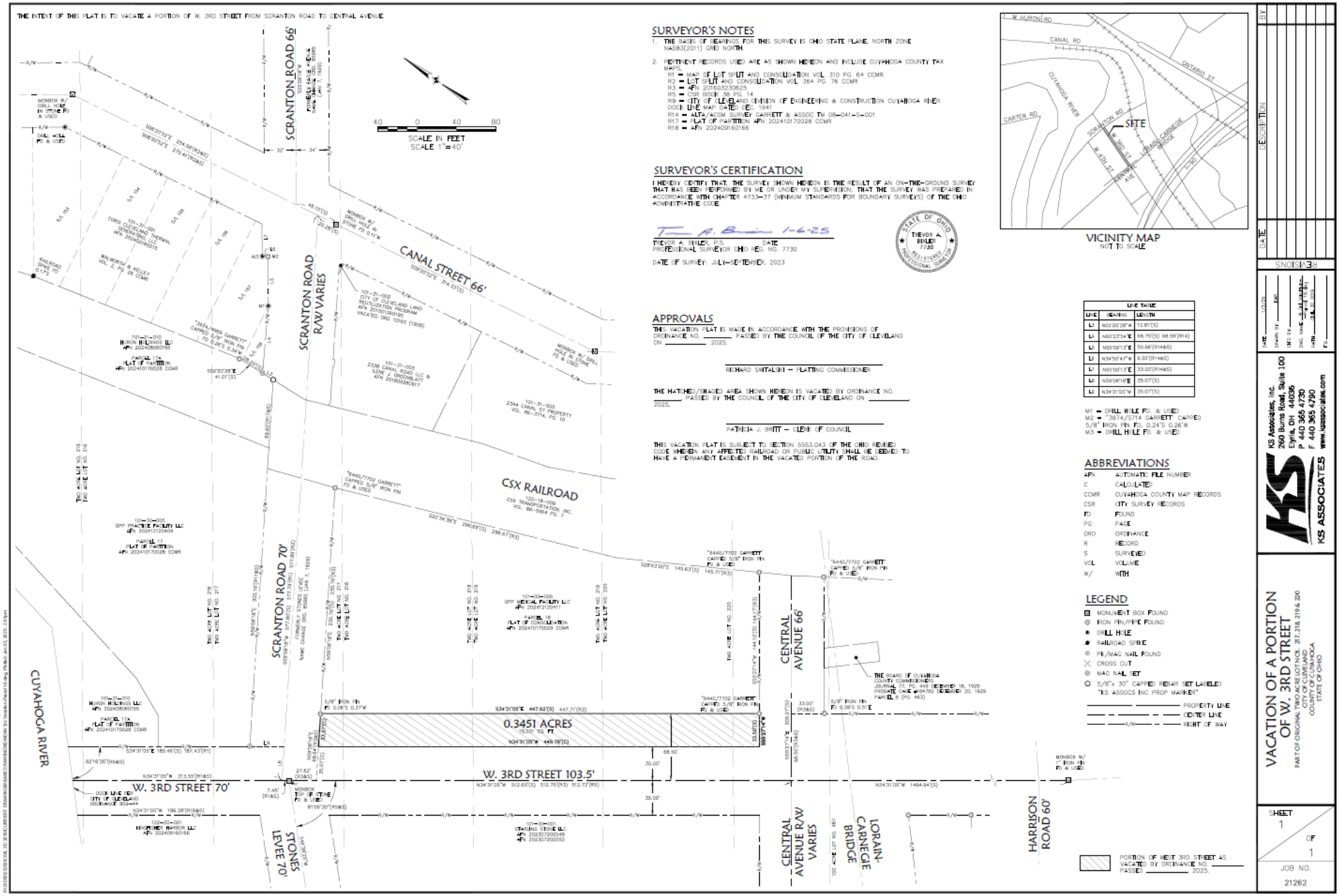
DRAWING NO.
CX-086

PARCEL
17


THE INTENT OF THIS PLAT IS TO VACATE A PORTION OF W. 3RD STREET FROM THE CUYAHOGA RIVER TO STONES LEVEE/SCRANTON ROAD.
VICINITY MAP
NOT TO SCALE
SCALE IN FEET
SCALE 1" = 40'
APPROVALS
THIS VACATION PLAT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. _____ PASSED BY THE COUNCIL OF THE CITY OF CLEVELAND ON _____ 2025.
RICHARD SWITALSKI – PLATTING COMMISSIONER
THE HATCHED AREA SHOWN HEREON IS VACATED BY ORDINANCE NO. _____ PASSED BY THE COUNCIL OF THE CITY OF CLEVELAND ON _____ 2025.
PATRICIA J. BRITT – CLERK OF COUNCIL
THIS VACATION PLAT IS SUBJECT TO SECTION 5553.043 OF THE OHIO REVISED CODE WHEREIN ANY AFFECTED RAILROAD OR PUBLIC UTILITY SHALL BE DEEMED TO HAVE A PERMANENT EASEMENT IN THE VACATED PORTION OF THE ROAD.
SURVEYOR'S NOTES
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE CUYAHOGA COUNTY TAX MAPS,
R1 = MAP OF LOT SPLIT AND CONSOLIDATION VOL. 310 PG. 64 COMR
R2 = LOT SPLIT AND CONSOLIDATION VOL. 364 PG. 76 COMR
R3 = AFN 201603230525
R5 = CSR BOOK 38 PG. 14
R9 = CITY OF CLEVELAND DIVISION OF ENGINEERING & CONSTRUCTION CUYAHOGA RIVER DOCK LINE MAP DATED DEC. 1941
R14 = ALTA/ACSM SURVEY GARRETT & ASSOC TM 08-041-S-001
R17 = PLAT OF PARTITION AFN 202410170028 COMR
R18 = AFN 202409160166
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.
TREVOR A. BIXLER, P.S. DATE
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730
DATE OF SURVEY: JULY-SEPTEMBER, 2023
STATE OF OHIO TREVOR A. BIXLER 7730 REGISTERED PROFESSIONAL SURVEYOR
LINE TABLE
L1 N22°20'28"W 12.91'(S)
L2 N80°23'54"E 68.75'(S) 68.09'(R14)
L3 N55°09'13"E 50.85'(R14&S)
L4 N34°50'47"W 6.00'(R14&S)
L5 N55°09'13"E 33.00'(R14&S)
L6 N59°08'18"E 35.07'(S)
L7 N34°31'05"W 35.07'(S)
M1 = DRILL HOLE FD. & USED
M2 = "3974/5714 GARRETT" CAPPED 5/8" IRON PIN FD. 0.24'S 0.26'W
M3 = DRILL HOLE FD. & USED
PORTION OF WEST 3RD STREET AS VACATED BY ORDINANCE NO. _____ PASSED _____ 2025.
ABBREVIATIONS
AFN AUTOMATIC FILE NUMBER
C CALCULATED
COMR CUYAHOGA COUNTY MAP RECORDS
CSR CITY SURVEY RECORDS
FD FOUND
PG PAGE
ORD ORDINANCE
R RECORD
S SURVEYED
VOL VOLUME
W/ WITH
LEGEND
MONUMENT BOX FOUND
IRON PIN/PIPE FOUND
DRILL HOLE
RAILROAD SPIKE
PK/MAG NAIL FOUND
CROSS CUT
MAG NAIL SET
5/8"x 30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
PROPERTY LINE
CENTER LINE
RIGHT OF WAY
SCRANTON ROAD 66'
CANAL STREET 66'
SCRANTON ROAD R/W VARIES
CSX RAILROAD
SCRANTON ROAD 70'
CUYAHOGA RIVER
STONES LEVEE 70'
HARRISON ROAD 60'
W. 3RD STREET 70'
0.2987 ACRES
W. 3RD STREET 103.5'
DESCRIPTION
DATE
KS Associates, inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES
VACATION OF A PORTION OF W. 3RD STREET
PART OF ORIGINAL TWO ACRE LOT NOS. 215, 216 & 217
CITY OF CLEVELAND
COUNTY OF CUYAHOGA
STATE OF OHIO
SHEET 1 OF 1
JOB NO. 21262


The Western Reserve
Fire Museum and...
Collision Bend
17
Cuyahoga River
Innerbelt Fwy
90
90

PARCEL
18


THE INTENT OF THIS PLAT IS TO VACATE A PORTION OF W. 3RD STREET FROM SCRANTON ROAD TO CENTRAL AVENUE.
SCRANTON ROAD 66'
SCRANTON ROAD R/W VARIES
CANAL STREET 66'
SCRANTON ROAD 70'
CSX RAILROAD
CENTRAL AVENUE 66'
CUYAHOGA RIVER
W. 3RD STREET 70'
W. 3RD STREET 103.5'
0.3451 ACRES
15,032 SQ. FT.
CENTRAL AVENUE R/W VARIES
LORAIN-CARNEGIE BRIDGE
HARRISON ROAD 60'
STONES LEVEE 70'
SCALE IN FEET
SCALE 1"=40'
SURVEYOR'S NOTES
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R1 = MAP OF LOT SPLIT AND CONSOLIDATION VOL 310 PG. 64 CCMR
R2 = LOT SPLIT AND CONSOLIDATION VOL 384 PG. 76 CCMR
R3 = APN 201603230625
R5 = CSR BOOK 36 PG. 14
R9 = CITY OF CLEVELAND DIVISION OF ENGINEERING & CONSTRUCTION CUYAHOGA RIVER DOCK LINE MAP DATED DEC. 1941
R14 = ALTA/ACSM SURVEY GARRETT & ASSOC TM 08-041-8-001
R17 = PLAT OF PARTITION APN 202410170028 CCMR
R18 = APN 202409160166
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TREVOR A. BINDER, P.S. DATE
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730
DATE OF SURVEY: JULY-SEPTEMBER, 2023
STATE OF OHIO TREVOR A. BINDER 7730 REGISTERED PROFESSIONAL SURVEYOR
APPROVALS
THIS VACATION PLAT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. ____ PASSED BY THE COUNCIL OF THE CITY OF CLEVELAND ON ____ 2025.
RICHARD SMITALSKI - PLATTING COMMISSIONER
THE HATCHED/SHADED AREA SHOWN HEREON IS VACATED BY ORDINANCE NO. ____ PASSED BY THE COUNCIL OF THE CITY OF CLEVELAND ON ____ 2025.
PATRICIA J. BRITT - CLERK OF COUNCIL
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VICINITY MAP
NOT TO SCALE
W. HURON RD
CANAL RD
ONTARIO ST
CUYAHOGA RIVER
CARTER RD
SCRANTON RD
W. 3RD ST
W. 4TH ST
LORAIN-CARNEGIE BRIDGE
I-90
SITE
LINE TABLE
L1 N03°20'28"W 12.81'(S)
L4 N60°23'54"E 68.75'(S) 68.59'(R14)
L5 N55°09'13"E 50.66'(R14&S)
L6 N34°50'47"W 6.00'(R14&S)
L7 N55°09'13"E 33.00'(R14&S)
L8 N59°06'18"E 35.07'(S)
L9 N34°31'05"W 35.07'(S)
M1 = DRILL HOLE FD. & USED
M2 = "39/74/5714 GARRETT" CAPPED 5/8" IRON PIN FD. 0.24'S 0.26'W
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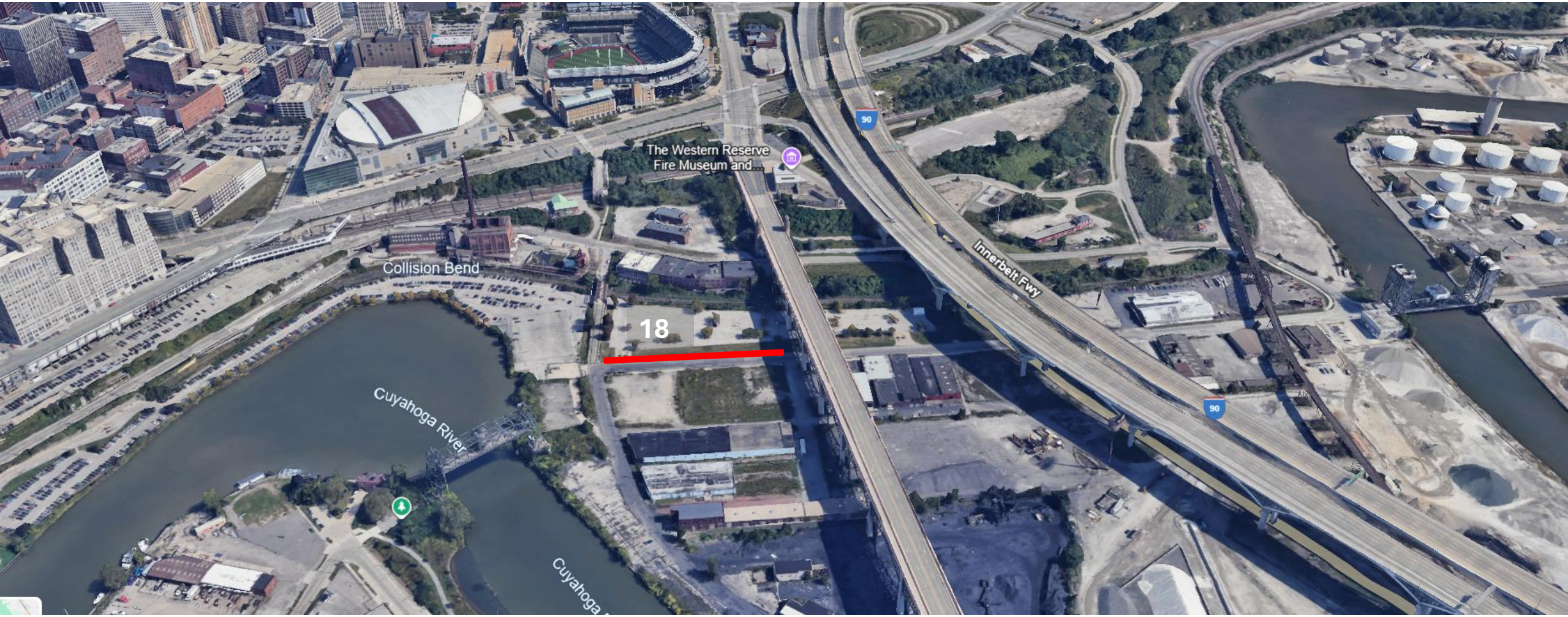
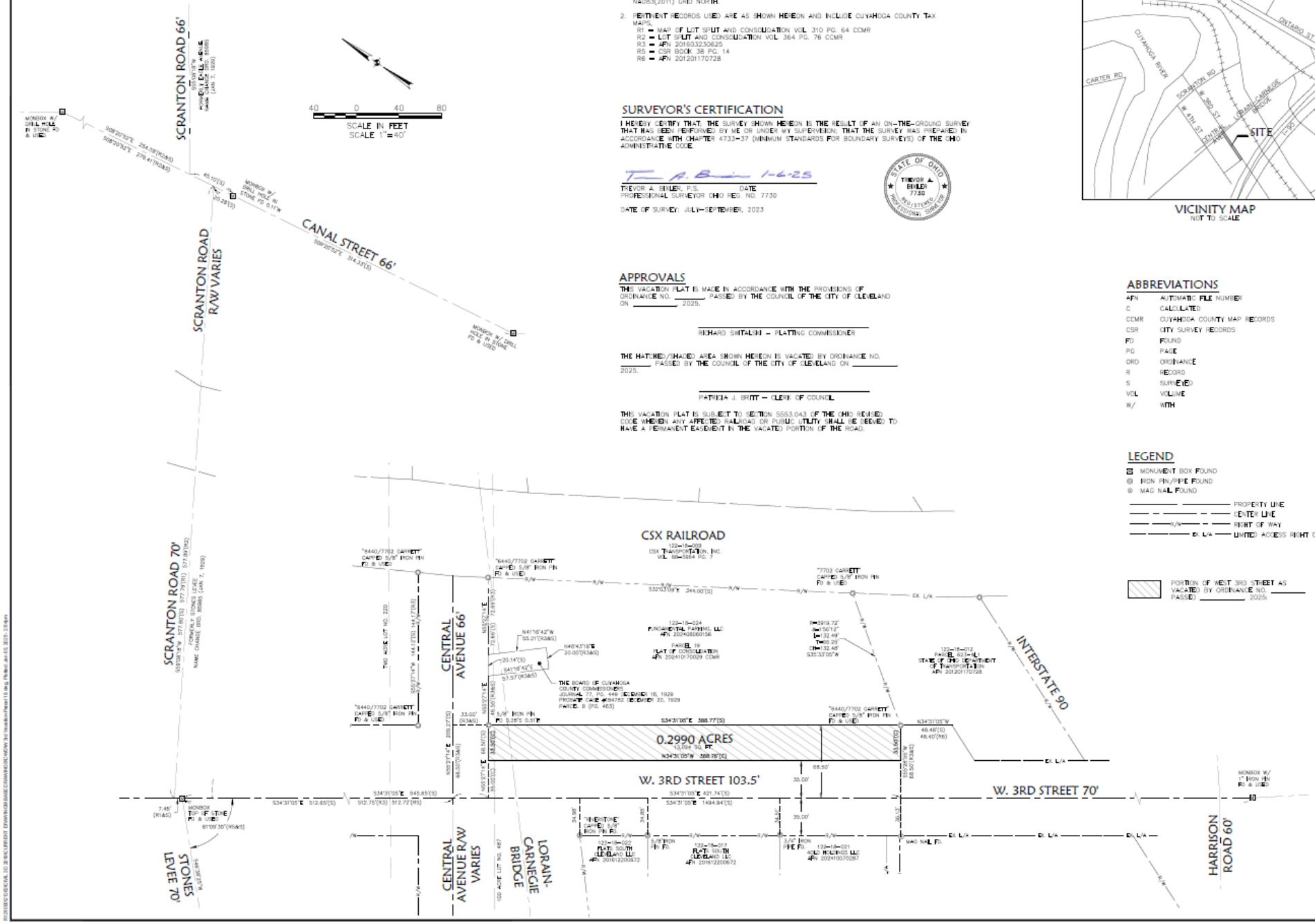
ABBREVIATIONS
APN AUTOMATIC FILE NUMBER
C CALCULATED
CCMR CUYAHOGA COUNTY MAP RECORDS
CSR CITY SURVEY RECORDS
FD FOUND
PG PAGE
ORD ORDINANCE
R RECORD
S SURVEYED
VOL VOLUME
W/ WITH
LEGEND
MONUMENT BOX FOUND
IRON PIN/PIPE FOUND
DRILL HOLE
RAILROAD SPIKE
PK/MAG NAIL FOUND
CROSS CUT
MAG NAIL SET
5/8"x 30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
PROPERTY LINE
CENTER LINE
RIGHT OF WAY
PORTION OF WEST 3RD STREET AS VACATED BY ORDINANCE NO. ____ PASSED ____ 2025.
DESCRIPTION
DATE
BY
REVISIONS
KS ASSOCIATES
KS Associates, Inc.
2660 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
VACATION OF A PORTION OF W. 3RD STREET
PART OF ORIGINAL TWO ACRE LOT NOS. 217, 218, 219 & 220
CITY OF CLEVELAND
COUNTY OF CUYAHOGA
STATE OF OHIO
SHEET 1 OF 1
JOB NO. 21262


The Western Reserve
Fire Museum and...
Collision Bend
18
Cuyahoga River
Innerbelt Fwy
90
90

THE INTENT OF THIS PLAT IS TO VACATE A PORTION OF W. 3RD STREET FROM CENTRAL AVENUE TO THE SOUTHEASTERLY LINE OF PARCEL 122-18-024.



SURVEYOR'S NOTES

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   - R5 = CSR BOOK 38 PG. 14
   - R6 = AFN 201201170728

SURVEYOR'S CERTIFICATION

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T. A. Bixler 1-6-25

TREVOR A. BIXLER, P.S. DATE
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

DATE OF SURVEY: JULY-SEPTEMBER, 2023

STATE OF OHIO TREVOR A. BIXLER 7730 REGISTERED PROFESSIONAL SURVEYOR

APPROVALS

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RICHARD SWITALSKI – PLATTING COMMISSIONER

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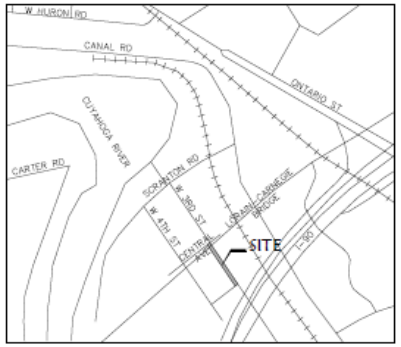


VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AFN	AUTOMATIC FILE NUMBER
C	CALCULATED
CCMR	CUYAHOGA COUNTY MAP RECORDS
CSR	CITY SURVEY RECORDS
FD	FOUND
PG	PAGE
ORD	ORDINANCE
R	RECORD
S	SURVEYED
VOL	VOLUME
W/	WITH

LEGEND

- MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- MAG NAIL FOUND
- PROPERTY LINE
- CENTER LINE
- R/W — RIGHT OF WAY
- EX. L/A — LIMITED ACCESS RIGHT OF WAY
- PORTION OF WEST 3RD STREET AS VACATED BY ORDINANCE NO. _____ PASSED _____ 2025.

DATE	DESCRIPTION	BY

REVISIONS

DATE: 1/3/25
DRAWN BY: FAR
CHK'D BY:
DWG. NAME: [illegible]
PATH: [illegible]
FIL: [illegible]

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

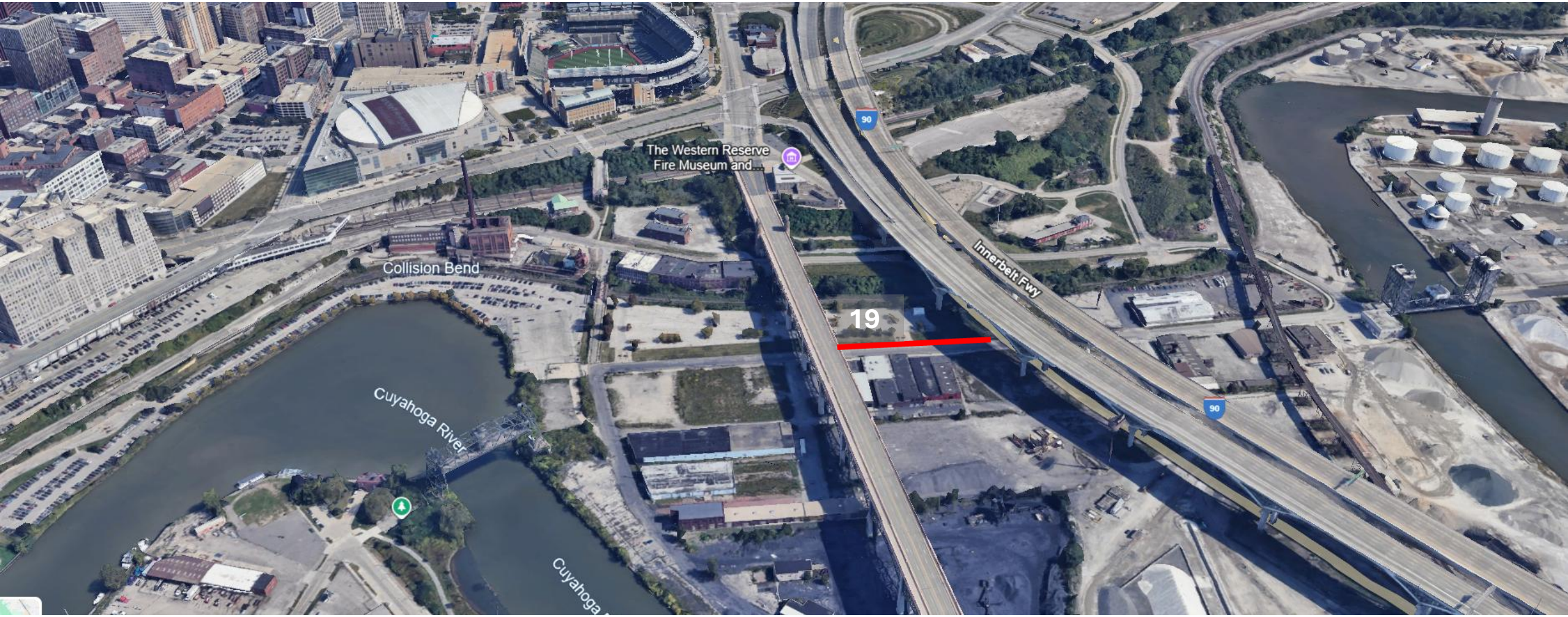
VACATION OF A PORTION OF W. 3RD STREET

PART OF ORIGINAL ONE HUNDRED ACRE LOT NO. 487
CITY OF CLEVELAND
COUNTY OF CUYAHOGA
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 21262

PARCEL
19


The Western Reserve
Fire Museum and...
Collision Bend
Cuyahoga River
Innerbelt Fwy
19
90
90

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2025-038 – Oppman Garage Demolition

September 5, 2025

Project Address: 944 Prospect Ave E

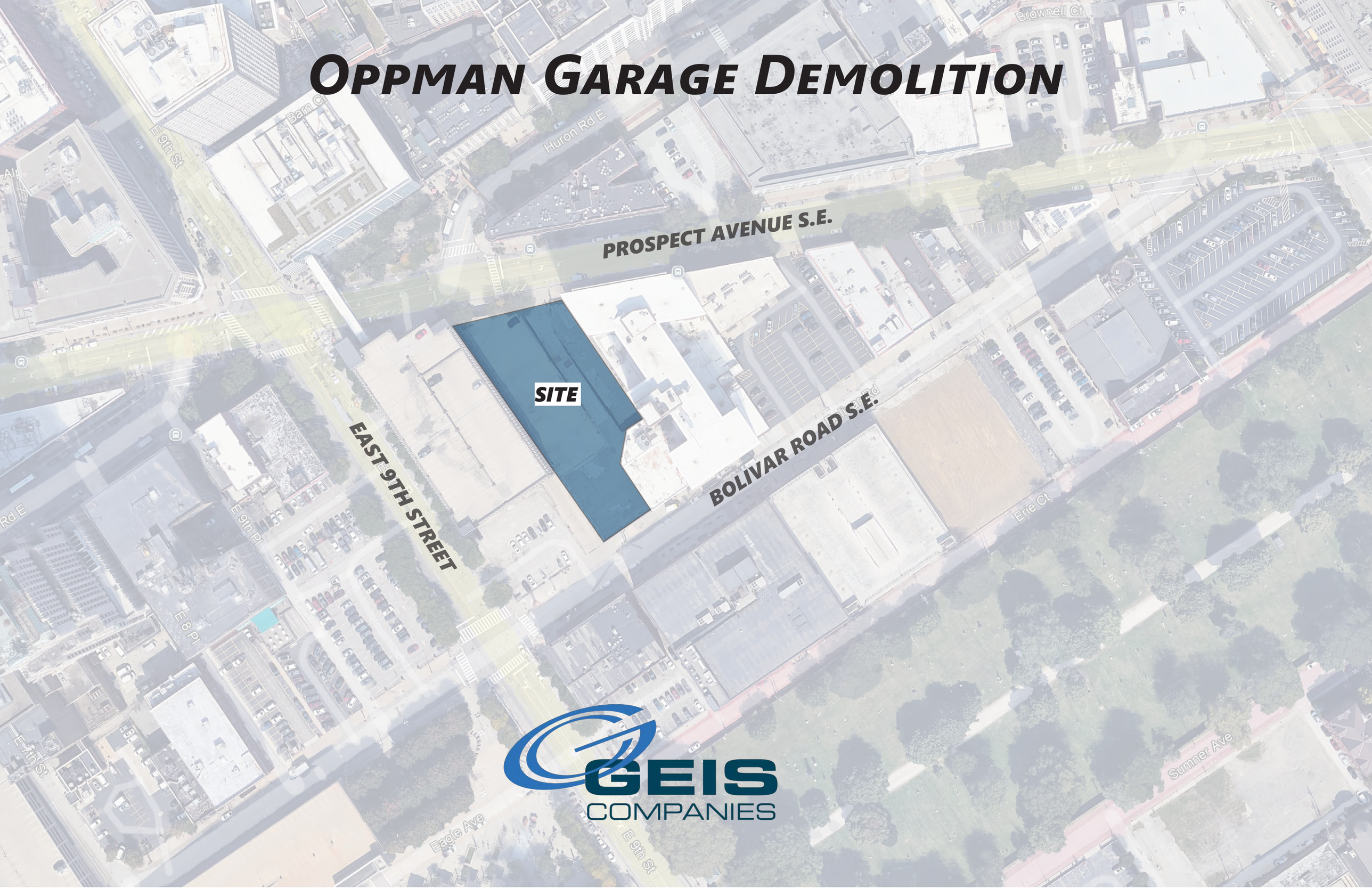
Type: Demolition

Project Representatives: Jennifer Diasio, Brandon Kline, Gdot Design, LLC / Geis Construction

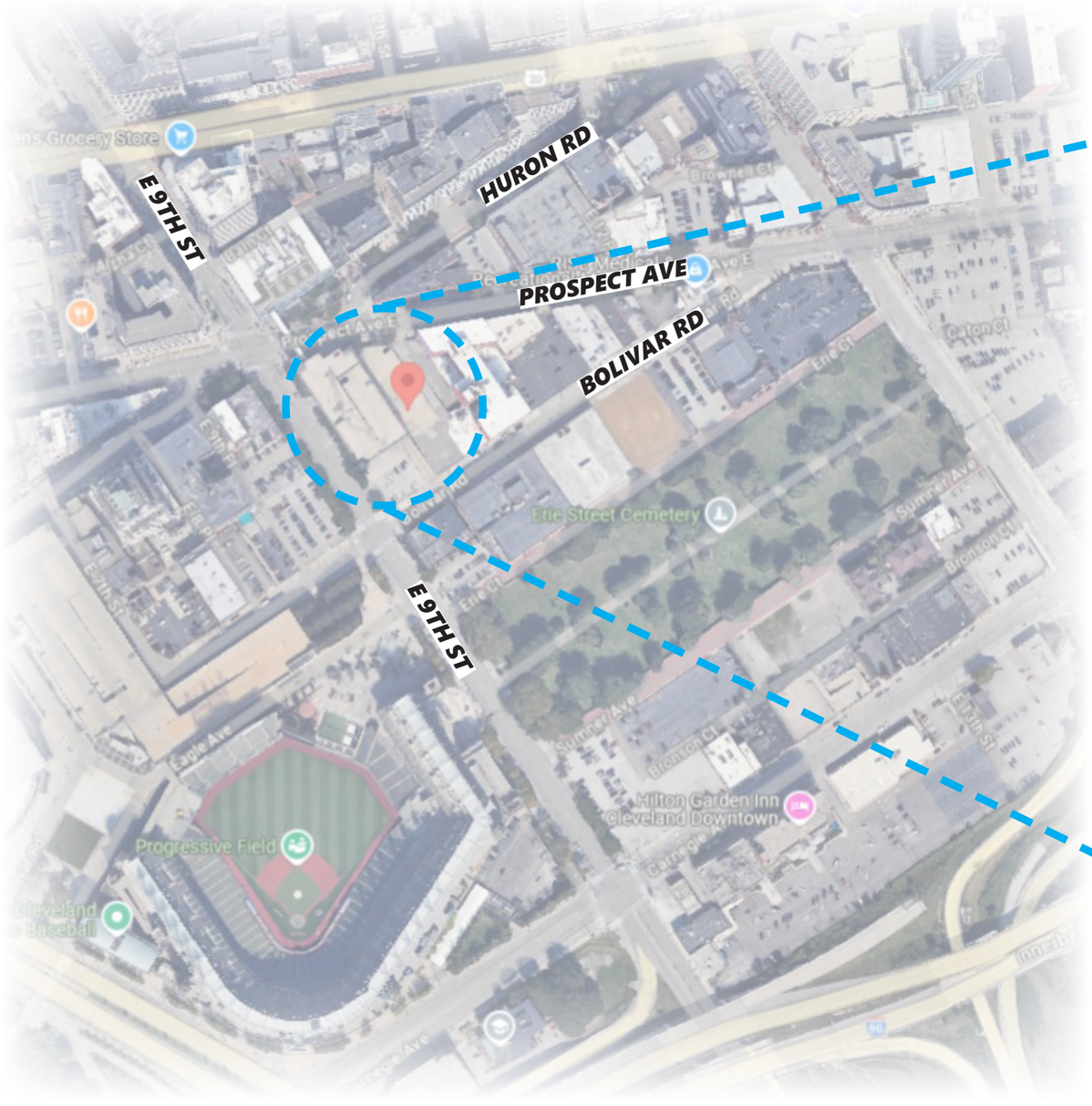
Approval: Final

Ward 5: Council Member Starr | **SPA: Downtown**

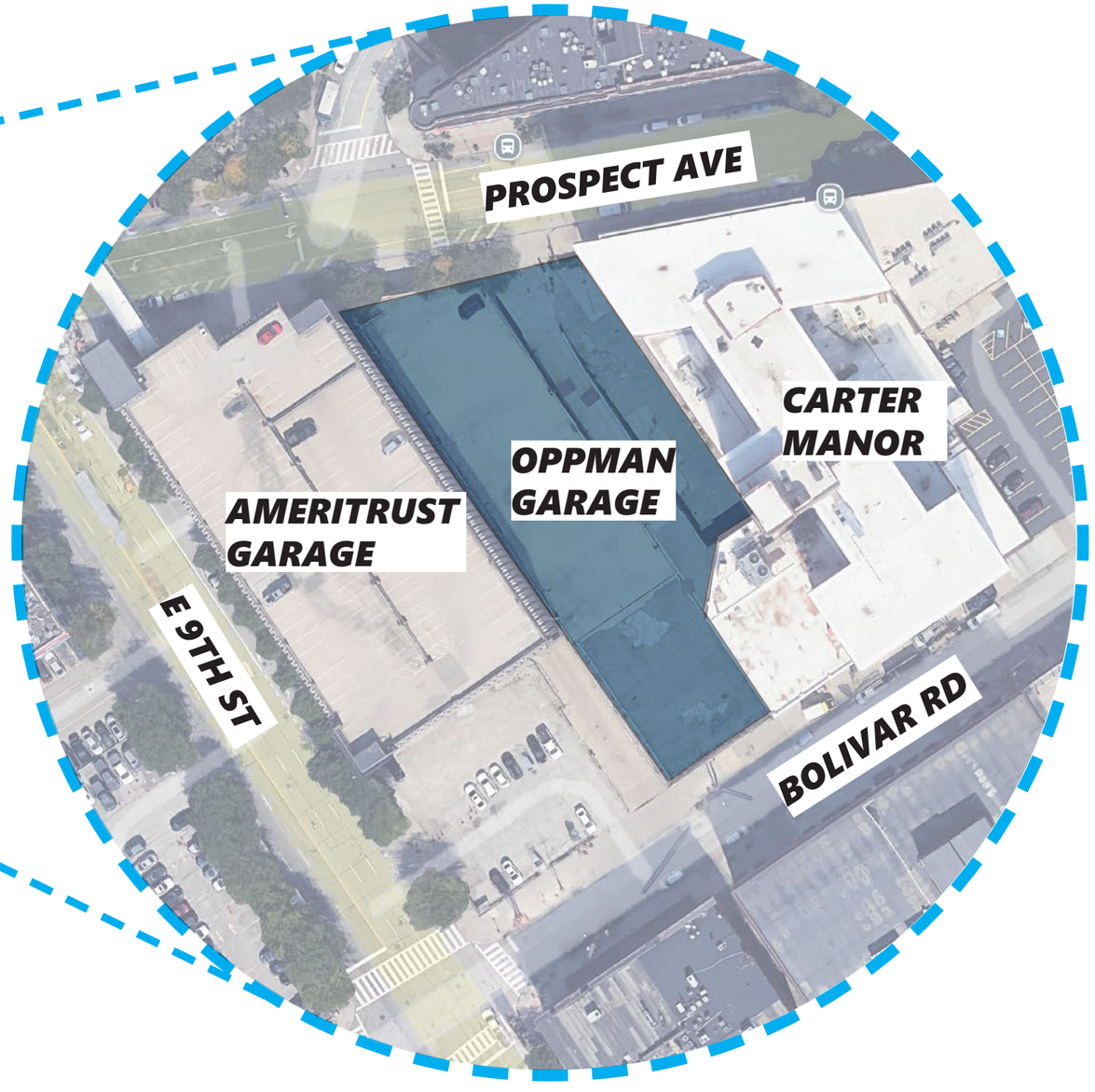
Oppman Garage Demolition



GEIS COMPANIES



SITE VICINITY MAP



ENLARGED SITE

GEIS COMPANIES

Site Context

Oppman Garage
944 Prospect Avenue East, Cleveland, OH

NARRATIVE

PRESENT PROPERTY CONDITION

For some backstory on this property, present Ownership purchased this existing parking structure in +/- 2011. Since then, the structure has been deteriorating. Ownership made some efforts in structural repair and fixes, but as band-aids these repairs are also not standing the test of time. Due to potentially harmful conditions, portions of the parking structure have been un-useable since 2021, and caution tape now exists around the entrances preventing any use to occur. Ownership was contacted by the Building Department in September of 2023 to discuss the state of disrepair, but no citation was issued, and the building has not been formally condemned. Ownership closed the garage in October of 2023. However, given the adjacency to Carter Manor, the un-used and failing parking structure has become a haven for the homeless seeking shelter, as visible by recent photos included in this presentation.

Ownership is seriously concerned with the life safety of (unauthorized) people occupying this space given the structural assessment of the structure. Before anything bad can happen, Ownership wishes to demolish this structure in its entirety.

ZONING CONDITIONS

Presently, this site is approved for use as a parking structure, and removal of the structure would result in surface parking only which is prohibited by current Zoning Code for the Downtown Designated District. While Ownership is actively marketing this site for re-development, given the neighborhood and present development climate, there are no active deals pending for this site. Present Zoning permits the following several options:

1. In order to demolish the structure, redevelop the site. As noted above, redevelopment is not in the foreseeable future, whereas the unsafe condition of the structure continues to worsen and the liability of keeping it intact cannot wait for a potential deal to emerge.
2. In order to demolish the structure, plant grass throughout the entire site. In order to discourage use of the grass area as a campground, Ownership would opt to entirely fence this area, resulting in a completely un-useable and unfavorable parcel.
3. In order to demolish the structure, a temporary one year (with one year potential renewal) approval can be granted for a surface parking lot, with the stipulation that Ownership returns to Design Review / Planning Commission in one year to re-evaluate.

ACTION PLAN

Ownership has every desire to redevelop this site, but in the meantime, also to create a safe, maintainable property. Therefore, our proposal for your consideration includes the following measures:

- Demo the existing Oppman Garage structure and create seeded area.
- Retain the existing surface parking, resurface, and enclose with privacy fence to match existing on both the Prospect and Bolivar frontages.
- Prospect buffer to remain as is, supplemented and revised as necessary to accommodate fencing and access to surface parking. Prospect buffer will also include new bike racks. Bolivar side will create landscape buffer between the privacy fence and sidewalk. All existing curb cuts will remain in anticipation of future development opportunities.

This solution would allow Ownership to remove the potentially injurious structure while furthering the City's objective of a more pedestrian friendly district, while complying with surface parking requirements for Downtown Designated Districts, all with the understanding that the intention of this action plan is temporary until a redevelopment opportunity becomes available.

Thank you for your consideration.

August 7, 2025

Mr. Al Krist
President | Geis Properties
2017 E. 9th Street
Cleveland, OH, 44115
216.214.3398
al@geisco.net

Re: Structural Assessment Letter | Oppman Garage

Mr. Krist,

This letter presents the findings of a structural observation and assessment of the Oppman Garage located at 944 Prospect Avenue East in downtown Cleveland, Ohio. The structure is approximately 325 feet long by 70 feet wide and consists of a one-story steel-framed garage with a parking level on the roof and a ground-level parking area beneath. Access to the upper parking level is provided via a two-way ramp. The upper deck is surfaced with a combination of asphalt and concrete. According to county records, the structure was constructed in 1950. Based on visual observation, it appears that the southern portion of the garage, which is topped with asphalt, predates the northern portion, which has a concrete topping. Per Geis Properties, the City of Cleveland's Chief Building Official directed the closure of the garage in September 2023 due to safety concerns. The garage was subsequently closed in October 2023 and has remained unused since that time.

Triumph Services conducted a visual structural observation of the garage on August 6, 2025. The assessment was limited to portions of the structure that were accessible and visible from the ground level. Observation of certain areas at the underside of the structure was restricted due to the presence of homeless individuals and abandoned property. Representative photographs from the observation are provided in Appendix A of this letter.

The southern, older portion of the garage—surfaced with asphalt—was observed to be in poor structural condition, with several instances of heavy corrosion and section loss in steel framing members. Multiple primary support columns and girder beams were observed to have significant deterioration that exceeds practical repair limits and would necessitate full replacement. The asphalt deck surface also exhibited large areas previously covered with steel road plates, indicating substantial through-deck deterioration. Asphalt is not a common or preferred surface for elevated parking structures due to its poor durability in such conditions, as evidenced by the observed failures. Full removal and replacement of this asphalt deck system would be required for any attempt to return this portion of the garage to active service.

The northern portion of the garage, surfaced with concrete, is in comparatively better condition, although corrosion and deterioration were still noted. Isolated sections of concrete deck would require removal and replacement, along with widespread maintenance including joint sealant replacement, crack routing and sealing, replacement of expansion joint materials, and the cleaning and recoating of exposed steel members exhibiting corrosion.

It is the professional opinion of Triumph Services that the southern asphalt deck and ramp are structurally deteriorated beyond practical repair. While theoretical repair may be possible, the extent of degradation would render such efforts economically unjustifiable in comparison to demolition and reconstruction. The northern concrete deck could potentially be repaired and returned to service without full replacement of major structural members; however, due to the current condition of the southern deck and ramp, safe access to the northern portion is not feasible. As such, full restoration of the garage would require extensive work across both sections, with limited potential for cost-effective reuse of the existing structure.

Please review this document and feel free to contact me if you have any questions or comments in its regard. You can reach me at 216-767-5477, extension 104, anytime. Call or text anytime.

Sincerely,

Aaron Mitchell, PE, SE
Principal / Triumph Services, LLC



APENDIX A - REPRESENTATIVE PHOTOS

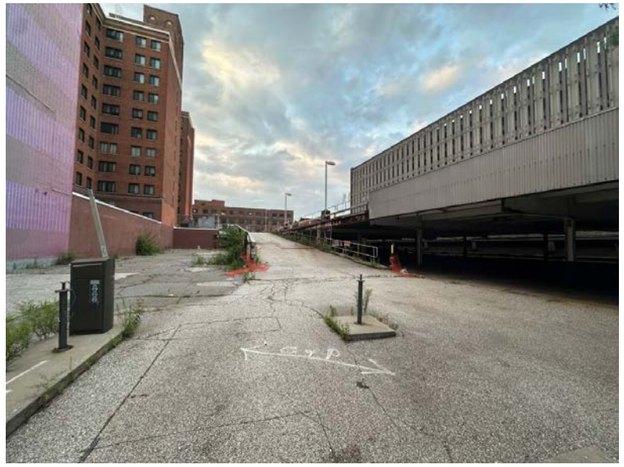


Photo #1 - Overall view of property and garage looking south

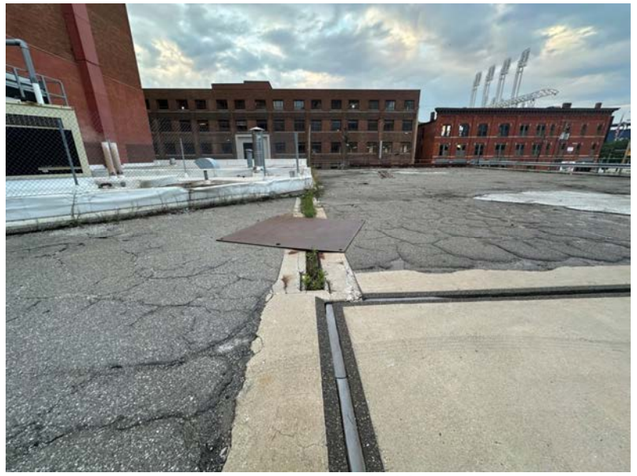


Photo #3 - Overall view garage top deck looking south along expansion joint between asphalt deck portion and concrete deck portion



Photo #5 - View of west end of expansion joint showing deterioration of expansion joint and asphalt deck.

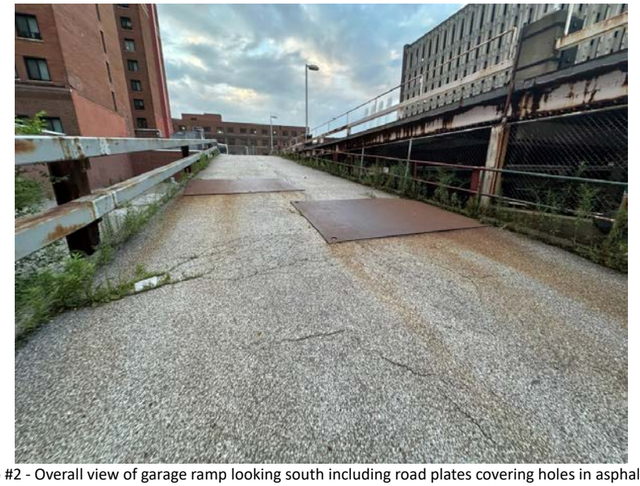


Photo #2 - Overall view of garage ramp looking south including road plates covering holes in asphalt deck

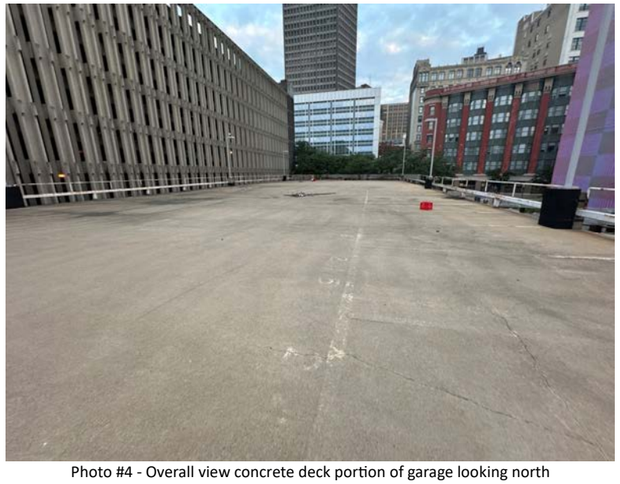


Photo #4 - Overall view concrete deck portion of garage looking north

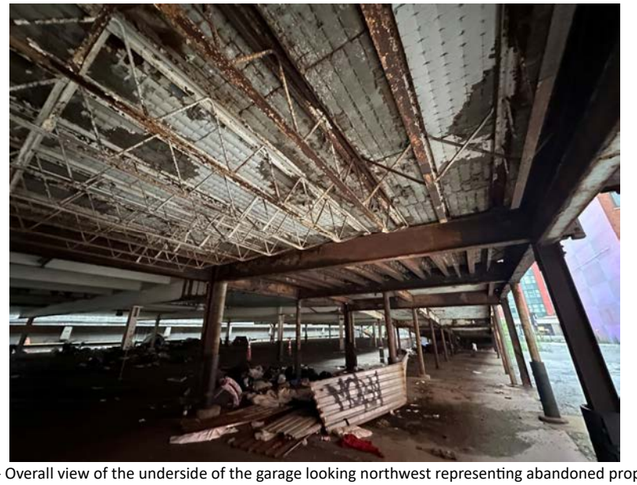


Photo #6 - Overall view of the underside of the garage looking northwest representing abandoned property and homeless tents present.



Photo #7 - Heavy corrosion and steel section loss at base of column.



Photo #8 - Heavy corrosion and steel section loss of steel girder beam.

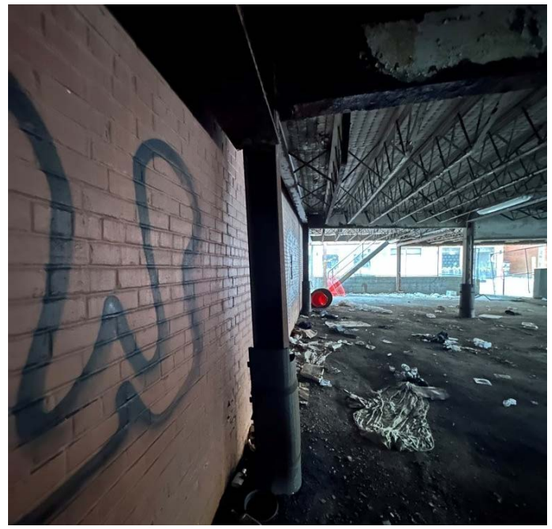


Photo #9 - Out of plumb column leaning towards neighboring property.



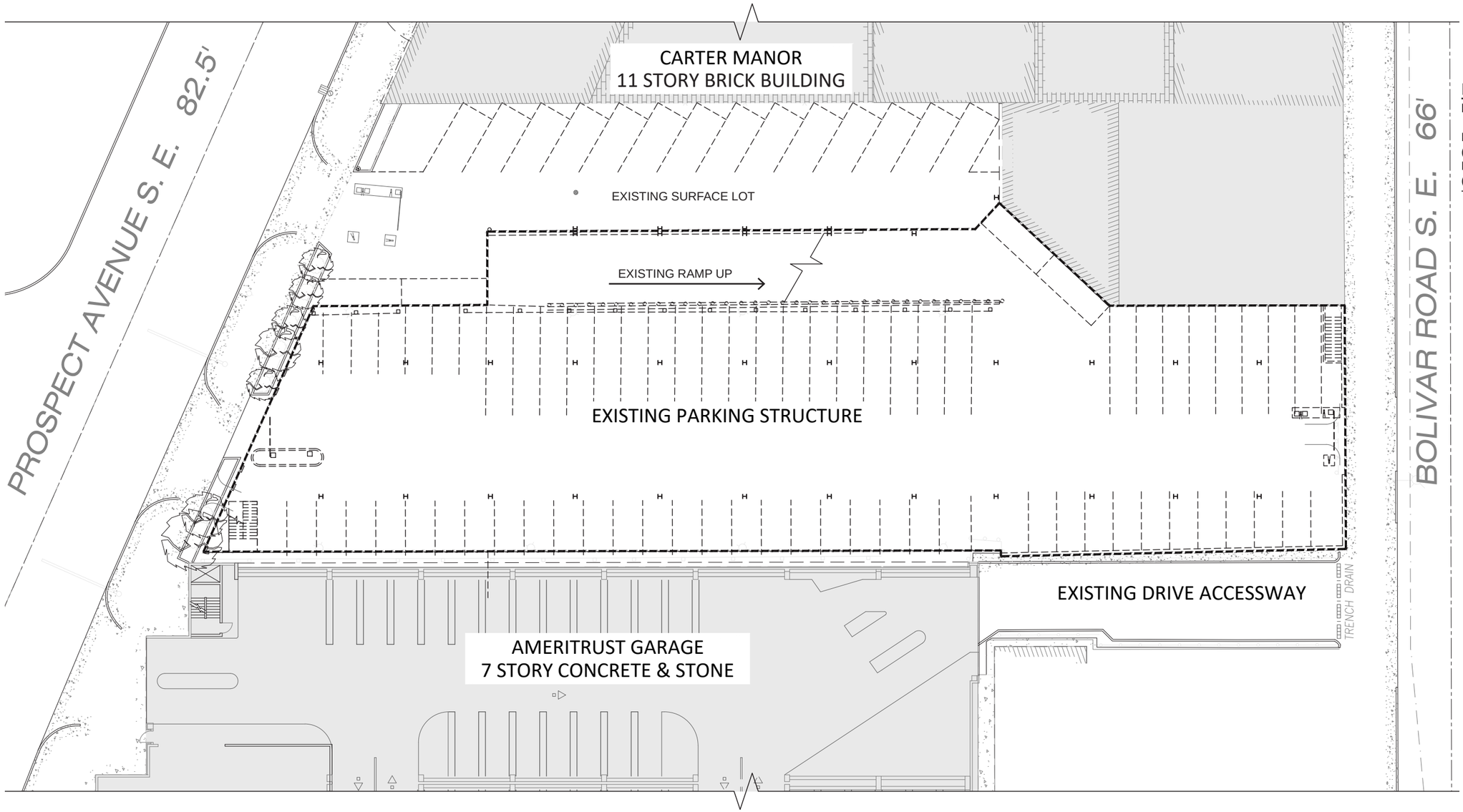
Photo #10 - Heavy corrosion and steel section loss of steel girder beams and steel column.



Photo #11 - Heavy corrosion and steel section loss of steel girder beam at ramp.



Photo #12 - Steel and deck corrosion at northern concrete deck portion of the garage.



LEGEND

- EXISTING BUILDING
- ITEMS TO BE REMOVED
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE

EXISTING PARKING

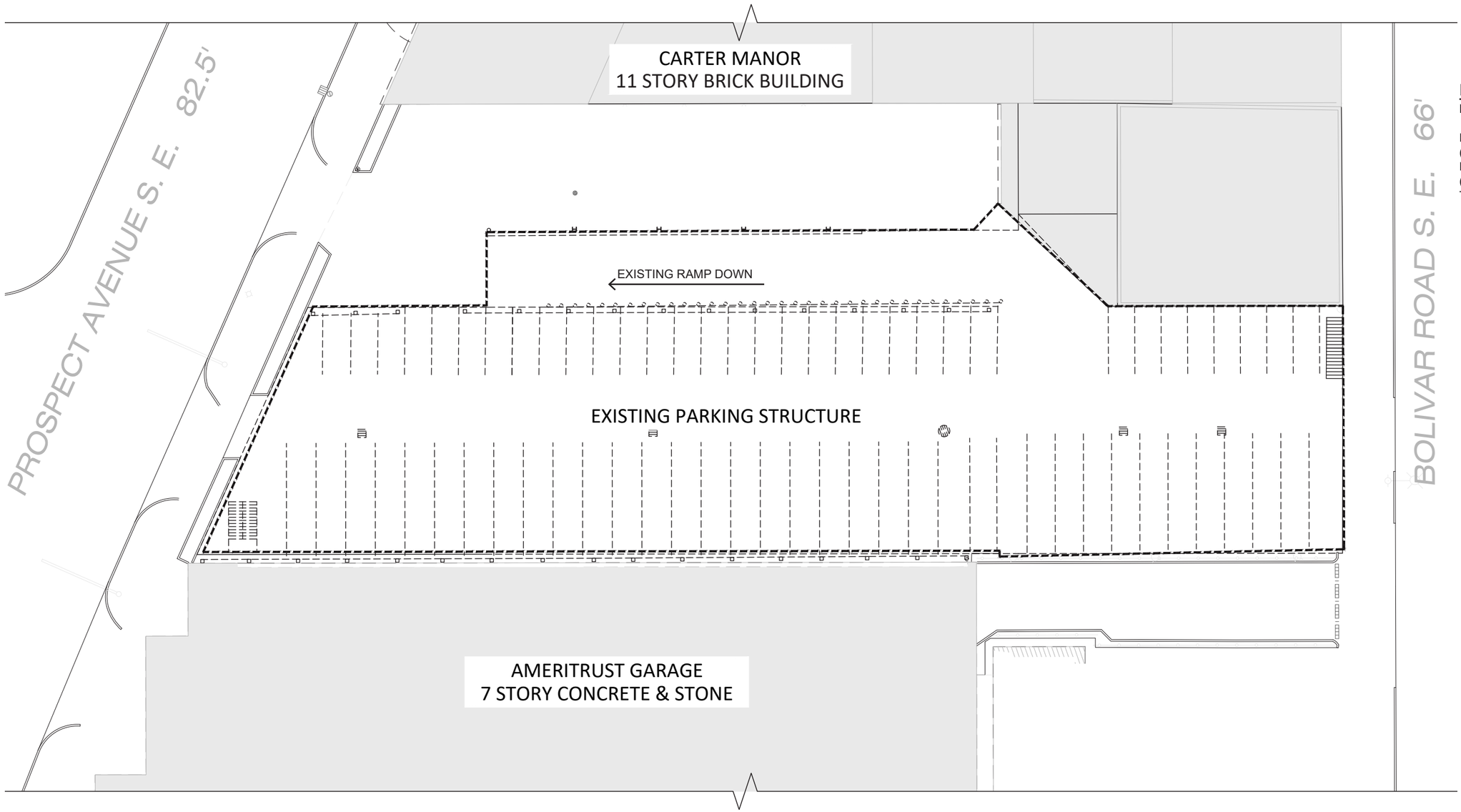
PARCELS 6-9 (OPPMAN GARAGE)

REGULAR SPACES (8'-6" X 18'-0")	120
DOUBLE SPACES (8'-6" X 34'-0")	64
TOTAL	248

GEIS COMPANIES

Existing Ground Floor Plan

Oppman Garage
944 Prospect Avenue East, Cleveland, OH



LEGEND

- EXISTING BUILDING
- ITEMS TO BE REMOVED
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE

EXISTING PARKING

PARCELS 6-9 (OPPMAN GARAGE)

REGULAR SPACES (8'-6" X 18'-0")	120
DOUBLE SPACES (8'-6" X 34'-0")	64
TOTAL	248

GEIS COMPANIES

Existing 2nd Floor Plan

Oppman Garage
944 Prospect Avenue East, Cleveland, OH



VIEW FROM PROSPECT AVE. LOOKING SOUTHEAST



VIEW FROM PROSPECT AVE. LOOKING SOUTHWEST



VIEW FROM BOLIVAR ROAD LOOKING NORTHEAST



VIEW FROM BOLIVAR ROAD LOOKING NORTHWEST

GEIS COMPANIES

Site Context

Oppman Garage
944 Prospect Avenue East, Cleveland, OH



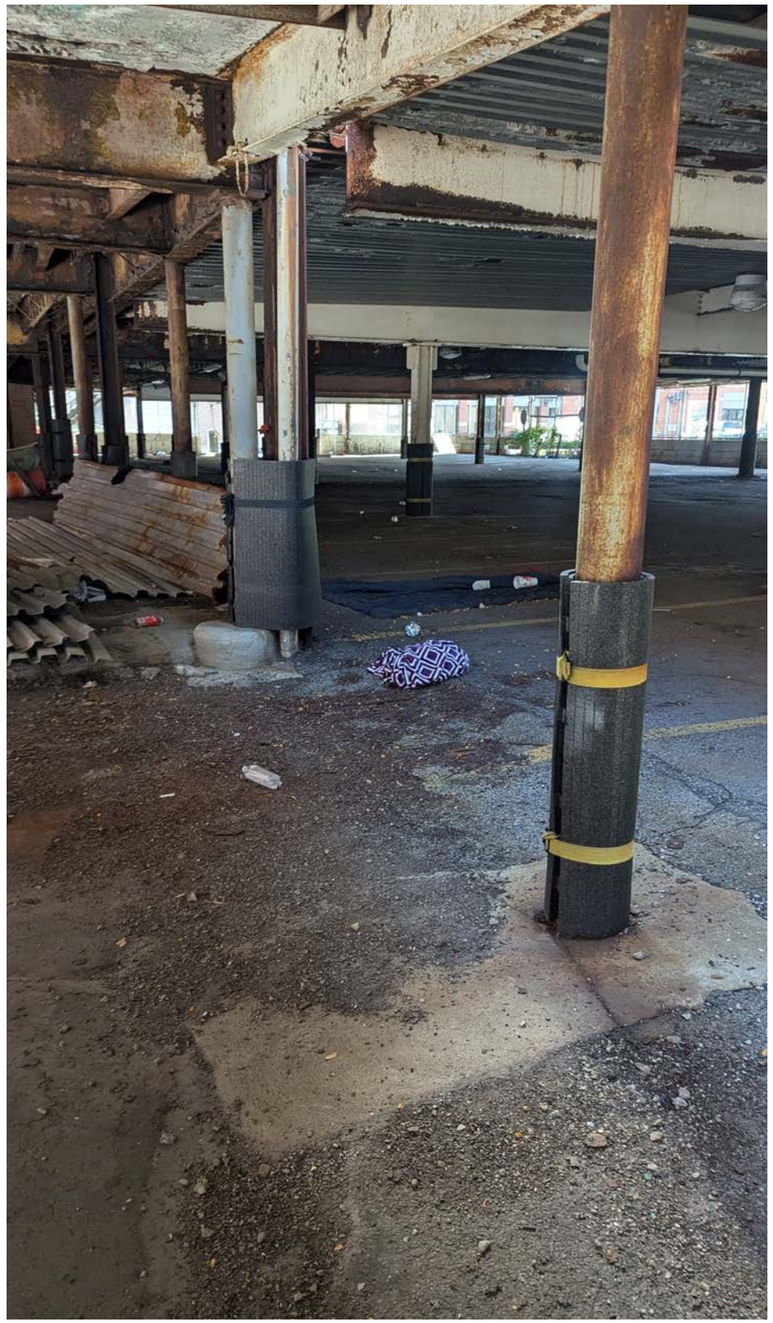
VIEW FROM PROSPECT AVE. (2015)



EXISTING SIGN, FENCE, CURB AT PROSPECT AVE. (2015)



EXISTING RAIL AND LIGHT POLE AT RAMP ABOVE



DETERIORATION OF EXISTING STRUCTURE (2024)

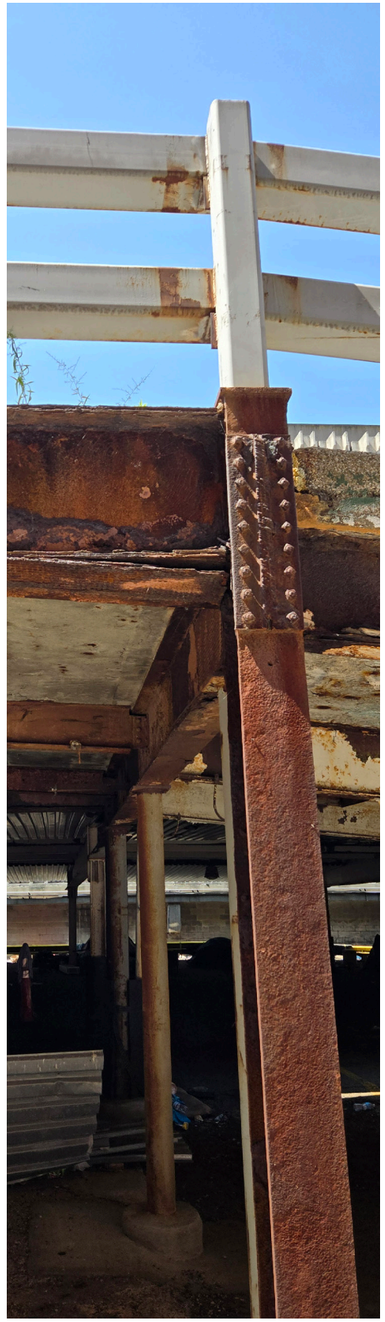


DETERIORATION OF EXISTING STRUCTURE (2024)

GEIS COMPANIES

Existing Conditions

Oppman Garage
944 Prospect Avenue East, Cleveland, OH



EXISTING STRUCTURE (2025)





GARAGE INTERIOR (2025)



PROSPECT ENTRANCE (2025)

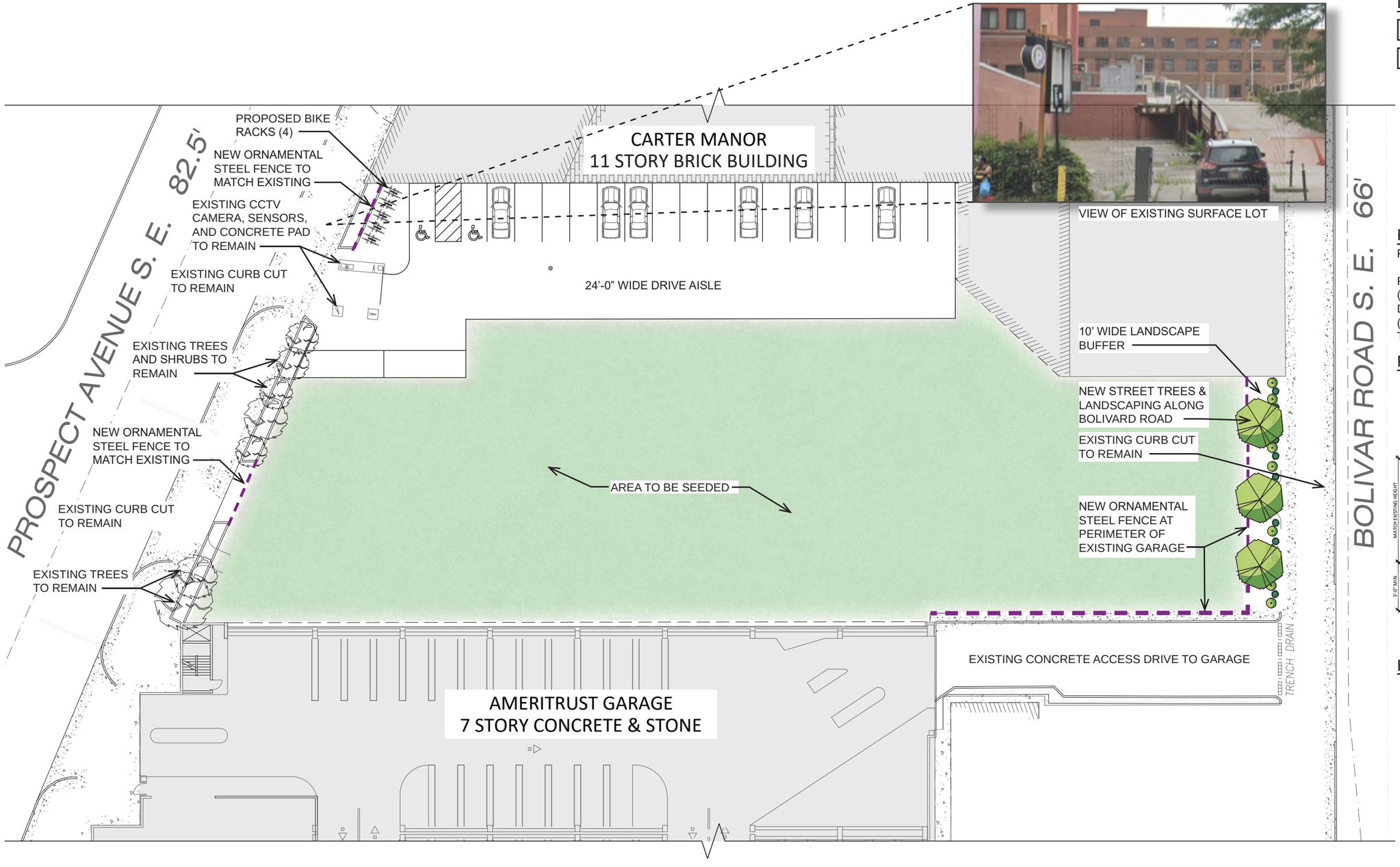


VIEW FROM PROSPECT (2025)

Existing Conditions

GEIS COMPANIES

Oppman Garage
944 Prospect Avenue East, Cleveland, OH



LEGEND

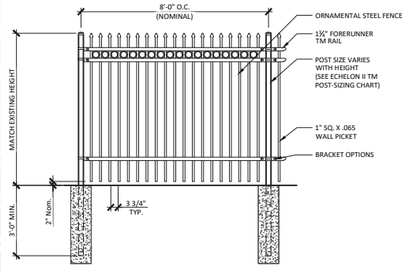
- EXISTING BUILDING
- NEW ASPHALT SURFACE LOT
- ORNAMENTAL FENCE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- ACCESSIBLE PARKING SPACE

PROPOSED PARKING

PARCELS 6-9 (OPPMAN GARAGE)

REGULAR SPACES (8'-6" X 18'-0")	21
DOUBLE SPACES (8'-6" X 34'-0")	0
TOTAL	21

FENCE DETAIL



BIKE RACK DETAIL



GEIS COMPANIES

Proposed Site Plan

Oppman Garage
944 Prospect Avenue East, Cleveland, OH

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Oppman Garage Demolition

Staff Report

September 5, 2025

Approved with Conditions at Downtown/Flats Design Review:

- Approval of demolition of parking lot for seeded lot. Applicant to return with landscape plan or paved lot design (or other possible uses) for review by Committee.

Staff Recommendation:

- Motion to approve demolition proposal today to provide Applicant swift means to secure demolition permit

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2025-039 – Oppman Surface Lot Establishment

September 5, 2025

Project Address: 944 Prospect Ave E

Type: New Construction

Project Representatives: Jennifer Diasio, Brandon Kline, Gdot Design, LLC / Geis Construction

Approval: Final

Ward 5: Council Member Starr | **SPA: Downtown**



VIEW OF EXISTING SURFACE LOT

LEGEND

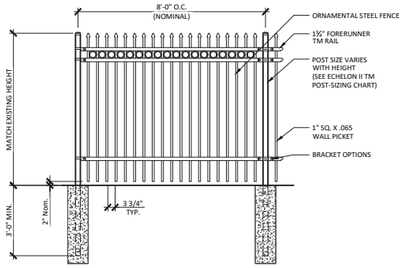
- EXISTING BUILDING
- NEW ASPHALT SURFACE LOT
- ORNAMENTAL FENCE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- ACCESSIBLE PARKING SPACE

PROPOSED PARKING

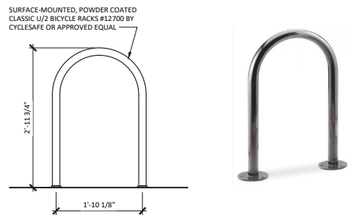
PARCELS 6-9 (OPPMAN GARAGE)

REGULAR SPACES (8'-6" X 18'-0")	95
DOUBLE SPACES (8'-6" X 34'-0")	0
TOTAL	95

FENCE DETAIL



BIKE RACK DETAIL



GEIS COMPANIES

Proposed Site Plan

Oppman Garage
944 Prospect Avenue East, Cleveland, OH

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission
Staff Report

Oppman Surface Parking Lot Establishment

Staff Report

September 5, 2025

Project Background

- **Pre-1990s** – Bolivar-fronting structure to the SE constructed
- **Early 2000s** – Prospect-fronting structure to the NW constructed
- **~2011** - GIES acquires the property
  - GEIS completes minor repairs to prevent rust dripping onto cars
- **~2023** - Minor repairs deteriorate and fail, leading to Building & Housing inspection and notice

Project Background

- **Oct 2023** – B&H Inspection notes general deferred maintenance issues. Requests structural report be provided per typical requirements.
- **Nov 2024** – GEIS meets with City Planning on options per code restrictions. Planning requests structural report, notes safety/security issues. GEIS notes pursuit of potential development opportunities
- **Aug 2025** – Triumph Services structural assessment provided
- **Aug 2025** – DFDR meeting, Applicant requests to proceed through BZA process

Project Background



Project Background

- Constructed pre-1990's
- "Poor structural condition" per Engineer's Assessment



Project Background

- Constructed early-2000's
- "Comparatively better condition …could potentially be repaired and returned to service…"



THE CITY OF CLEVELAND
DEPARTMENT OF BUILDING & HOUSING
DIVISION OF CODE ENFORCEMENT
601 LAKESIDE AVE. CLEVELAND, OH 44114

NOTICE OF VIOLATION OF BUILDING AND HOUSING ORDINANCES

WARD: 5 ISSUE DATE: 10/16/2023

CENSUS TRACT: 107700 PPN: 10136046

PROP. ADDRESS: 944 Prospect Ave Cleveland, OH 44115 AKA: 101-36-045 / 101-36-050

---------- RESPONSIBLE PARTY(S) ----------

GEIS PROSPECT HURON GARAGE LLC
10020 AURORA-HUDSON RD
STREETSBORO, OH 44241

GEIS PROSPECT HURON GARAGE LLC
944 PROSPECT AVE CLEVELAND, OH 44115

GEIS PROSPECT HURON GARAGE LLC
900 PROSPECT AVE CLEVELAND, OH 44115

---------- INTERESTED PARTY(S) ----------

1932 SERVICE CORP
1301 E 9TH
CLEVELAND, OH 44114

OCCUP./USE: S-2 Storage - Low Hazard (Non-combustibles) INSPECTION DATE: 10/11/2023

KIND OF STRUCTURE: Garage VIOLATION #: V23027283

ZONING DISTRICT: General Retail

NUMBER OF DWELLING UNITS:

TYPE OF VIOLATION: Interior/Exterior Maintenance

THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY THE BELOW LISTED "COMPLY DATE".

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR PENALTY AS PROVIDED BY LAW.

PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE.

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: ERIC ELMI PHONE: 2166644379 EMAIL: eelmi@clevelandohio.gov

RIGHT TO APPEAL

You have the right to appeal this notice. If you wish to appeal, you must file a written appeal within 30 days of the issuance date on this notice. The appeal must be filed at:

Cleveland City Hall
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114

SEQ NO	COMPLY DATE	NATURE OF VIOLATION	COMMENTS
1	11/15/2023	1 [3101.10(A)]: GENERAL MAINTENANCE REQUIREMENTS. ALL STRUCTURES BOTH EXTERIOR AND INTERIOR, SHALL BE MAINTAINED IN GOOD REPAIR AND SHALL BE CAPABLE OF PERFORMING THE PURPOSE FOR WHICH SUCH STRUCTURE OR PART ANY FEATURE THEREOF,WAS DESIGNED OR INTENDED TO BE USED.	OBSERVED INDICATION OF DETERIORATION AND DAMAGE ON CONCRETE CEILINGS AND WALLS, OBSERVED INDICATION OF RUST ON STEEL COLUMNS. PERMIT REQUIRED, OWNER MUST CONTACT LICENSED STRUCTURAL ENGINEER/ARCHITECT. REPORT FROM ENGINEER/ARCHITECT MUST BE SUBMITTED TO BUILDNG AND HOUSING.
2	11/15/2023	14 [3105.01(A)]: MAKE APPLICATION FOR AND OBTAIN ALL THE REQUIRED PERMITS BEFORE STARTING ANY WORK FROM THE BUILDING DEPARTMENT,ROOM 505,CITY HALL.	
3	11/15/2023	15 [3105.02(B)]: SUBMIT THREE (3) SETS OF PLANS BY A REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER.	

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: ERIC ELMI PHONE: 2166644379 EMAIL: eelmi@clevelandohio.gov

Zoning Code: CHAPTER 349 – OFF-STREET PARKING AND LOADING

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

(a) *Purposes.*

(1) The principal purpose of this section is to preserve the urban architectural character of the most intensively developed portions of downtown Cleveland by limiting the establishment and expansion of surface parking lots within these districts.

(2) A secondary purpose is to reduce auto emissions and traffic congestion in the downtown area by discouraging creation of additional parking.

(3) Furthermore, this section is intended to accomplish these purposes without discouraging new development.

(b) *Applicability.* This section shall apply only to land or property located within the districts hereafter described and thereafter referred to as the "designated districts":

(1) The Downtown Core Parking District, Warehouse Parking District, Erieview Parking District, and Gateway Parking District, as established in division (b) of Section 457.035 of the Codified Ordinances; and

(2) The Cleveland State University Parking District, described as follows:

Beginning at the point of intersection of the center line of Payne Avenue N.E. with the center line of East 18 Street; thence southerly along said center line of East 18 Street to its intersection with the center line of Brownell Court, S.E.; thence easterly along said center line of Brownell Court, S.E. to its intersection with a line located one hundred thirty two (132) feet east of the easterly line of East 18 Street; thence southerly along said line which is parallel to and one hundred thirty two (132) feet east of said easterly line of East 18 Street to its intersection with the center line of Prospect Avenue, S.E.; thence westerly along said center line of Prospect Avenue, S.E. to its intersection with the center line of East 18 Street; thence southerly along said center line of East 18 Street to its intersection with the center line of East 14 Street; thence southerly along said center line of East 14 Street to the center line of the Inner Belt Freeway; thence Easterly and Northerly along the center line of the Inner Belt Freeway to its intersection with the center line of Payne Avenue N.E. thence westerly along the centerly line of Payne Avenue NE; to the place of beginning.

(c) *Definition.* For purposes of this section, a "surface parking lot" is an off-street parking area which is located at street-grade level and which is not enclosed within a garage structure. The unenclosed roof surface of a garage shall not be considered a "surface parking lot" if such surface is located at least one (1) story above grade level on at least one (1) of its frontages.

(d) *Prohibition.* Notwithstanding other provisions of the Zoning Code, no surface parking lot shall be established or expanded within the designated districts except as approved by the City Planning Commission in accordance with this section.

(e) *Planning Commission Determination.* The City Planning Commission shall approve building permit applications for the establishment or expansion of surface parking lots in the designated districts only in accordance with the following provisions:

(1) *Temporary Parking Lots.* If the City Planning Commission or Landmarks Commission, as applicable, has approved demolition of a building within the designated district(s) and has approved, in accordance with the regulations of Sections 341.04 and 341.05 or Section 161.05, as applicable, plans for a new building or other non-parking use to replace such building, the subject property may be used as a surface parking lot for a maximum period of one (1) year following the demolition of the building. If all necessary redevelopment permits have not been obtained within one (1) year of the commencement of surface parking use, the property shall be landscaped as open space or shall be converted to another appropriate non-parking use in accordance with a site plan approved by the Commission.

The Commission may, however, approve a request by the owner to extend use of the parking lot for a single period not greater than one (1) year in duration if the Commission determines that the owner has made a "good faith effort" to secure the approved redevelopment. During the time period of such extension, the Commission and the owner shall undertake discussions regarding efforts to facilitate appropriate redevelopment of the property. At the conclusion of the extension period, the property either shall be landscaped as open space or shall be converted to another appropriate non-parking use in accordance with a site plan approved by the Commission or, alternatively, the owner may seek a variance from the Board of Zoning Appeals in accordance with the provisions of division (h) of this section.

(2) *Accessory Parking.* Establishment or expansion of a surface parking lot within the designated districts shall be permitted if the City Planning Commission determines that the lot will be used exclusively for accessory parking spaces to serve a new use or uses proposed for a development, expansion or redevelopment project which has been approved by the City Planning Commission or Landmarks Commission, as applicable, but which has not yet been completed. The number of parking spaces in such accessory lot shall not be greater than one hundred twenty percent (120%) of the number of spaces which would be required for such use by the City's Zoning Code.

(3) *Action Areas.* The City Planning Commission shall approve an application for a surface parking lot if the subject property has been designated for surface parking as part of an "action area" (as defined in Section 315.03) of a community development plan adopted by Council in the manner set forth in Title V of the Codified Ordinances.

(4) *Vacant Lots.* On any vacant lot which was vacant on the initial effective date of this section, a surface parking lot shall be permitted, in accordance with all applicable City regulations.

(f) *Existing Surface Lots.* Within the designated districts, surface parking lots legally established or approved prior to the initial effective date of this section shall be considered legal nonconforming uses and may be maintained, repaired and improved in accordance with otherwise applicable City regulations. No such lot shall be expanded without approval of the City Planning Commission, in accordance with the provisions of this section.

(g) *Variances for Establishment of Parking Lots.* In the case of a request for a variance to permit establishment of a surface parking lot which is prohibited by regulations of this section, the Board of Zoning Appeals shall grant such variance only if it determines that denial of the variance would deprive the owner of all reasonable economic use of the subject property. In making this determination, the Board may seek the advice of experts in relevant fields and shall consider the potential for long-term as well as short term economic gain.

(h) *Variances for Temporary Lots.* In the case of a request for a variance to extend the use of a parking lot approved under division (e)(1) of this section, the Board of Zoning Appeals shall grant such extension only if it determines that redevelopment of the subject property has been delayed by circumstances which are beyond the control of the owner and which would be present regardless of the particular ownership of the property. In such cases, the Board shall not grant an extension for a period greater than one (1) year in duration. The property owner may return to the Board for consideration of further extensions if said circumstances persist.

(Ord. No. 1465-97. Passed 12-15-97, eff. 12-22-97)

Zoning Code:
CHAPTER 349 – OFF-STREET PARKING AND LOADING

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

"(a) Purposes.

(1) The principal purpose of this section is to **preserve the urban architectural character of the most intensively developed portions of downtown Cleveland by limiting the establishment and expansion of surface parking lots within these districts.**

(2) A secondary purpose is to reduce auto emissions and traffic congestion in the downtown area by discouraging creation of additional parking.

(3) Furthermore, this section is intended to accomplish these purposes without discouraging new development."

Zoning Code:
CHAPTER 349 – OFF-STREET PARKING AND LOADING

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

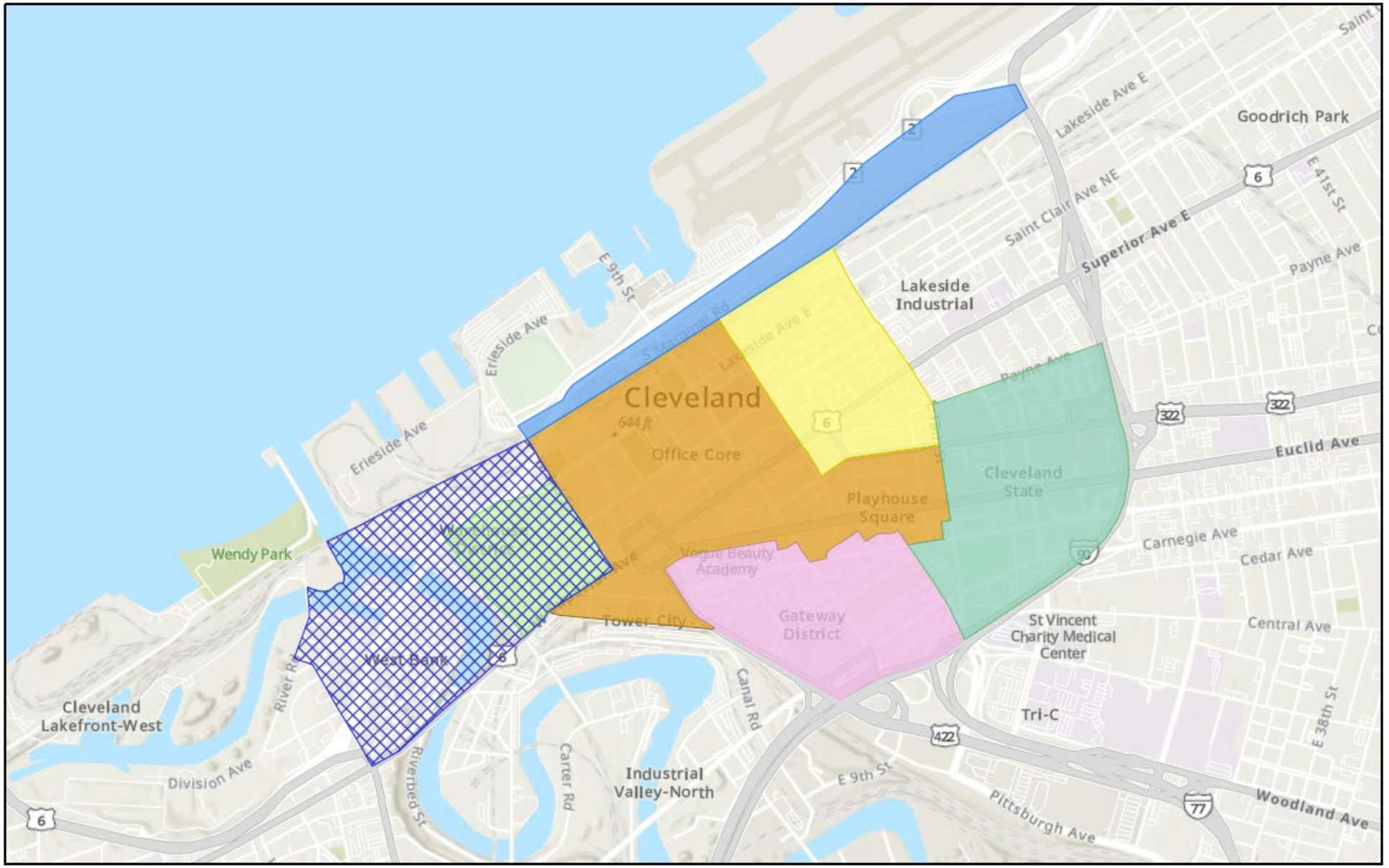
"(b) Applicability. This section shall apply only to land or property located within the districts hereafter described and thereafter referred to as the ***"designated districts"****:*

(1) The Downtown Core Parking District, Warehouse Parking District, Erieview Parking District, and Gateway Parking District… and

(2) The Cleveland State University Parking District."

Designated Downtown Districts

- Core
- Warehouse
- Flats
- Lakefront
- Erieview
- Gateway
- CSU



Zoning Code:
CHAPTER 349 – OFF-STREET PARKING AND LOADING

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

*"(c) **Definition**. For purposes of this section, a "surface parking lot" is an off-street parking area which is located **at street-grade level** and which is **not enclosed within a garage structure**. The unenclosed roof surface of a garage shall not be considered a "surface parking lot" if such surface is located at least one (1) story above grade level on at least one (1) of its frontages."*

Zoning Code:
CHAPTER 349 – OFF-STREET PARKING AND LOADING

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

"(d) Prohibition.

Notwithstanding other provisions of the Zoning Code, ***no surface parking lot shall be established or expanded within the designated districts except as approved by the City Planning Commission in accordance with this section."***

City Planning Commission – Authority & Restrictions

Four (4) Options

*"(e) Planning Commission Determination. The City Planning Commission shall approve building permit applications for the establishment or expansion of surface parking lots in the designated districts **only** in accordance with the following provisions:"*

(1) Temporary Parking Lots.

(2) Accessory Parking.

(3) Action Areas.

(4) Vacant Lots.

City Planning Commission - Authority & Restrictions

OPTION 1: Temporary Lot

- **Demolition** of existing building
  - New building or other non-parking use **must be approved first**
  - Then temporary surface lot is allowed for one (1) year

- If **permits** for redevelopment **not obtained** within one (1) year:
  - Property shall be **landscaped as open space** or
  - Converted to **another non-parking use**, as approved by the Commission.

"*If the City Planning Commission or Landmarks Commission, as applicable, has **approved demolition** of a building within the designated district(s) **and** has **approved**, in accordance with the regulations of Sections 341.04 and 341.05 or Section 161.05, as applicable, **plans for a new building or other non-parking use** to replace such building, the subject property may be used as a surface parking lot for a **maximum period of one (1) year** following the demolition of the building. If all necessary redevelopment permits have not been obtained within one (1) year of the commencement of surface parking use, the property shall be landscaped as open space or shall be converted to another appropriate non-parking use in accordance with a site plan approved by the Commission.*"

City Planning Commission – Authority & Restrictions

OPTION 2: Accessory Parking

- **Exclusively** used for accessory parking

- Serve a **new use** that has not yet been completed:
  - New Development
  - Expansion
  - Redevelopment

- New use **must be approved by Commission**

"(2) *Accessory Parking. Establishment or expansion of a surface parking lot within the designated districts shall be permitted if the City Planning Commission determines that the lot* ***will be used exclusively for accessory parking*** *spaces to* ***serve a new use or uses proposed for a development, expansion or redevelopment*** *project which has been* ***approved by the City Planning Commission or Landmarks Commission****, as applicable, but which has not yet been completed. The number of parking spaces in such accessory lot shall not be greater than one hundred twenty percent (120%) of the number of spaces which would be required for such use by the City's Zoning Code.*"

City Planning Commission – Authority & Restrictions

OPTION 3: Action Areas

- Designated as a surface lot in a **Community Development Plan**
- **Adopted by Council**

"(3) Action Areas. The City Planning Commission shall approve an application for a surface parking lot if the subject property ***has been designated for surface parking as part of an "action area"*** *(as defined in Section 315.03) [CHAPTER 315 – ADOPTION OF PLAN] of a* ***community development plan adopted by Council*** *in the manner set forth in Title V of the Codified Ordinances."*

City Planning Commission – Authority & Restrictions

OPTION 4: Vacant Lot

- Vacant Lot **existing prior to 12-22-97**

"(4) Vacant Lots. On any vacant lot ***which was vacant on the initial effective date*** *of this section, a surface parking lot shall be permitted, in accordance with all applicable City regulations."*

(Ord. No. 1465-97. Passed 12-15-97, eff. 12-22-97)

Board of Zoning Appeals - Authority & Restrictions

Variance to Establish Lot

- Deprive Owner of all **"reasonable economic use"**
- Board seeks advice of **"experts in relevant fields"**
    - Considers **short- and long-term economic gain.**

*"(g) Variances for **Establishment** of Parking Lots. In the case of a request for a variance to permit establishment of a surface parking lot which is prohibited by regulations of this section, the Board of Zoning Appeals shall grant such variance **only** if it determines that denial of the variance would deprive the owner of all reasonable economic use of the subject property. In making this determination, the Board may seek the advice of experts in relevant fields and shall consider the potential for long-term as well as short term economic gain."*

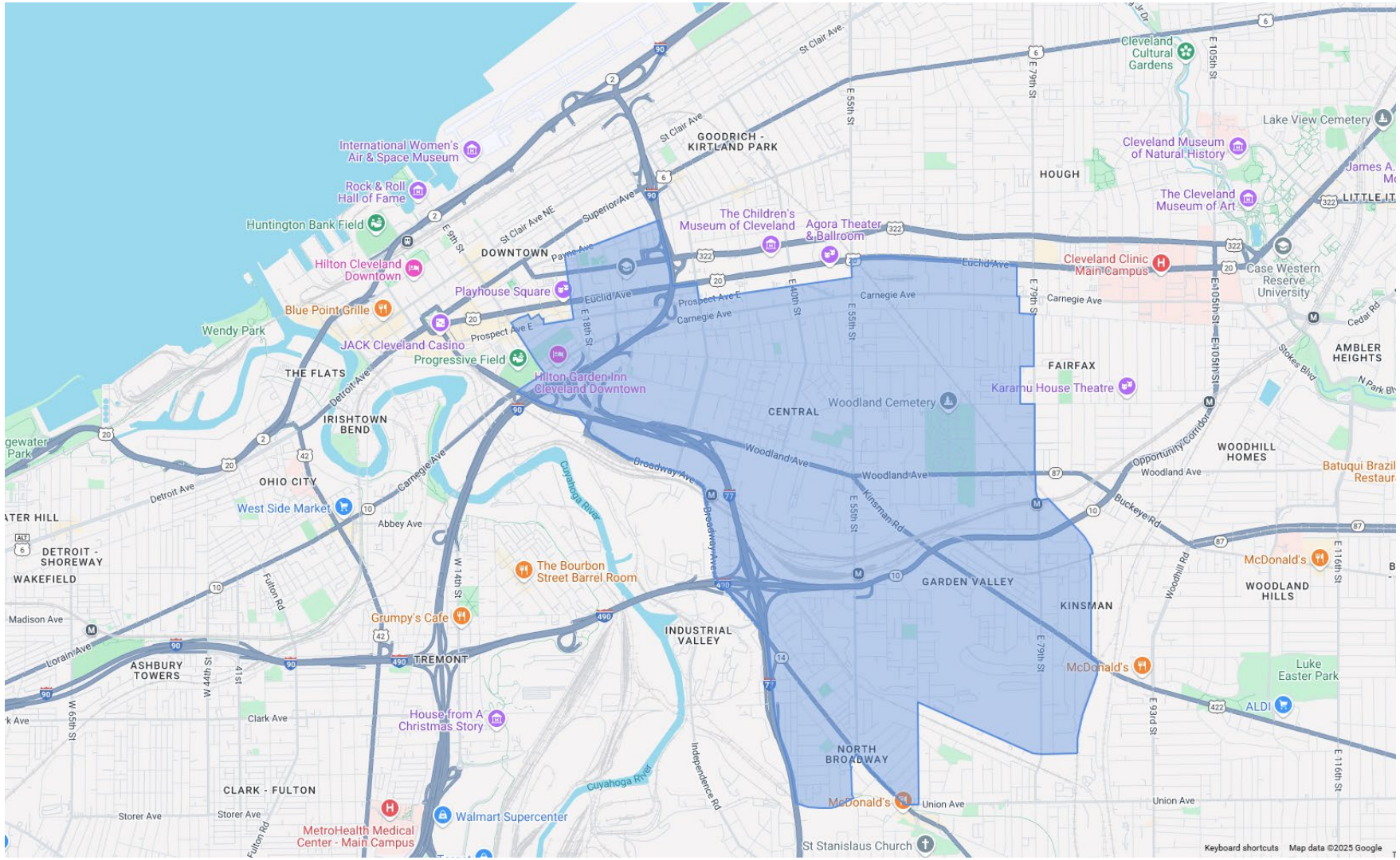
CITY OF CLEVELAND
Mayor Justin M. Bibb

Recent Snapshot

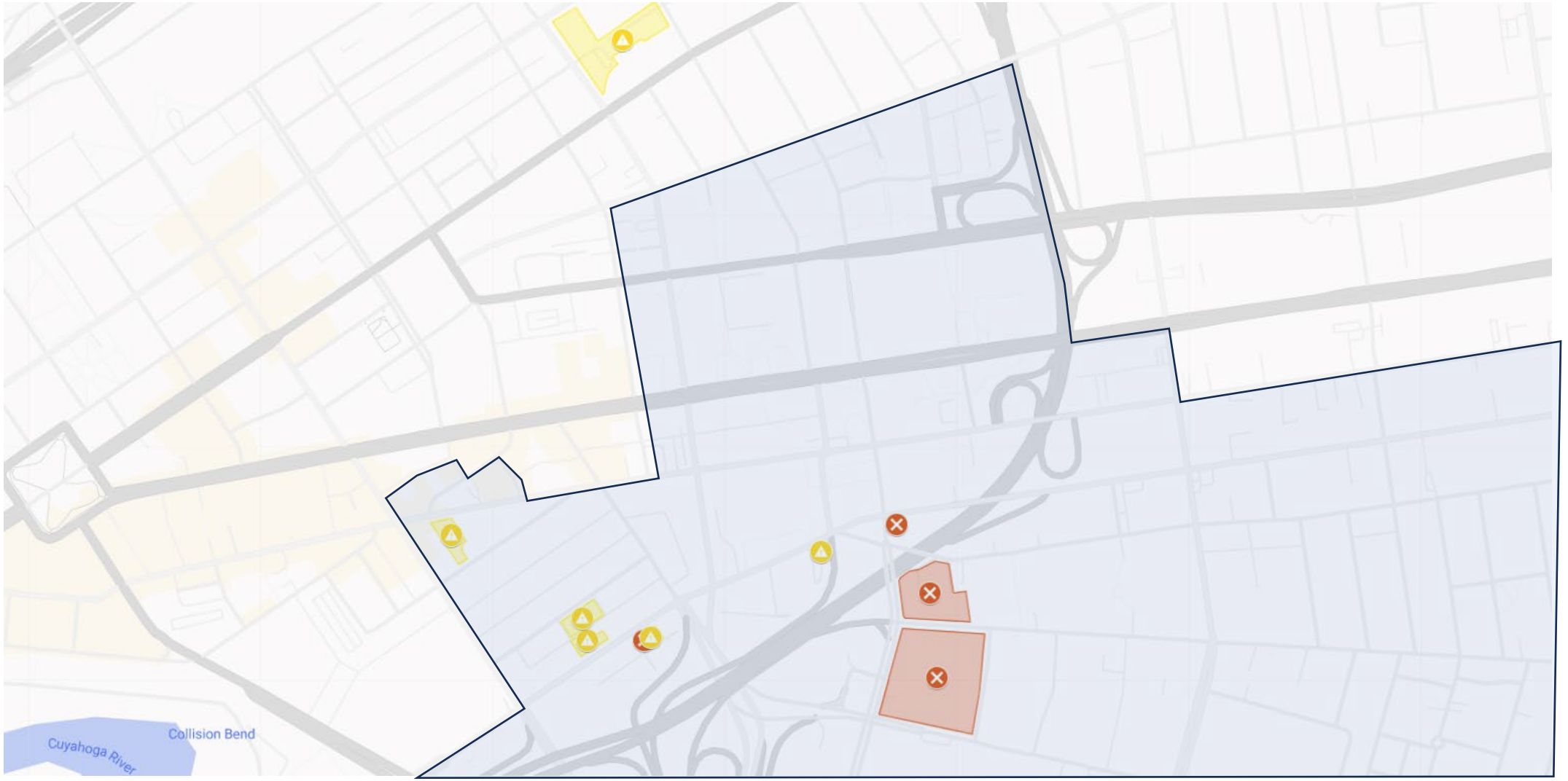
Recent Permit Requests, Proposals, & Approved Demolitions



Ward 5 – Councilman Starr



Recent Permit Requests, Proposals, & Approved Demolitions



CITY OF CLEVELAND
Mayor Justin M. Bibb

New Development Snapshot

Surrounding Context – Huron & Prospect



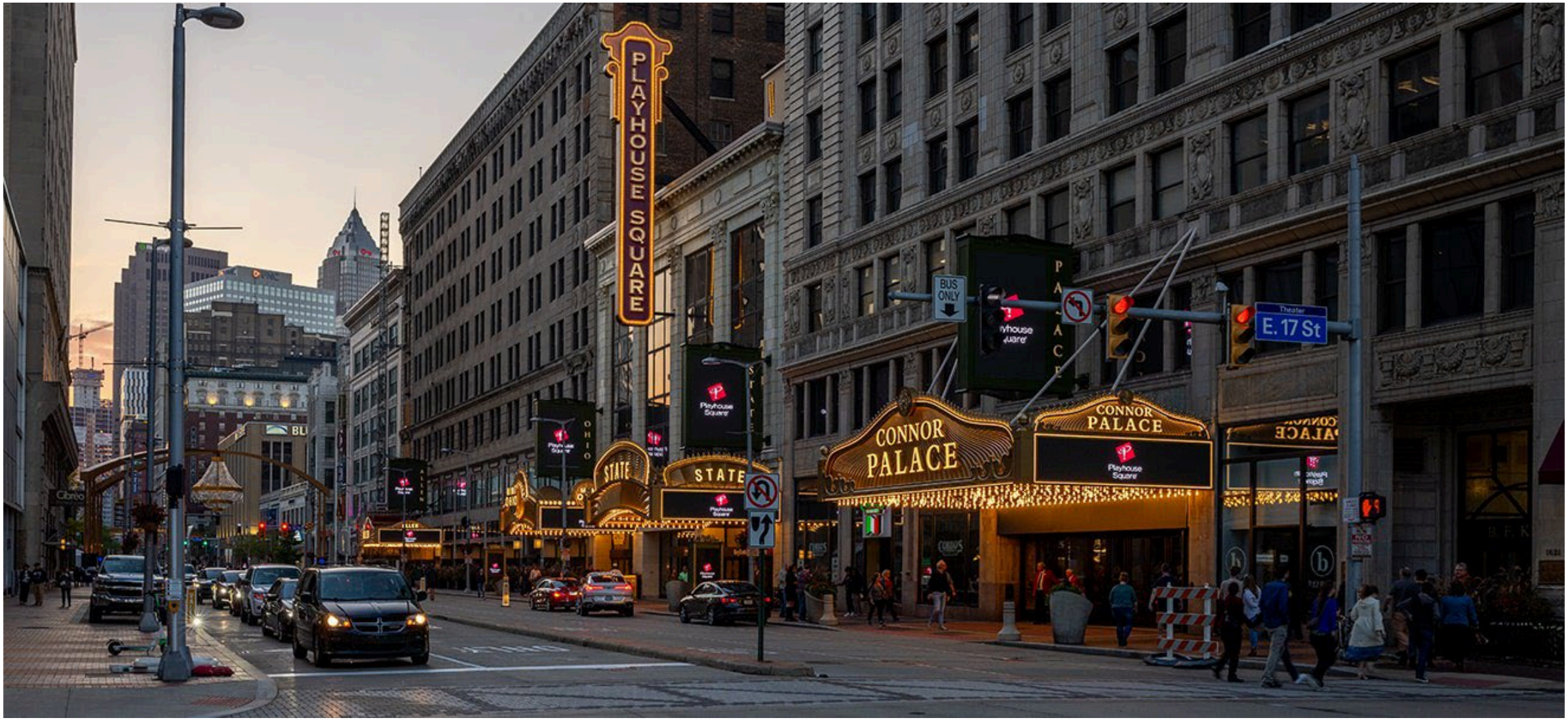
Surrounding Context – Gateway District



Surrounding Context – E. 4th Street



Surrounding Context – Playhouse Square

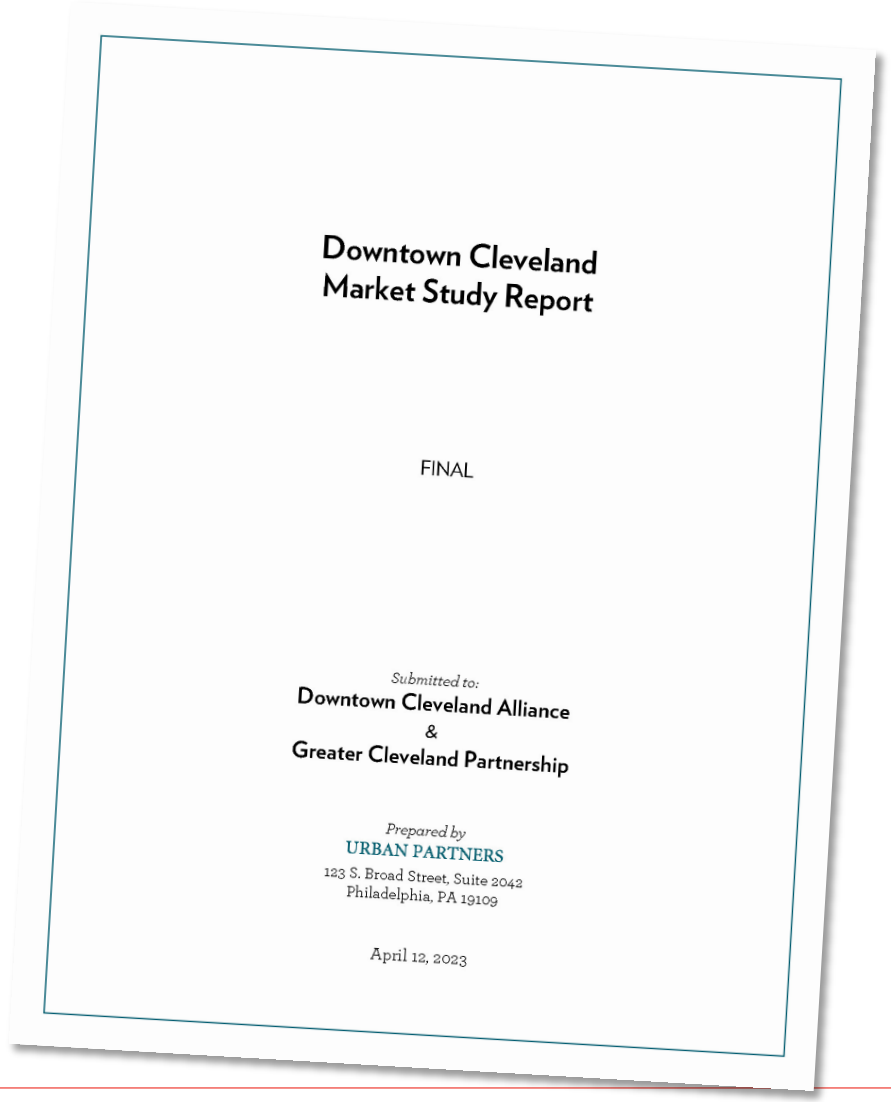


Downtown Cleveland Inc & Greater Cleveland Partnership
Market Study

- The study concluded that with conservative growth projections, the population is projected to reach nearly 26,000 residents and **need an additional 4,400 housing units by 2032.**

- **CLEVELAND'S DOWNTOWN POPULATION CONTINUES TO SURGE**
  - 19 News, Nov 2024

    - "In our reporting, we have established that the downtown population has just about tripled in the last 20 years to about 21,000 people."


Downtown Cleveland
Market Study Report

FINAL

Submitted to:
Downtown Cleveland Alliance
&
Greater Cleveland Partnership

Prepared by
URBAN PARTNERS
123 S. Broad Street, Suite 2042
Philadelphia, PA 19109

April 12, 2023

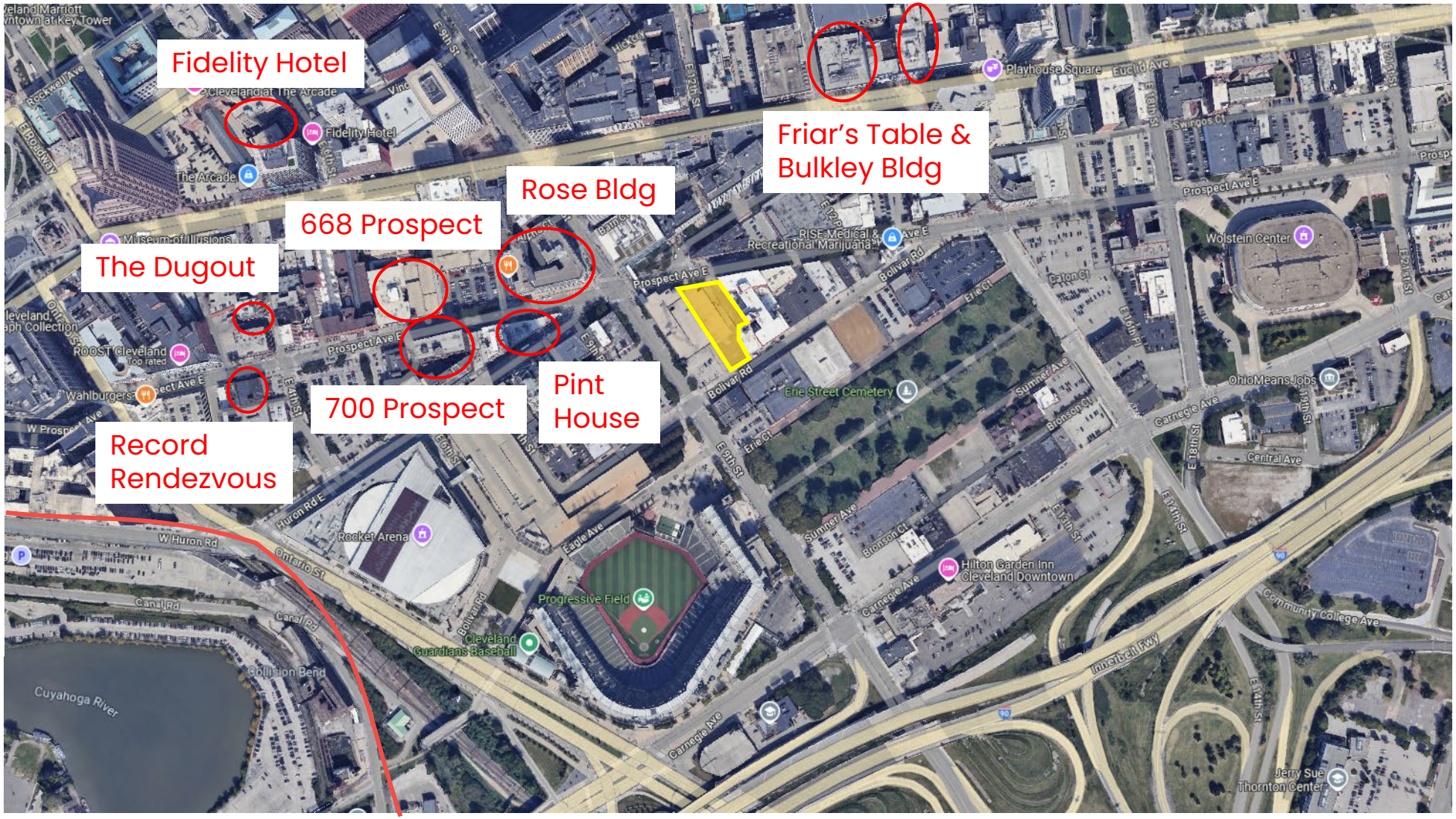
Gateway Recent Development – New Construction



Gateway Recent Development – Renovations

Addl Sites:

- Playhouse Square Masterplan
- 1100 Prospect – Former Oswald Bldg
- The Bells
- Erieview Tower
- Sherwin Williams HQ
- Flats East Bank



2016 – Surface Parking Lot



2020 – The Lumen Skyrise - Completed



2021 – Surface Parking Lot



2024 – 776 Euclid Skyline – Nearing Completion



2022 – Parking Garages



2024 – LCI / SomeraRoad Development – Under Construction



Since ~2002 – Surface Parking Lots & Former Parking Garage



2025 – Cosm + Rock Block



SITE CONTEXT

CITY OF CLEVELAND
Mayor Justin M. Bibb

Gateway & Other Stadium Districts

Arrival to Stadium District & Separation from Neighborhoods



Other Stadium Districts – Philadelphia



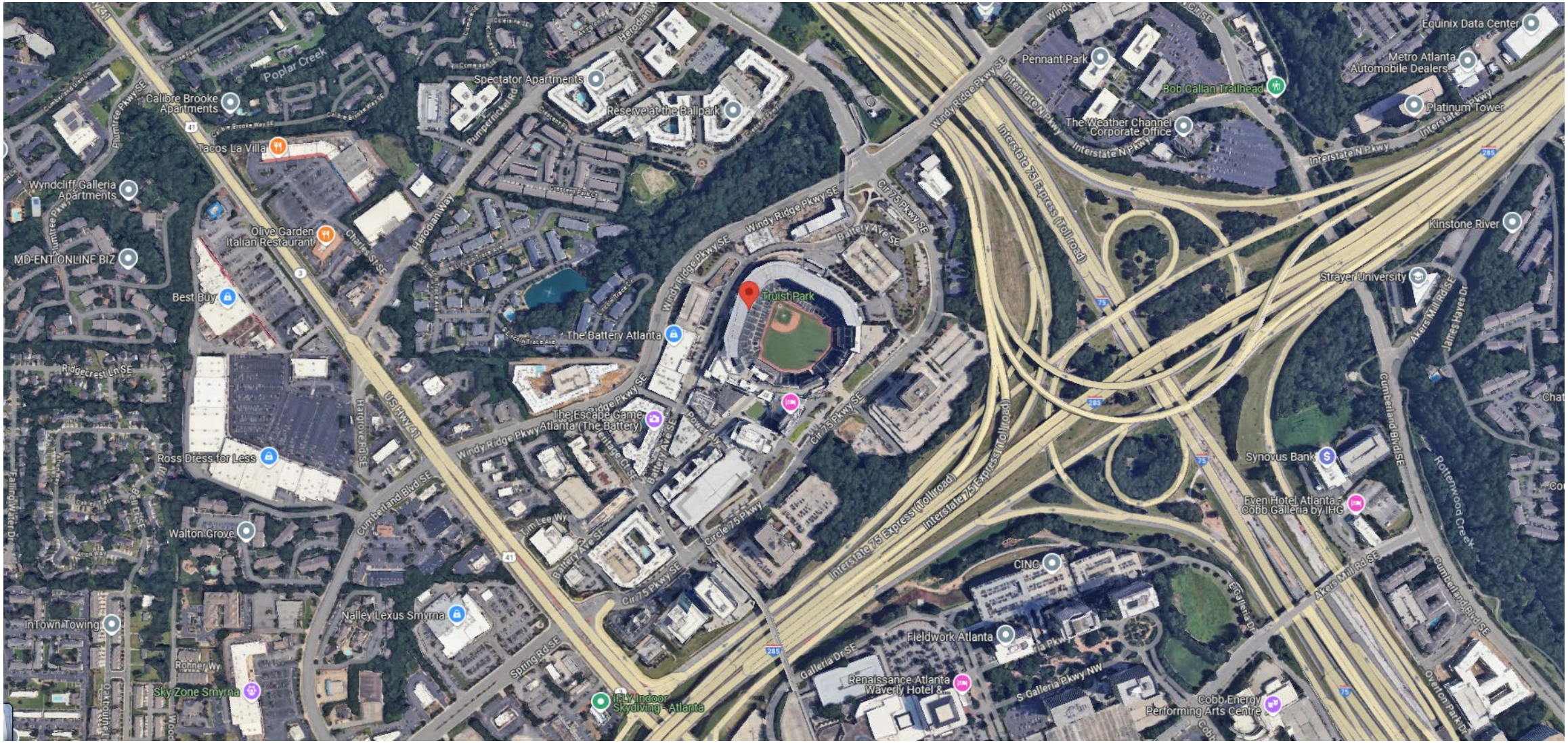
Other Stadium Districts – Philadelphia



Other Stadium Districts – Philadelphia



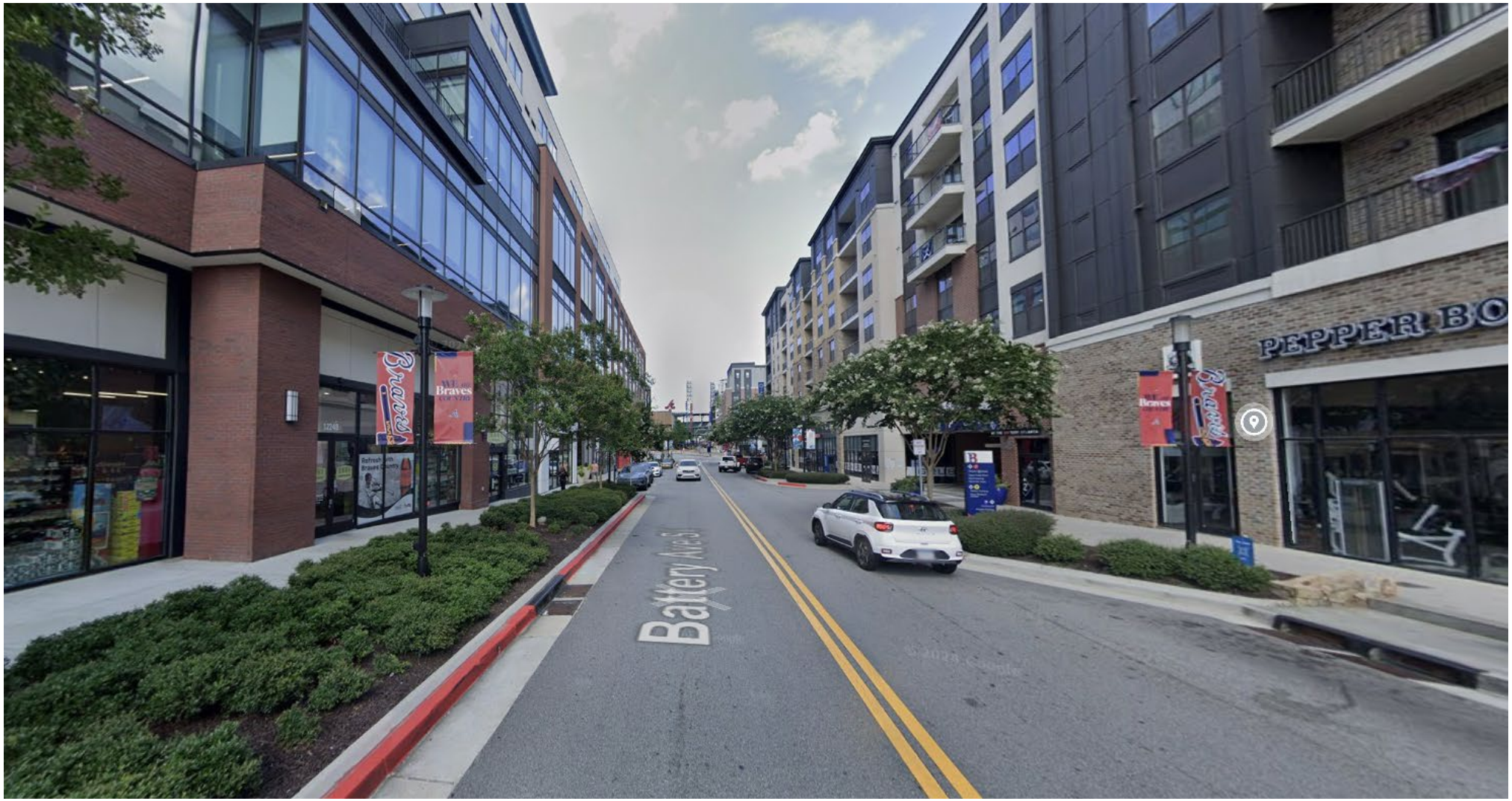
Other Stadium Districts – Atlanta



Other Stadium Districts – Atlanta



Other Stadium Districts – Atlanta



Other Stadium Districts – Atlanta



Other Green Development Sites Downtown



Other Green Development Sites Downtown



City Planning Commission – Authority & Restrictions

Four (4) Options

*"(e) Planning Commission Determination. The City Planning Commission shall approve building permit applications for the establishment or expansion of surface parking lots in the designated districts **only** in accordance with the following provisions:"*

(1) Temporary Parking Lots. Requires Development Plans.

(2) Accessory Parking. New use that has not yet been completed. Requires development plans for *new* development, expansion, or redevelopment.

(3) Action Areas. Community Development Plan adopted by Council.

(4) Vacant Lots. Vacant prior to law's initial effective date in 1997.

Staff Recommendation:

- **Postpone** and allow Applicant opportunity to pursue options #1 or #2, or

- **Deny** as Applicant has not yet provided development plans or met below criteria as code requires for CPC approval
  - Applicant may proceed to Board of Zoning Appeals to seek variance

(1) Temporary Parking Lots. Requires Development Plans.

(2) Accessory Parking. New use that has not yet been completed. Requires development plans for *new* development, expansion, or redevelopment.

(3) Action Areas. Community Development Plan adopted by Council.

(4) Vacant Lots. Vacant prior to law's initial effective date in 1997.

Overview of Downtown/Flats Design Review Committee Commentary:

- Surface Lot Code has been abused over time, including the NY Spaghetti Warehouse Site without compliance with the law

- Exception to the code. Parking is better use of site than grass.
  - "Lawn serves no purpose," and "one size does not fit all"

- Middle-ground: Could public space / cut-through be integrated with surface lot?

- Cannot establish criteria or design Downtown to keep Homeless People out. Instead, make spaces friendly & manage them accordingly.
  - Described as a "dead end [they] don't want to go down"
  - Cannot create "hostile environments"
  - Homeless are human beings and not design to be defensible against Displaced People

- Some indicate they'd support greenspace (or other uses), others indicate they'd support surface lot – struggling with nuance

CITY OF CLEVELAND
Mayor Justin M. Bibb

Thank You

Cleveland City Planning Commission

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2025-021 – Union at Cleveland Harbor

September 5, 2025

Project Address: 5455 N. Marginal Road

Type: New Construction

Project Representatives: Meg Kavourias & Calvin Tustan, RDL Architects, Inc.

Approval: Conceptual

Ward 3: Council Member Hairston | **SPA: Goodrich-Kirtland Park**

UNION AT CLEVELAND HARBOR

CLEVELAND, OHIO

CONCEPTUAL DESIGN REVIEW
SEPTEMBER 5TH, 2025

AGENDA



01 INTRODUCTION

02 LOCATION + CONTEXT

03 EXISTING CONDITIONS

04 CONCEPTUAL SITE PLAN

05 CONCEPTUAL FLOOR PLANS

01

INTRODUCTION

THE TEAM

DEVELOPER:
THE ANNEX GROUP
FISHERS, INDIANA

ARCHITECT:
RDL ARCHITECTS, INC.
BEACHWOOD, OHIO

CIVIL + LANDSCAPE:
RIVERSTONE COMPANY
CLEVELAND, OHIO



Union at Bluffs Run
Council Bluffs, IA
Affordable Housing 192 Units



Union at Crescent
Bloomington, IN
Affordable Housing 146 units



Union at Purple Heart Trail
Wichita, KS
Affordable Housing 240 Units



Union at Tryon
Charlotte, NC
Affordable Housing 200 units



The Annex of Pullman
Pullman, WA
Student Housing 204 units/399 beds



The Annex of Bozeman
Bozeman, MT
Workforce Housing 134 units

OUR MISSION

OUR MISSION IS TO CREATE A POSITIVE IMPACT WITH THE PEOPLE WHO LIVE, WORK, AND ARE INVOLVED IN OUR COMMUNITIES.

THE ANNEX GROUP® ENCOMPASSES A VAST PORTFOLIO OF COMMUNITIES.

The Annex Group® develops properties that enhance or serve as a catalyst to communities.

The Annex Group® is an Indiana based multi-family housing developer, general contractor, and owner with a portfolio of communities valued at more than $600 million. Combining the career experience of its entire leadership team, The Annex Group has overseen more than $1.1 billion in single family, multi-family, mixed-use, and other commercial projects including redevelopment and ground-up construction. Our developments create community and improve quality of life. We are proud that each of our developments to date has lived up to its purpose. Each community is strategically planned and executed to ensure a finished product that is cohesive with the goals and values of the constituencies and communities we serve. Our strategy is to position each project as the most exciting new address to live, work, or play.

REACHING 11,631 LIVES, 6,174 HOUSEHOLDS, 42 COMMUNITIES, AND COUNTING







Impact Housing

Impact housing provides a home that elevates quality of life, connects community, and provides an opportunity for future generations to thrive.

I	Innovative financing solutions that **IMPACT** potential partners
M	Meaningful developments to **IMPACT** the market
P	Purposeful construction partners that **IMPACT** local jobs
A	Advocacy for residents with community **IMPACT** plans
C	Collaborate with cities to **IMPACT** economic change
T	Transformational housing with a lasting **IMPACT**

02

LOCATION + CONTEXT

CONTEXT


CLEVELANDLAKEFRONT BIKE WAY
INTERCITY YACHT CLUB &
GORDAN PARK BOAT LAUNCH
LAKEFRONT RESERVATION
CLEVELAND
LAKEFRONT
NATURE
PRESERVE
CHEERS MASTER PLAN
CLEVELAND METROPARKS
E55 FISHING AREA
GORDON
PARK
MARTIN LUTHER
KING JR. DRIVE
& CULTURAL
GARDENS
E.55TH MARINA
PROJECT LOCATION
FOREST CITY YACHT CLUB
WALL OF WHALES
LAKESIDEYACHT CLUB
KIRTLAND PARK
N. MARGINAL BIKE PATH
I-90
E.72ND ST
GRDINA
PARK
ST.CLAIR SUPERIOR
ST. CLAIRE AVE.
E.55TH ST
VOINOVICH
BICENTENNIAL PARK
OASIS MARINAS AT
NORTH COAST HARBOR
CLEVELAND MEMORIAL SHORE WAY
I-90
ASIATOWN
HOUGH

LOCATION/CONTEXT

LOCATED AT APPROXIMATELY
5455 N MARGINAL ROAD
PARCEL # 10501101

ACREAGE
+/- 186,230-SF, 4.27-ACRES
PLUS
+/- 37,640-SF, 0.86-ACRES

ZONING
GR-D3, ALLOWS MULTI-FAMILY BY-RIGHT

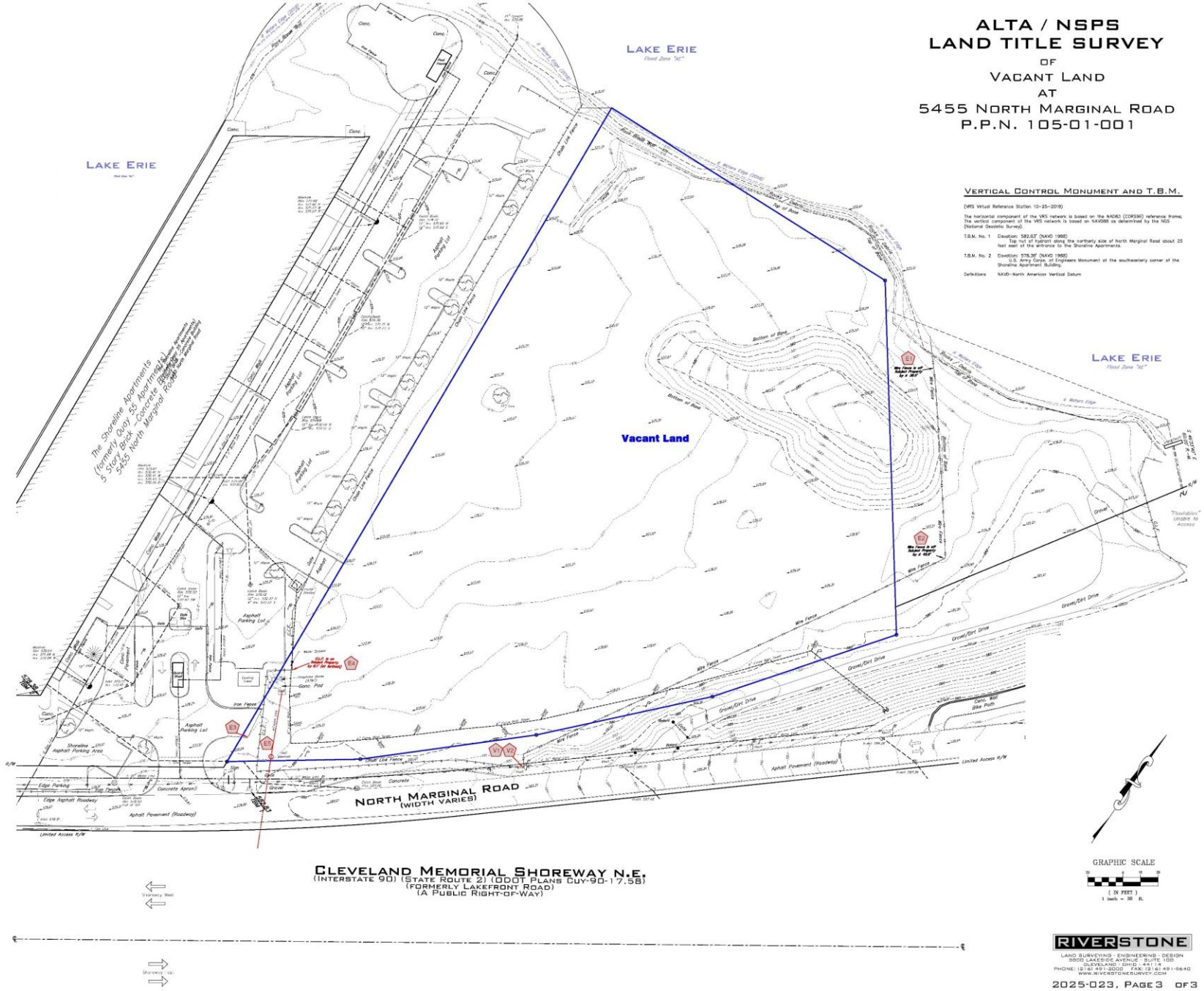


03

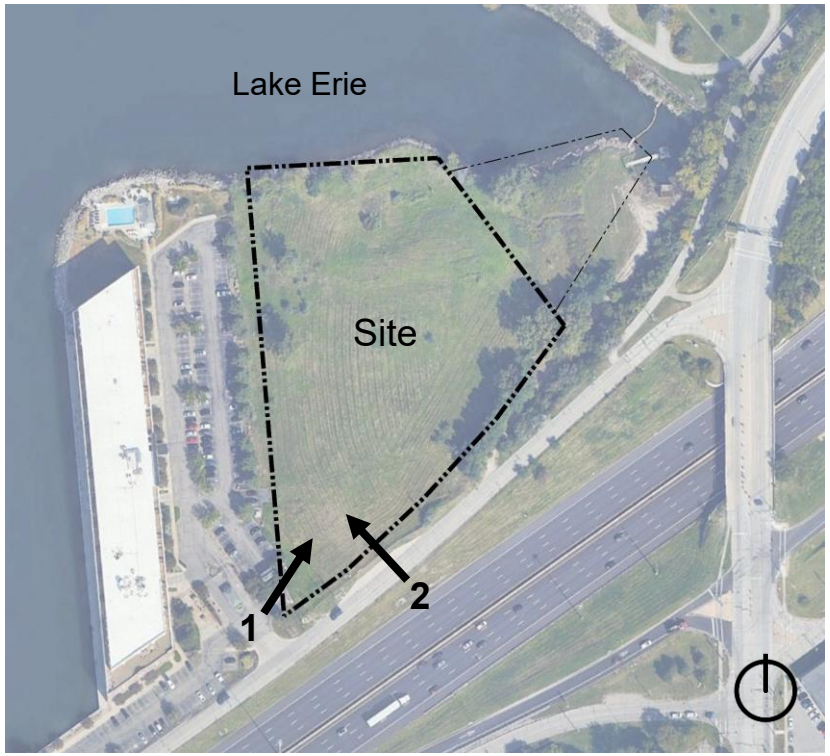
EXISTING CONDITIONS

ALTA SURVEY

- SEWER EASEMENT ON SITE ALONG N MARGINAL
- EASEMENTS AT SOUTHWEST CORNER OF THE SITE
- E 55th STREET RIGHT-OF-WAY EXTENSION VACATED
- CHANGE IN GRADE ALONG N. MARGINAL ROAD
- CONNECTION TO THE SHORELINE APTS PROHIBITED, NO SHARED EASEMENTS
- SOILS – AGGREGATE PIERS BELOW FOUNDATIONS FOR STABILIZATION
- PROXIMITY TO BURKE LAKEFRONT AIRPORT – MAX HEIGHT 57’



SITE PHOTOS



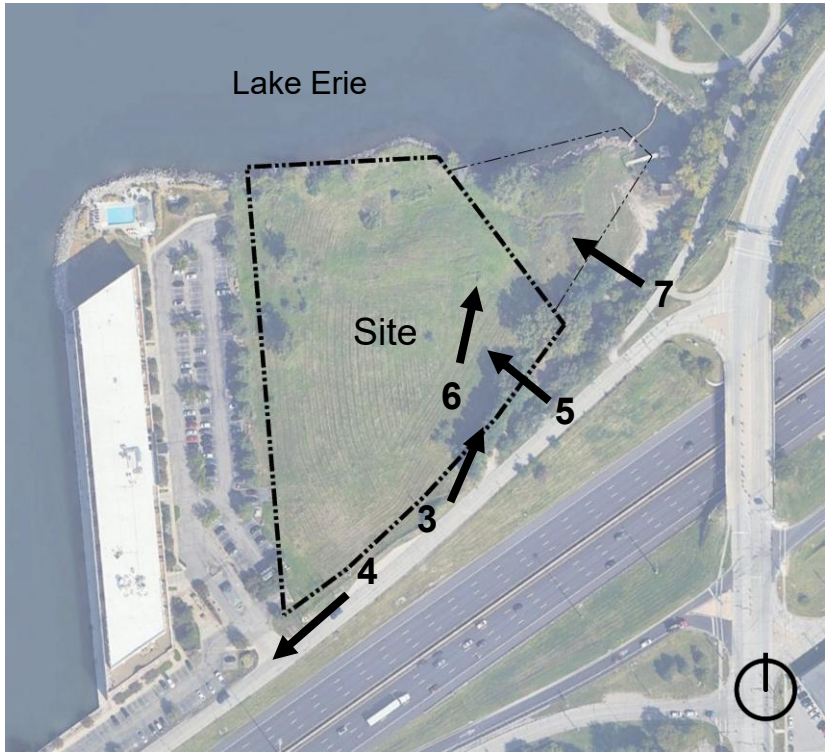


1 LOOKING EAST AT SITE, FROM THE SOUTHWEST CORNER



2 LOOKING AT WESTERN SIDE OF SITE & EAST ON N. MARGINAL

SITE PHOTOS







3 GRADE CHANGE





4 LOOKING WEST ON N. MARGINAL





5 VIEW OF SITE FROM SOUTHEAST LOOKING NORTHWEST



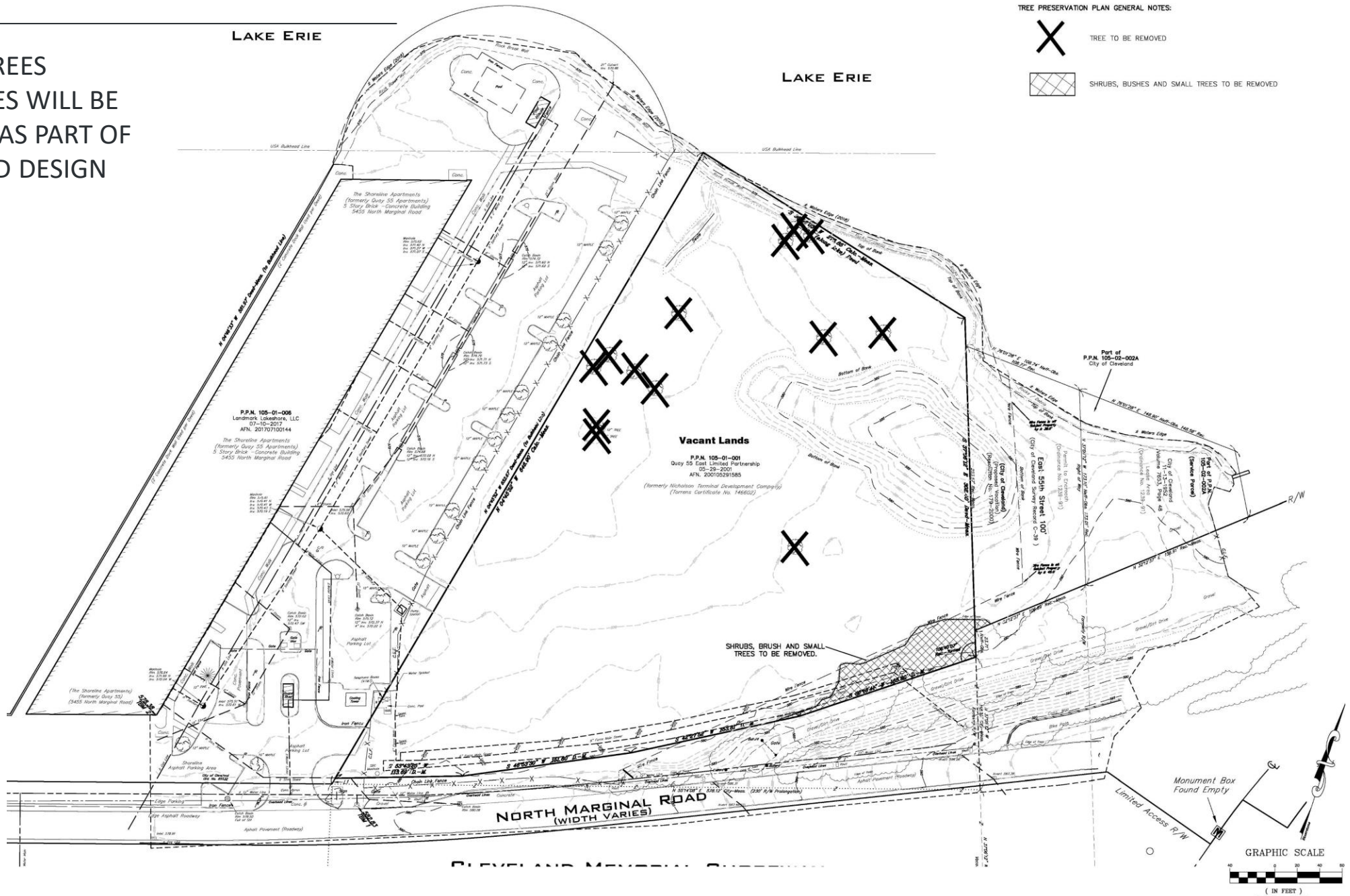
6 VIEW OF SITE LOOKING NE



7 LOOKING NORTH

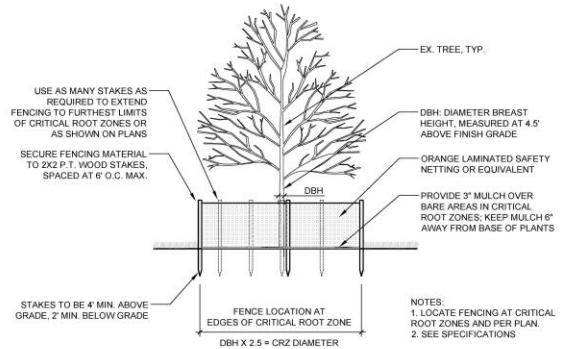
TREE PLAN

- ONSITE TREES
- NEW TREES WILL BE PLANTED AS PART OF PROPOSED DESIGN

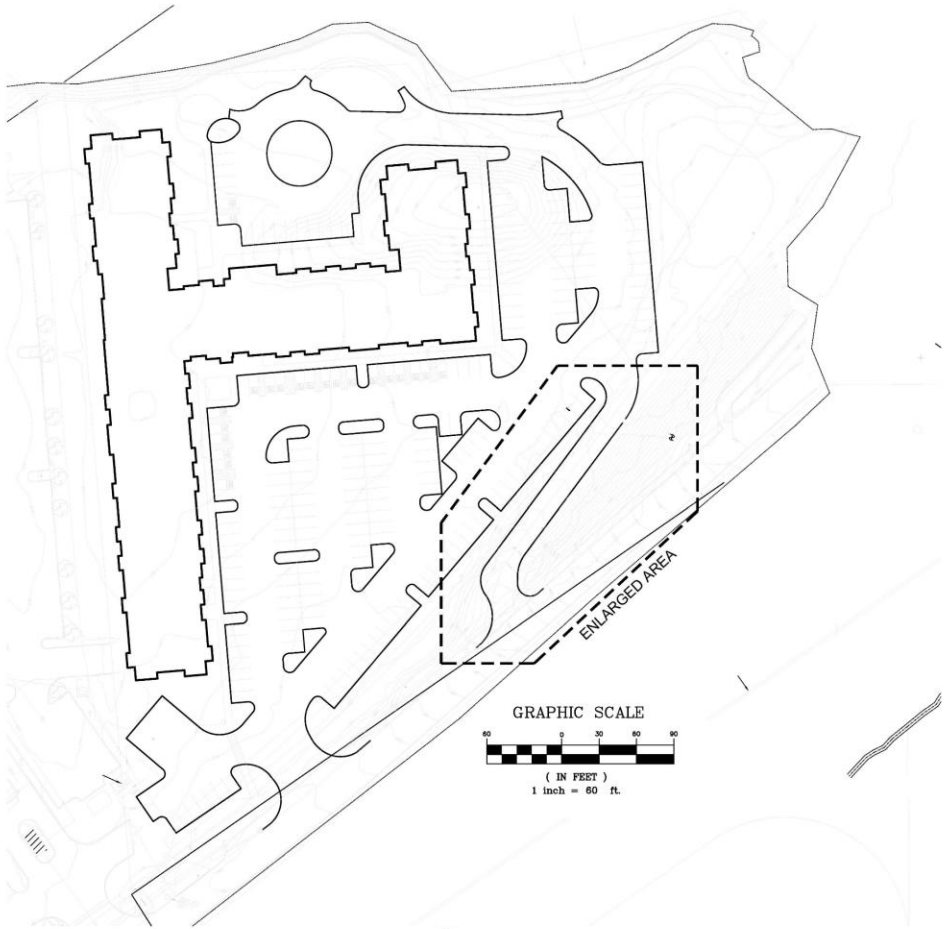


TREE PLAN

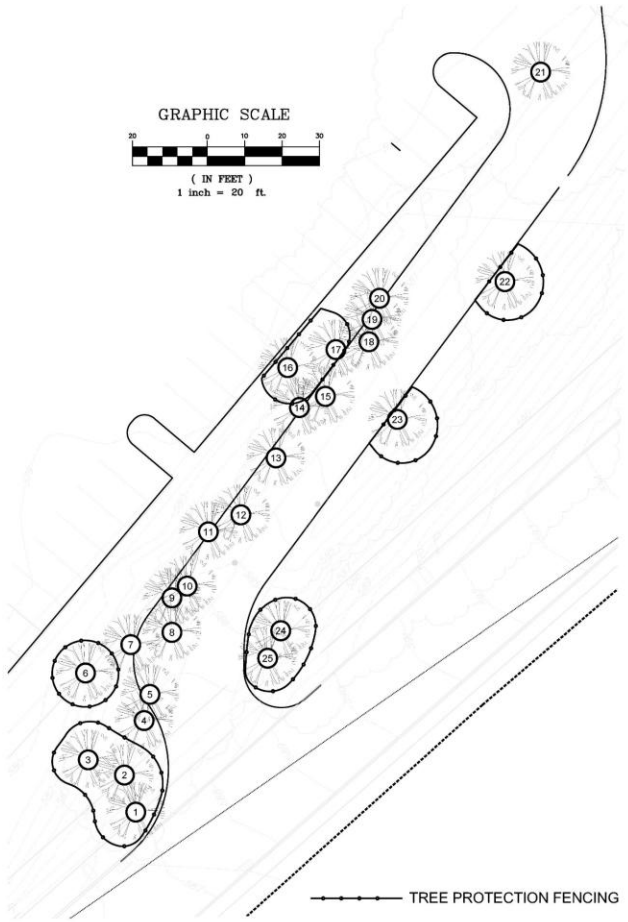
- PROTECTING AND MAINTAINING HILLSIDE BETWEEN NORTH MARGINAL AND SITE



TREE PROTECTION FENCING
NTS
1
L2.01



OVERALL PLAN
1" = 60'-0"



TREE PRESERVATION PLAN
1" = 20'-0"

Key	Species	Caliper	Height	Status
1	Robinia pseudoacacia	4"	30'	Preserve
2	Robinia pseudoacacia	6"	30'	Preserve
3	Robinia pseudoacacia	8"	30'	Preserve
4	Robinia pseudoacacia	5"	30'	Replace
5	Robinia pseudoacacia	8"	30'	Replace
6	Robinia pseudoacacia	6"	30'	Preserve
7	Robinia pseudoacacia	6"	30'	Replace
8	Robinia pseudoacacia	9"	45'	Replace
9	Robinia pseudoacacia	7"	45'	Replace
10	Robinia pseudoacacia	5" MS	45'	Replace
11	Robinia pseudoacacia	7" MS	30'	Replace
12	Robinia pseudoacacia	6" MS	30'	Replace
13	Robinia pseudoacacia	7"	30'	Replace
14	Robinia pseudoacacia	11"	50'	Replace
15	Robinia pseudoacacia	10"	50'	Replace
16	Ulmus americana	8" MS	30'	Preserve
17	Robinia pseudoacacia	6"	30'	Preserve
18	Robinia pseudoacacia	9"	30'	Replace
19	Robinia pseudoacacia	7"	30'	Replace
20	Robinia pseudoacacia	11"	30'	Replace
21	Ulmus americana	12"	45'	Replace
22	Ulmus americana	7" MS	45'	Preserve
23	Populus deltoides	12" MS	60'	Preserve
24	Fraxinus pennsylanica	8"	30'	Preserve
25	Fraxinus pennsylanica	7"	30'	Preserve

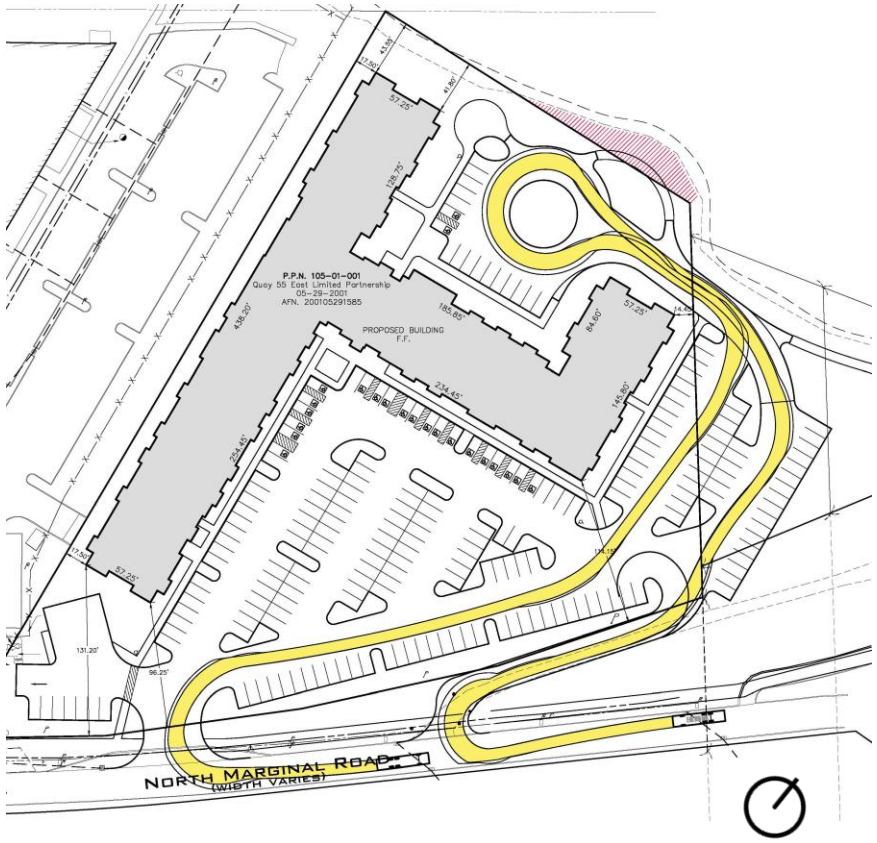
MS = multistem

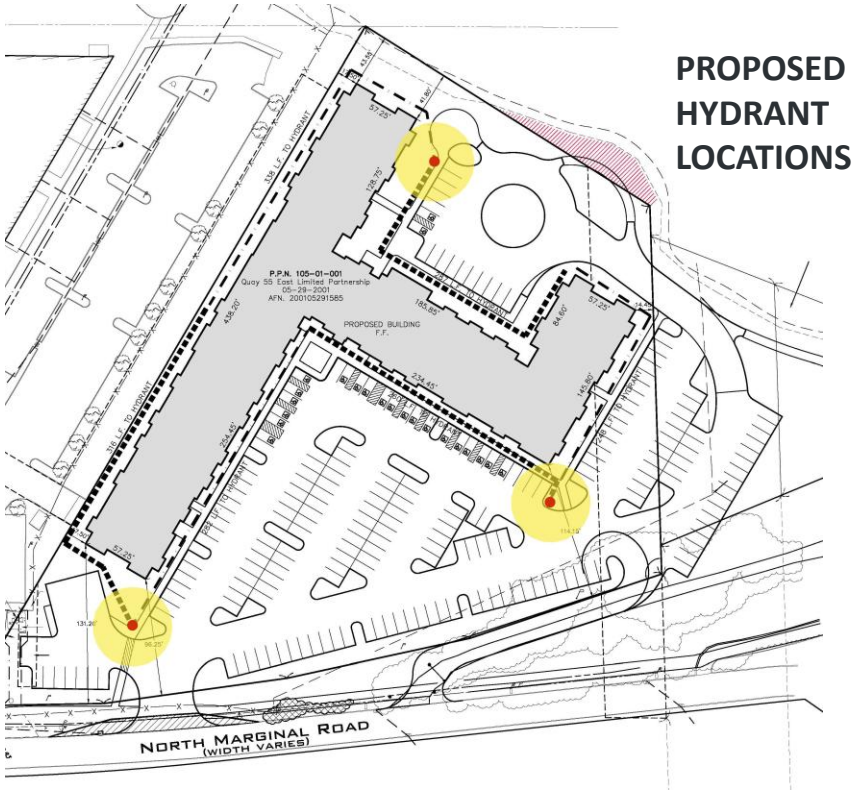
04

CONCEPTUAL SITE PLAN

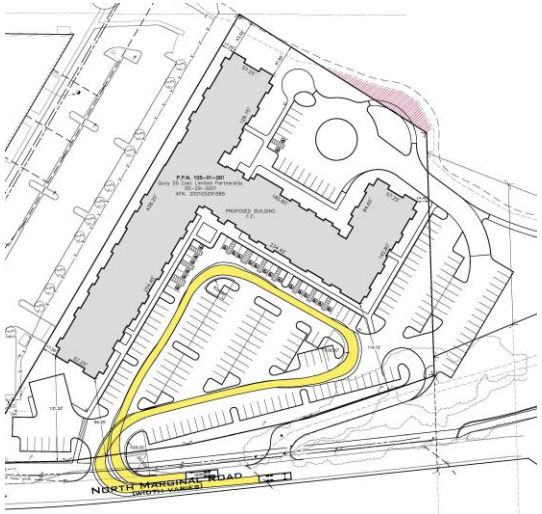
FIRE SAFETY & ACCESS

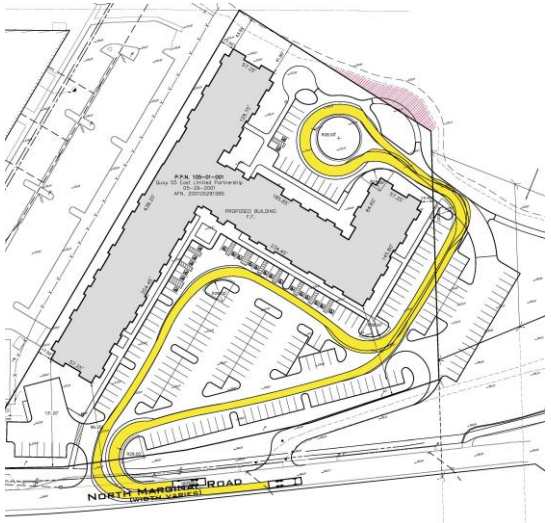
- 26’ WIDE FIRE LANE (FOR AERIAL APPARATUS)
- TWO POINTS OF ACCESS PROVIDED
- HYDRANTS PROVIDED ON SITE





PROPOSED HYDRANT LOCATIONS









DESIGN PROCESS

DRB SUBMITTAL – MAY 22nd 2025 – INFORMATIONAL ONLY

CONCEPTUAL PLAN

PROPOSED
5-STORY APARTMENT BUILDING
GENERAL POPULATION
219 UNITS

PARKING
197 SPACES + 22 OVERFLOW SPACES
219 PARKING SPACES TOTAL

ACCESS
MAIN VEHICULAR/PEDESTRIAN/BICYCLE ACCESS FROM N MARGINAL

SECONDARY EMERGENCY ACCESS FROM N MARGINAL

OPEN SPACE
LOCATED GREEN SPACE ALONG THE LAKE
MINIMUM 25' FROM TOP OF BANK
MINIMUM 35' FROM WATERS EDGE

ZONING
GROSS FLOOR AREA VARIANCE WILL BE REQUESTED



MAJOR CONCERNS:

- Too much parking between the Lake and building
- Parking was needed given the site location

DESIGN PROCESS

DRB SUBMITTAL – JUNE 26, 2025 –
APPROVED PLAN – REQUESTED TO BE PLACED ON JULY 11TH AGENDA

PROPOSED
5-STORY APARTMENT BUILDING
GENERAL POPULATION
219 UNITS

PARKING
197 SPACES + 22 OVERFLOW SPACES
219 PARKING SPACES TOTAL

ACCESS
MAIN VEHICULAR/PEDESTRIAN/BICYCLE ACCESS FROM N MARGINAL

SECONDARY EMERGENCY ACCESS FROM N MARGINAL

OPEN SPACE
LOCATED GREEN SPACE ALONG THE LAKE

ZONING
GROSS FLOOR AREA VARIANCE WILL BE REQUESTED



CONDITIONS TO APPROVAL:

- Confirm use of vacated R/W
- Food pantry/grocery/ vending option in the building
- Meet with RTA to discuss added bus stop

DESIGN PROCESS

PLAN COMMISSION SUBMITTAL – AUGUST 5TH 2025
– PLAN USED FOR OHFA SUBMITTAL ON 8/14

CONCEPTUAL PLAN

PROPOSED
5-STORY APARTMENT BUILDING
GENERAL POPULATION
209 UNITS

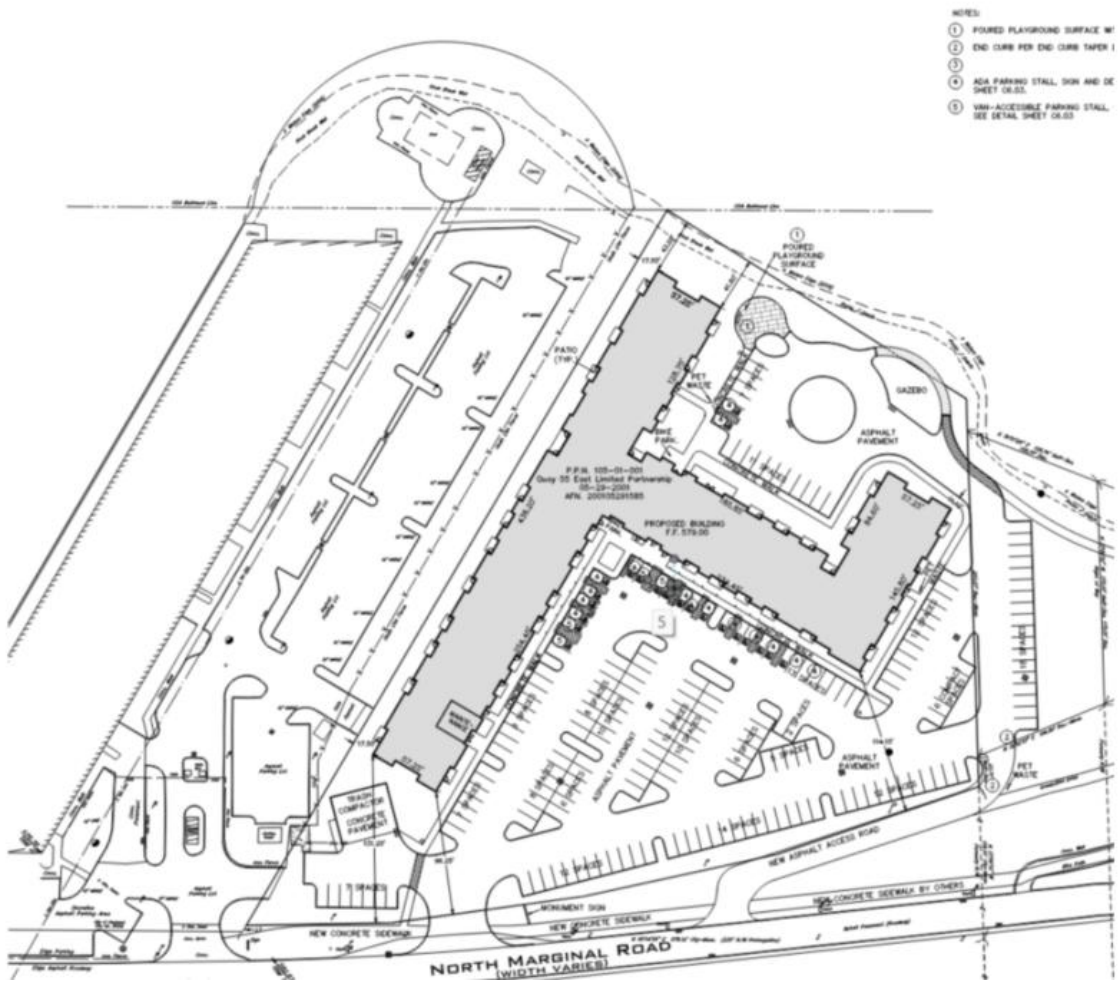
PARKING
182 REGULAR SPACES
21 ADA SPACES
6 COMPACT SPACES
209 TOTAL PARKING SPACES

ACCESS
MAIN VEHICULAR/PEDESTRIAN/BICYCLE ACCESS FROM N MARGINAL

SECONDARY EMERGENCY ACCESS FROM N MARGINAL

OPEN SPACE
LOCATED GREEN SPACE ALONG THE LAKE

ZONING
GROSS FLOOR AREA VARIANCE WILL BE REQUESTED
COMPACT SPACES VARIANCE WILL BE REQUESTED



STAFF COMMENTS:

- City Real Estate suggested removing parking from east half of vacated R/W
- Forced reduction to 209 units to meet parking requirements
- Staff required park improvements be shown on adjoining property

DESIGN PROCESS

PLAN COMMISSION SUBMITTAL – SEPTEMBER 5th- CURRENT PLAN FOR APPROVAL

PROPOSED
5-STORY APARTMENT BUILDING
GENERAL POPULATION
209 UNITS

PARKING
191 SPACES + 18 OVERFLOW SPACES
209 PARKING SPACES TOTAL

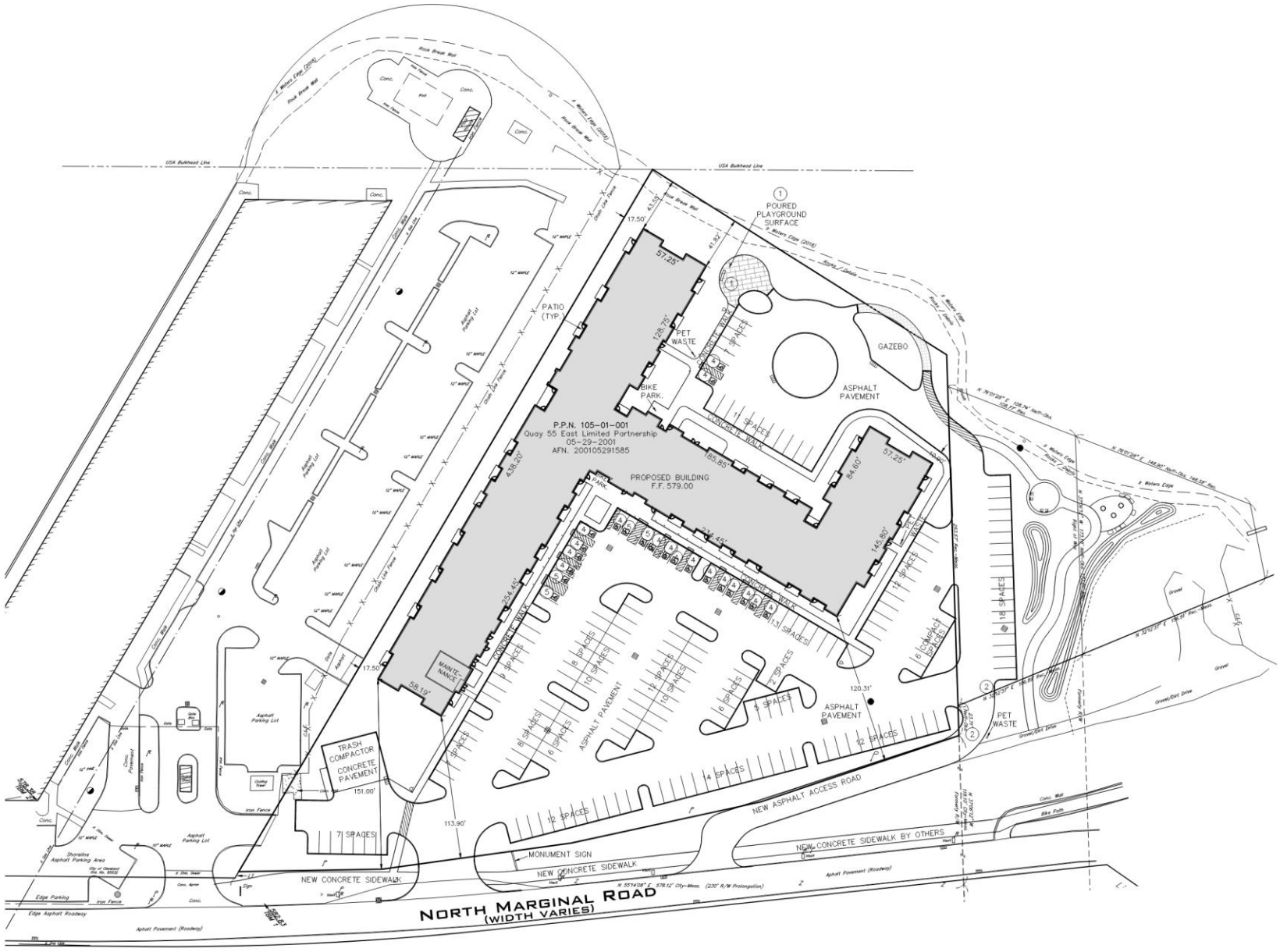
ACCESS
MAIN VEHICULAR/PEDESTRIAN/BICYCLE ACCESS FROM N MARGINAL

SECONDARY EMERGENCY ACCESS FROM N MARGINAL

FIRE ACCESS AROUND 3 SIDES OF BUILDING PER MEETING WITH THE FIRE DEPARTMENT

OPEN SPACE
LOCATED GREEN SPACE & AMENITIES ALONG THE LAKE

ZONING
GROSS FLOOR AREA VARIANCE WILL BE REQUESTED.
COMPACT SPACES REQUIRE VARIANCE



05

CONCEPTUAL ARCHITECTURE

CONCEPTUAL PLANS

OVERALL BUILDING INFORMATION

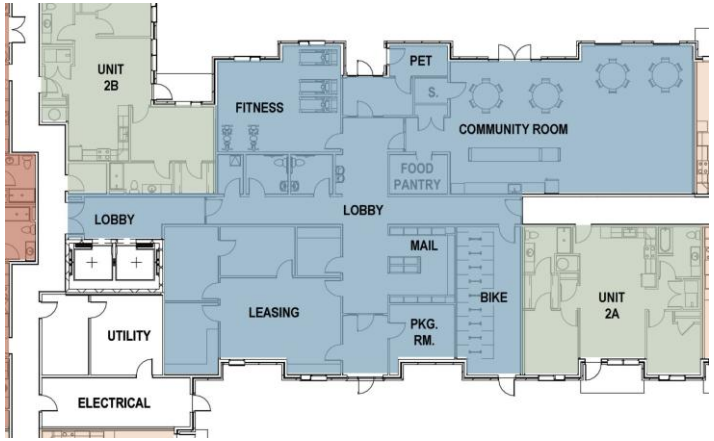
5-STORY APARTMENT BUILDING
GENERAL POPULATION
209 UNITS
229,934-SF

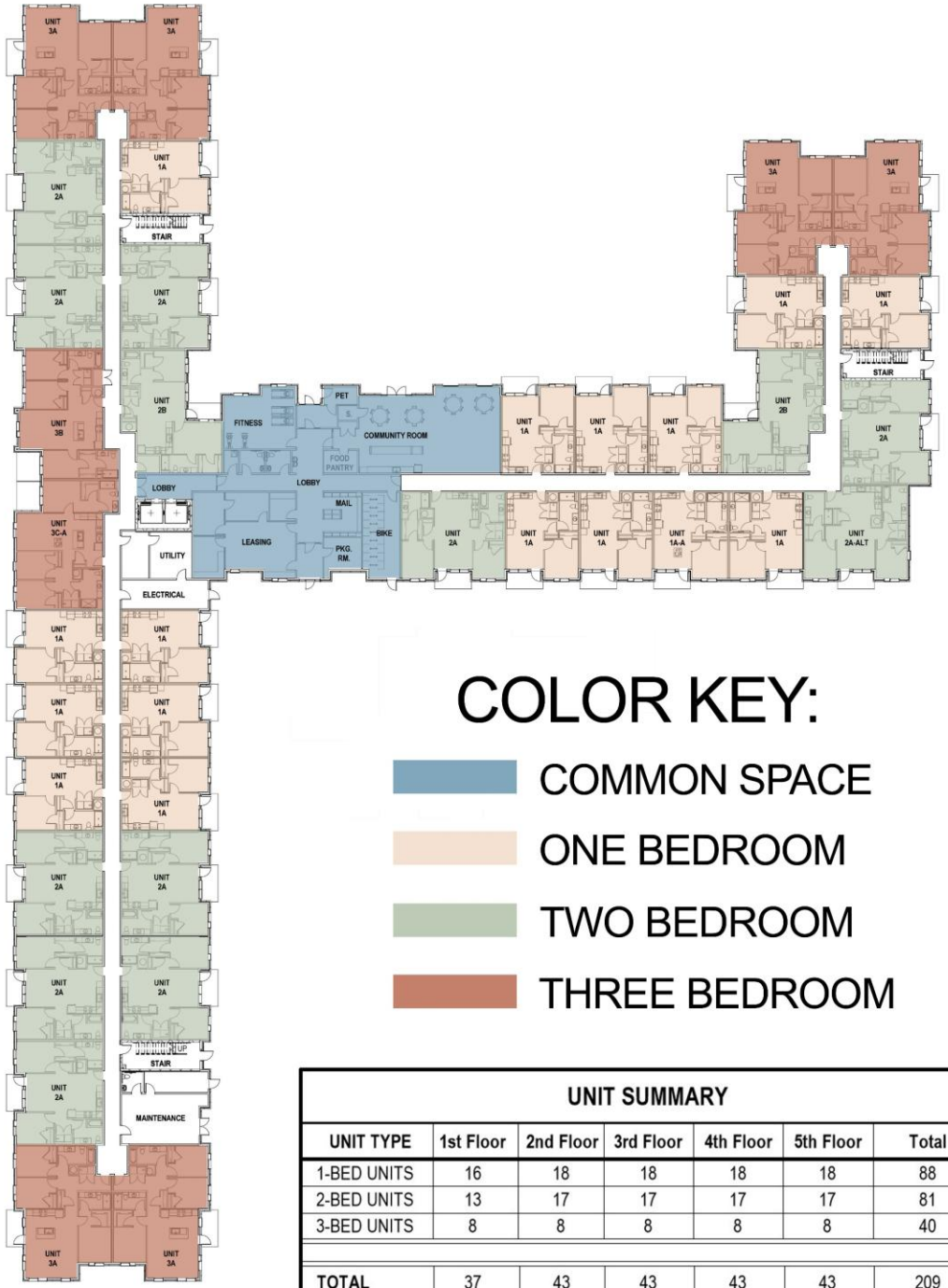
UNIT MIX
88 ONE-BEDROOM UNITS
81 TWO-BEDROOM UNITS
40 THREE-BEDROOM UNITS
209 UNITS TOTAL
(22 UNITS WILL BE TYPE A ACCESSIBLE)

FIRST FLOOR

46,058-SF
3,435-SF OF COMMON SPACE
(COMMUNITY ROOM, OFFICES, BIKE STORAGE ROOM, FITNESS CENTER)

UNIT MIX
16 ONE-BEDROOM UNITS
13 TWO-BEDROOM UNITS
08 THREE-BEDROOM UNITS
37 UNITS TOTAL





COLOR KEY:

- COMMON SPACE
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

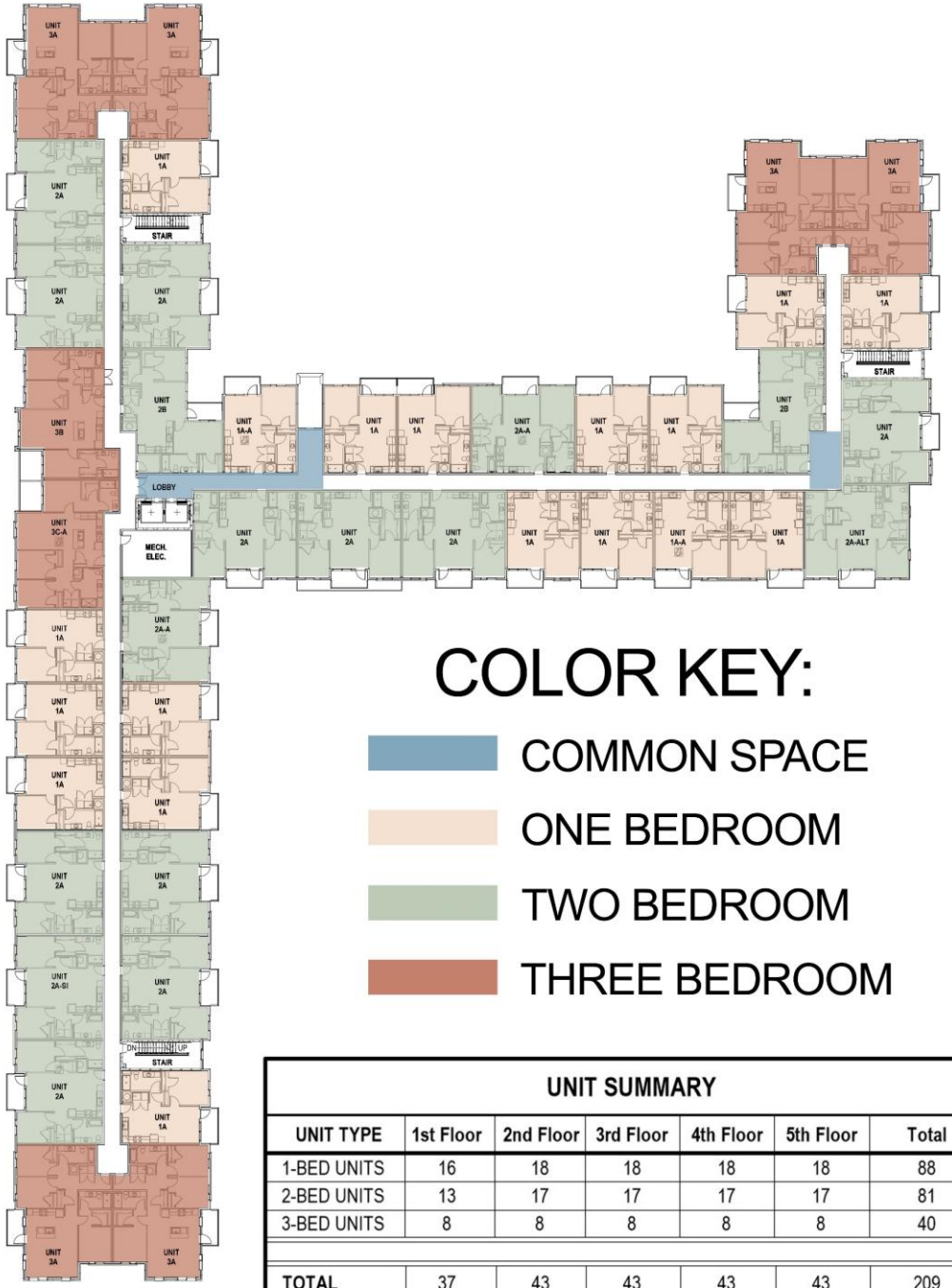
UNIT SUMMARY

UNIT TYPE	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Total	
1-BED UNITS	16	18	18	18	18	88	42 %
2-BED UNITS	13	17	17	17	17	81	39 %
3-BED UNITS	8	8	8	8	8	40	19 %
TOTAL	37	43	43	43	43	209	

CONCEPTUAL PLANS

TYPICAL UPPER FLOOR
45,969-SF

UNIT MIX / FLOOR
18 ONE-BEDROOM UNITS
17 TWO-BEDROOM UNITS
08 THREE-BEDROOM UNITS
43 UNITS TOTAL / FLOOR



COLOR KEY:

- COMMON SPACE
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

UNIT SUMMARY

UNIT TYPE	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Total	
1-BED UNITS	16	18	18	18	18	88	42 %
2-BED UNITS	13	17	17	17	17	81	39 %
3-BED UNITS	8	8	8	8	8	40	19 %
TOTAL	37	43	43	43	43	209	

DESIGN CONCEPT

HARBORING LAKEFRONT ACCESSIBILITY

- HARMONIZING COASTAL HOUSING WITH NEIGHBORING MARINAS & PARK SPACES
- SYMBOLIZING SECURITY & HOPE FOR RESIDENTS & GUESTS
- -SHELTERING LIFE & COMMUNITY ALONG THE LAKEFRONT





(REFERENCE IMAGES)

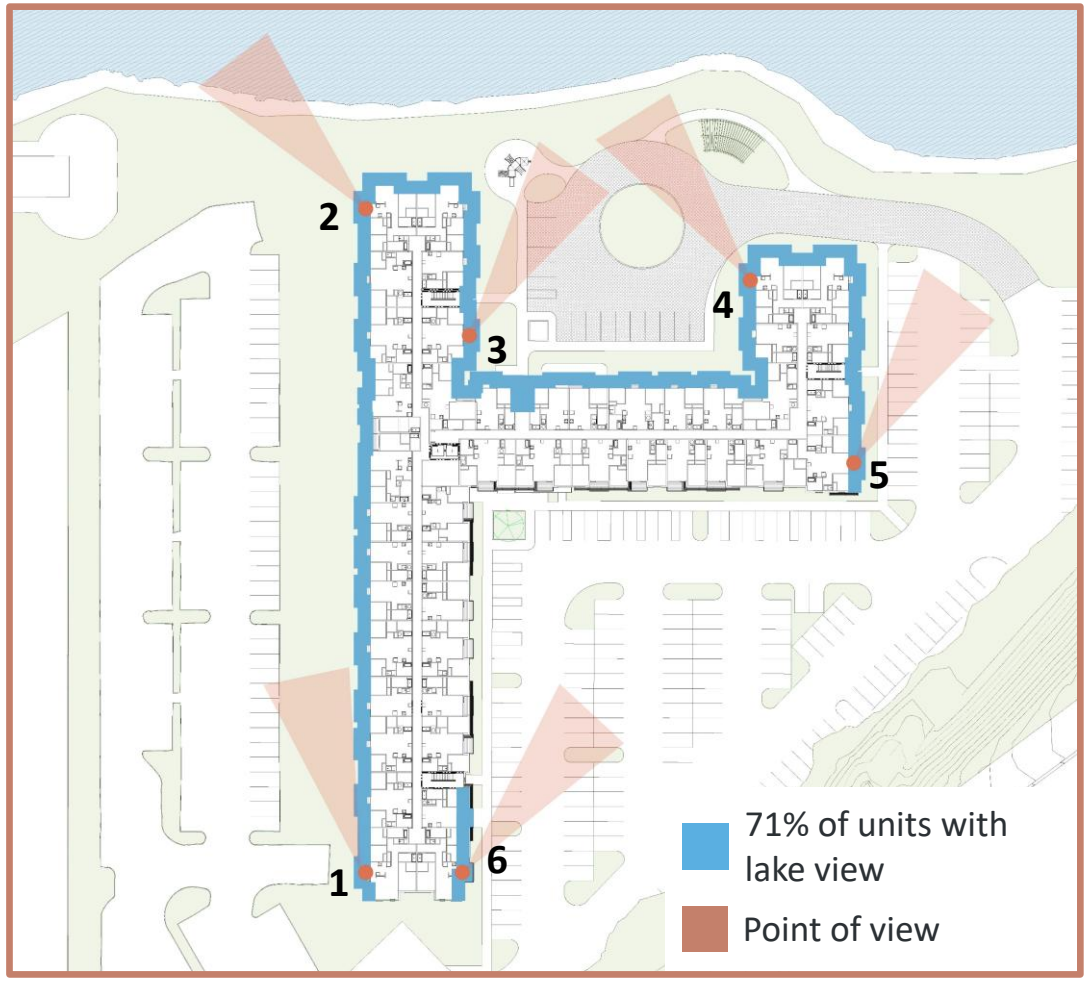




*BUILDING AND SITE DESIGN STILL IN DEVELOPMENT

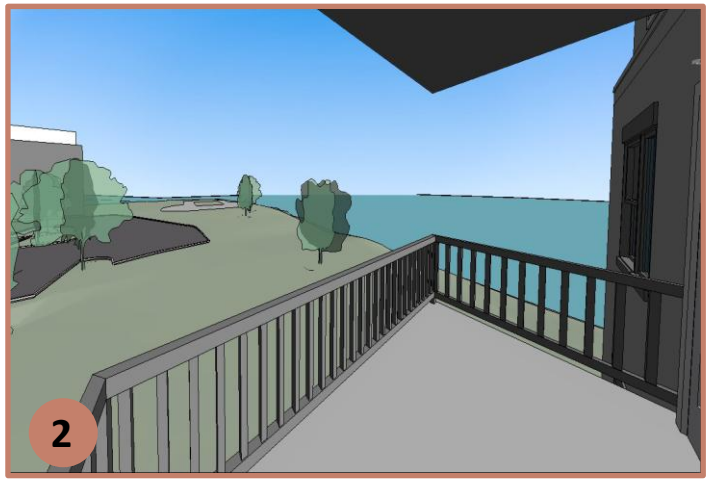
VISUAL LAKE ACCESS

THE BUILDING IS DESIGNED TO OPTIMIZE VIEWS OF THE LAKE.

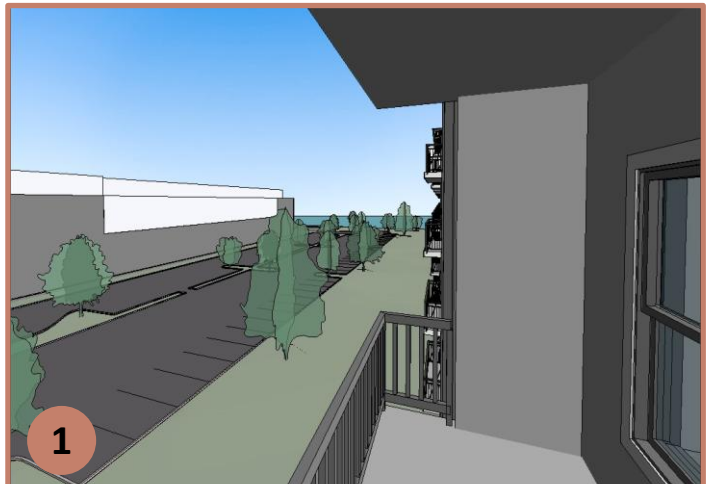










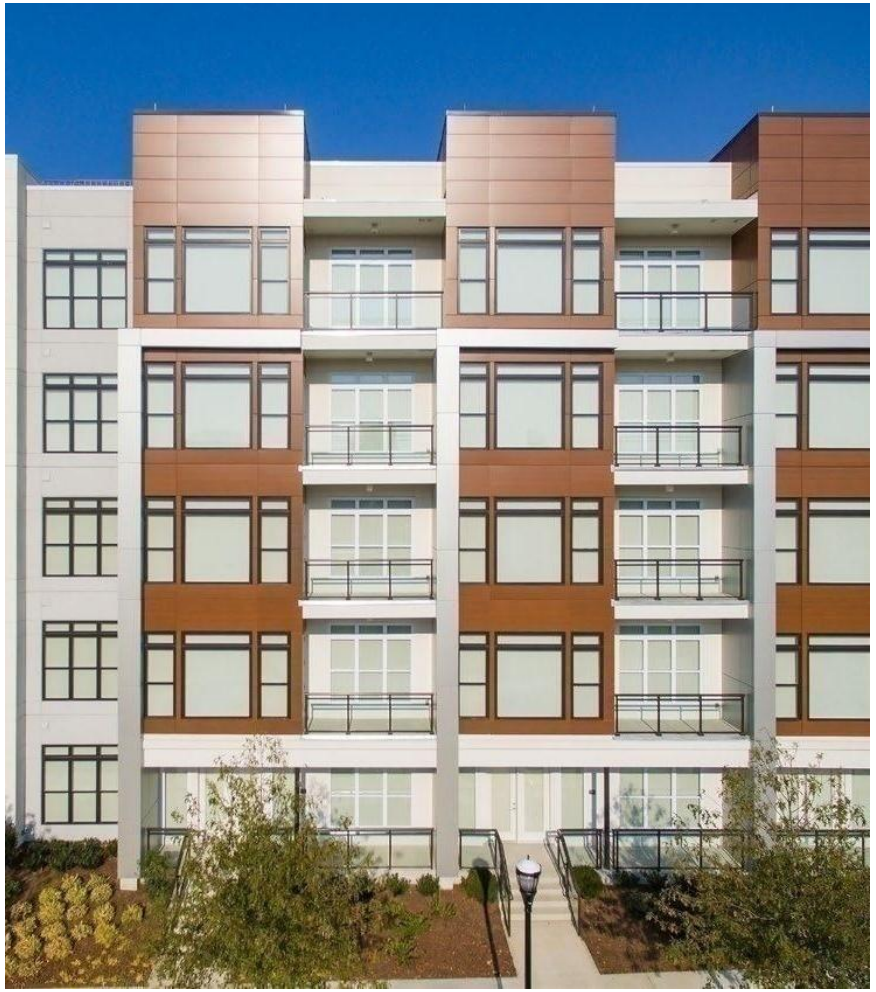




ELEVATION INSPIRATION

CONTEMPORARY | TIMELESS | CLEAN





COASTAL | SOFT | REFRESHING





NATURAL | INVITING | WARM

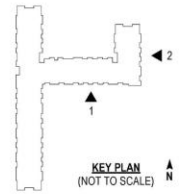


FACADE CONCEPT



1 EAST WING - SOUTH
1/8" = 1'-0"



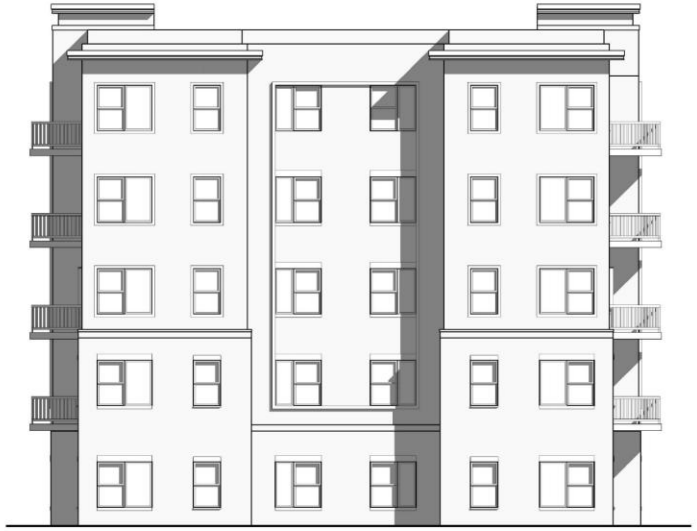


2 EAST WING - EAST
1/8" = 1'-0"

FACADE CONCEPT



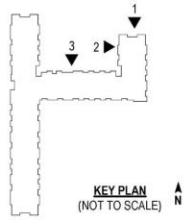
2 EAST WING - WEST
1/8" = 1'-0"



1 EAST WING - NORTHEAST
1/8" = 1'-0"



3 CENTRAL WING - NORTH
1/8" = 1'-0"



MODEL VIEWS



VIEW FROM THE LAKE

MODEL VIEWS



VIEW FROM THE LAKE

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Union Harbor

Staff Report

September 5, 2025

Approved with Conditions at Downtown/Flats Design Review:

- Easements for fire, city, metroparks, etc to be fully resolved before returning for schematic approval

- Report of coordination with RTA & earnest effort to provide public transportation options to the site, confirming when or if transit can be provided

- 'Convenience' amenity be provided within the project

Staff Recommendation:

- Relocate parking from Lakefront, reviewing all available options within private property, ROWs, and on neighboring City property

SHORELINE MASTERPLAN

PROJECT METRICS

UNIT COUNTS:

EXISTING UNITS	167 UNITS
NEW UNITS	212 UNITS
	379 UNITS TOTAL

BUILDING AREAS:

GROUND LEVEL	45,553 SF
PARKING	34,696 SF
LOBBY/AMENITY	10,857 SF
FLOORS 2-5 (TYP RESIDENTIAL FLOOR)	44,574 SF
RESIDENTIAL FLOORS GROSS AREA	178,296 GSF
RESIDENTIAL FLOOR COMMON AREA	6,094 GSF
TOTAL BLDG COMMON AREAS	24,376 GSF
LEASABLE AREA (86.3% EFFICIENCY)	153,920 NSF
TOTAL PROJECT AREA	**223,849 GSF**

PARKING:

EXISTING SURFACE PARKING(UNAFFECTED)	63 SPACES
EXISTING COVERED PARKING	67 SPACES
NEW SURFACE PARKING	311 SPACES
NEW COVERED PARKING	95 SPACES
	536 SPACES TOTAL

PHASE 1 + PHASE 2 TOTAL PARKING RATIOS:

536 SPACES / 377 UNITS = 1.42 SPACES/UNIT
536 SPACES / 520 BEDROOMS = 1.03 SPACES/BEDROOM



SHORELINE MASTERPLAN

PROJECT METRICS

UNIT COUNTS:

EXISTING UNITS	167 UNITS
NEW UNITS	214 UNITS
	381 UNITS TOTAL

BUILDING AREAS:

GROUND LEVEL	45,553 SF
PARKING	32,816 SF
LOBBY/AMENITY	10,857 SF
RESIDENTIAL	1,880 SF
FLOORS 2-5 (TYP RESIDENTIAL FLOOR)	44,574 SF
RESIDENTIAL FLOORS GROSS AREA	178,296 GSF
RESIDENTIAL FLOOR COMMON AREA	6,094 GSF
TOTAL BLDG COMMON AREAS	24,376 GSF
LEASABLE AREA (86.3% EFFICIENCY)	155,800 NSF
TOTAL PROJECT AREA	**223,850 GSF**

PARKING:

EXISTING SURFACE PARKING(UNAFFECTED)	63 SPACES
EXISTING COVERED PARKING	67 SPACES
NEW SURFACE PARKING	350 SPACES
NEW COVERED PARKING	86 SPACES
	566 SPACES TOTAL

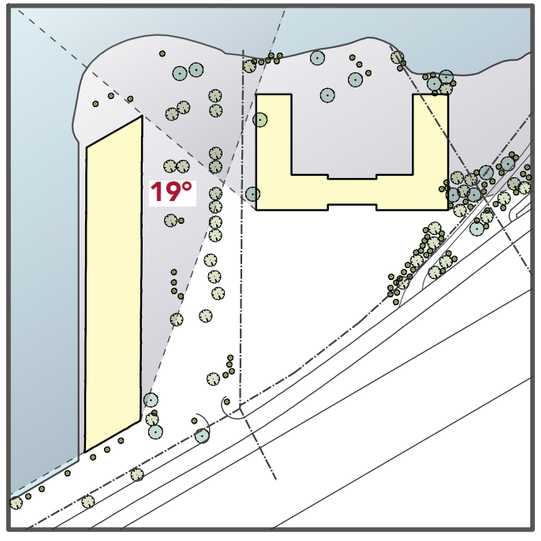
PHASE 1 + PHASE 2 TOTAL PARKING RATIOS:

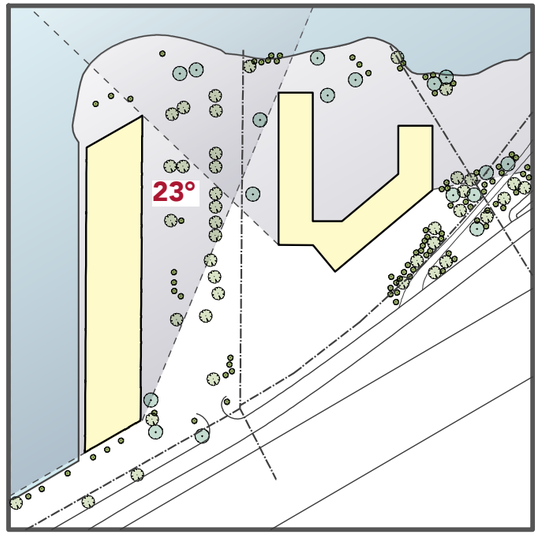
566 SPACES / 381 UNITS = 1.48 SPACES/UNIT
566 SPACES / 520 BEDROOMS = 1.09 SPACES/BEDROOM

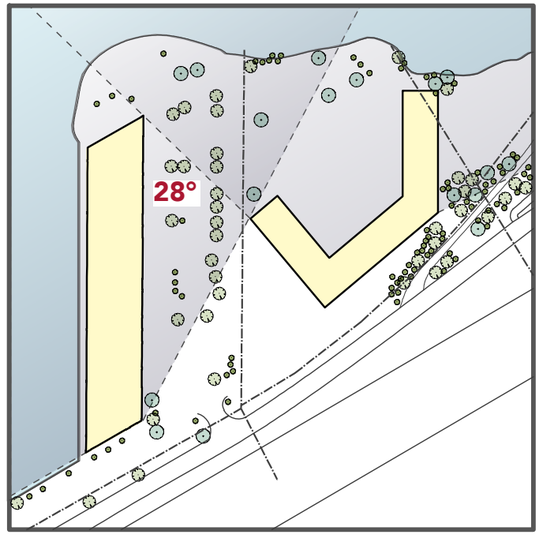


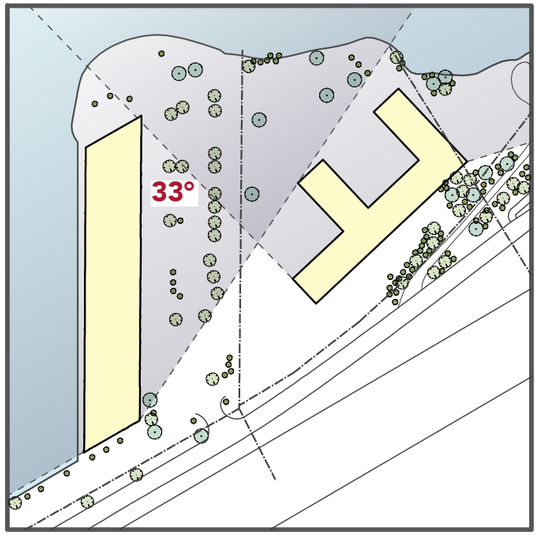
vocon. DERU

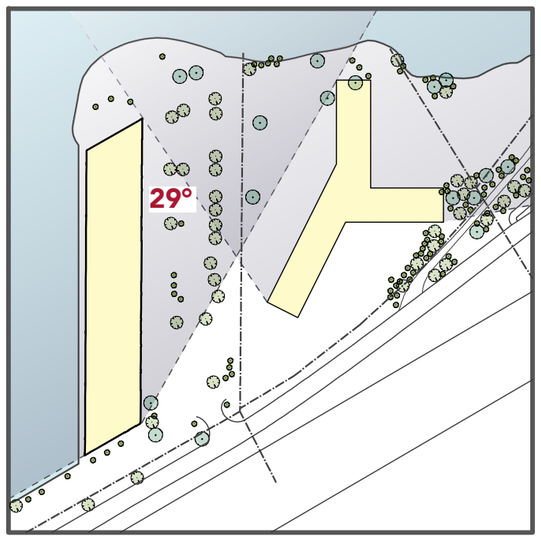
VIEW CORRIDOR ANGLES

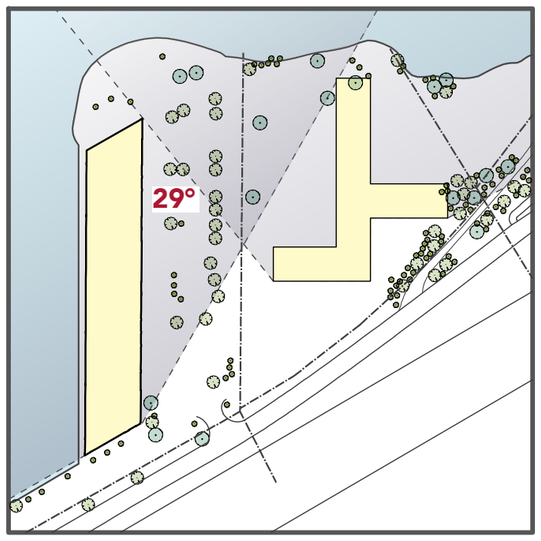


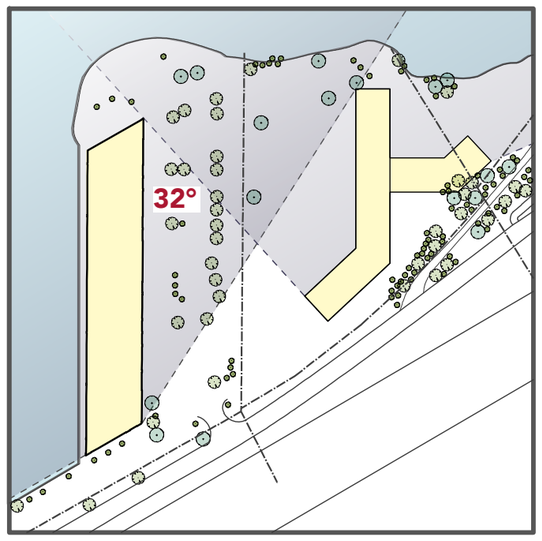


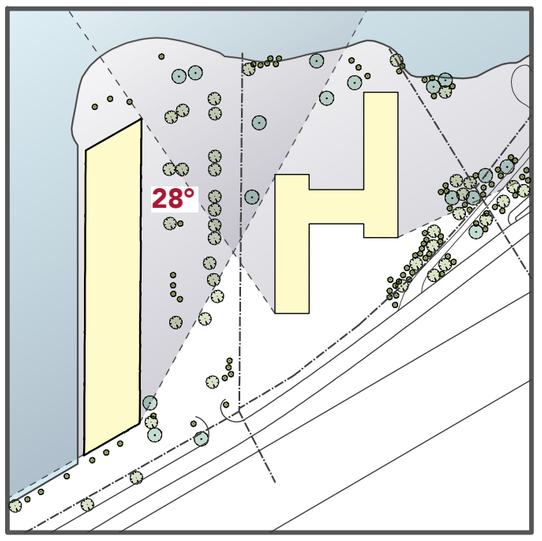












Downtown/Flats Design Review – Information Only Review:

- Noting how isolated the site is & desire for affordability, there may be overly conflicting goals,
  - ie: minimizing surface parking, providing affordable family housing options, providing appropriate greenspace & Lakefront access, connectivity/accessibility issues, and 'penciling out' development costs. The project requires particularly creative design & financing to meet the site's unique constraints & purpose.

- More units overlook freeway & parking lot than the lake, with impacts on quality of life - revise site layout to provide lake views for as many units as possible (review potential to extend onto E55th city property to assist in accomplishing this).
  - Review FAA regulations in full to determine height restrictions, if any. Increasing height may be the best option to alleviate the quality of life view issues.

Downtown/Flats Design Review – Information Only Review:

- Explore plinth options to hide cars beneath the structure and preserve more greenspace on site & views to the lakefront by both residents and the public using adjacent trails.

- Provide more defined outdoor spaces - courtyards & resident-specific congregation areas, but also areas of public access and public amenities
  - Strong connectivity to green spaces for residents and public is preferred

- Ultimately, based on the pro forma and desire to lessen the surface lot square footage, is this the right site for this project? Seeking funding for garage/deck parking is recommended to assist in making this project fit the site.

Cleveland City Planning Commission

Near West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NW2024-031 – Clover Apartments

September 5, 2025

Project Address: 2033 Clover Ave

Type: New Construction – Multi-Family Residential

Project Representative: Harold Smith, Kismet Investments Group

Approval: Schematic

Ward 14: Council Member Santana | **SPA: Tremont**

CLOVER AVENUE
MULTIFAMILY DEVELOPMENT

2033 CLOVER AVE. CLEVELAND, OHIO

kismet REAL ESTATE

CONTEXTURE DESIGN STUDIO

BUILDING SUMMARY

REVISIONS

PLANS
- EXPANDED PARKING AREA ON FIRST FLOOR
- REMOVED APARTMENTS ON FIRST FLOOR AND ADDED A GYM
- REDUCED FLOOR-TO-FLOOR HEIGHTS AND ADDED AN ADDITIONAL FLOOR TO THE BUILDING
- REDUCED FOOTPRINT OF PENTHOUSE, NOW A BULKHEAD FOR STAIR AND ELEVATOR
- RELOCATED SECONDARY EGRESS STAIR TO OPPOSITE SIDE OF THE BUILDING
- UPDATED UNIT LAYOUTS AT REAR OF BUILDING

EXTERIOR
- GREENSCAPE NOW EXTENDS AROUND THE BUILDING EXCEPT AT PARKING LOT AND DRIVE AISLE
- ROOF FOOTPRINT EXTENDED WITH OPPORTUNITY FOR LANDSCAPING AROUND ROOF PERIMETER

BUILDING AREA

Level	Area
First FLR	3337 SF
Second FLR	5772 SF
Third FLR	5772 SF
Fourth FLR	5772 SF
Fifth FLR	5772 SF
Penthouse	5852 SF
	32278 SF

APARTMENT UNIT SCHEDULE

UNIT NAME	Area	COUNT
1 BR		
1 BEDROOM A	760 SF	4
1 BEDROOM B	630 SF	4
1 BEDROOM C	795 SF	4
1 BEDROOM D	640 SF	4
2 BR		
2 BEDROOM A	890 SF	4
2 BEDROOM B	930 SF	4
TOTAL UNITS: 24		

ROOMS - COMMON SPACES

NAME	AREA
First FLR	
LOBBY	976 SF
GYM	845 SF
BIKE STORAGE	459 SF
MECH / STORAGE	531 SF
STAIR A	144 SF
STAIR B	142 SF
Penthouse	
BULKHEAD	449 SF
ROOF	5092 SF
TOTAL SQ/FT:	8638 SF

PARKING SCHEDULE

TYPE	COUNT
8' x 16' - 90 deg	18
8" x 16' (5' Aisle)	1
TOTAL PARKING: 19	

2033 CLOVER AVE.
CLEVELAND OHIO

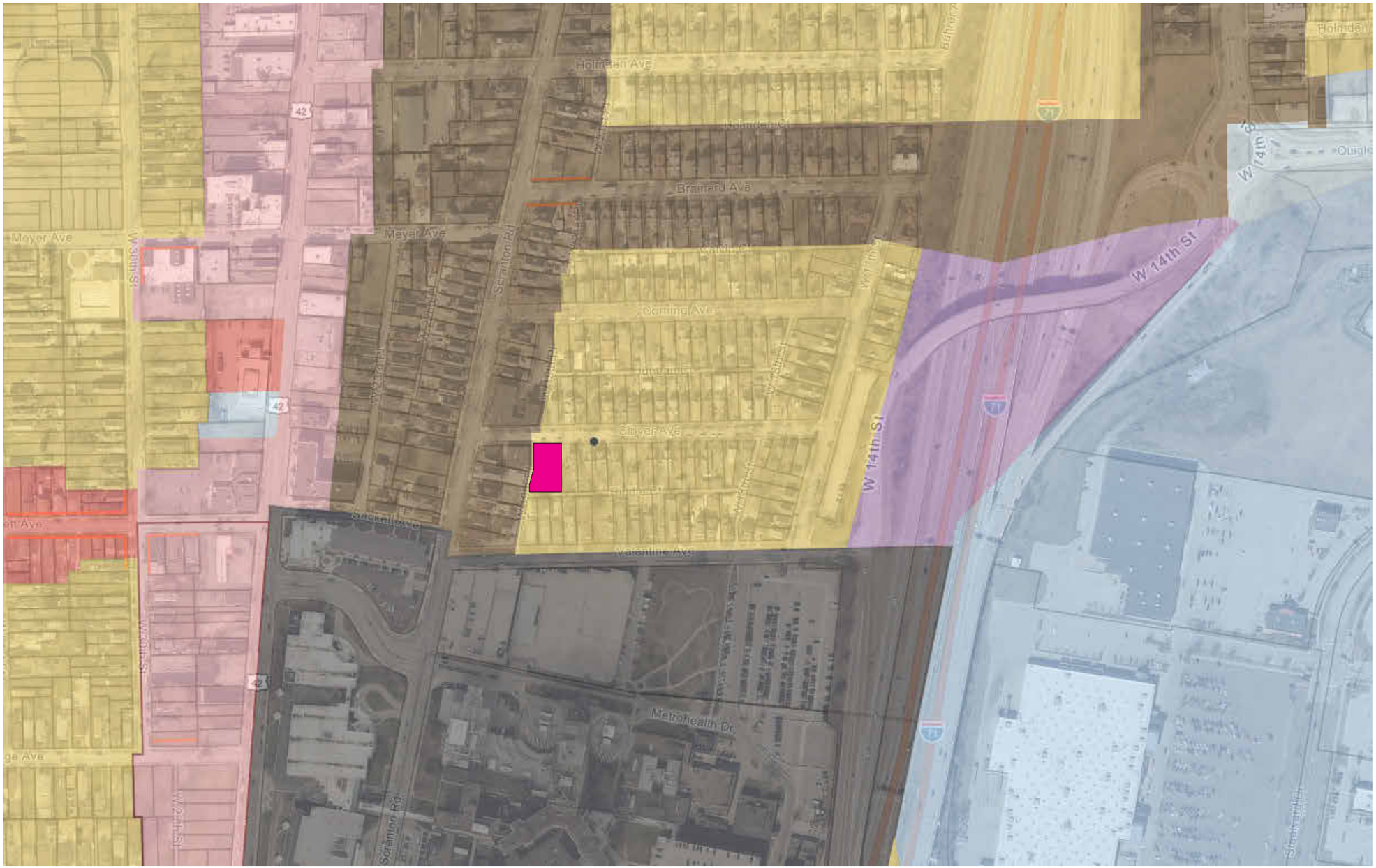
KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

Legend

Form-Based Code Pilot Neighborhoods

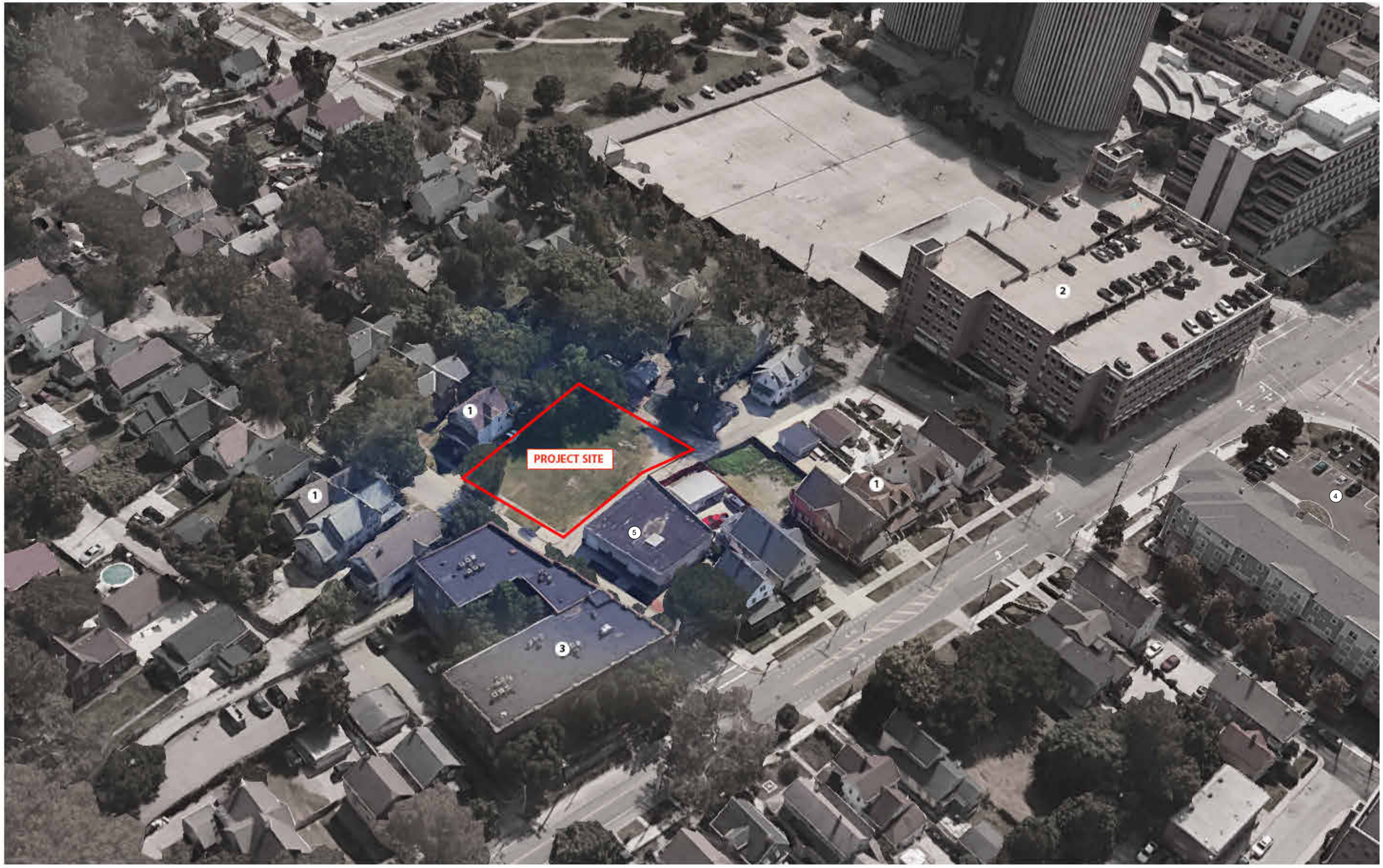
Zoning

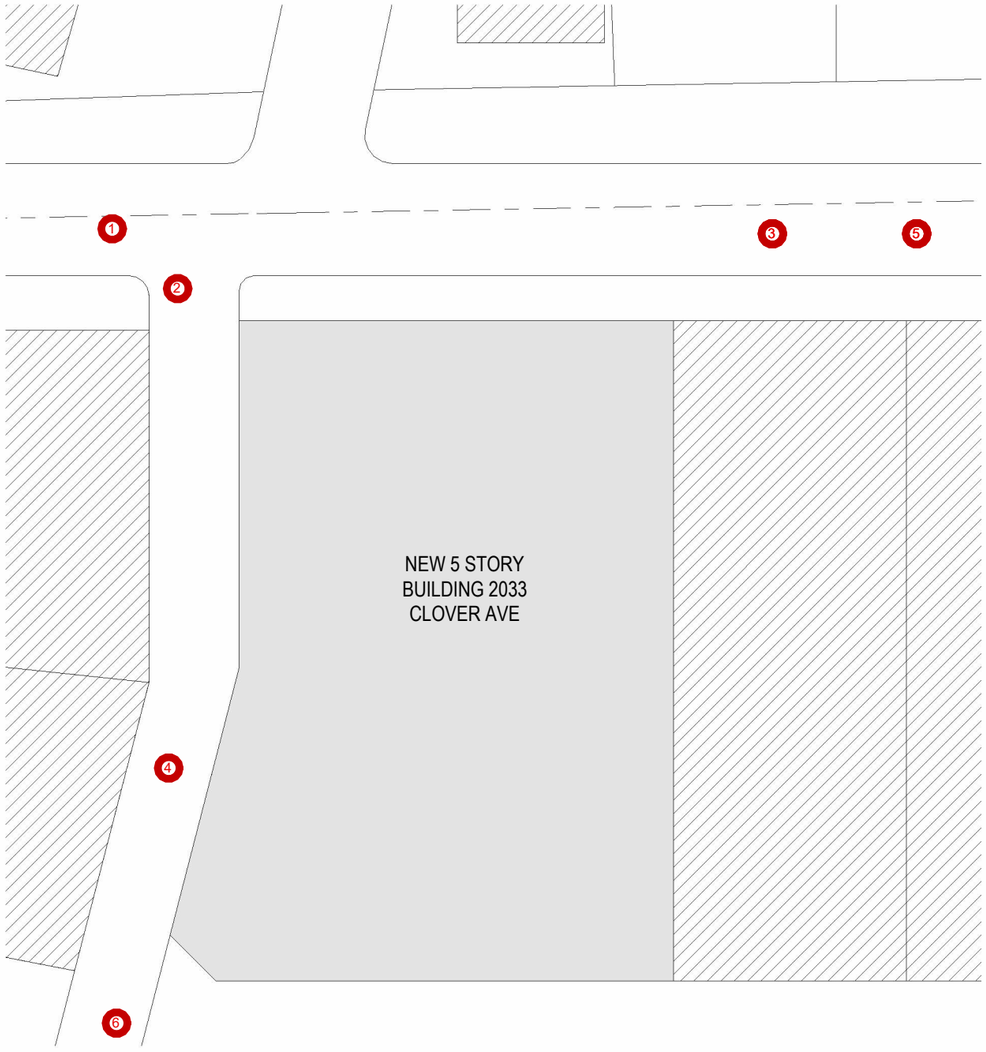
- Downtown Residential
- General Industry
- General Retail Business
- Institutional-Research District
- Limited One Family
- One Family
- Limited Retail Business
- Local Retail Business
- Limited Multi-Family
- Multi-Family
- Midtown Mixed-Use District
- Open Space Recreation
- Parking District
- Residence Office
- Residence-Industry
- Semi-Industry
- Shopping Center
- Townhouse
- Two Family
- University (College) Retail
- Unrestricted Industry
- Urban Garden District



NEIGBORHOOD CONTEXT

1. RESIDENTIAL BUILDINGS
2. METRO HEALTH HOSPITAL
3. THE METRO LOFTS
4. METRO HEALTH PLAZA
5. LINK BIKE MINISTRY







1 APPROACH FROM CLOVER AVENUE



2 APPROACH FROM WEST 19TH PI



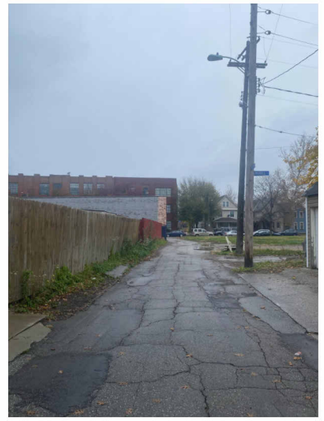
3 NEIGHBORING BUILDING



4 APPROACHING METRO HEALTH



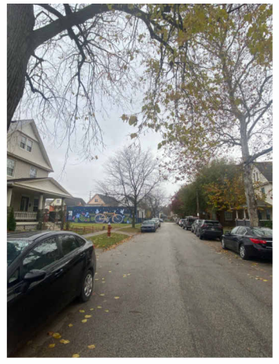
4 APPROACHING METRO HEALTH



6 APPROACHING CLOVER AVE



5 APPROACHING SCRANTON RD



5 APPROACHING SCRANTON RD



1 2033 CLOVER AVE EMPTY LOT

2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

SITE PLAN • STORMWATER MANAGEMENT

1. Existing Conditions
• The site is an infill parcel on Clover Ave, currently a vacant/undeveloped lot with gentle slopes (~2%).
• Existing public infrastructure in Clover Ave; connection to existing sewer is available.
Notes: Confirm survey, geotechnical infiltration rates, and existing utility elevations during engineering.

2. Design Criteria (to be verified with City/Civil)
• Target that post-development peak flows for the 2-, 10-, and 100 year design storms do not exceed
pre development peaks.
• Provide Water Quality Volume (WQv) treatment for the first 0.75–1.10 inches of runoff from impervious areas per OEPA/City guidance.
• Provide pretreatment (sumped structure or hydrodynamic separator) ahead of detention.

3. Drainage Areas & Runoff Coefficients
Surface Area (SF) Runoff C (assumed) Area × C (SF)
Roof (building footprint) 6,357 0.95 6,039
Pavement (stalls + aisles) 4,500 0.90 4,050
Landscaping/greenscape 1,543 0.25 385
Total / Composite 12,400 0.84
Lot Area: ~12,400 SF (~0.285 acres). Composite post development C ≈0.84.

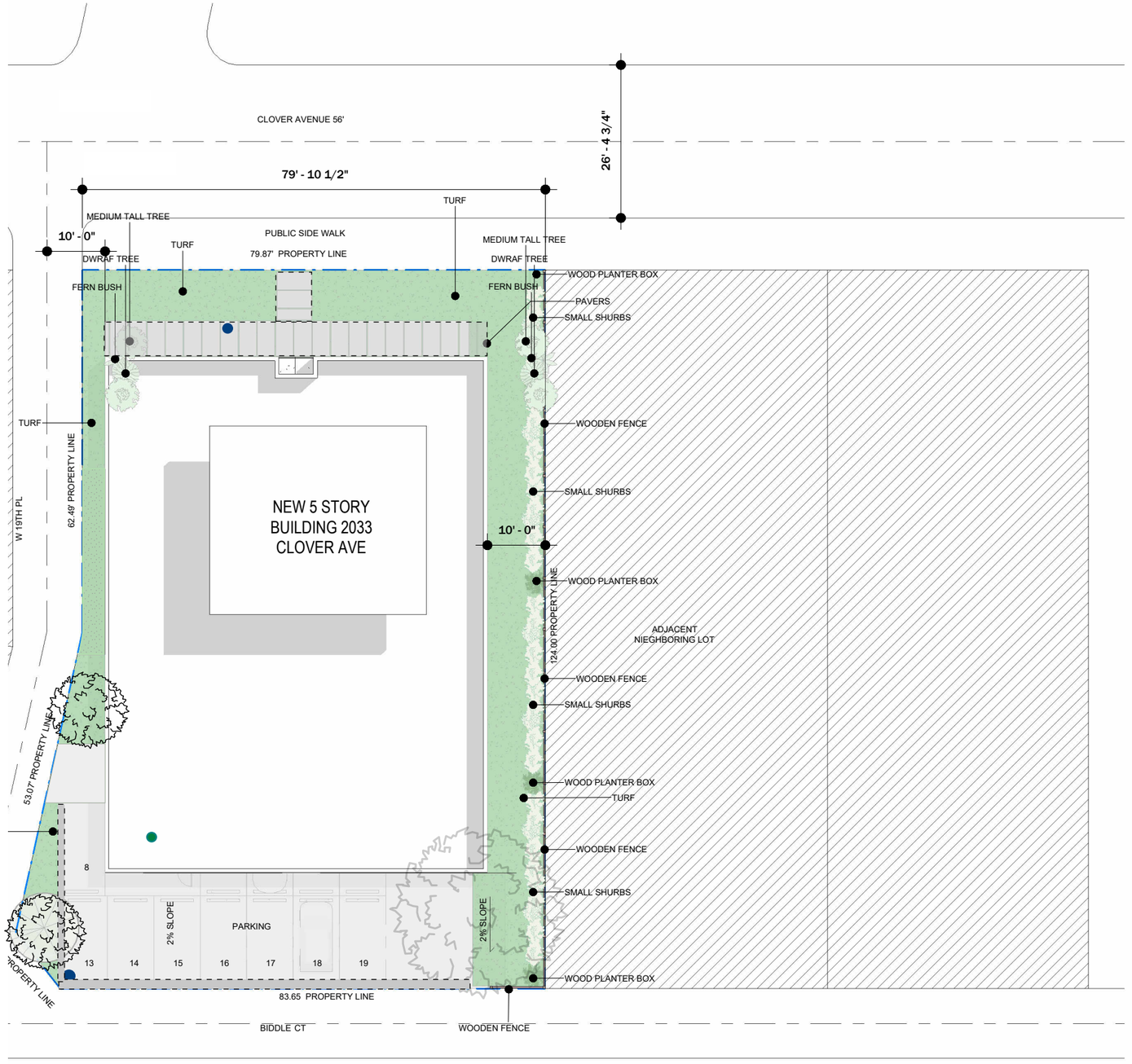
4. Hydrology (Rational Method – coefficients for quick checks)
Condition Composite C Area (acres) C × A (dimensionless)
Pre- development (grass lot) 0.25 0.285 0.071
Post- development (composite) 0.84 0.285 0.240
Peak Flow (cfs) = C × i × A. Using the coefficients above: Q_pre = 0.071 × i, Q_post = 0.240 × i.
Select rainfall
intensities (i) per NOAA Atlas 14 for Cleveland and confirm with City standards.

5. Water Quality Volume (WQv) Sizing – Concept
Design Depth (inches) Impervious Area (SF) Capture Volume (CF)
0.75 10,857 679
1.00 10,857 905
1.10 10,857 995
Concept selection: Size the underground detention to provide at least 1.0" capture (~905 CF) over impervious
areas, with extended detention release through a small orifice.

6. Proposed BMPs & System Description
• Underground Detention: Modular chamber system under the parking area, sized ~1,000 CF (concept). Assume ~35' × 15' × 3' with ~60% voids (~945 CF); final size per calculations.
• Pretreatment: Sumped structure or hydrodynamic separator upstream of detention.
• Green Roof Perimeter: Integrate green roof zones with the elevated roof deck to reduce runoff and provide water quality benefits.
• Permeable Pavers: Convert select parking stalls or walkways to permeable paving with stone reservoir.
• Overflow/Emergency: Positive overflow from detention to existing sewer in Clover Ave at a controlled location.

7. Construction-Phase ESC (SWPPP Summary)
• Stabilized construction entrance; perimeter silt fence; inlet protection; covered stockpiles; concrete
washout.
• Temporary seeding/mulch on inactive disturbed areas.
• Maintain ESC devices until site is stabilized; remove upon final stabilization.

8. Operations & Maintenance (O&M;)
• Inspect pretreatment and detention quarterly and after major storms; clean out sediment annually or
as needed.
• Maintain green roof (weeding, media top-off, plant replacement) and permeable surfaces (vacuum
sweep 2–4×/year).



SITE PLAN • STORMWATER MANAGEMENT

1. Existing Vegetation Survey
- Street Trees: Existing trees along Clover Avenue will be documented and preserved where feasible.
- Site Perimeter: Dwarf Columnar European Hornbeam and Flowering Dogwood trees included in landscape design.
- Interior Plantings: Red Head Fountain Grass, Mexican Feather Grass, and Aster Snowball proposed for groundcover.

2. Tree Preservation Measures
- Protective Fencing: 6’ wood stacked fencing around drip line of trees to remain.
- Root Zone Protection: Avoid soil compaction and trenching near root zones.
- Signage: 'Tree Protection Zone – No Entry' signs posted on fencing.

3. Tree Removal / Replacement
- Removals: Trees within footprint/drive aisle to be documented by species, DBH, and condition.
- Replacements: One-for-one replacement using Dogwoods or Hornbeams, minimum 2” caliper. Replacement trees to be planted along west property line and Clover Ave frontage.

4. New Planting & Landscape Integration
- Species Selection: Hardy, native/adapted species.
- Irrigation: Temporary irrigation for first 2 years.
- Long-Term Care: Annual inspection, mulching, and pruning as needed.

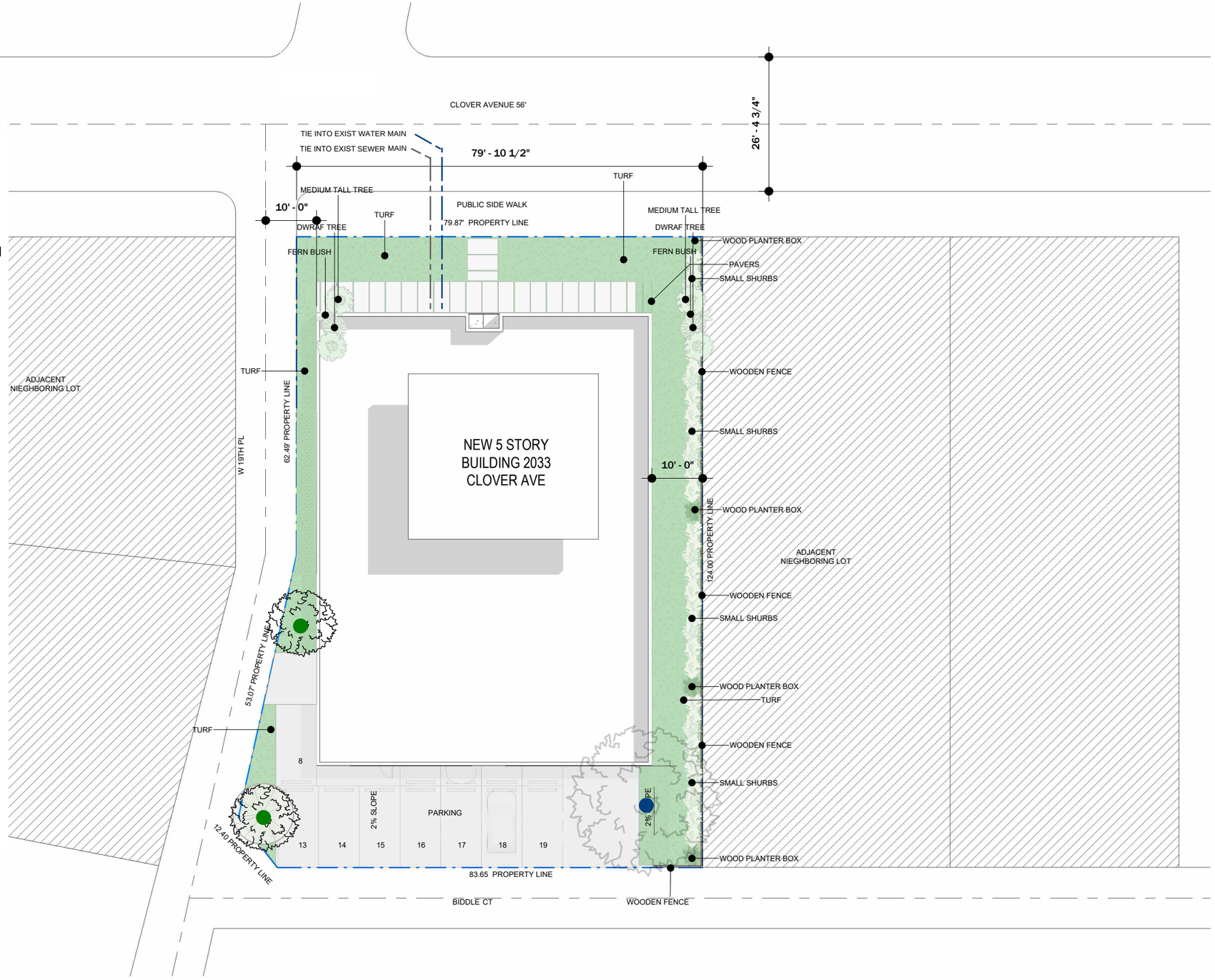
5. Summary Plan Sheet
A graphic site plan overlay should include:
- **Existing trees (to be removed).**
- Protective fencing zones.
- Replacement tree locations.

Legend symbols:

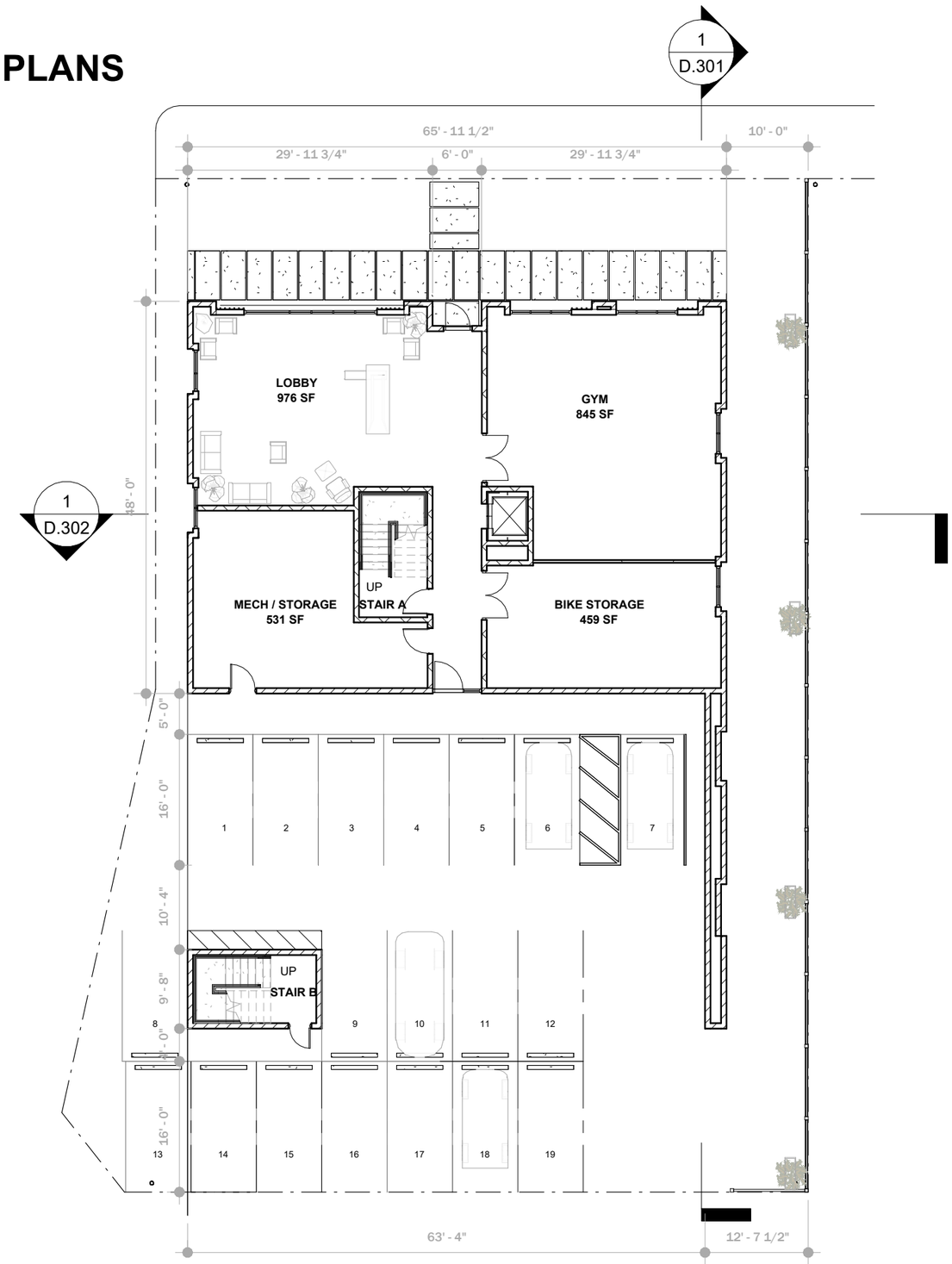
Preserve ○

Remove ●

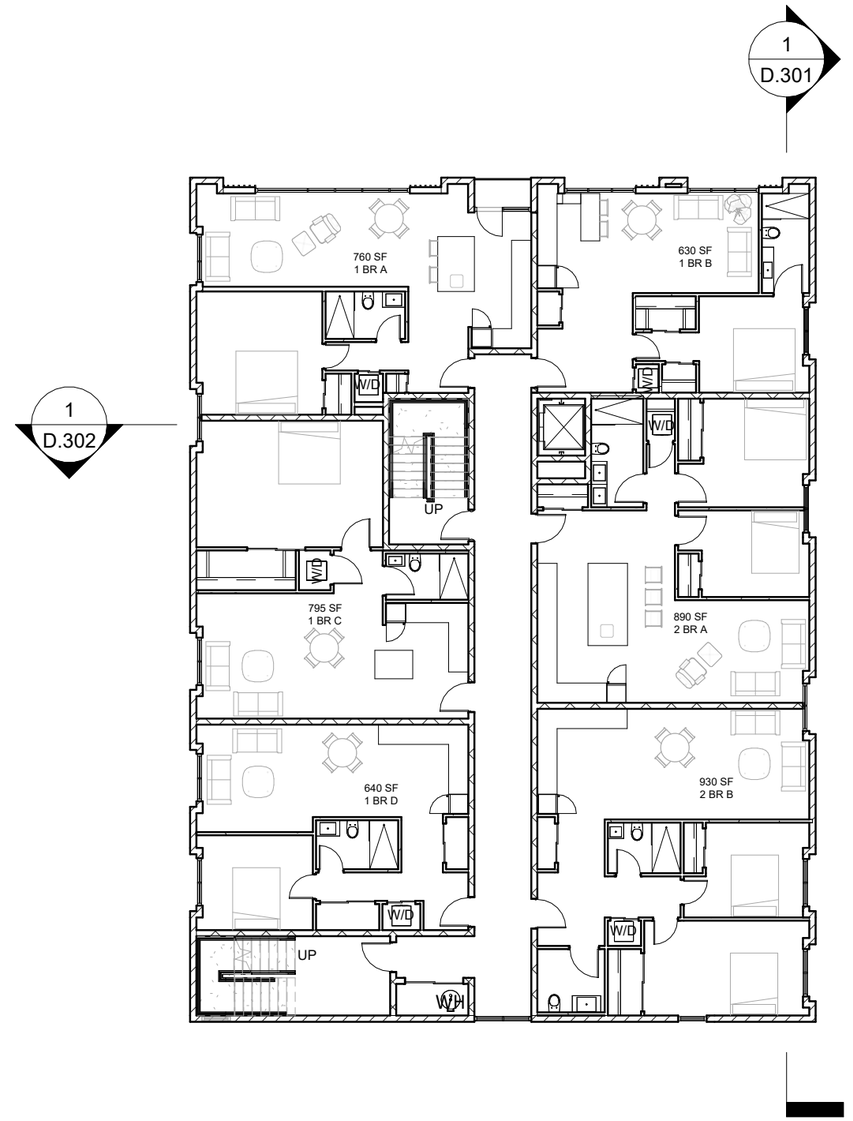
New Planting ●



FLOOR PLANS



1ST FLOOR 1/16" = 1'-0"



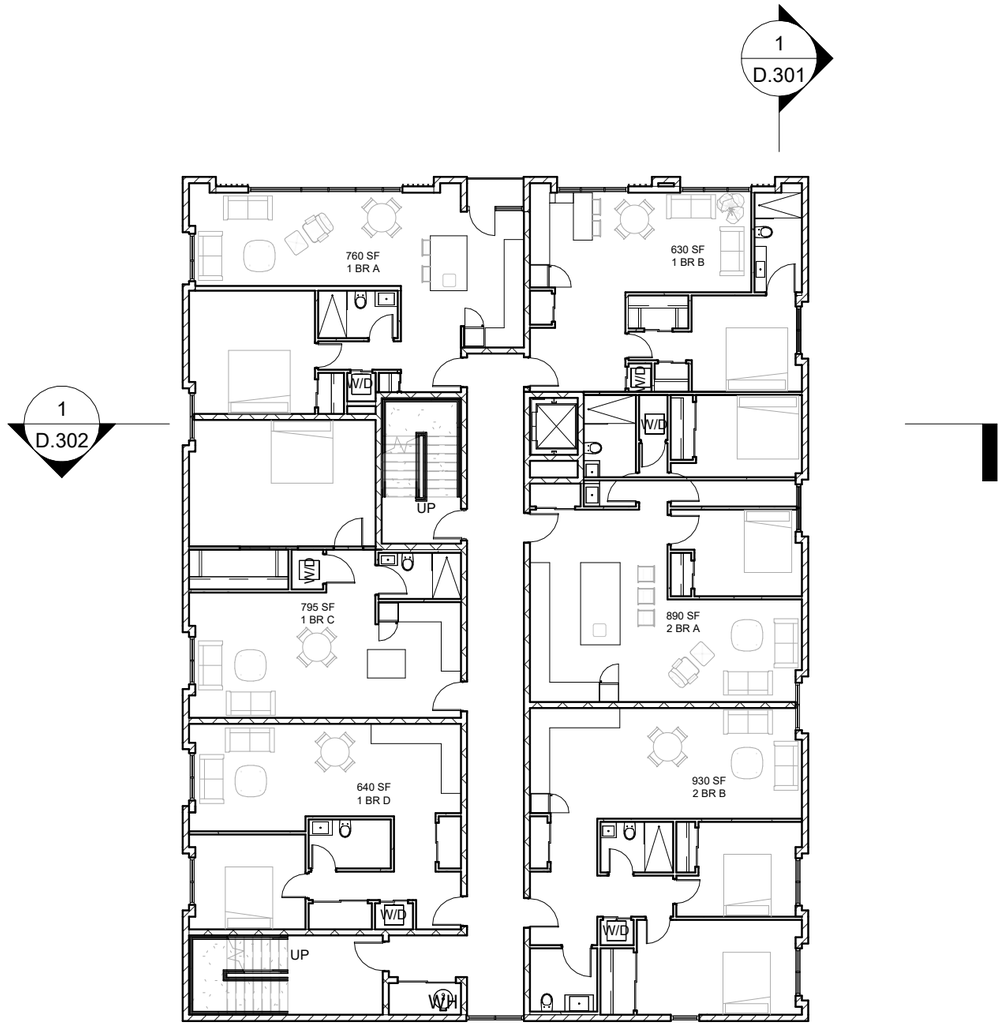
2ND FLOOR

2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

FLOOR PLANS



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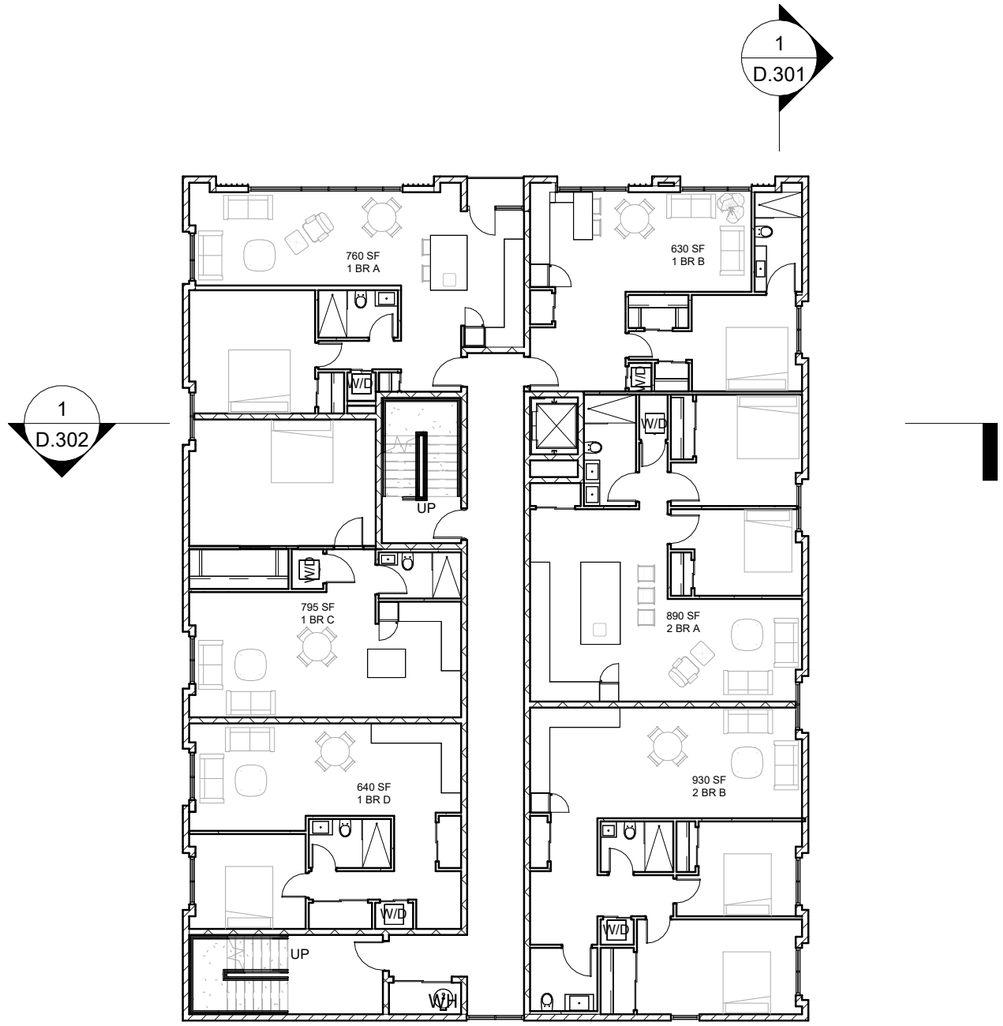
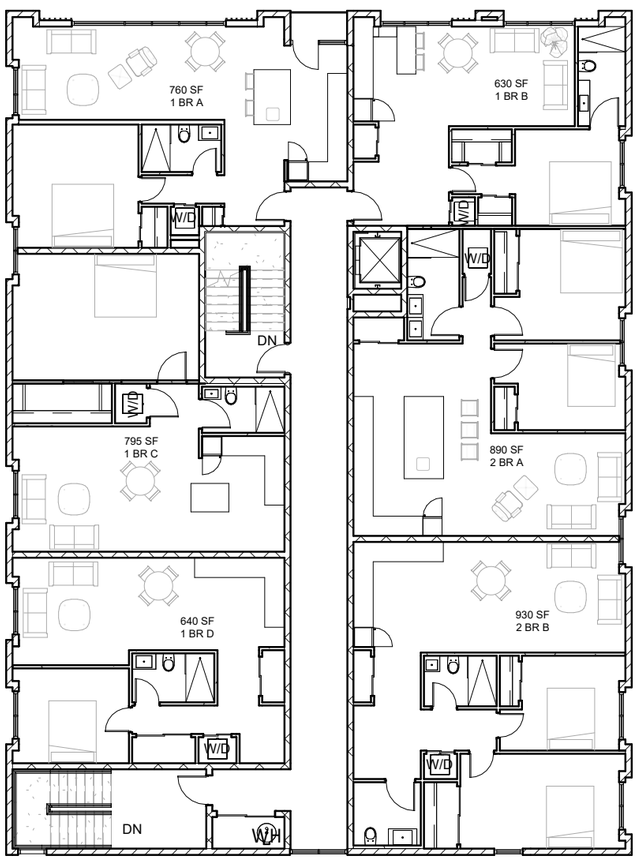
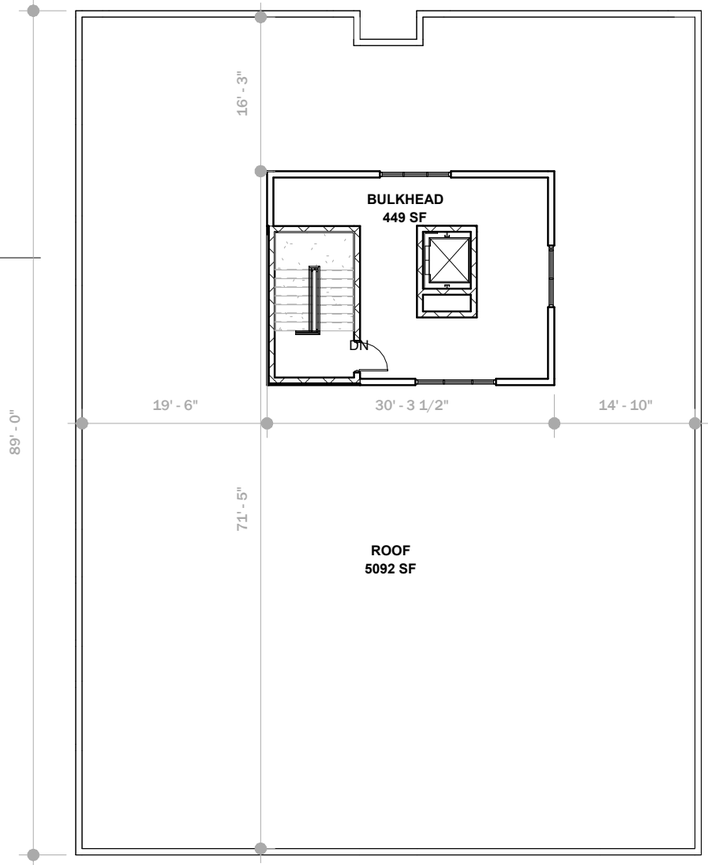


4TH FLOOR



5TH FLOOR



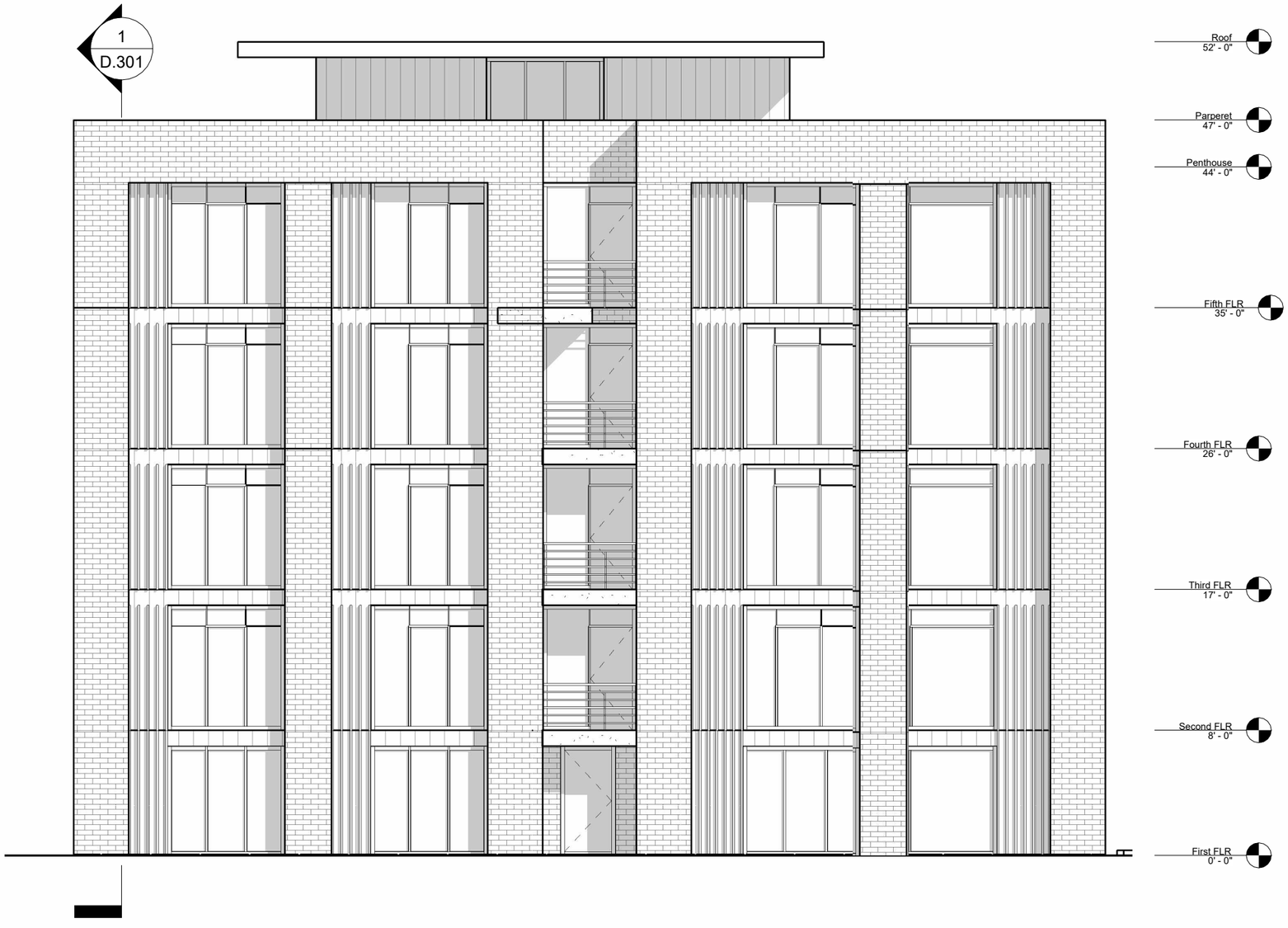
PENTHOUSE

2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

NORTH ELEVATION

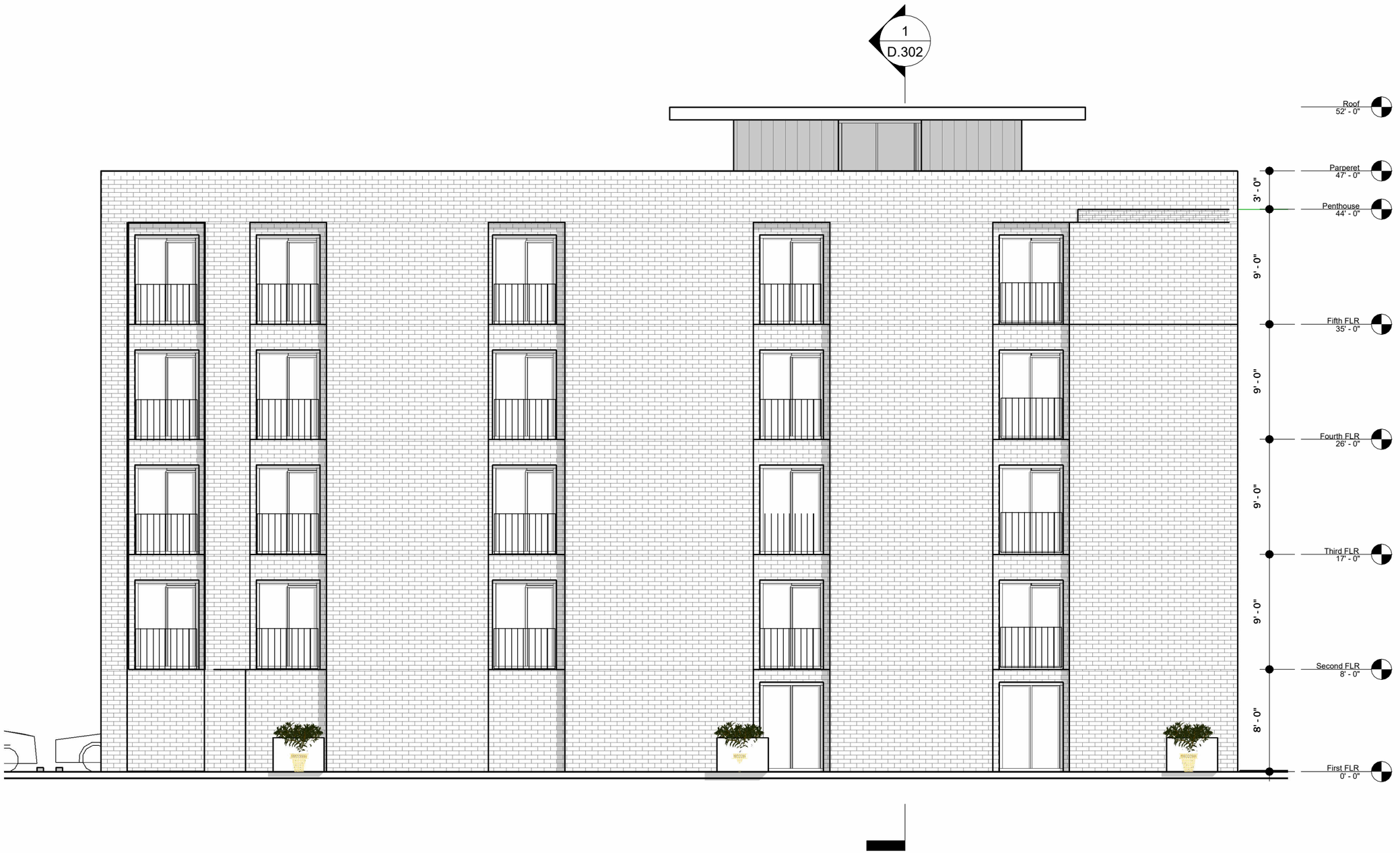


2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

EAST ELEVATION

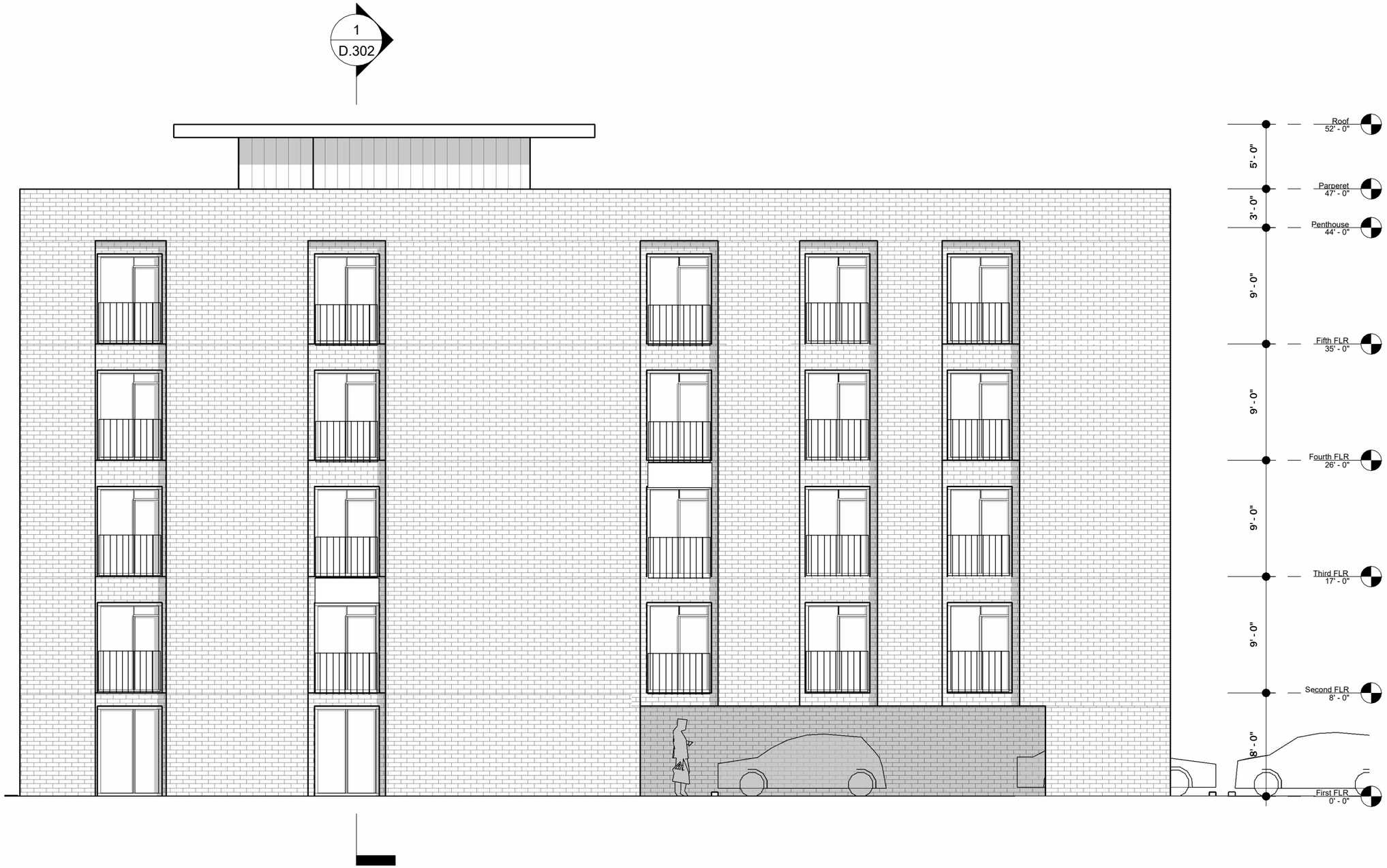


2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

WEST ELEVATION

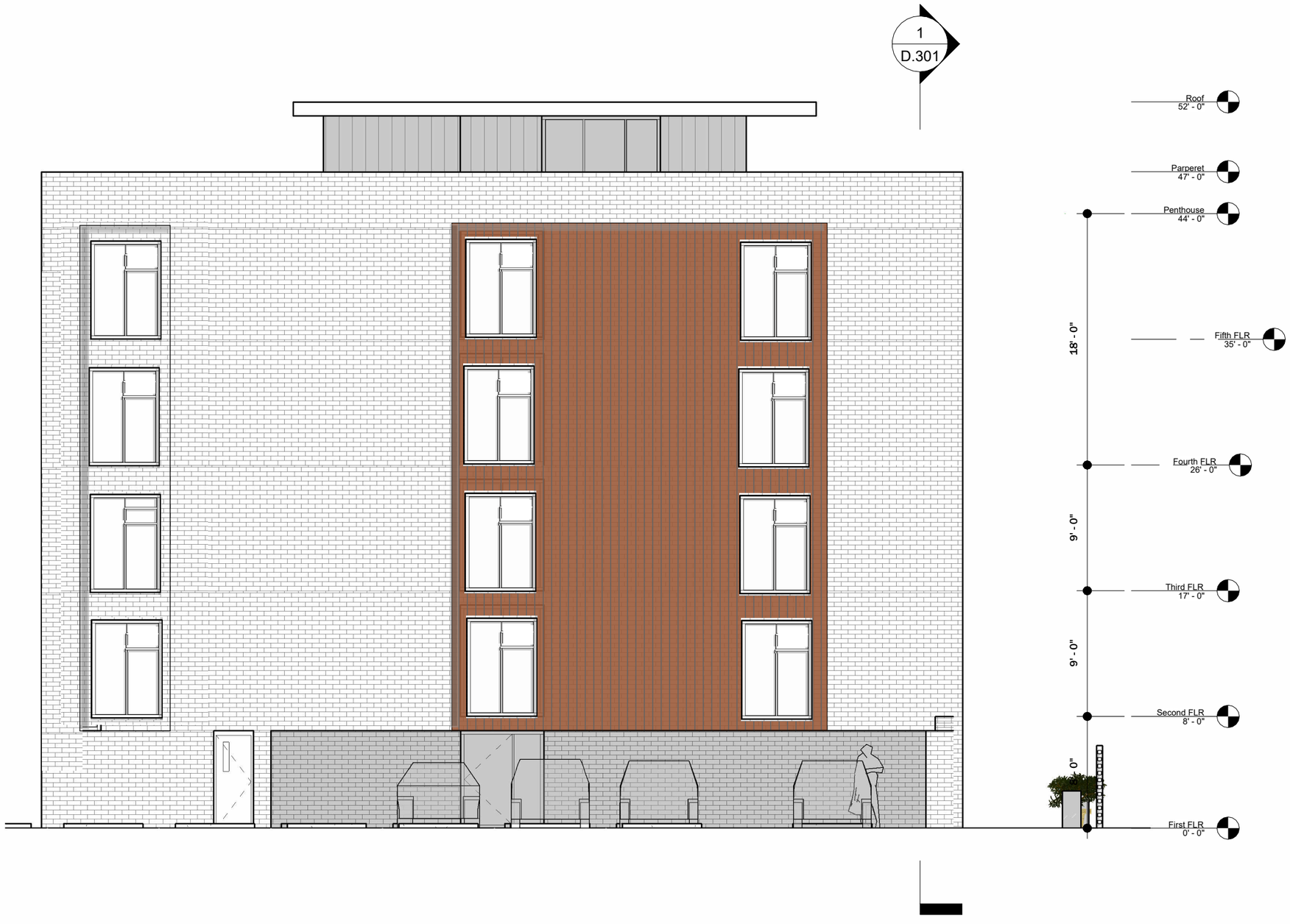


2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

SOUTH ELEVATION

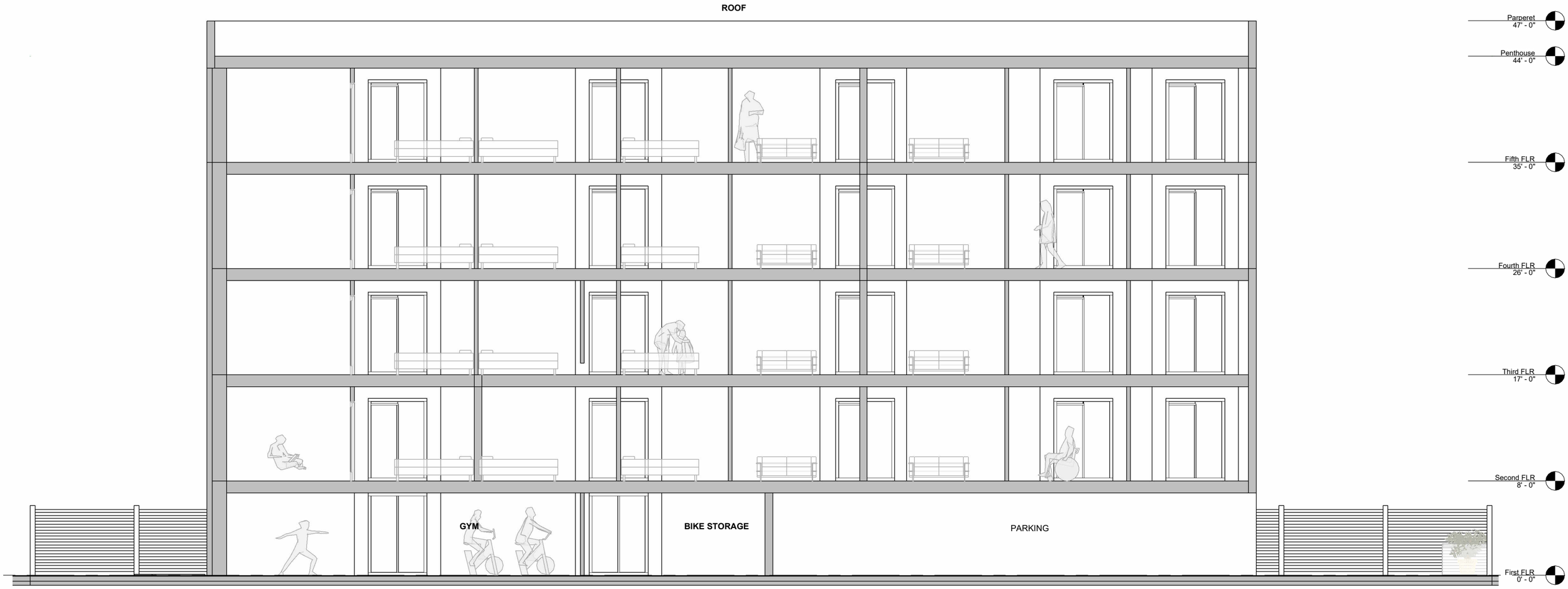


2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

SECTION



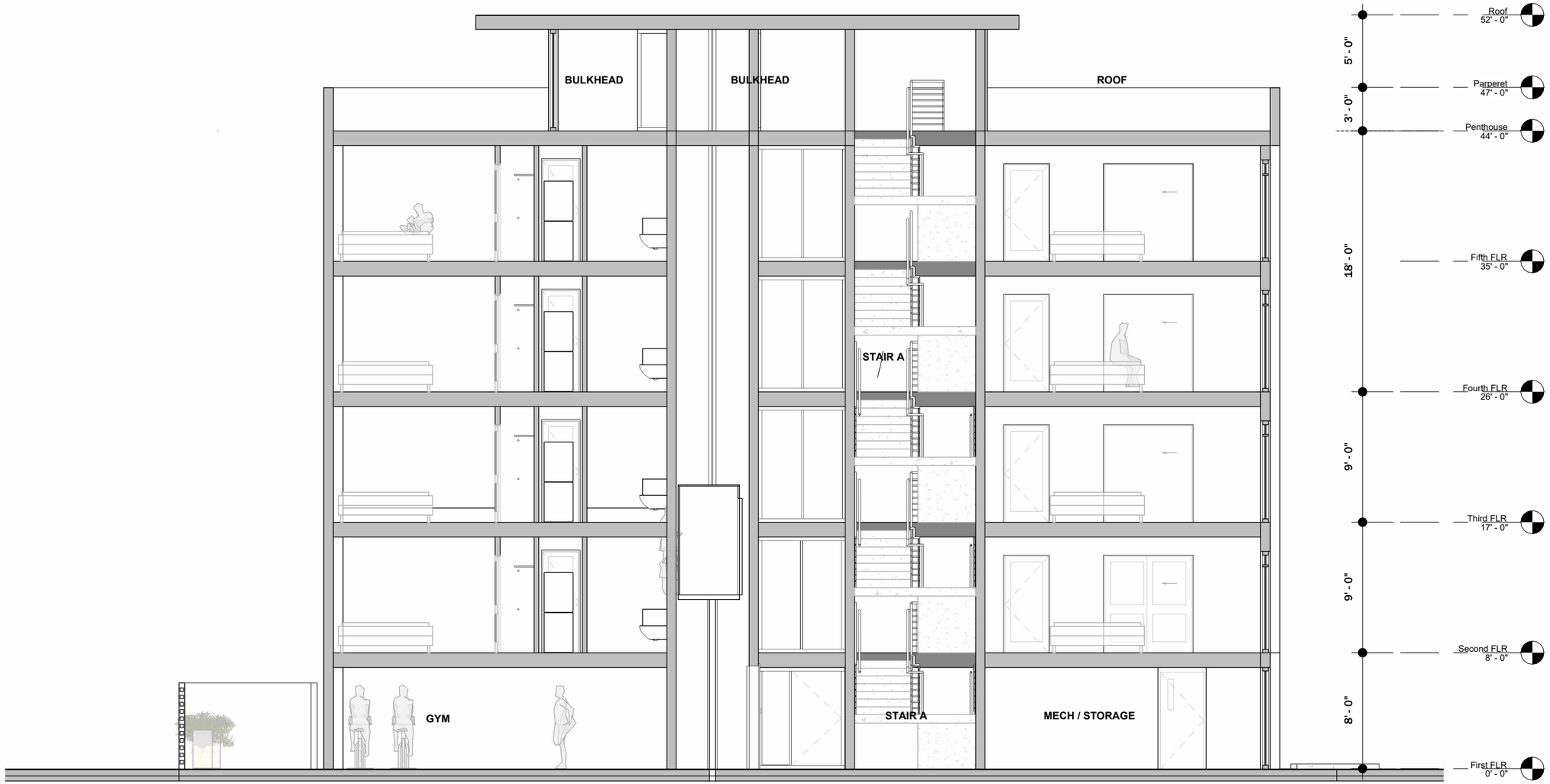
2ND FLOOR

2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

SECTION



2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

CORNER VIEW FROM CLOVER AVE & W 19TH



2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

CORNER VIEW FROM CLOVER AVE





2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025



2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025



2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025



2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

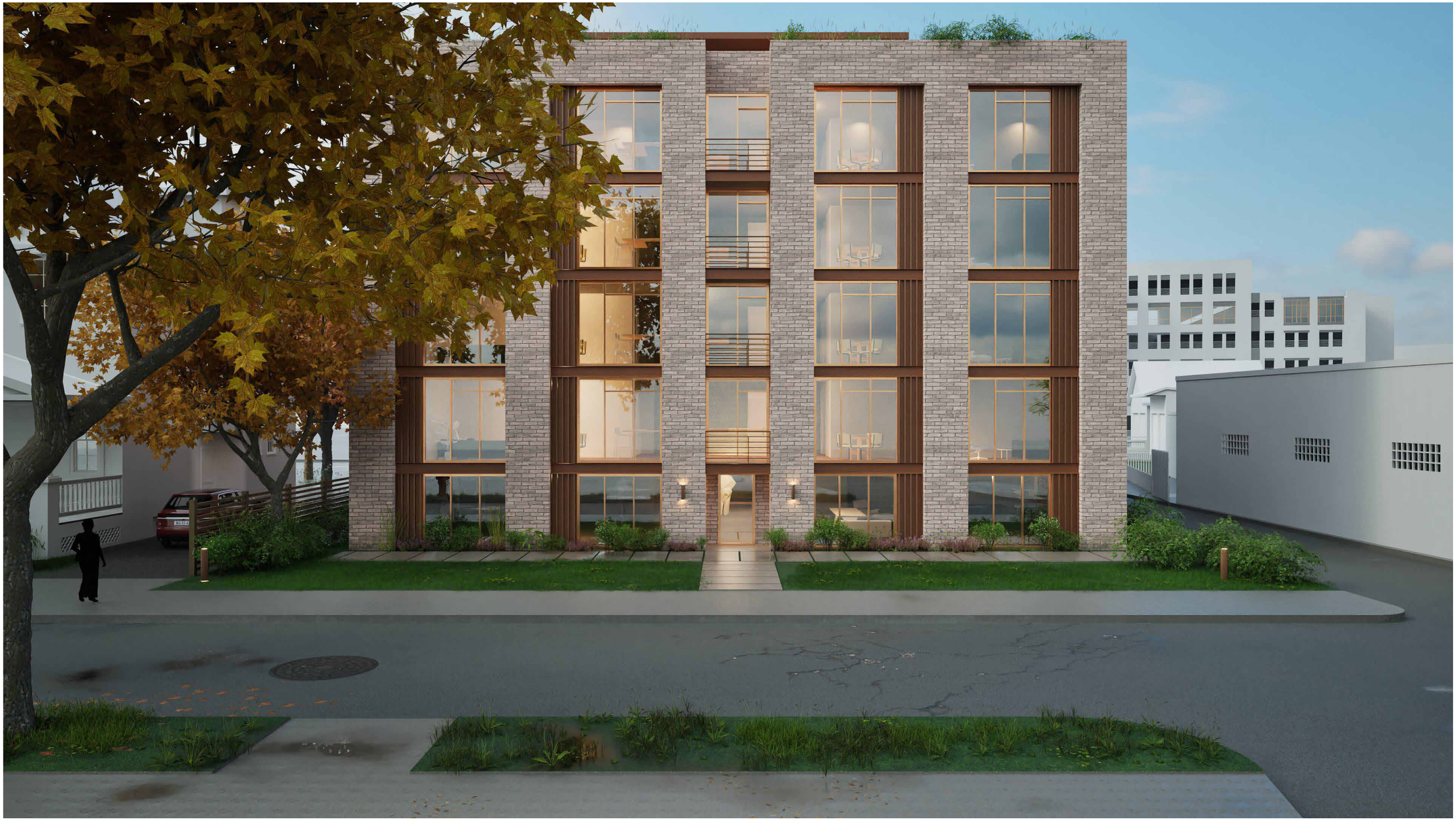
08.19.2025



2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025



2033 CLOVER AVE.
CLEVELAND OHIO

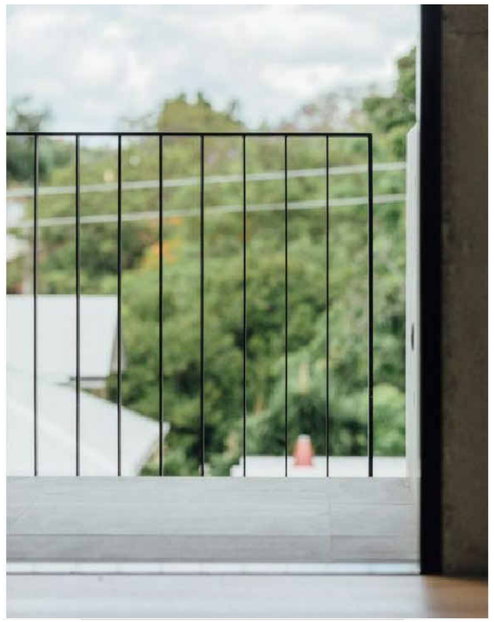
KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

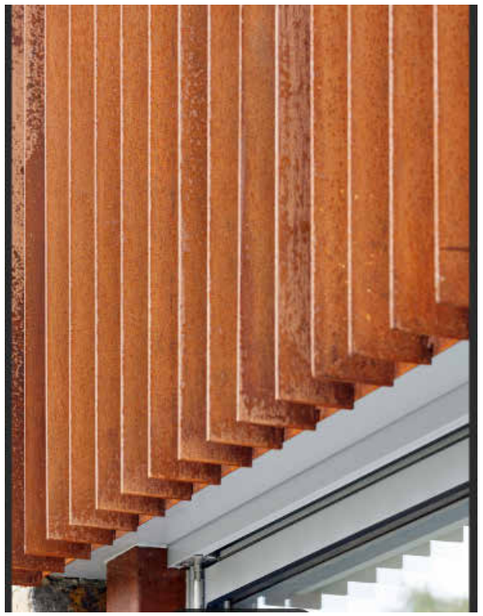
EXTERIOR MATERIAL SELECTIONS



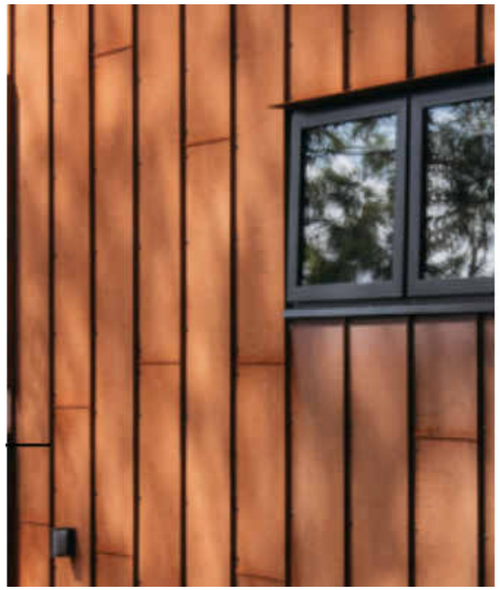
OPTIUM WINDOWS
[HOT ROLLED STEEL]



FLAT STEEL RAILS
[BLACK POWDER COATED]



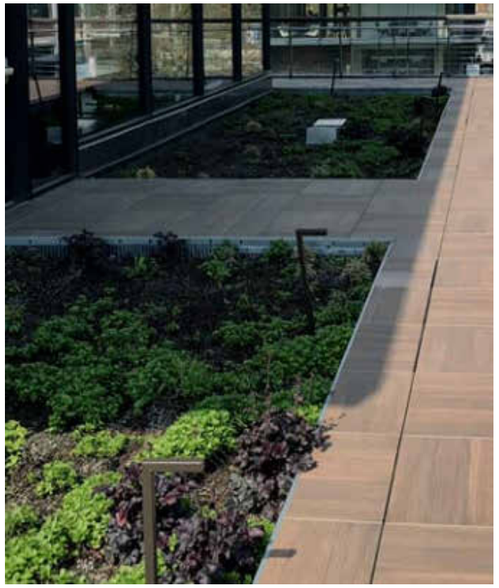
METAL SHADE FINS
[CORTEN PATINA STEEL]



PENTHOUSE CLADDING
[CORTEN PATINA SIDING]



BRICK VENEER
[DRIFTWOOD GRAY]



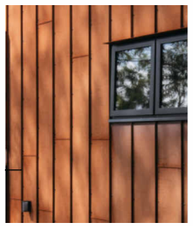
ELEVATED DECK WITH GREEN
ROOF SYSTEM



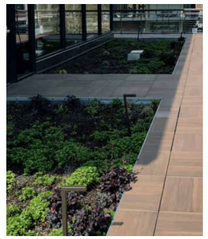
1 OPTIUM WINDOWS
[HOT ROLLED STEEL]



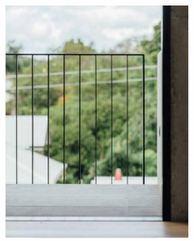
2 METAL SHADE FINS
[CORTEN PATINA STEEL]



3 PENTHOUSE CLADDING
[CORTEN PATINA SIDING]



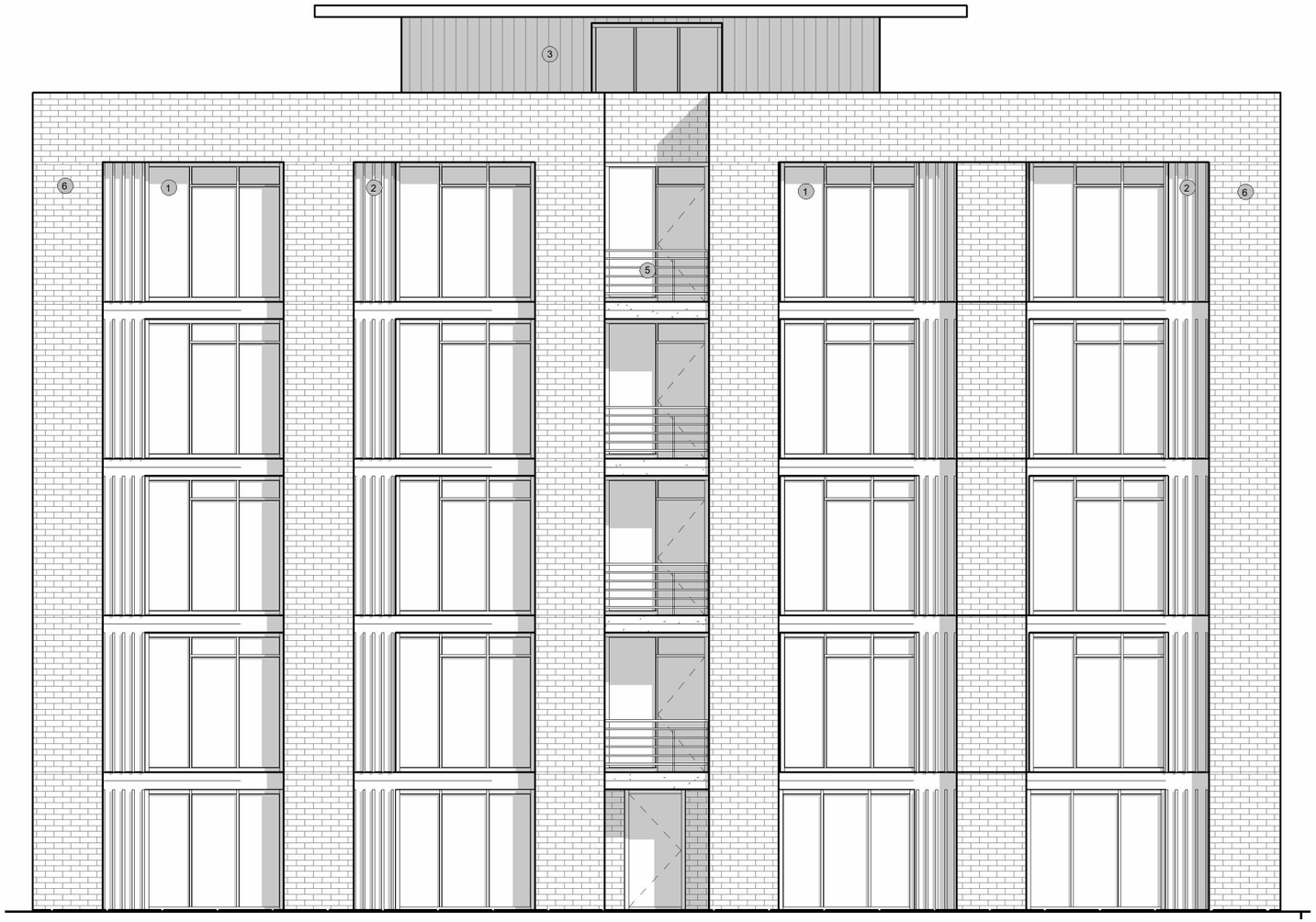
4 ELEVATED DECK WITH GREEN
ROOF SYSTEM



5 FLAT STEEL RAILS
[BLACK POWDER COATED]



6 BRICK VENEER
[DRIFTWOOD GRAY]



1 North Elevation - Material Selection
1/8" = 1'-0"

2033 CLOVER AVE.
CLEVELAND OHIO

KISMENT INVESTMENTS
CLOVER AVENUE APARTMENTS

08.19.2025

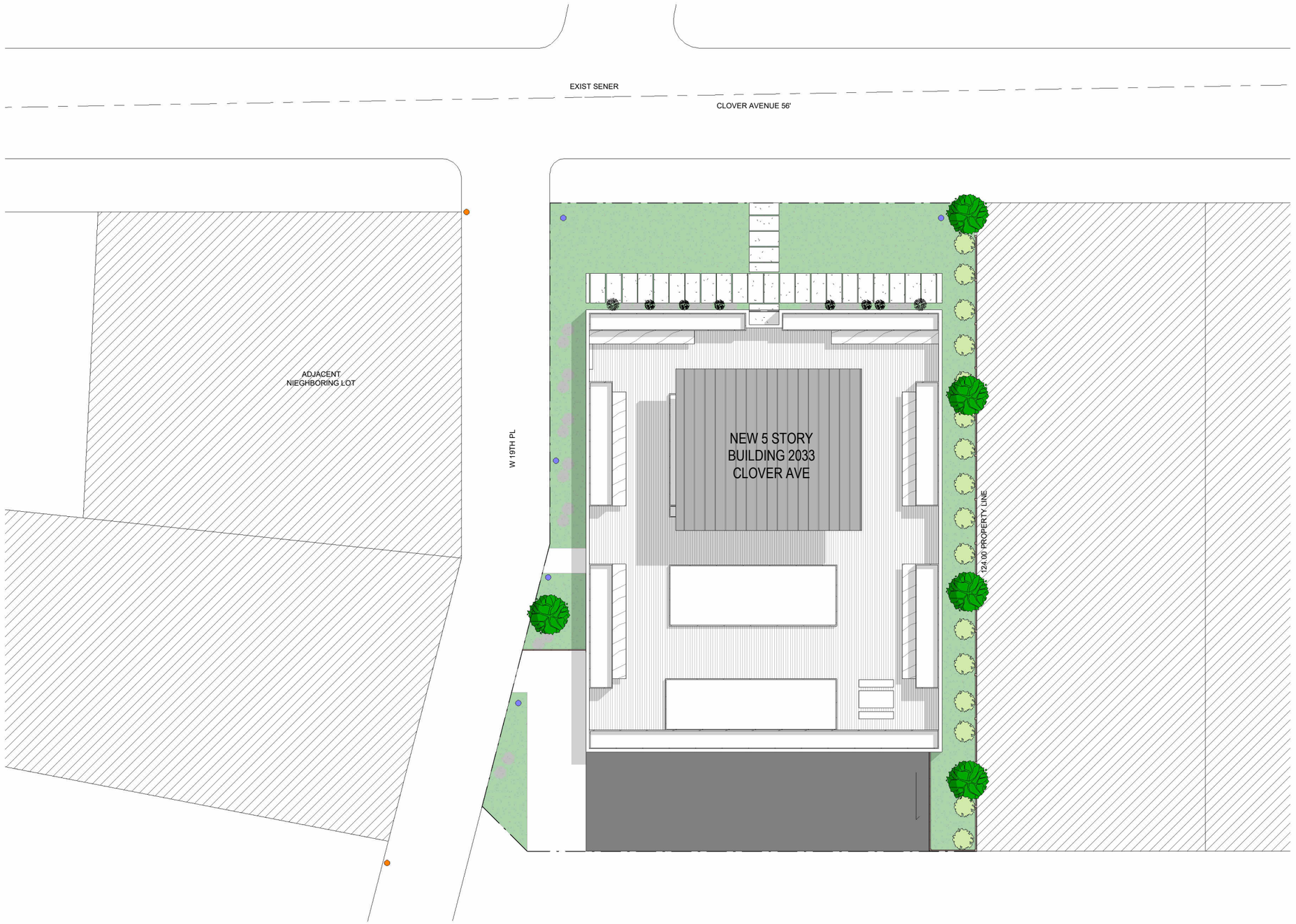
LIGHTING, SIGNAGE



H- BEAM LIGHT
DOWN AREA LIGHT



ALTA BALLARD
SOLAR AREA LIGHT



1 SITE PLAN- LIGHTING
3/64" = 1'-0"

Near West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NW2024-031 – Clover Apartments

September 5, 2025

Design Review Advisory Committee:

NWDRAC recommended schematic approval on 8/27/25 with recommendations:

- Consider the reduction of height
- Reconfiguration of parking, circulation doesn't seem feasible

City Planning Staff:

Staff is in support of new MF building near a main artery corridor (Scranton Rd.) that is adjacent to Metro Health Hospital and the Metro Lofts.

Cleveland City Planning Commission

Far West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

September 5, 2025

Project Address: 18200 Lorain Avenue

Type: New Construction - Institutional

Project Representative: Richard Stuckey, Cannon Design

Approval: Final

Ward 17: Council Member Slife

SPA: Kamm's

Cleveland Clinic Fairview Hospital North Campus Expansion

City Planning Commission
Final Design Approval
September 5, 2025

Agenda

- **Review CPC Schematic Submission Comments**
- **Campus Wayfinding + Signage**
- **Site Lighting**
- **Building Materiality**
- **Exterior Renderings**
- **Landscape + Site Enhancements**

Requirement Checklist

Conceptual Approval – Received 12/20/24

General Idea of uses, Scale, relationship among uses, and context

- Site Location Map (District Level)
- Site Context Plan
- Existing Conditions Plan
- Site Plan
- Section/ Elevation Drawings
- Floor Plans
- Tree Preservation Plan

Schematic Approval – Received 5/2/25

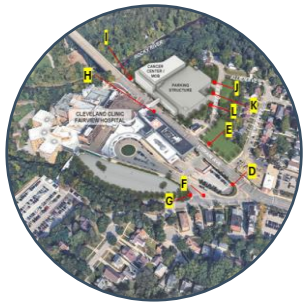
Placement and configurations of footprints, site layout, structure massing, general texture and design of facades

- Illustrative Renderings
- Furnishings and Site Amenities
- Conceptual Landscape and/or Streetscape Plan
- Storm Water Management Plan

Final Approval (Conceptual, Schematic Plus):

- Signage Plan
- Lighting Plan
- Material, Color and Finish Samples and Lists
- Final Landscape and or Streetscape Plan (With Pant List)

Design Responses



CIRCULATION / WAYFINDING

Comment: Show examples of wayfinding; clarify site use for vehicles/pedestrians

Response: Full signage study with examples; circulation diagram prepared



WARMER COLOR PALETTE

Comment: Use less white/grey materials

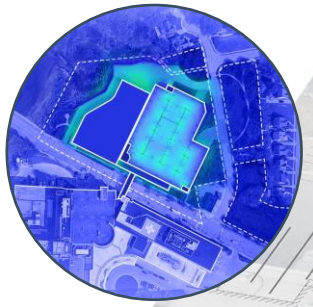
Response: Brick form liner at garage base; warm-toned precast at building perimeter



LORAIN MASSING

Comment: Break up Lorain façade massing

Response: Lorain façade massing broken up from garage, penthouse treated as separate mass



LIGHTING / PHOTOMETRICS

Comment: Investigate garage lighting to minimize light pollution; provide full photometric plan

Response: All garage lights on occupancy + daylight sensors; full photometric lighting plan included



LANDSCAPING

Comment: Program Lorain Ave green space; add streetscape amenities; provide off-street parking solution

Response: Active green space programmed on Lorain; streetscape amenities included; off-street parking on 179th



GARAGE SCREENING

Comment: Study Eastern elevation to be softened; use durable materials

Response: Broke up façade using multiple panel sizes; precedent at Crocker Park (10+ years proven durability)



GARAGE STAIRWELL SCREENING

Comment: Screen glass stairwell to provide privacy

Response: Acid-etched glass provides full privacy to neighborhood

Overall Site Plan



DIAGRAM KEY

01 HOSPITAL DROPOFF (PATIENTS, AMBULETTES) AND RIDE SHARE

02 SIGNAGE DIRECTING VEHICLES TO HOSPITAL DROPOFF AND TO NEW GARAGE

03 SIGNAGE DIRECTING VEHICLES TO NEW GARAGE

04 CLEVELAND CITY TRAFFIC CONSIDERING “T” INTERSECTION AND EXTENDING TRAFFIC SIGNAL TO EITHER W178TH OR W176TH

05 CANCER CENTER / MOB PATIENT CHECK-IN

06 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN BUILDING FOR PEDESTRIAN BRIDGE. NEW FIRST FLOOR EXTERIOR ENTRY FOR PEDESTRIANS

07 NEW ELEVATORS IN EXISTING LOBBY FOR PEDESTRIAN BRIDGE. ENHANCE EXISTING FIRST FLOOR EXTERIOR PEDESTRIAN ENTRY

08 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN EXISTING CORRIDOR

09 EXISTING PATIENT CHECK-IN TO REMAIN

Patient Arrival Sequence

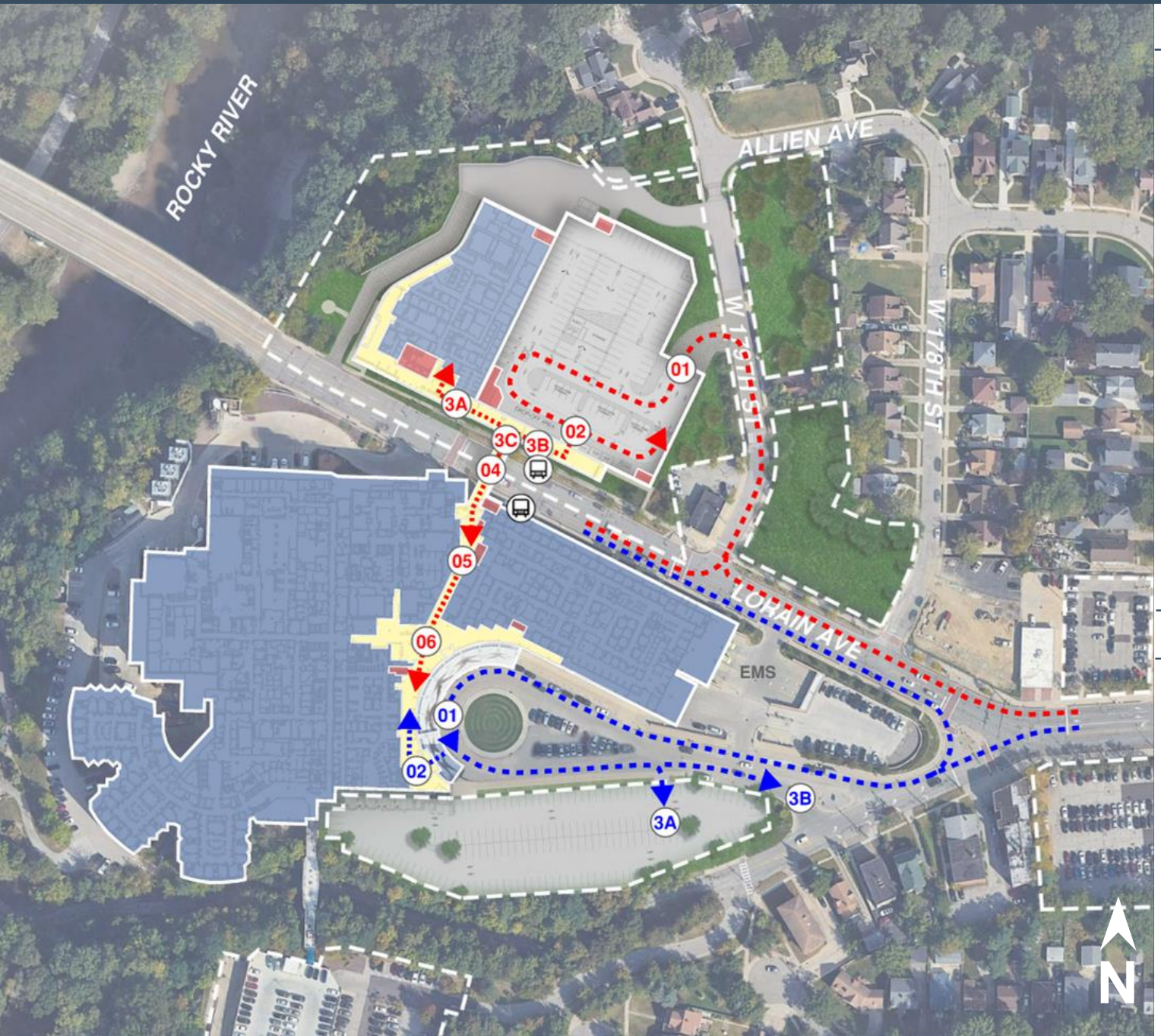


DIAGRAM KEY

MOB / CC / PEDESTRIAN PARKING GARAGE PATH

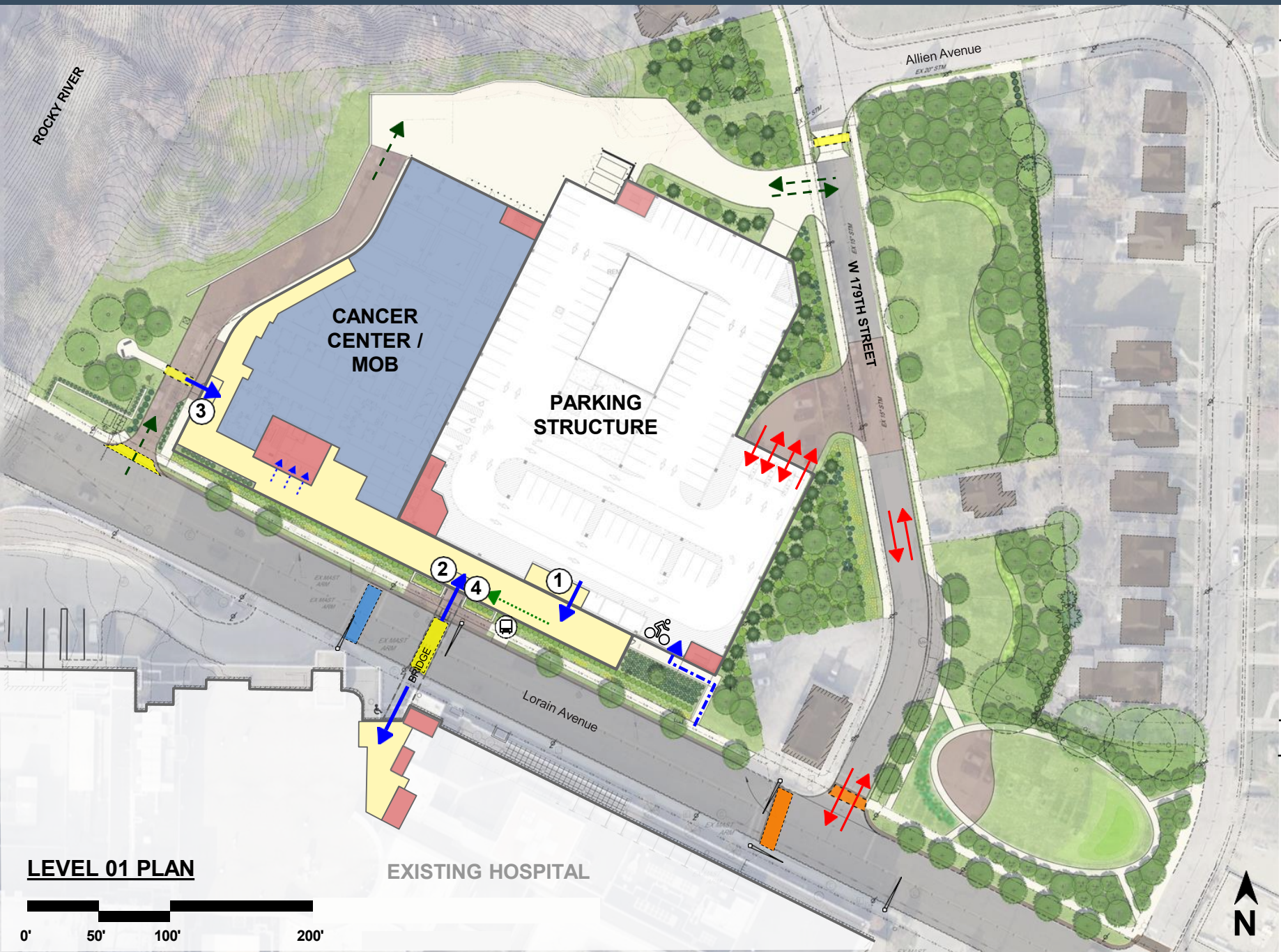
1. ENTER PARKING GARAGE
2. PASENGER DROPOFF
   - 3A. MOB OUTPATIENT KIOSKS / INTAKE
   - 3B. STAIR TO BRIDGE
   - 3C. CROSSWALK AT GRADE
4. BRIDGE TO MAIN HOSPITAL
5. INFORMATION DESK
6. HOSPITAL REGISTRATION

DIAGRAM KEY

MAIN HOSPITAL PATH

1. DROPOFF AT CIRCULAR DRIVE
2. INFORMATION DESK
   - 3A. NEW SURFACE LOT. ADA / VALET
   - 3B. EXIT / NEW GARAGE

Site Circulation / Access Plan



LEVEL 01 PLAN

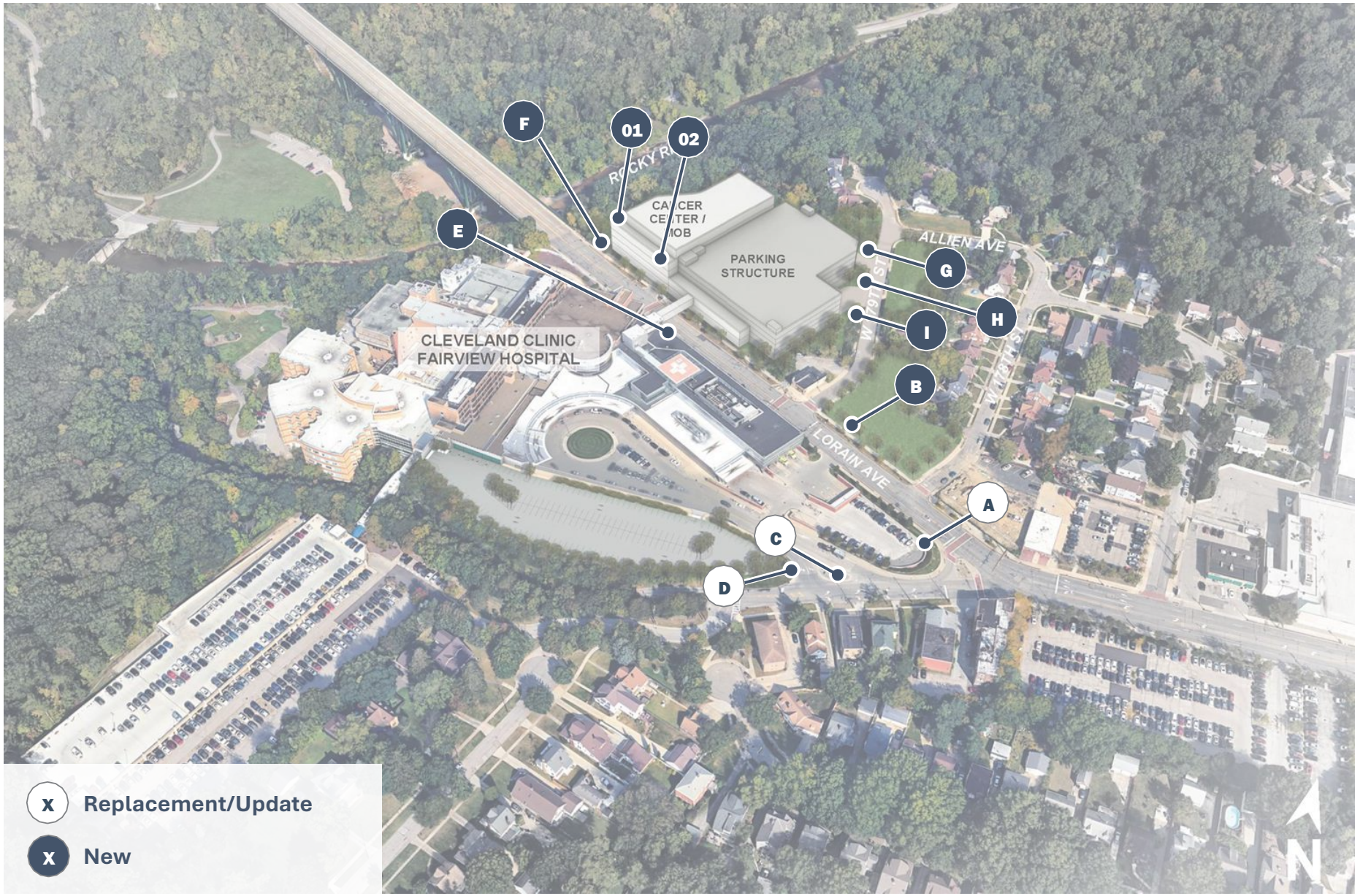
0' 50' 100' 200'

DIAGRAM KEY

- MAJOR VEHICULAR TRAFFIC
- SERVICE VEHICULAR TRAFFIC
- PEDESTRIAN TRAFFIC
- ENTRY FROM LOBBY
- LOBBY STAIRCASE
- WEST-BOUND BUS STOP
- BIKE PARKING / PATH
- MAIN ENTRY FROM GARAGE (1)
- PEDESTRIAN ENTRY OFF LORAIN (2)
- AMBULETTE ENTRY (3)
- ENTRY FROM BRIDGE (4)
- PROPOSED CROSSWALKS
- EXISTING CROSSWALK TO RELOCATE
- EXISTING CROSSWALKS

PROGRAM KEY

- FRONTAGE CIRCULATION
- CLINICAL / ADMIN / SUPPORT
- VERTICAL CORE CIRCULATION



X Replacement/Update

X New

Illuminated Channel Letters:

- 01 Building Mounted Channel Letters
- 02 Building Mounted Channel Letters

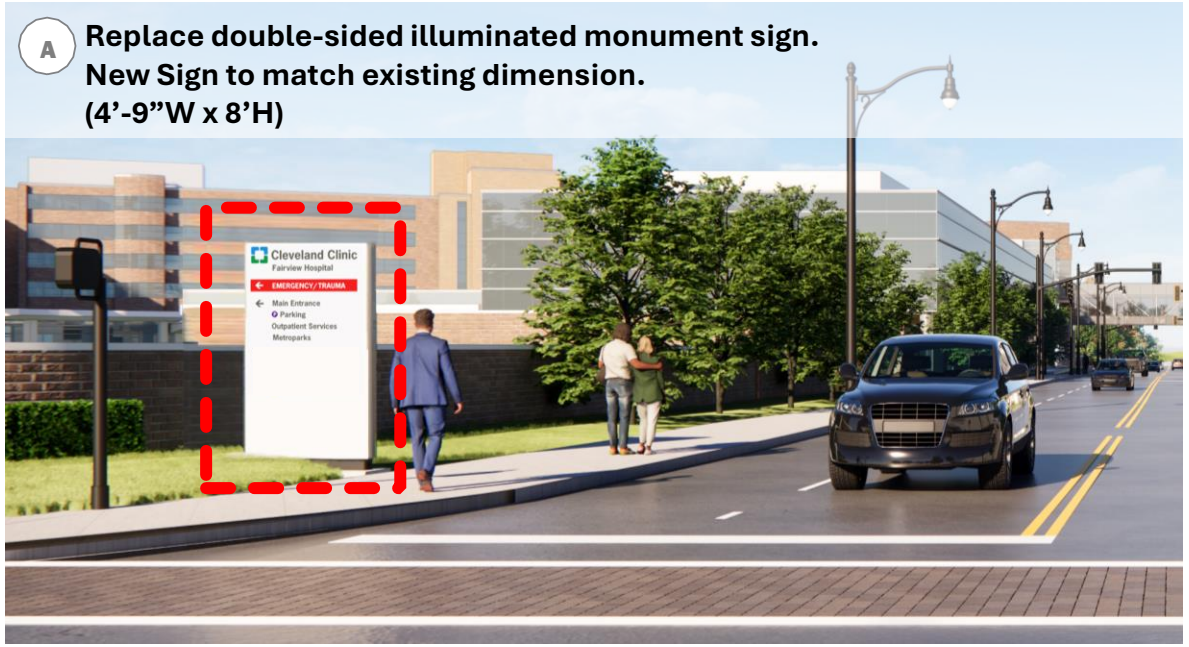
Illuminated Monument Signs

- A Directional
  Refer to slide 9
- B Directional
  Refer to slide 9

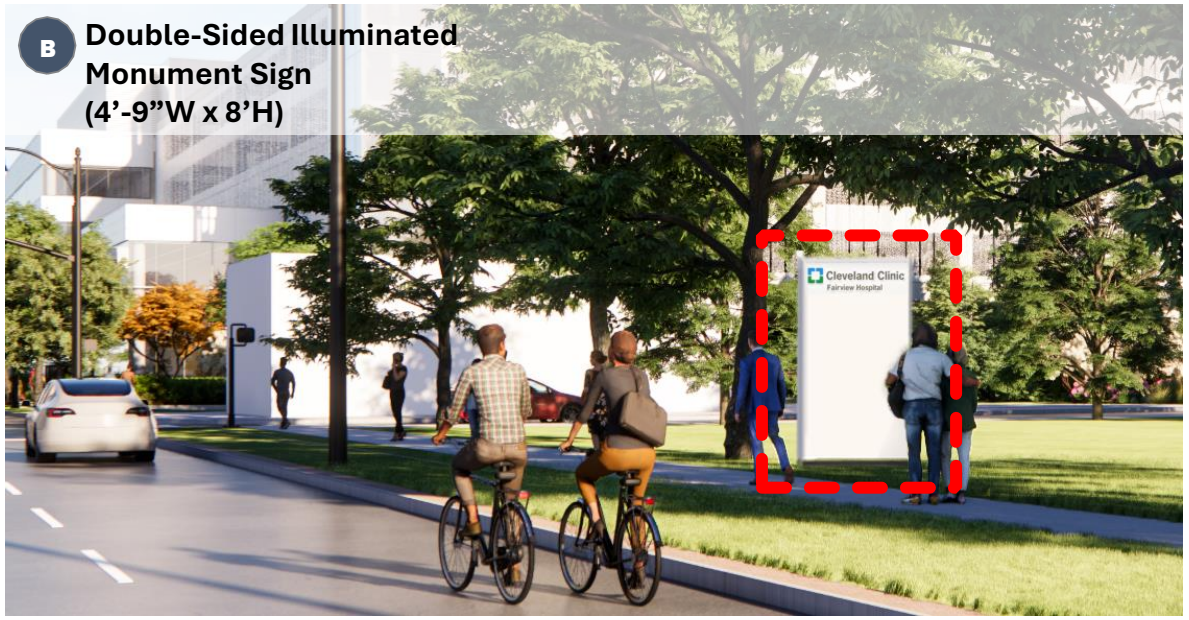
Post and Panel Signs

- C Directional
  Refer to slide 10
- D Directional
  Refer to slide 10
- E Directional
- F DO NOT ENTER
  Ambulance only
- G DO NOT ENTER
  Service Vehicles Only
- H Parking Garage
- I Right Turn Only

A Replace double-sided illuminated monument sign.
New Sign to match existing dimension.
(4’-9”W x 8’H)



B Double-Sided Illuminated
Monument Sign
(4’-9”W x 8’H)



West Facing

Cleveland Clinic
Fairview Hospital
← EMERGENCY/TRAUMA
← Main Entrance
P Parking
Outpatient Services
Metroparks
↑ Donor Recognition Pavilion
Medical Office Building
P Parking

East Facing

Cleveland Clinic
Fairview Hospital
→ EMERGENCY/TRAUMA
→ Main Entrance
P Parking
Outpatient Services
Metroparks

West Facing

Cleveland Clinic
Fairview Hospital
→ Donor Recognition Pavilion
Medical Office Building
P Parking

East Facing

Cleveland Clinic
Fairview Hospital
↑ EMERGENCY/TRAUMA
← P Parking
↑ Main Entrance
P Parking
Outpatient Services
Metroparks

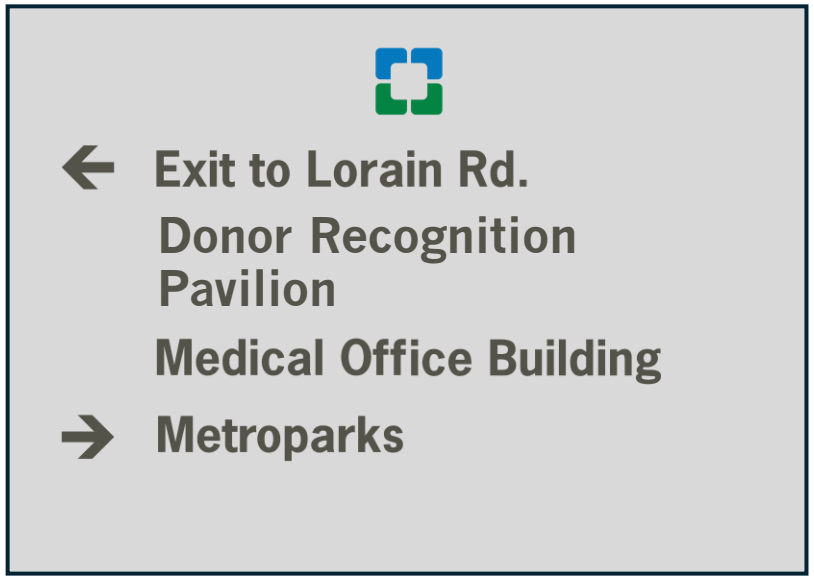
C **Replace Post and Panel**
New Sign to match existing dimension.
(48"W x 30"H)



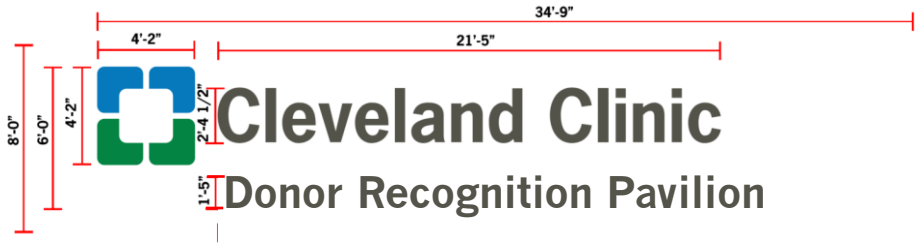


D **Update one side of double-sided post and panel**
Opposite side says "do not enter"
(48"W x 30"H)





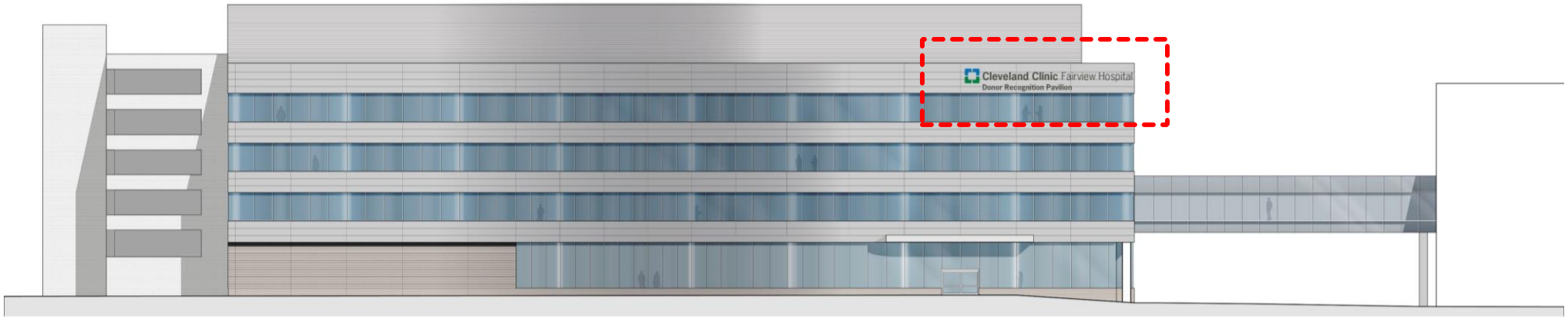
Illuminated, Building Mounted Channel Letters:



Note on Channel Letters: Renderings show preliminary size. The formatting and potential donor name may also impact the size.



SOUTH ELEVATION - LORAIN AVE



WEST ELEVATION

Garage Lighting Fixtures and Screening

01 FLUSH MOUNTED LIGHT FIXTURES
- Dim to 30% output once area is unoccupied.



02 LOWER ROOF LIGHT FIXTURES
- 10’ tall
- Distributed to reduce light pollution outside of garage.
- Dim to 30% output once area is unoccupied.



03 SCREENING VEGETATION



04 50% PES MESH FAÇADE COVERAGE

05 HEIGHTENED RETAINING WALLS

06 SOLID UPTURNED BEAMS/ CRASH WALLS

07 GARAGE RAMPING



Site / Garage Lighting Fixtures



LIGHTING KEY

Bollards at Garage Entry



-Dark Light Compliant
-Backlight Control
-Height – 4’

1 Site Light #1 – Driveway



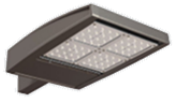
-Dark Light Compliant
-Backlight Control
-Spillage Control
-Height – 15’

2 Light #2 – Parking Garage Roof



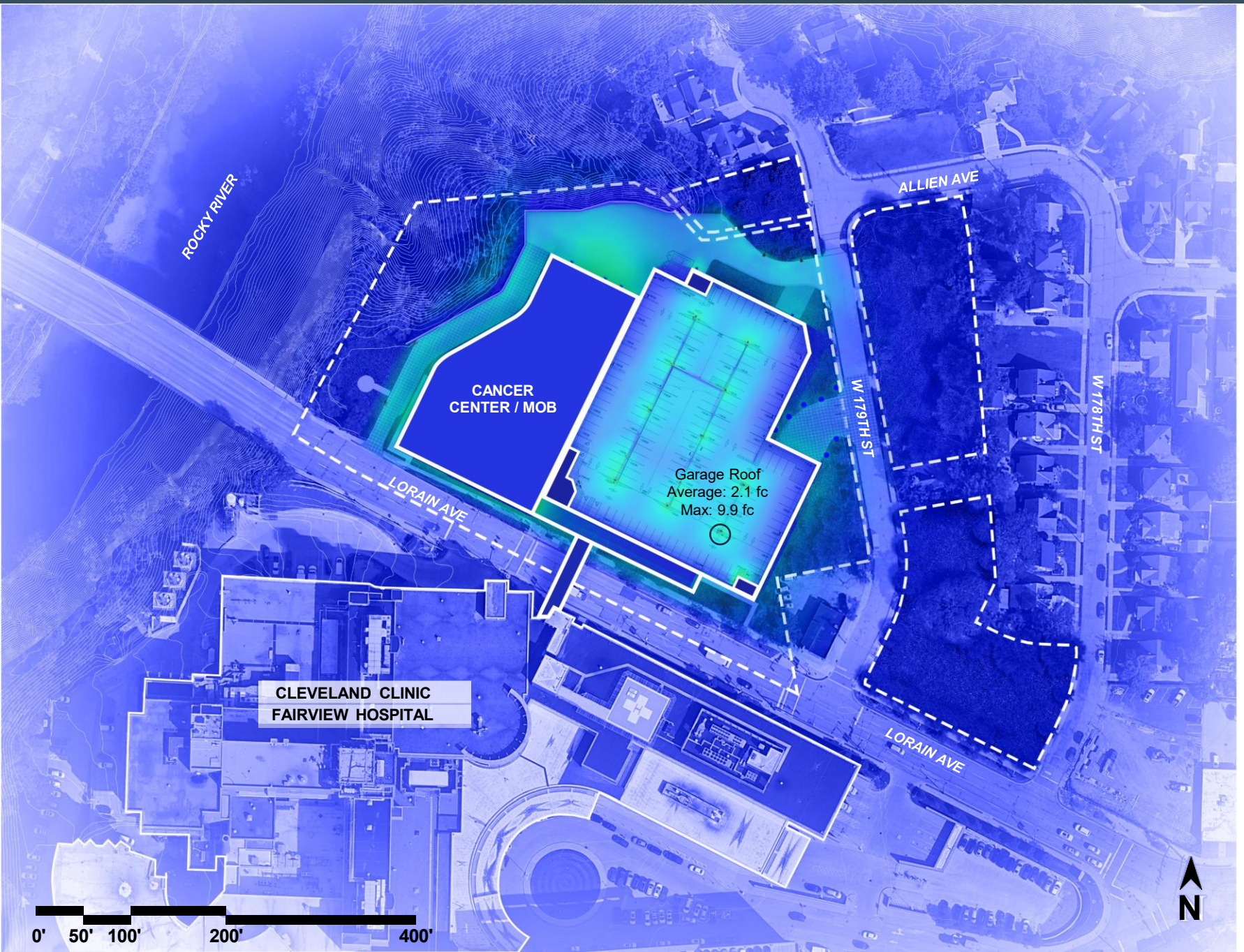
-Dark Light Compliant
-Backlight Control
-Spillage Control
-Height – 10’

3 Site Light #3 – Wall Mounted



-Dark Light Compliant
-Backlight Control
-Mounted on Building

Site / Garage Lighting Photometrics



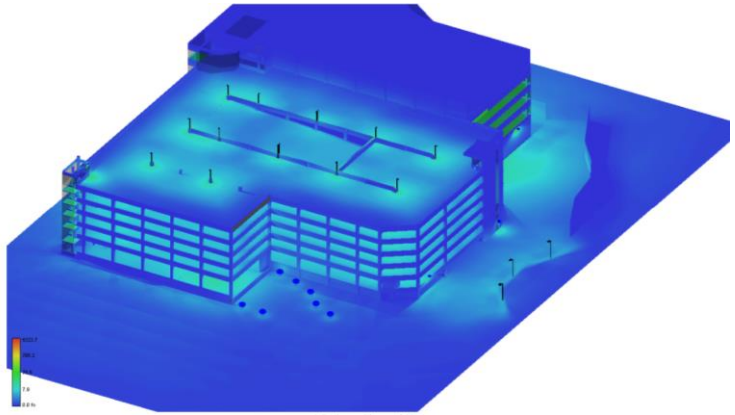
LIGHTING KEY



Color spectrum measured in footcandles.

Average: 1.0 fc across site

Note: Light fall-off to 0.0 before hitting neighboring properties. Lights on roof of garage offset inward from perimeter to minimize spill.



Reference: The suggested footcandle level for reading ranges from 30 to 50 fc

- Operating Room: 100-200 fc
- Department Store: 50-80 fc

Comprehensive Building Materiality

Warmer Color Palette



01 PREFINISHED INSULATED METAL PANEL – SILVERSMITH METALLIC FINISH



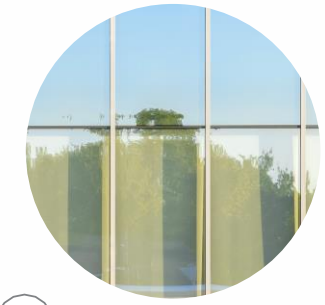
02 PRECAST CONCRETE WITH 8” OC REVEALS



03 REFLECTIVE VISION GLASS - 1/8” DOT S, 2” INLINE BIRD FRIT



04 PREFINISHED RIBBED METAL PANEL – SILVERSMITH METALLIC FINISH



05 CLEAR VISION GLASS

06 SPANDREL GLASS -- 1/8” DOT S, 2” INLINE BIRD FRIT

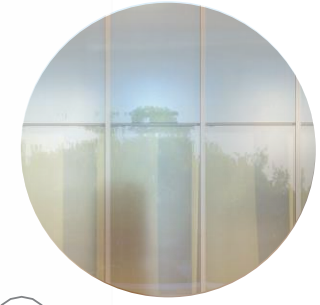
09 STAINED CONCRETE WITH BRICK FORMLINER



07 CAST-IN-PLACE CONCRETE



08 50% CLOSED PES MESH SCREENING



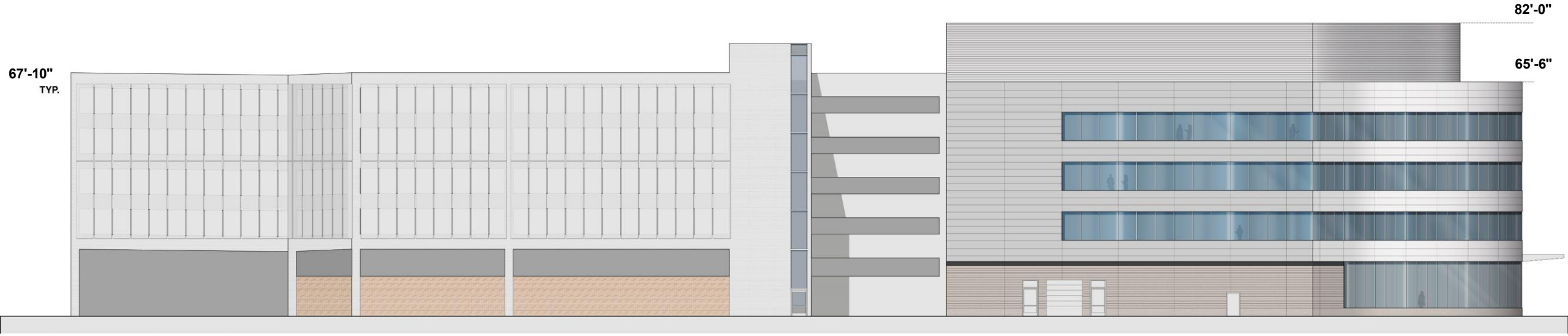
10 ACID ETCHED PRIVACY GLASS

Building Elevation – North / South

Warmer Color Palette



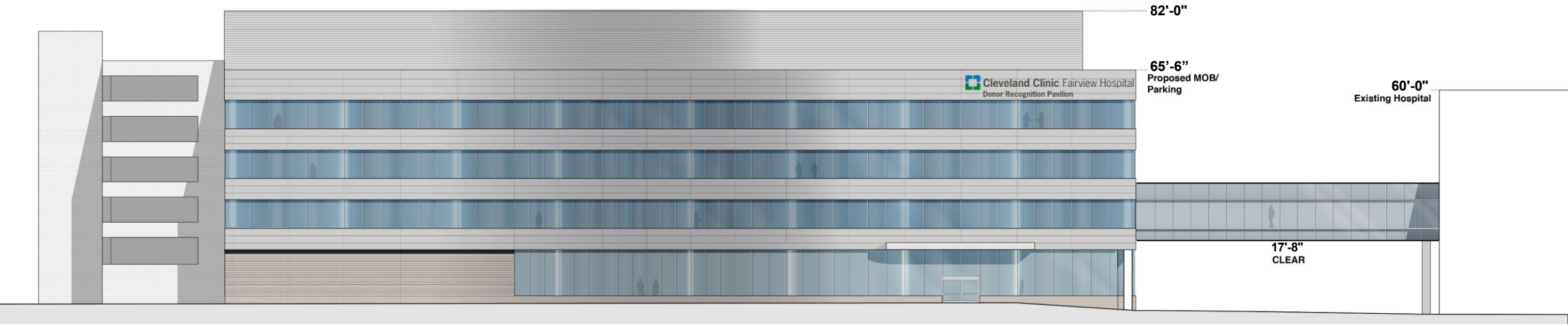
SOUTH ELEVATION - LORAIN AVE



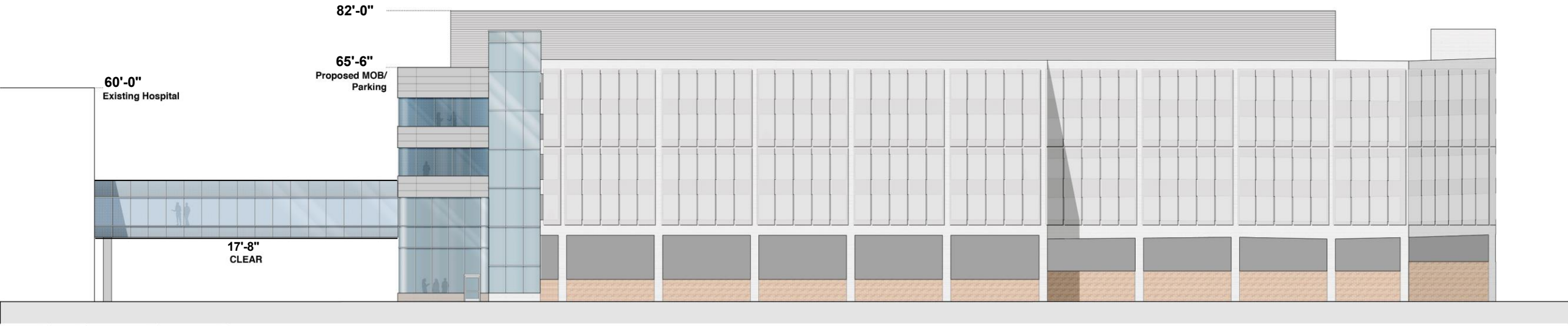
NORTH ELEVATION

Building Elevation – East / West

Warmer Color Palette



WEST ELEVATION



EAST ELEVATION

Building Exterior Material



01 PREFINISHED INSULATED METAL PANEL – SILVERSMITH METALLIC FINISH



02 REFLECTIVE VISION GLASS - 1/8" DOT S, 2" INLINE BIRD FRIT



03 CLEAR VISION GLASS



04 PRECAST CONCRET WITH 8" OC REVEALS



05 PREFINISHED METAL - SILVERSMITH METALLIC FINISH



Building Exterior Material



01 PREFINISHED INSULATED METAL PANEL – SILVERSMITH METALLIC FINISH



02 CLEAR VISION GLASS



03 PES MESH SCREENING



04 ACID ETCHED PRIVACY GLASS



05 CAST-IN-PLACE CONCRETE

Garage Stairwell Screening



Building Exterior Material



01 PREFINISHED INSULATED METAL PANEL – SILVERSMITH METALLIC FINISH



02 CLEAR VISION GLASS - 1/8" DOT S, 2" INLINE BIRD FRIT



03 SPANDREL GLASS - 1/8" DOT S, 2" INLINE BIRD FRIT



04 PREFINISHED METAL - SILVERSMITH METALLIC FINISH



05 PREFINISHED RIBBED METAL PANEL – SILVERSMITH METALLIC FINISH



Pedestrian Bridge Precedents



105th St bridge
Main Campus



Old Lorain Rd Bridge
Fairview Hospital



VISION- CLEAR WITH 1/8" DOTS, 2" INLINE BIRD FRIT



SPANDREL- CLEAR WITH 1/8" DOTS, 2" INLINE BIRD FRIT



102nd St Bridge
Main Campus



Akron General Ave Bridge
Akron General Hospital



Designed Bridge

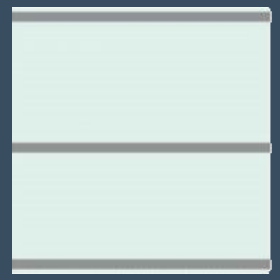
Bird Safe Glass Strategy

Bird Safe glass:

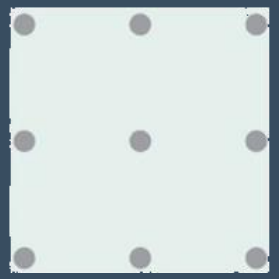
- Makes glass visible to birds
- Mostly is not obstructive to views for people

2x2 Pattern Rule (Threat Factor 20):

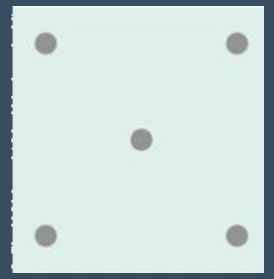
- Lines or shapes spaced less than 2” apart
- Proven to deter bird collisions



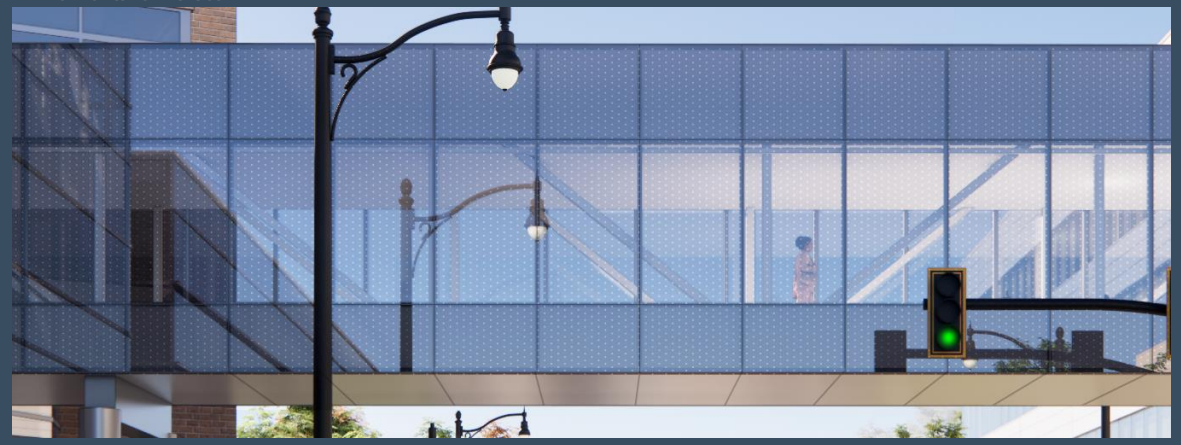
2x2 Example 1
Pattern: 1/8” Lines, 2” On-Center
Horizontal or Vertical



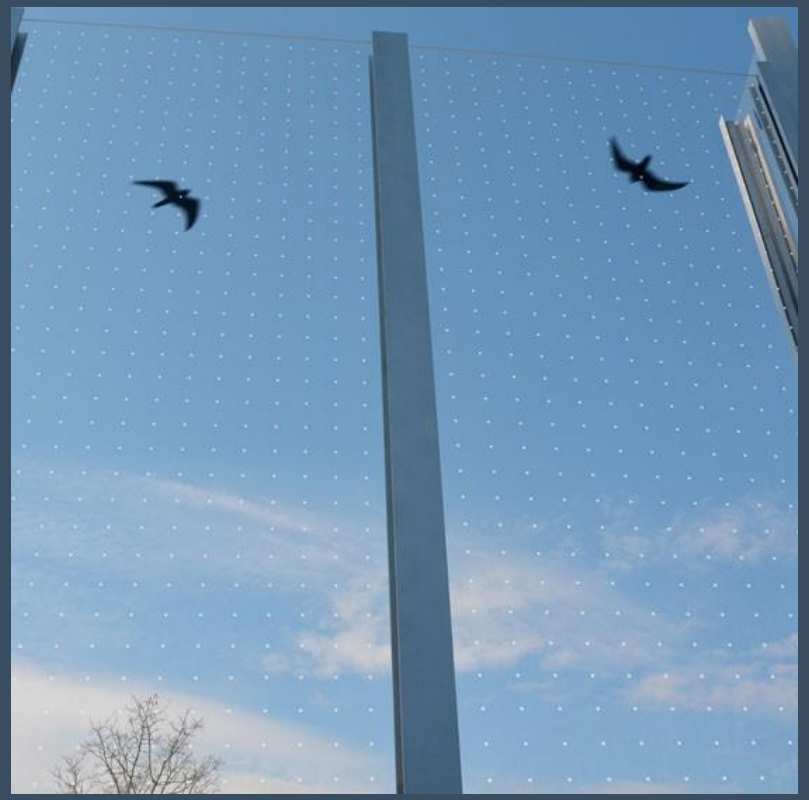
2x2 Example 2
Pattern: 1/4” Dots, 2” Inline



2x2 Example 3
Pattern: 1/4” Dots, 2x2 Staggered



Bird Friendly Glass



Bird Safe Glass Ex. From Exterior



Bird Safe Glass Ex. From Interior

Bird Safe Glass Strategy

- VISION- SEMI REFLECTIVE WITH BIRD FRIT
- VISION- CLEAR
- VISION- CLEAR WITH BIRD FRIT
- SPANDREL- CLEAR WITH BIRD FRIT
- TRANSLUCENT- SEMI REFLECTIVE WITH PRIVACY ACID ETCH

Bird Friendly Glass and Garage Stairwell Screening



VISION- SEMI REFLECTIVE WITH 1/8” DOTS, 2” INLINE BIRD FRIT



VISION- CLEAR



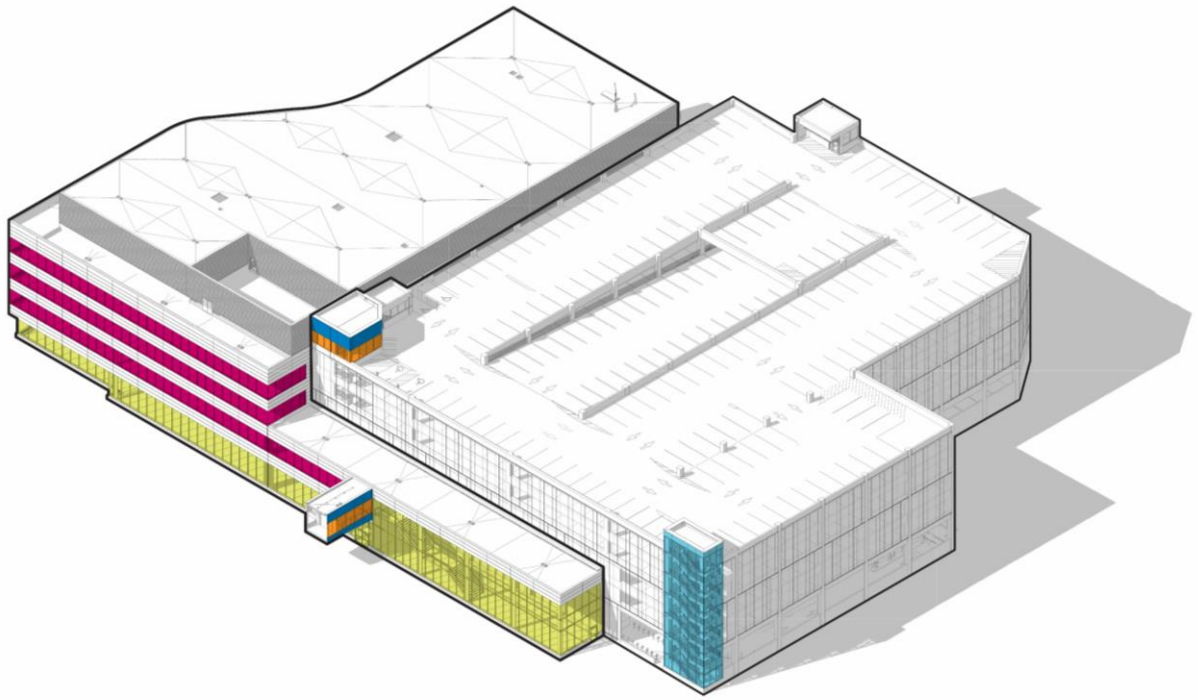
VISION- CLEAR WITH 1/8” DOTS, 2” INLINE BIRD FRIT

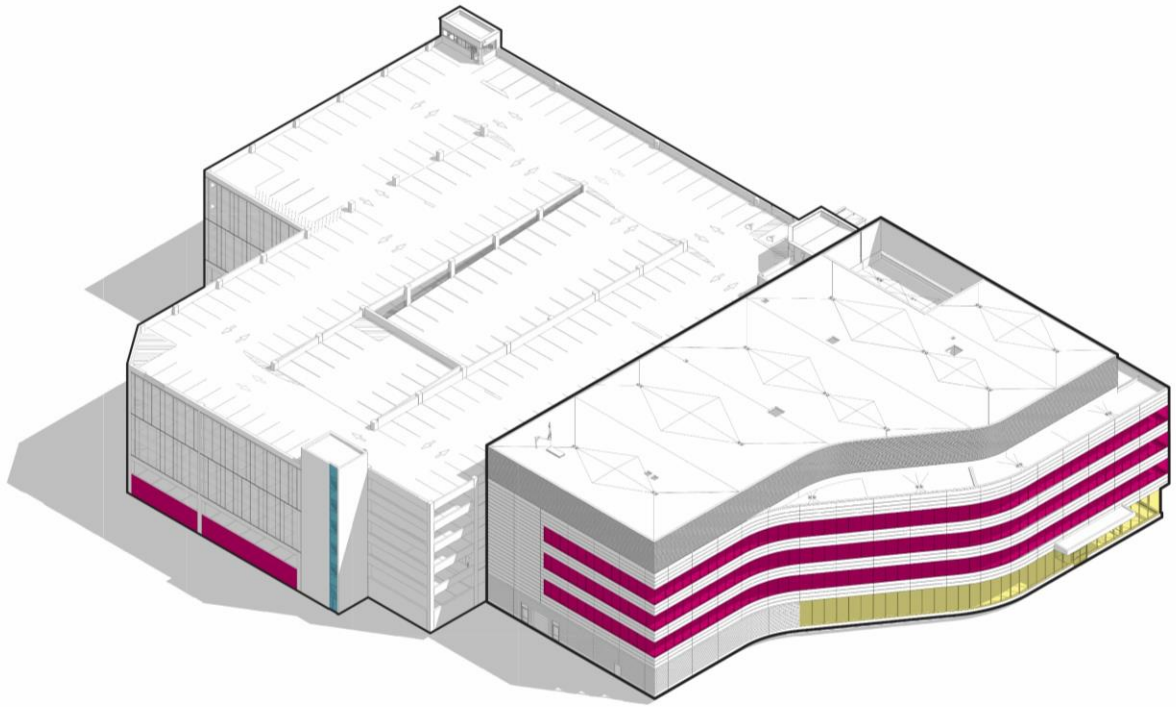


SPANDREL- CLEAR WITH 1/8” DOTS, 2” INLINE BIRD FRIT

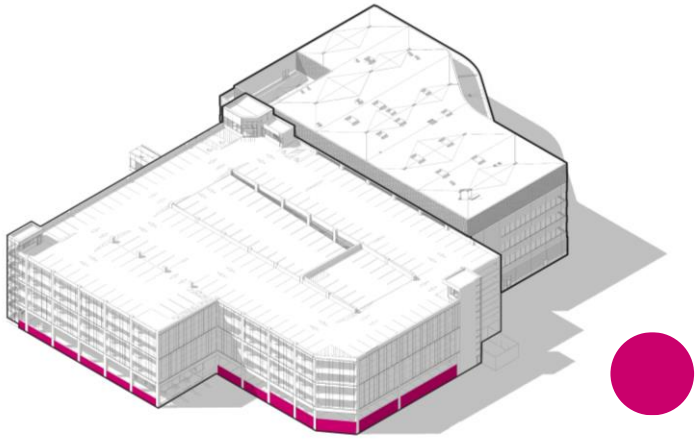


TRANSLUCENT- SEMI REFLECTIVE WITH PRIVACY ACID ETCH





Warm Brick at Garage Base



Brick Form-Liner Locations





Render View – Lorain SE at Old Lorain



Render View – Lorain SE at Lot C



Render View – Lorain SE



Render View – W 179th Garage Entry



Render View – W 179th Garage Entry



Render View – W 179th Garage Entry



Render View – Allien & W 179th Cul-de-sac



*LANDSCAPE SHOWS 5 YEAR GROWTH. SEE LANDSCAPE PLAN.

Render View – Allien & W 179th Cul-de-sac



*LANDSCAPE SHOWS MATURE GROWTH. SEE LANDSCAPE PLAN.

Render View – SW Garden



Render View – Lorain SW



Render View – Lorain SW



Landscape / Site Enhancement Plan









Streetscape Amenities



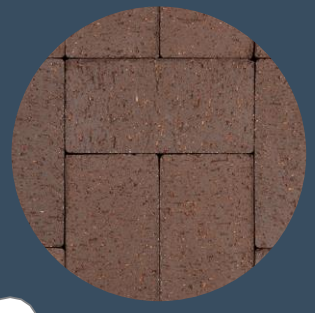
01 BUS SHELTER – RTA EXISTING TO BE RELOCATED WITH RTA



02 BIKE RACKS – DERO BIKE HITCH, POST AND RING STYLE



03 BENCHES – STRATA BEAM BENCH, MELDSTONE, METAL, AND TREATED WOOD, SURFACE MOUNTED



04 PAVERS – BROWNSTONE BOULEVARD PAVER IN BROWN



05 RAISED PLANTERS – NATURAL STONE RAISED LANDSCAPE PLANTERS



06 TRASH RECEPTACLES – VICTOR STANLEY CONTEMPORARY SDC-36



07 SITE LIGHTS – 15 FT TALL MCGRAW EDISON GALN GALLEON II, DARK LIGHT COMPLIANT. TO MATCH EXISTING CAMPUS LIGHTS



08 STREETLIGHTS – EXISTING STREELIGHTS TO REMAIN



09 BOLLARDS- 4 FT TALL LIGHTED SMITH BOLLARD, DARK LIGHT COMPLIANT



Buffer Zone



IMAGE REFERENCE KEY



PASSIVE GREEN SPACE



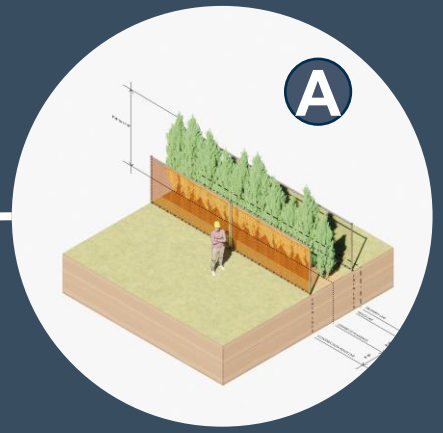
MEADOW EDGE

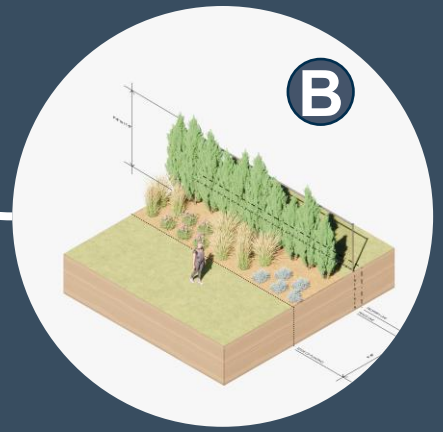


TREES FOR STREET BUFFER

Planting Strategy Vignettes

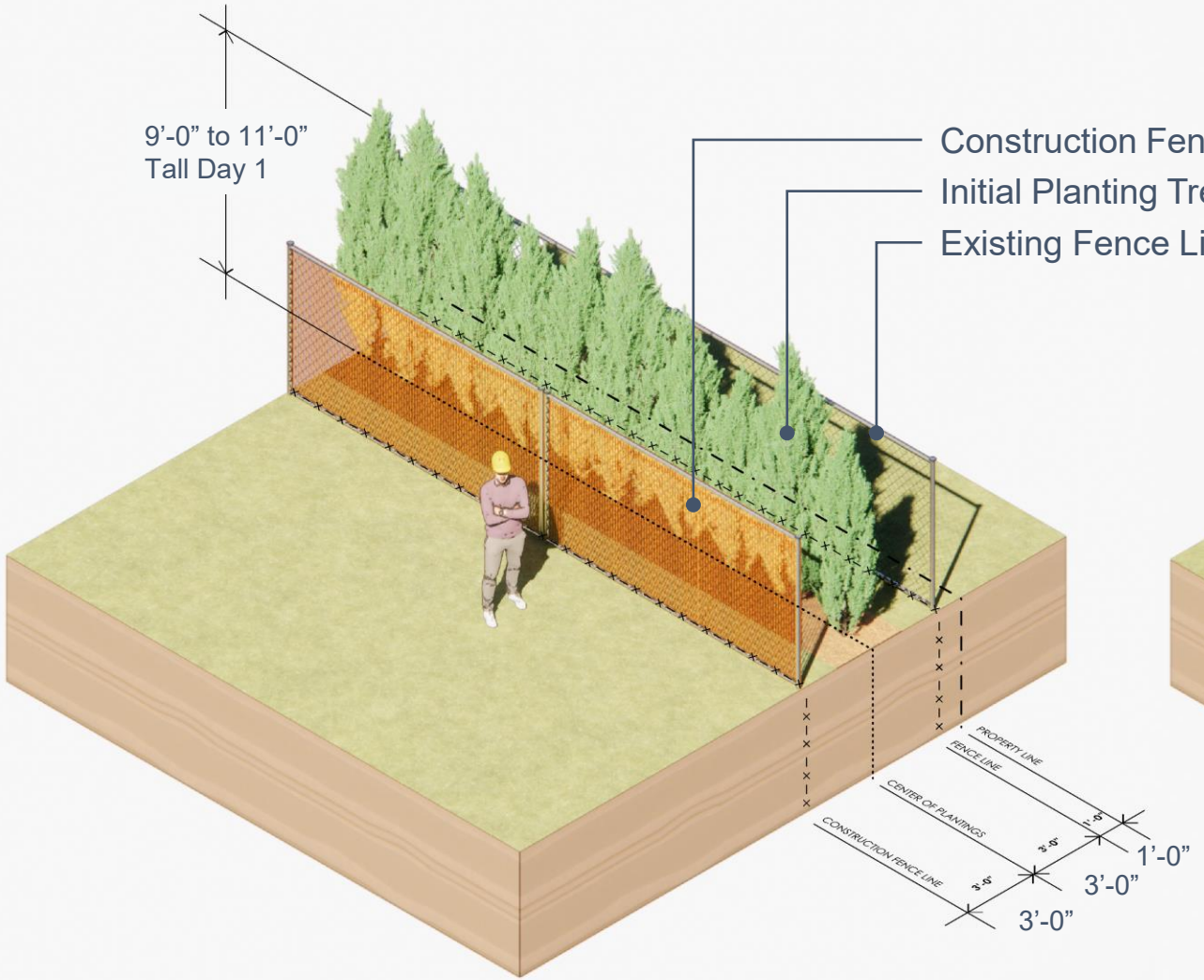




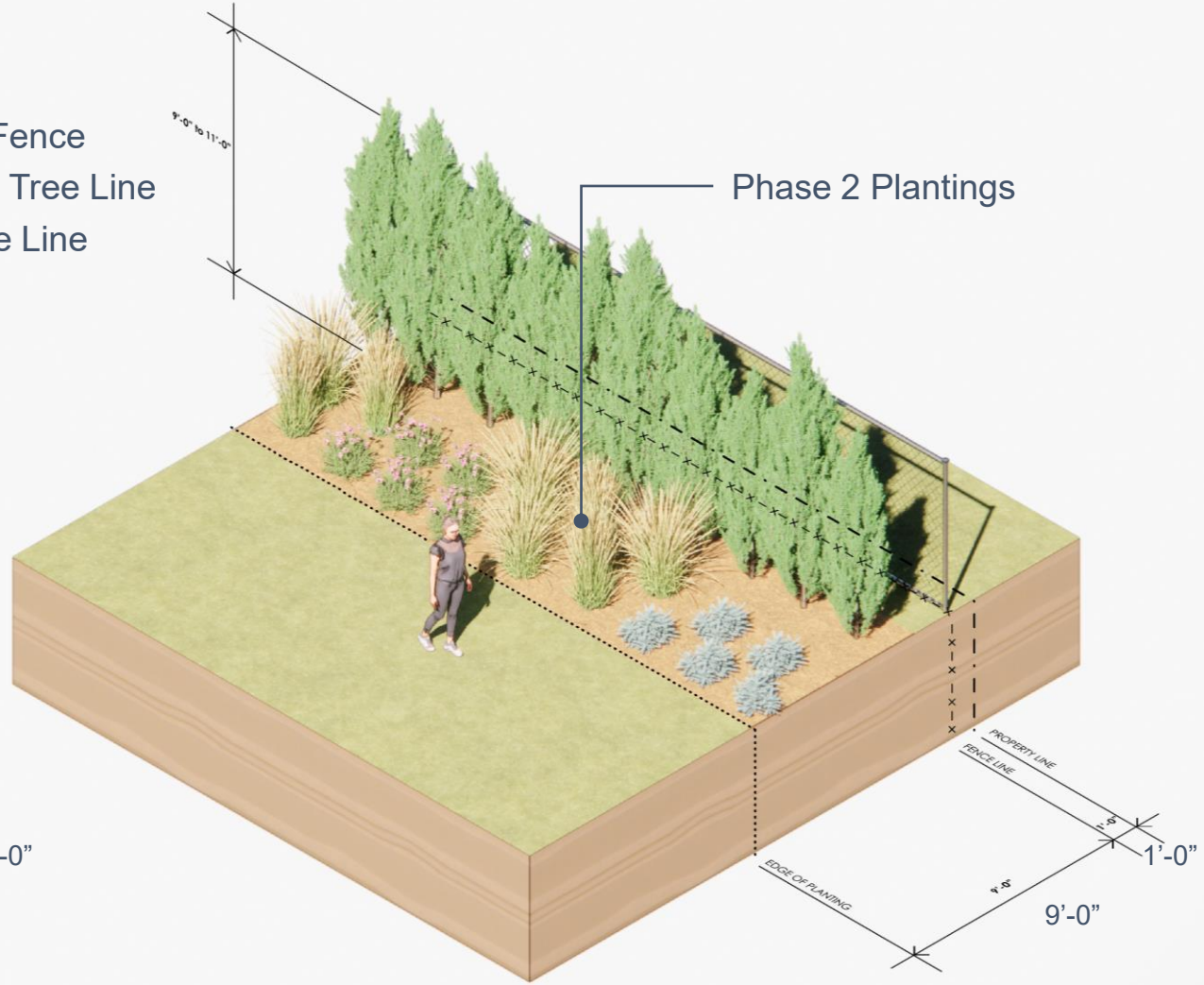


Planting Strategy Vignettes

A Zone 1 Planting Strategy
During Construction



B Zone 1 Planting Strategy
Post Construction



Green Space Rendering



Planting Strategy at Garage - Tree Species and Growth Rates

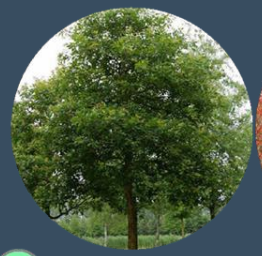
FAST EVERGREEN SCREEN



GIANT ARBORVITAE

10 FEET AT INSTALL
15-20 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT

LARGE CANOPY TREES





SWAMP WHITE OAK AND SWEETGUM

14 FEET AT INSTALL
20-25 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT

LOW FLOWERING TREES





FRINGETREE AND REDBUD

8 FEET AT INSTALL
10-12 FEET IN FIVE YEARS
15-20 FEET MAX HEIGHT



FAST GROWTH RATE

MEDIUM GROWTH RATE

SLOW GROWTH RATE

Planting Strategy at W 179 + Allien - Tree Species and Growth Rates

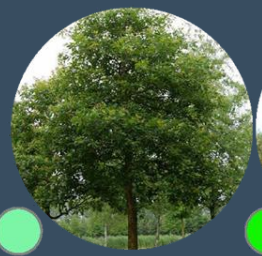
FAST EVERGREEN SCREEN

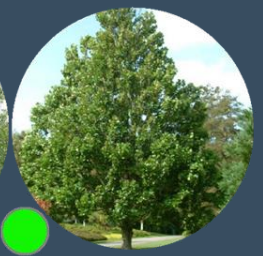


GIANT ARBORVITAE

10 FEET AT INSTALL
15-20 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT

LARGE CANOPY TREES





SHINGLE OAK AND
TULIP POPLAR

14 FEET AT INSTALL
20-25 / 25-30 FEET IN FIVE YEARS
50-100 FEET MAX HEIGHT

LOW FLOWERING TREES





FRINGETREE AND
REDBUD

8 FEET AT INSTALL
10-12 FEET IN FIVE YEARS
15-20 FEET MAX HEIGHT



FAST GROWTH RATE

MEDIUM GROWTH RATE

SLOW GROWTH RATE

Tree Preservation Plan



EXISTING TREES TO REMAIN

EXISTING TREES TO REMOVE

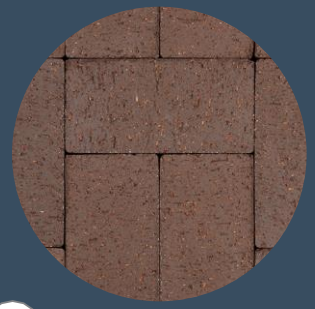
Tree Preservation intent to keep as many existing viable trees as possible.

All individual trees and locations to be coordinated with construction logistics

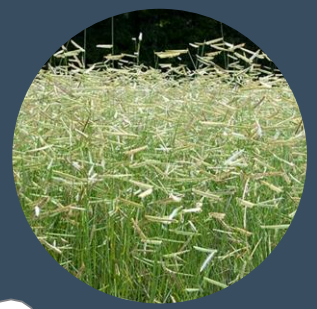
Committed to replacing each removed tree on a one-to-one basis at minimum.

INDIVIDUAL TREES IN LINE OMMITED FOR CLARITY – TO BE REMOVED

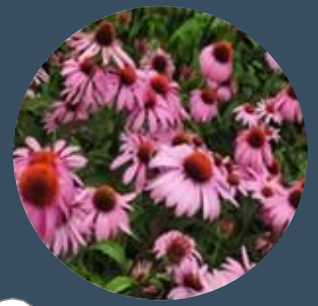
Planting Strategy at Lorain – Groundcover Vegetation



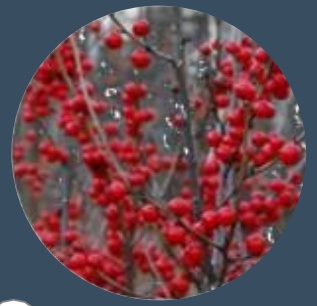
01 PAVERS – BROWNSTONE BOULEVARD PAVER IN BROWN



02 NATIVE PRAIRIE GRASS



03 PURPLE CONEFLOWERS



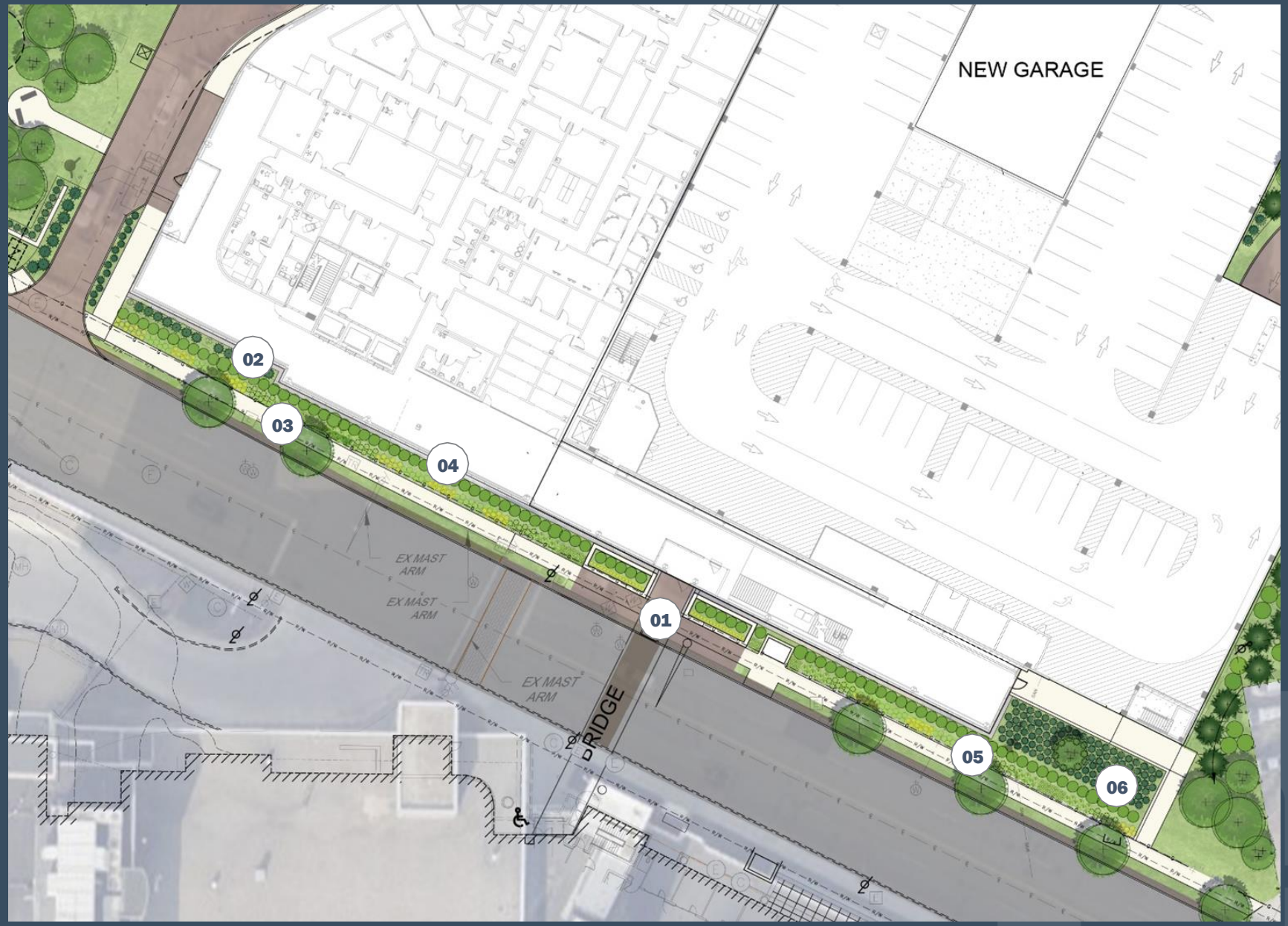
04 WINTERBERRY HOLLY



05 INKBERRY HOLLY



06 BEARBERRY GROUNDCOVER



Planting Strategy at Lorain – Groundcover Vegetation

Plant Schedule					
Key	**Qty**	**Botanical / Common Name**	**Size**	**Cond.**	**Spacing**
		Trees			
AG		Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	8'	B&B	See Plan
CC		Carpinus caroliniana / American Hornbeam	2.5" Cal.	B&B	See Plan
CCA		Cercis canadensis / Redbud	8'	B&B	See Plan
CV		Chionanthus virginicus / White Fringetree	8'	B&B	See Plan
HV		Hamamelis 'Arnold Promise' / Witchhazel specimen tree	8'	B&B	See Plan
LS		Liquidambar styraciflua / Sweet Gum	2.5" Cal.	B&B	See Plan
LT		Liriodendron Tulipifera / Tulip Poplar	2.5" Cal.	B&B	See Plan
NS		Nyssa sylvatica / Black Gum	2.5" Cal.	B&B	See Plan
QB		Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B	See Plan
QI		Quercus imbricaria / Shingle Oak	2.5" Cal.	B&B	See Plan
QP		Quercus palustris / Pin Oak	2.5" Cal.	B&B	See Plan
TP		Thuja plicata / Giant Arborvitae	8'	B&B	See Plan
UA		Ulmus a. 'Frontier'/ Frontier Elm	2.5" Cal.	B&B	See Plan
		Shrubs			
CAL		Calycanthus floridus / Eastern Sweetshrub	30"	No. 5	6' O.C.
CS		Cornus sanguinea 'Midwinter Fire'/ Midwinter Fire Dogwood	36"	No. 5	6' O.C.
CSA		Cornus stolonifera 'Arctic Fire'/ Arctic Fire Dogwood	24"	No. 5	5' O.C.
HYD		Hydrangea p. 'Little Lime' / Little Lime Hydrangea	24"	No. 3	4' O.C.
IG		Ilex glabra 'Densa' / Densa Compact Inkberry Holly	18"	No. 3	4' O.C.
IVSC		Ilex verticillata 'Shortcake'/ Shortcake Winterberry Holly	24"	No. 3	4' O.C.
IVJD		Ilex verticillata 'Jim Dandy' / Winterberry Holly	24"	No. 3	5' O.C.
JUC		Juniperus communis 'Blueberry Delight' / Common Juniper	18"	No. 3	3' O.C.
JGO		Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	24"	No. 3	3' O.C.
MP		Myrica pensylvanica / Bayberry	24"	No. 3	5' O.C.
		Perennials & Grasses			
BTG		Bouteloua gracilis / Blue Grama Grass			18" O.C.
EPB		Echinacea 'Prima Berry' / Coneflower (short)			15" O.C.
ECH		Echinacea purpurea / Coneflower			24" O.C.
PAN		Panicum v. 'Cheyenne Sky' / Switchgrass			24" O.C.
PHR		Penstemon d. 'Husker's Red' / Smooth Penstemon			24" O.C.
SSP		Schizachyrium scoparium / Little Bluestem			24" O.C.
SMN		Sorghastrum nutans / Indian Grass			24" O.C.

Planting schedule

PLANT PALETTE: TREES


SERVICEBERRY


AMERICAN HORNBEAM


REDBUD


WHITE FRINGETREE


WITCHHAZEL SPECIMEN


SWEETGUM


TULIP POPLAR


BLACK GUM


SWAMP WHITE OAK


SHINGLE OAK


PIN OAK


GIANT ARBORVITAE


FRONTIER ELM

PLANT PALETTE: SHRUBS


EASTERN SWEET SHRUB


MIDWINTER FIRE DOGWOOD


ARCTIC FIRE DOGWOOD


LITTLE LIME HYDRANGEA


INKBERRY HOLLY


SHORTCAKE WINTERBERRY HOLLY


WINTERBERRY HOLLY


COMMON JUNIPER


GREY OWL JUNIPER


BAYBERRY

PLANT PALETTE: PERENNIALS & GRASSES


BLUE GRAMA GRASS


CONEFLOWER (SHORT)


CONEFLOWER


SWITCHGRASS


SMOOTH PENSTEMON


LITTLE BLUESTEM


INDIANGRASS

STREETSCAPE – LORAIN ENTRY



STREETSCAPE – LORAIN AVE





Cleveland Clinic

Every life deserves world class care.

Far West Design Review – Public Comments Summary

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

September 5, 2025

5 residents submitted public comments in **opposition**, citing:

- Safety and privacy concerns due to increased traffic
- Unwanted noise, exhaust, light pollution, and vibrations
- Loss of residential neighborhood access and safe outdoor spaces, lowering property values
- Concern that expansion may be violating Ordinance 349.13(c), which governs parking lots in Residence Districts, the Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act, and the Fair Housing Act (FHA)

1 resident submitted public comment in **support**, citing:

- General support of project; requests remaining buildings on W179th be converted to green space

Far West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

September 5, 2025

Previous Conditions of CPC / Design Review:

Majority of Schematic Design Review & CPC Conditions were Addressed

- Screen the glass garage stairwell to provide privacy for neighboring business
- Investigate an off-street parking solution for the residents on w179th
- Work with staff and community on further development of the green spaces
- Work with city on traffic calming plans & pedestrian safety strategies
- Investigate garage lighting technology to minimize glare/light pollution

Outstanding Items: Gateway Signage Treatment and Parking Garage Screening Design

- The Far West Design Review Advisory Committee did not include these items as recommended conditions for final approval

Far West Design Review – Staff Report

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

September 5, 2025

Adjustments from Community Feedback:

Green Space Design Evolution from Surface Parking Lot

- Topic of previous community meeting (August 20th 2025)
- Three design concepts were proposed with active and passive elements

Office Building & Parking Garage Height

- Reduced office from 7 to 4 floors, and parking garage from 6 to 5 levels

Landscaping, Screening, and Lighting Plans

- Responsible lighting plan ensures minimal neighborhood impact
- Robust planting/landscaping plan meets intent of privacy and nature feel
- Added privacy screening on eastern garage stairwell

Far West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2024-14 – Cleveland Clinic Fairview Hospital Expansion

September 5, 2025

Design Review Advisory Committee:

FWDRAC recommended final approval with conditions on 9/3/25:

- Bus stop pad extension be added to Lorain Avenue stop in front of entrance, in conjunction with RTA
- Additional lighting be added to same bus stop
- Add "Bike Parking" sign on Lorain to direct bikers to parking
- Bird protective glass be added to western garage stairwell at the back of the building
- Add amenities such as benches or seating wall to the Lorain Avenue green space
- Traffic study be completed one year after construction is completed to ensure flow and safety
- Suggestion to add irrigation system to landscaping and board on board fencing to green space

City Planning Staff:

Planning staff recommends final approval with conditions:

- Bus stop pad extension be added to Lorain Avenue stop in front of entrance, in conjunction with RTA
- Add a "Bike Parking" sign on Lorain to direct users to bike parking
- Add amenities such as benches or seating wall to the Lorain Avenue green space
- Suggestion to add board on board fencing to green space for additional privacy for neighboring residences

Cleveland City Planning Commission

Special Presentations – Public Art

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Ingenuity Rotating Mural

September 5, 2025

Project Address: 5401 Hamilton Ave

Type: Public Art - Mural

Project Representative: Emily Appelbaum, Ingenuity Cleveland

Approval: Final

Ward 10: Council Member Hairston | **SPA: Goodrich-Kirtland Pk**

ingenuity
CLEVELAND

Rotating Mural Concept Proposal:
“Igniting the Creative Spark”



5401 Hamilton Ave, Cleveland

ingenuity
CLEVELAND



Rotating Mural Concept Proposal:

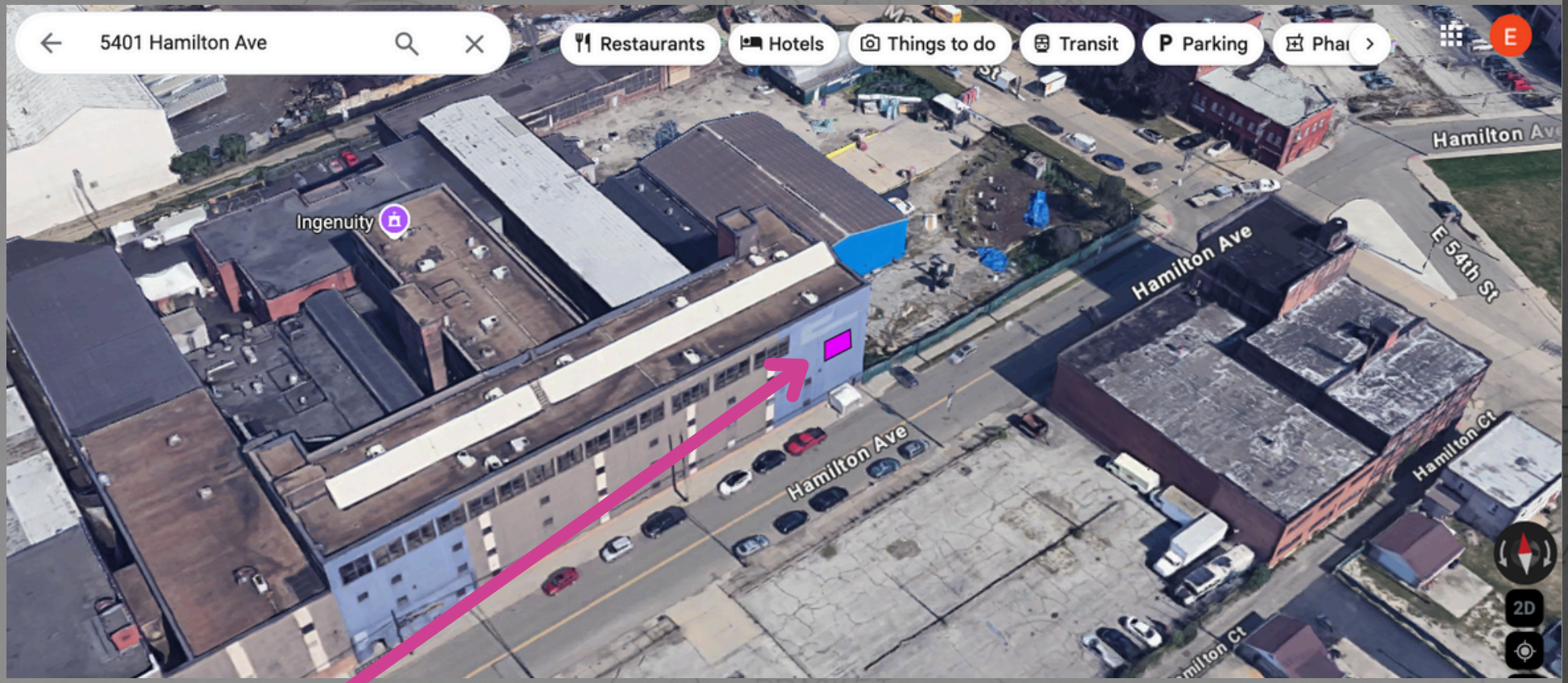
Context:

Ingenuity Cleveland has been a driver of many mural and street art concepts around the city, but currently inhabits a largely unmarked 300,000 square foot former factory. New ownership in 2022 and a new long-term lease in 2023 have made it possible to pursue a semi-permanent visual identity for the IngenuityLabs space, currently home to more than 30 artists and a creative collective of 300 individuals. This would come at a time of reinvestment in the neighborhood, with significant new dollars planned for public art, asset mapping [it is a unique creative district] and infrastructure to serve a large influx of new arts-entrepreneurship businesses that make of the neighborhood's existing industrial infrastructure.

At this time, LAND studio has worked with the Saint Clair Superior Development Corporation to install 2 rotating semi-permanent murals, and Ingenuity, with funding secured separately from LAND and SCSDC, seeks to continue the series with a third. As intended through the original two works installed by LAND, Ingenuity intends to work with the SCSDC to build a sense of place with artistic "breadcrumbs" that celebrate the area's unique character, engages the existing resident community, represents a variety of artist voices, and nods to the area's industrial past. This mural, approved by the new building owners (Cleveland Rents Group/ 5401 Hamilton LLC) and supported by SCSDC, is the first such installation that Ingenuity seeks to contribute to the neighborhood.

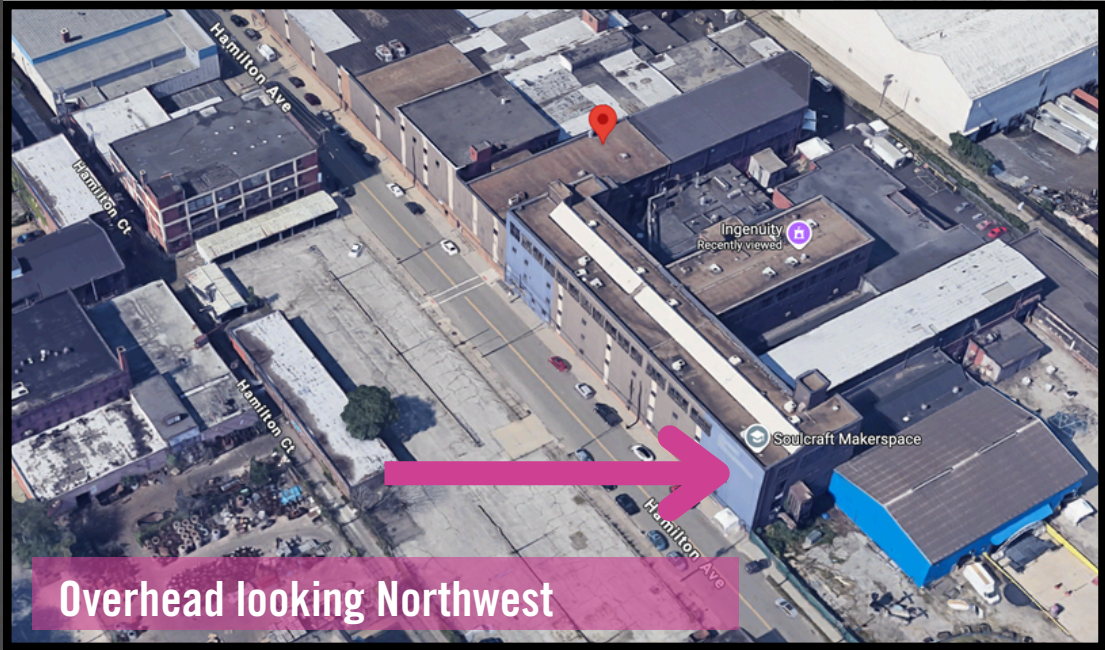
5401 Hamilton Ave, Cleveland

5401 Hamilton Ave, Cleveland



Placement:

Semi-permanent aluminum mural frame to be place at the East end of 5401 Hamilton, a 4 story industrial facade that is over 600' long. The mural is proposed at 16'x20', and as such would adorn less than 10% of the building. The building itself does not face any major roads, public spaces, design review or historical districts, churches, schools or public walkways, though there are the beginnings of an arts district emerging between the repurposed industrial buildings that neighbor the site. The mural is directly across from a parking lot.



Overhead looking Northwest



Looking West from Marquette (E. 55th)



Looking West from Marquette (E. 55th)



Looking East from E. 53rd

Street Views

5401 Hamilton Ave, Cleveland





Preparation, Fabrication and Attachment:

The Mural is fabricated by Westcamp, Inc. as printed vinyl stretched over an aluminum frame. Installation will take 1 day and will not obstruct the street, but will require a scissor/manlift placed on the sidewalk. The Mural is intended to last for 3-5 years, and is finished as a weather-resistant and uv resistant printed vinyl. When it is time to replace the mural, the aluminum frame will receive a new mural, and a call for art may be issued at that time. Ingenuity will retain an appropriate amount in reserve for the repair, replacement, or removal of the mural. Upon removal, bolts affixing the mural to the building's aluminum siding will be sealed. The wall is currently in good condition and no preparation is needed.



Artwork:

Being refined for appropriate resolution & specs in partnership with illustrator Amanda Doodlez


IGNITING THE
CREATIVE SPARK

8/29/25

To Whom It May Concern,

As a representative of the property owner of **5401 Hamilton Avenue, Cleveland, Ohio**, I hereby grant permission for Ingenuity Cleveland to install a rotating mural titled *"Igniting the Creative Spark"* on the south façade of the building.

The proposed mural will:

- Be installed on a **16' x 20' semi-permanent aluminum frame** affixed to the building's siding, occupying less than 10% of the overall façade.
- Be fabricated and installed by **Westcamp, Inc.**, using printed, weather- and UV-resistant vinyl. Installation is expected to take one day and will involve the use of a scissor lift on the sidewalk.
- Be designed to last **3 years**, after which the frame may be refitted with new artwork or removed. Upon removal, all attachment points will be properly sealed.
- Require no structural modifications or wall preparation, as the building is in good condition.

Ingenuity Cleveland has developed this mural in consultation with the Saint Clair Superior Development Corporation and in alignment with community design review guidelines. Supporting materials include contextual site photos, renderings, installation details, and a maintenance plan .

I understand that the mural is an artistic installation only and does not constitute signage for a business. Ingenuity Cleveland will be responsible for all fabrication, installation, maintenance, and eventual removal of the mural.

By signing below, I indicate my approval and permission for the proposed mural installation as described.

Sincerely,

Madeline Marshall 8/29/25

Madeline Marshall

(216) 409-9480

Madeline@ClevelandRentsGroup.com



Special Presentations – Public Art – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Ingenuity Rotating Mural

September 5, 2025

Design Review Advisory Committee:	City Planning Staff:
N/A; This project is not located in a Design Review District.	Planning staff is in support of this installation, especially in consideration of the surrounding built environment, and the building's use as a creative space.

Cleveland City Planning Commission

Mandatory Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Mandatory Referrals

September 5, 2025

Res. No. 955-2025 (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate all of the un-named alley, south of Abbey Avenue.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

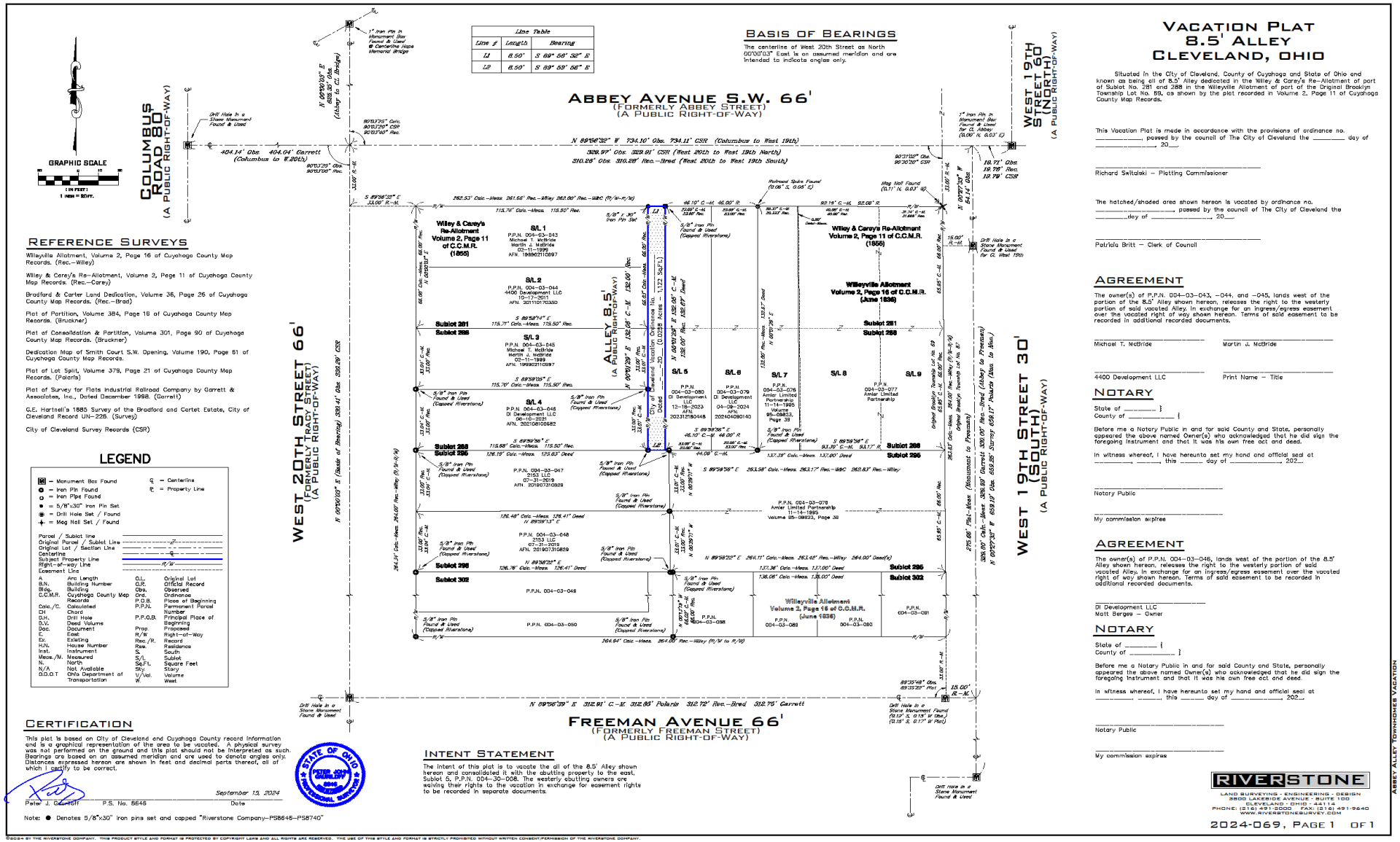
Division of Engineering & Construction

Friday August 30th, 2025

Res. No. 955-2025

Intent to vacate all of the un-named alley, south of Abbey Avenue

DI Development/Berges, LLC and Michael McBride are requesting all of the un-named alley, south of Abbey Avenue, to be vacated to create a private driveway for the access of the adjoining building sites.



Basis of Bearings

The centerline of West 20th Street as North 00°00'03" East is an assumed meridian and are intended to indicate angles only.

Reference Surveys

Willeyville Allotment, Volume 2, Page 16 of Cuyahoga County Map Records. (Rec.-Willey)

Willey & Carey's Re-Allotment, Volume 2, Page 11 of Cuyahoga County Map Records. (Rec.-Carey)

Bradford & Carter Land Dedication, Volume 36, Page 26 of Cuyahoga County Map Records. (Rec.-Brad)

Plat of Partition, Volume 384, Page 18 of Cuyahoga County Map Records. (Bruckner)

Plat of Consolidation & Partition, Volume 301, Page 90 of Cuyahoga County Map Records. (Bruckner)

Dedication Map of Smith Court S.W. Opening, Volume 190, Page 61 of Cuyahoga County Map Records.

Plat of Lot Split, Volume 379, Page 21 of Cuyahoga County Map Records. (Polaris)

Plat of Survey for Flats Industrial Railroad Company by Garrett & Associates, Inc., Dated December 1998. (Garrett)

G.E. Hartnell's 1885 Survey of the Bradford and Cortet Estate, City of Cleveland Record Un-228. (Survey)

City of Cleveland Survey Records (CSR)

Legend

- M = Monument Box Found
- ● = Iron Pin Found
- ○ = Iron Pipe Found
- ● = 5/8"x30" Iron Pin Set
- ◉ = Drill Hole Set / Found
- + = Mag Nail Set / Found
- ℄ = Centerline
- ℗ = Property Line

Parcel / Sublot line
Original Parcel / Sublot Line
Original Lot / Section Line
Centerline
Subject Property Line
Right-of-way Line
Easement Line

A Area
B.N. Building Number
Bldg. Building
C.C.M.R. Cuyahoga County Map Records
Calc./C. Calculated
CH Chord
D.H. Drill Hole
D.V. Deed Volume
Doc. Document
E. East
Ex. Existing
H.N. House Number
Inst. Instrument
Meas./M. Measured
N. North
N/A Not Available
O.D.O.T ONs Department of Transportation
O.L. Original Lot
O.R. Official Record
Obs. Observed
Ord. Ordinance
P.O.B. Place of Beginning
P.P.N. Permanent Parcel Number
P.P.O.B. Principal Place of Beginning
Prop. Proposed
R/W Right-of-Way
Rec./R. Record
Res. Residence
S. South
S/L Sublot
Sq.Ft. Square Feet
Sty. Story
V/Vol. Volume
W. West

Certification

This plat is based on City of Cleveland and Cuyahoga County record information and is a graphical representation of the area to be vacated. A physical survey was not performed on the ground and this plat should not be interpreted as such. Bearings are based on an assumed meridian and are used to denote angles only. Distances expressed hereon are shown in feet and decimal parts thereof, all of which I certify to be correct.

September 13, 2024

Peter J. Gawlicki — P.S. No. 8648 — Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS8648-PS8740"

Intent Statement

The intent of this plat is to vacate the all of the 8.5' Alley shown hereon and consolidated it with the abutting property to the east. Sublot 5, P.P.N. 004-30-006. The westerly abutting owners are waiving their rights to the vacation in exchange for easement rights to be recorded in separate documents.

Vacation Plat 8.5' Alley Cleveland, Ohio

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of 8.5' Alley dedicated in the Wiley & Carey's Re-Allotment of part of Sublot No. 281 and 288 in the Willeyville Allotment of part of the Original Brooklyn Township Lot No. 69, as shown by the plat recorded in Volume 2, Page 11 of Cuyahoga County Map Records.

This Vacation Plat is made in accordance with the provisions of ordinance no. _____, passed by the council of The City of Cleveland the _____ day of _____, 20__.

_____
Richard Switalski — Platting Commissioner

The hatched/shaded area shown hereon is vacated by ordinance no. _____, passed by the council of The City of Cleveland the _____day of _____, 20__.

_____
Patricia Britt — Clerk of Council

Agreement

The owner(s) of P.P.N. 004-03-043, -044, and -045, lands west of the portion of the 8.5' Alley shown hereon, releases the right to the westerly portion of said vacated Alley, in exchange for an ingress/egress easement over the vacated right of way shown hereon. Terms of said easement to be recorded in additional recorded documents.

_____ _____
Michael T. McBride — Martin J. McBride

_____ _____
4400 Development LLC — Print Name — Title

Notary

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

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

_____
Notary Public

_____
My commission expires

Agreement

The owner(s) of P.P.N. 004-03-046, lands west of the portion of the 8.5' Alley shown hereon, releases the right to the westerly portion of said vacated Alley, in exchange for an ingress/egress easement over the vacated right of way shown hereon. Terms of said easement to be recorded in additional recorded documents.

_____
DI Development LLC
Matt Berges — Owner

Notary

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

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

_____
Notary Public

_____
My commission expires

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
www.riverstonesurvey.com

2024-069, PAGE 1 OF 1

ABBEY ALLEY TOWNHOMES VACATION

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PROPOSED UN-NAMED ALLEY VACATION



Site Plan

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



View 1

View of north facade facing Abbey Ave



View 2

View of south & west facades from W 19th Place

VIEW OF NORTH FACADES FROM ABBEY AVE.

Questions & Feedback?

Cleveland City Planning Commission

Administrative Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Administrative Approvals

September 5, 2025

Ord. No. 964-2025 (introduced by Council Members Harsh, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio for replacing the eastbound IR-480 entrance ramp at Ridge Road; and to authorize one or more agreements necessary to make the improvement.

Administrative Approvals

September 5, 2025

Ord. No. 965-2025 (introduced by Council Members McCormack and Griffin – by departmental request) Authorizing the Director of Port Control to enter into a Lease Agreement with BigPlay, LLC, for the lease of space located at 1501 North Marginal Road, for the use and occupancy of space located in the terminal building of Burke Lakefront Airport for the operation of its podcast studio, for a period of one year, with four one-year options to renew, exercisable by the Director of Port Control.

Administrative Approvals

September 5, 2025

Ord. No. 976-2025 (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) To vacate a portion of West 48th Street S.W. and Ravine Court S.W.

Administrative Approvals

September 5, 2025

Ord. No. 977-2025 (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) To vacate all of Relocated Lorain Court, a portion of West 48th Place, and a portion of Turn Avenue S.W.

Administrative Approvals

September 5, 2025

Ord. No. 978-2025 (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) To vacate the remaining portion of Sherman Court.

Administrative Approvals

September 5, 2025

Ord. No. 1065-2025 (introduced by Council Members McCormack, Starr, Howse-Jones, Hairston, and Griffin – by departmental request) Approving the report of the Assessment Equalization Board on objections concerning estimated assessments with respect to the re-creation of Downtown Cleveland Improvement District; determining to proceed with the plan to provide public services within the District; adopting the assessments; levying the assessments; and authorizing the City to enter into an agreement with Downtown Cleveland Improvement Corporation; and declaring an emergency.

Administrative Approvals

September 5, 2025

Ord. No. XXX-2025 – To authorize the Director of Parks & Recreation to accept a donation of court improvements from Changover, or its designee, containing one or more private logos, which may include the private logo of Rocket Mortgage, LLC ("Rocket"), on the tennis courts at Harmody Park.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 5, 2025

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: September 19, 2025