CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Friday, April 19, 2024

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

Lillian Kuri, Commission Chair
Joyce Pan Huang, Director
Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

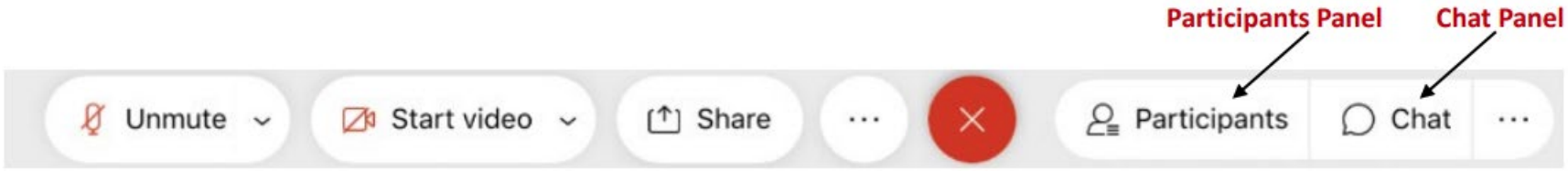
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. 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 YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

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

CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

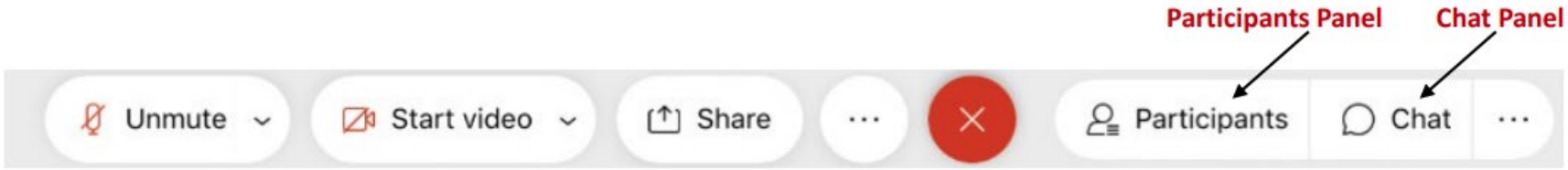
ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER. PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

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)**



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 Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. 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.

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Cleveland City Planning Commission

Special Presentation-
Public Art

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Special Presentation- Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2024-016 – Siegel and Shuster Tribute Plaza (Artwork Only): Seeking Final Approval

April 19, 2024

Location: 300 Lakeside Avenue East

Representatives: Nick Slaughterbeck, Moody Nolan
David Deming, Artist
Ellis Katz, Project Management Consultants
Gary Kaplan, Siegel and Shuster Society

SIEGEL AND SHUSTER TRIBUTE PLAZA

LETTER OF INTENT

between

The Siegel & Shuster Society,
Cuyahoga County Convention Facilities Development Corporation (CCCFDC), and
The County of Cuyahoga, Ohio (County)

regarding

Proposed Sculptures and Jerry Siegel & Joe Shuster Tribute Plaza

located at

The Huntington Convention Center of Cleveland, 1 St. Clair Ave., Cleveland, Ohio

This letter of intent ("**Letter**") constitutes an expression of the interest of the Siegel & Shuster Society, an Ohio Non-profit Corporation, its designee or assigns ("**Donor**"), in donating certain sculptures ("**Sculptures**" as hereinafter defined) to be installed in the Jerry Siegel & Joe Shuster Tribute Plaza ("**Plaza,**" as hereinafter defined) on the property located at 1 St. Clair Ave., Cleveland, Ohio 44114 and known as the Huntington Convention Center of Cleveland (the "**Property**"), and the interest of Cuyahoga County Convention Facilities Development Corporation, its affiliates, subsidiaries, or assigns and The County of Cuyahoga, Ohio (collectively, the "**Donees**") in receiving the donation of the Sculptures, including certain obligations related thereto. This Letter serves to memorialize the understanding between Donor and Donees (each a "**Party**," and collectively, "**Parties**") on the terms intended to govern the donation and acceptance of the Sculptures, which will be the basis for negotiating a more definitive agreement with respect to the donation and maintenance of the Sculptures and the Plaza (the "**Donation and Maintenance Agreement**").

This Letter does not contain all matters upon which agreement must be reached in order for the donation to be completed. Any Party may, at any time prior to the approval, execution, and delivery of the Donation and Maintenance Agreement, propose different terms from those summarized herein, it being understood, however, that Donor's payment of the Initial Buildout Expense (as hereinafter defined) will be committed for initial buildout expenses upon receipt, and if expended on the initial buildout as described below, will not be returned if the Donation and Maintenance Agreement is not consummated due to Donor's insistence on a new or different term that varies from those summarized herein. This Letter supersedes all prior oral and written proposals between the Parties.

1. The Property. The intended site for the donation contemplated in this Letter is the Property, bearing Cuyahoga County PPN:101-04-012, together with all easements, privileges, appurtenant rights, and all improvements, and fixtures now situated thereon, in their present condition situated thereon as of March ___, 2024. The Property is subject to a Ground Lease, Lease, and Sublease and Operating Agreement between the County and CCCFDC, all dated as of December 27, 2013.

2. The Sculptures. The parties anticipate that artist David Deming will produce sculptures of the Superman character, of Jerry Siegel and Joe Shuster, and of other related subjects (the "**Sculptures**") which will be installed at, and are to become part of, the Plaza.

By signing below, each Party expresses its acceptance of the provisions of this Letter.

Agreed to and accepted this 16TH day of MARCH, 2024:

DONOR:

The Siegel & Shuster Society

By: Gary Kaplan

Name: GARY KAPLAN

Title: PRESIDENT

DONEES:

Cuyahoga County Convention Facilities Development Corporation (CCCFDC)

By: George a Hillow

Name: George a Hillow

Title: Executive Director

The County of Cuyahoga, Ohio

By:
Chris Ronayne, County Executive, or
Authorized designee pursuant to Executive
Order EO2023-0003, dated July 6, 2023

LETTER OF INTENT

KEY POINTS:

- The Siegel & Shuster Society will fund the cost for construction of the sculptures and the infrastructure.
- The CCCFDC will maintain the Plaza in which the sculptures sit.
- The Siegel & Shuster Society will create a dedicated account for the long term maintenance of the sculptures to cover cleaning, repair, replacement of damaged elements and any restoration work.
- The Siegel & Shuster Society will fund the cost of premiums and deductibles related to insurance to cover the repair of the sculptures in the event of casualty, damage, theft, accident or vandalism.
- All parties will establish a royalty free license agreement related to the use of the images and likeness of Superman and the related sculptures.

April 10, 2024

Siegel & Shuster Society
38005 Brown Ave
Willoughby, OH 44094
Attention: Gary Kaplan

Dear Board of the Siegel & Shuster Society:

By way of this letter, DC Comics ("DC") confirms that by written agreement DC granted to The Siegel & Shuster Society, a non-profit corporation organized and existing under the laws of the State of Ohio (the "Society"), permission to produce, erect, publicly display and maintain a statute of DC's SUPERMAN character (the "Statue") in Cleveland, Ohio, as part of the "Siegel and Shuster Tribute Plaza" (the "Plaza") honoring Jerry Siegel and Joe Shuster, the co-creators of the SUPERMAN character, who grew up in Cleveland. Further, DC acknowledges that in addition to the Statute, the Plaza will include: (i) three life-size bronze statues, one of Jerry Siegel, one of Joe Shuster and one of Joanne Siegel, Jerry Siegel's wife who modeled for Joe Shuster and served as inspiration for the creation of DC's Lois Lane character; and (ii) a plaque telling the story of Jerry Siegel and Joe Shuster's creation of Superman (the "Plaque").

Sincerely,

Senior Vice President, Legal

DC COMICS APPROVAL

SUPERMAN FIGURE AND BASE

- The Superman figure is a cast stainless steel with a low luster finish. It will require a pressure gun water cleaning every 3 to 4 years at the most
- The epoxy painted base can also be cleaned with a pressure washer put on a lower blast in order not to damage the paint while washing off the dirt
- Extra paint will be stored in case here is need to repaint any of the surfaces that need attention. The paint itself is a Sherwin Williams paint that is graffiti proof.

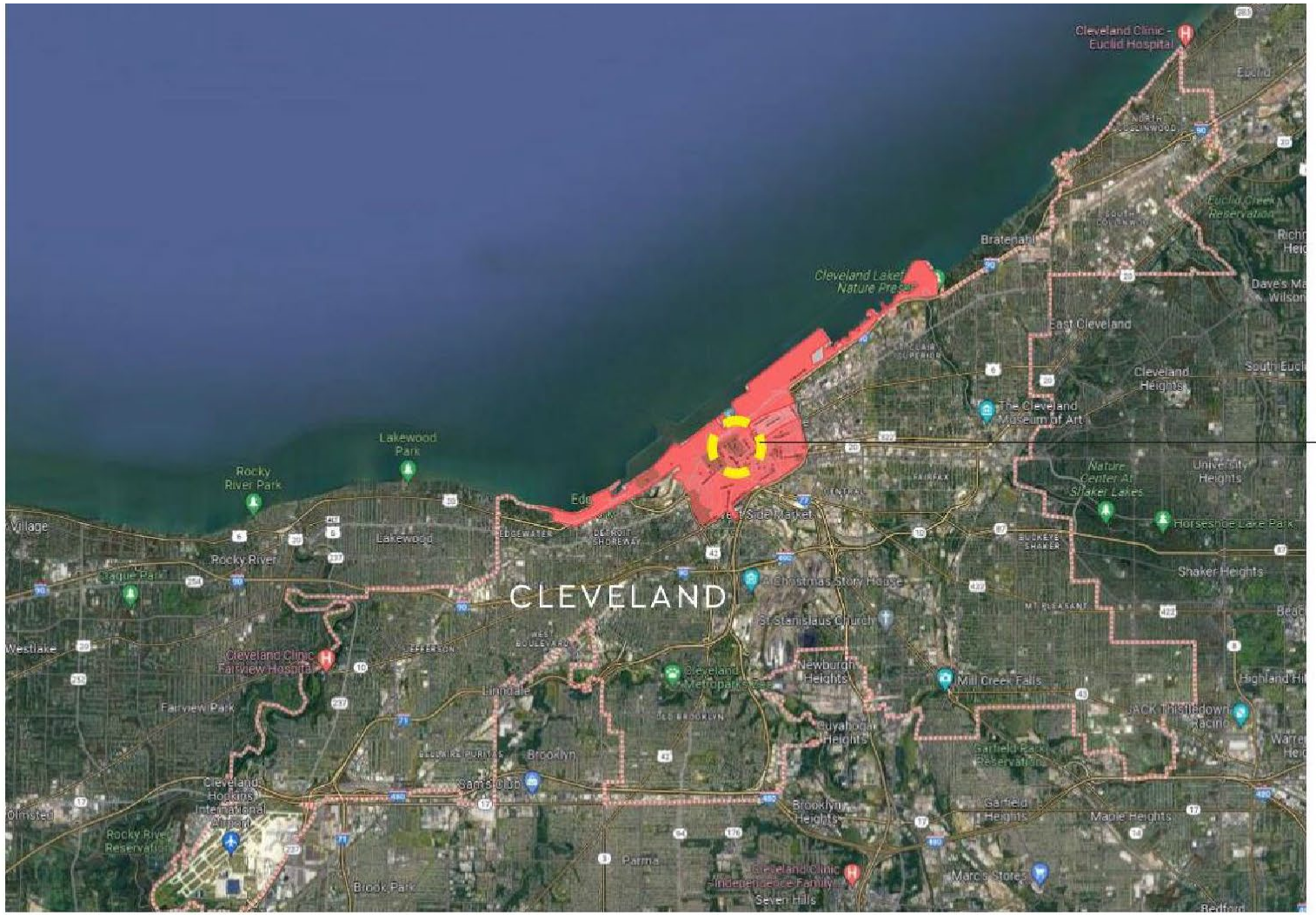
BRONZE FIGURES (SIEGEL AND SHUSTER)

- The most important attention to the bronze figures will be waxing them twice a year in the spring
- It would be advisable that if there is visible dirt or bird droppings on the sculpture a soft brush with water to wash away that should be done before a fresh coat of wax is applied. A low power spray could be use to clean the surface but needs to be very low power spray ignorer to not take off the brown patina.

TELEPHONE BOOTH

- Once each spring if needed the phone booth can be cleaned on the outside only using a portable pressure washer. The painted fiberglass clothing and telephone ought not to need attention as the booth door will be accessible only to the person who has the special tamper proof key to get in in case there needs to be glass replacement.
- The glass panels are two ply laminated safety glass with UV protection to help prevent the painted objects inside from fading. Extra glass sections will be in storage in case there is damage to any of the glass plates.

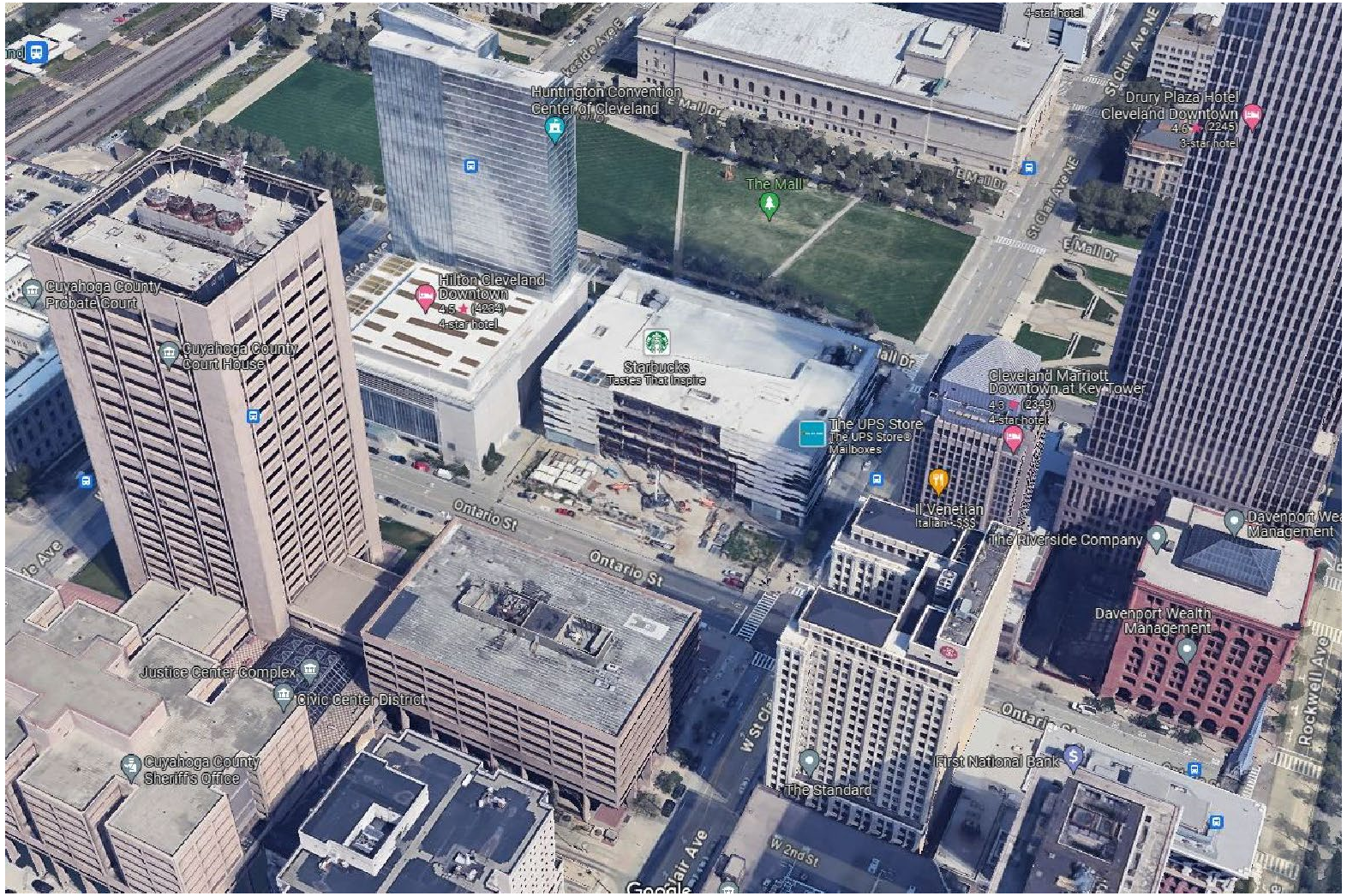
PLAZA MAINTENANCE PLAN

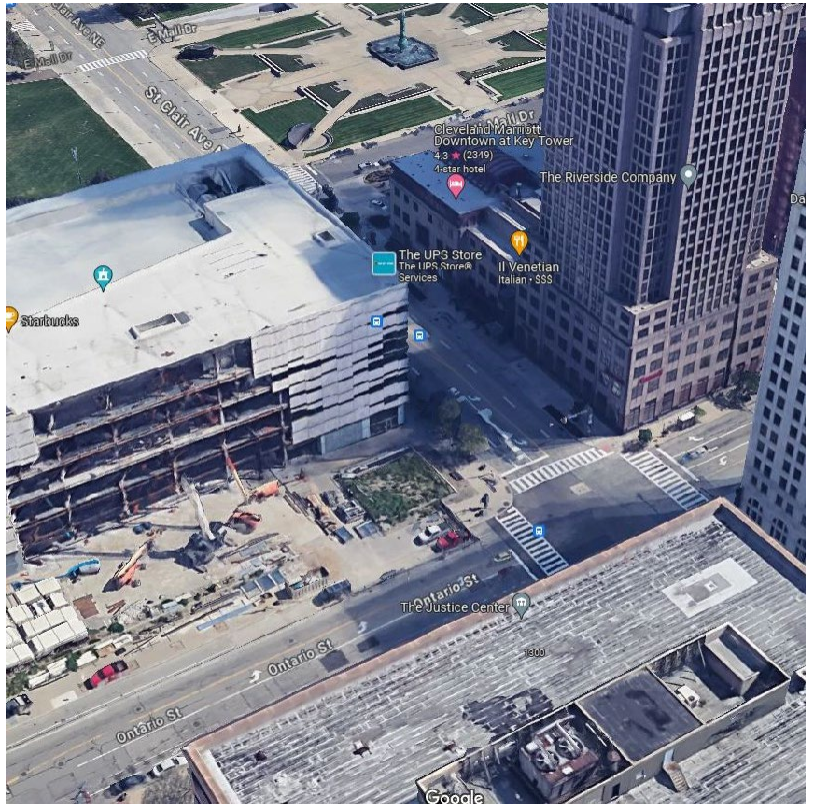


LOCATION PLAN

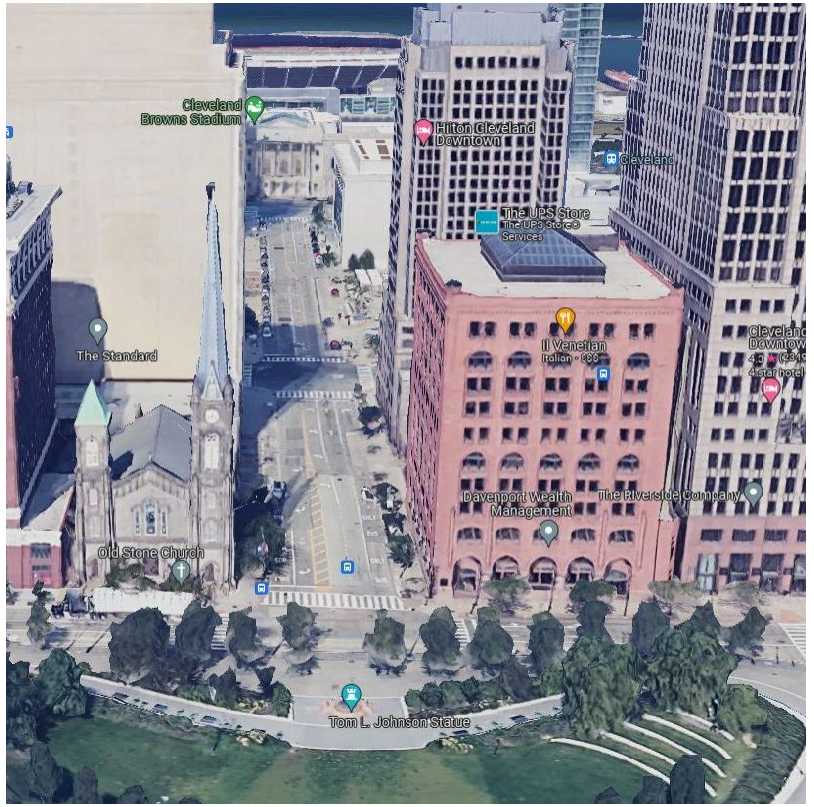
1. CUYAHOGA COUNTY COURTHOUSE
2. CITY HALL
3. CLEVELAND CONVENTION CENTER
4. CLEVELAND MALL
5. CLEVELAND PUBLIC SQUARE

SITE LOCATION

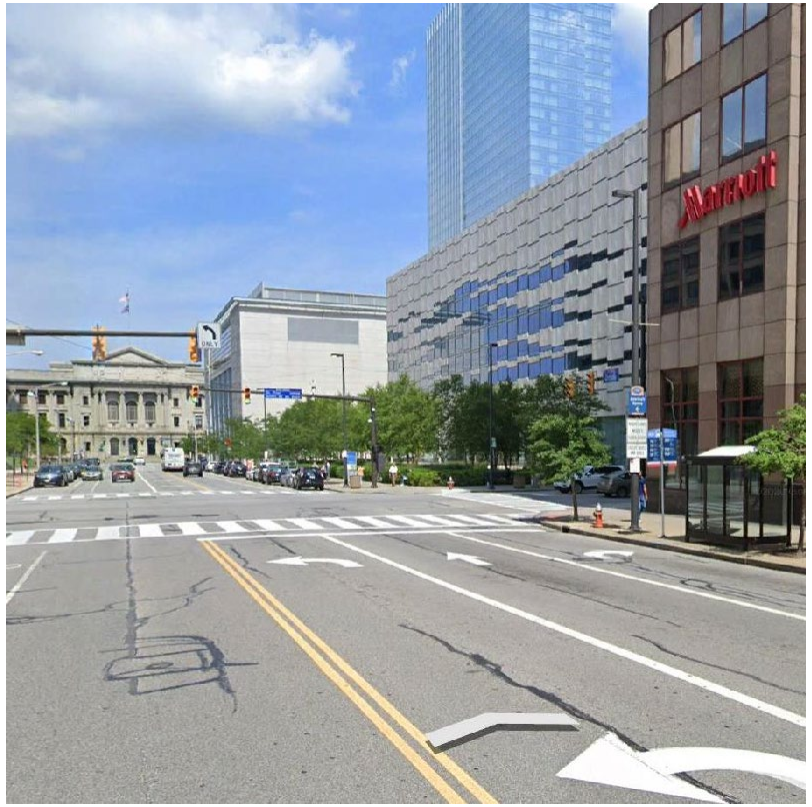




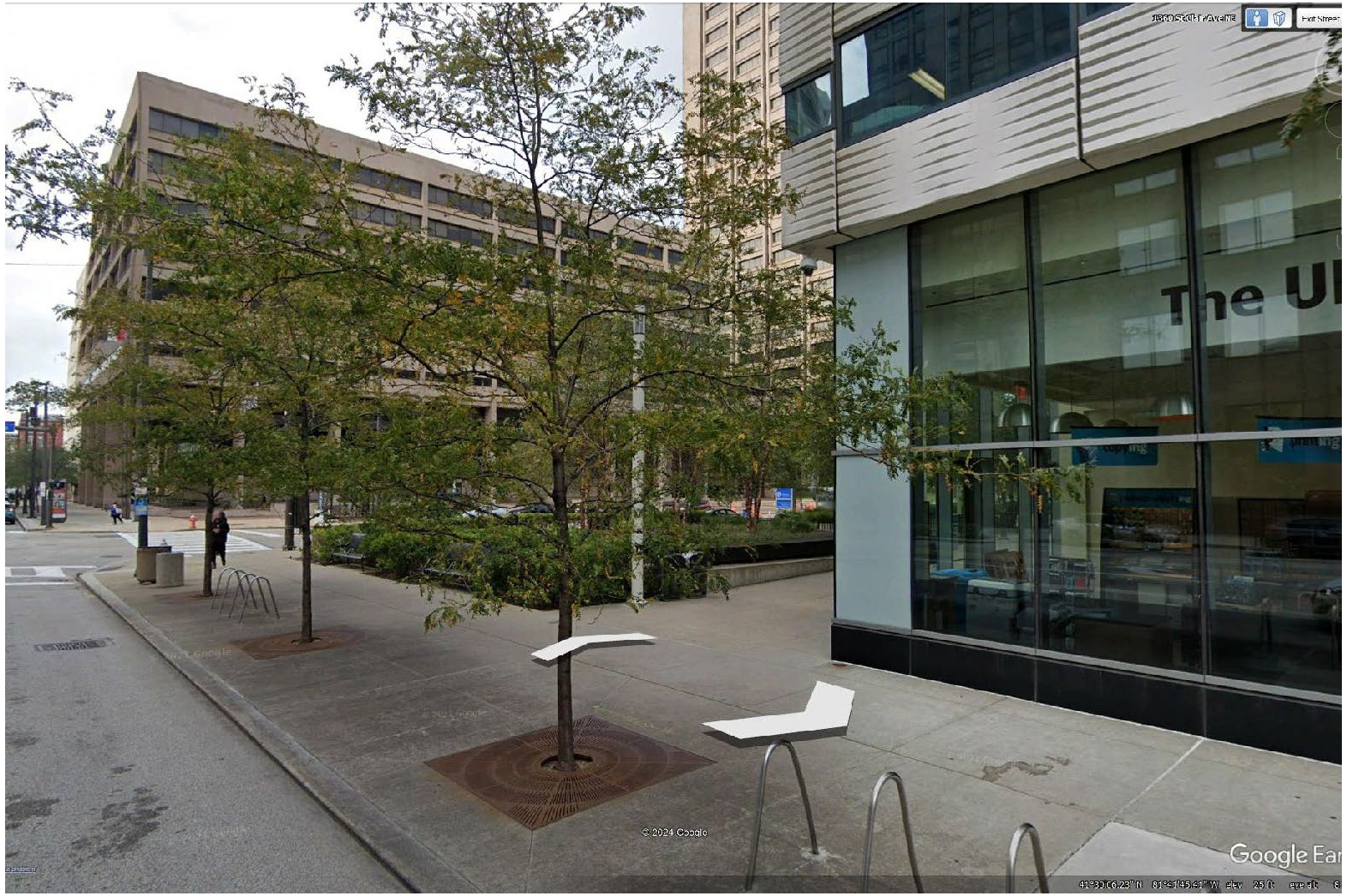
SITE CONTEXT - AERIAL

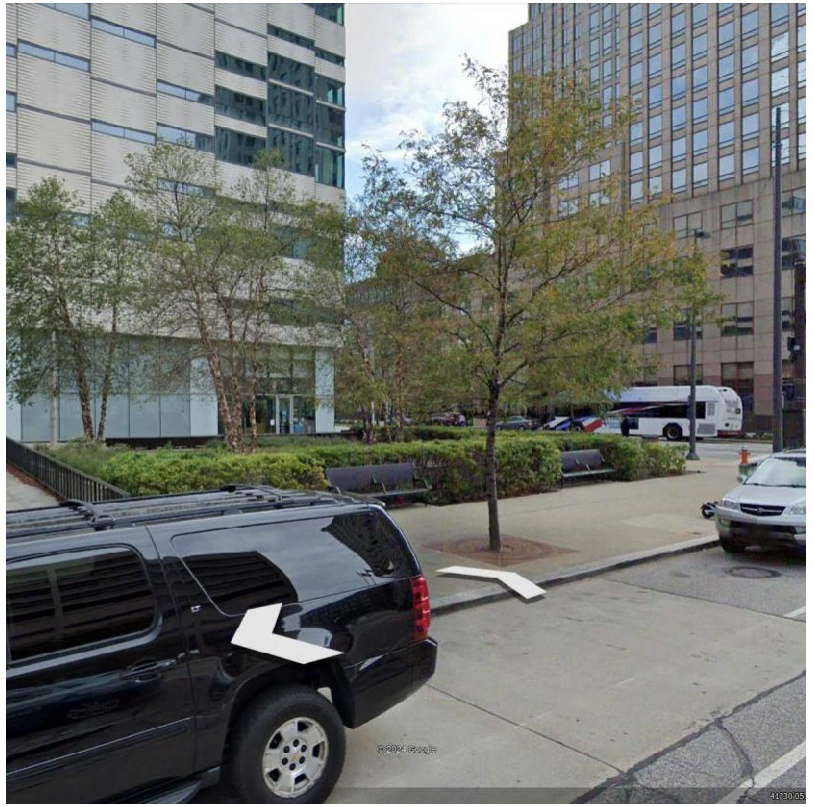


SITE CONTEXT – VIEW FROM PUBLIC SQUARE



SITE CONTEXT





SITE CONTEXT

Honeylocust Trees and Sea Thrift in Expanded Tree Pits

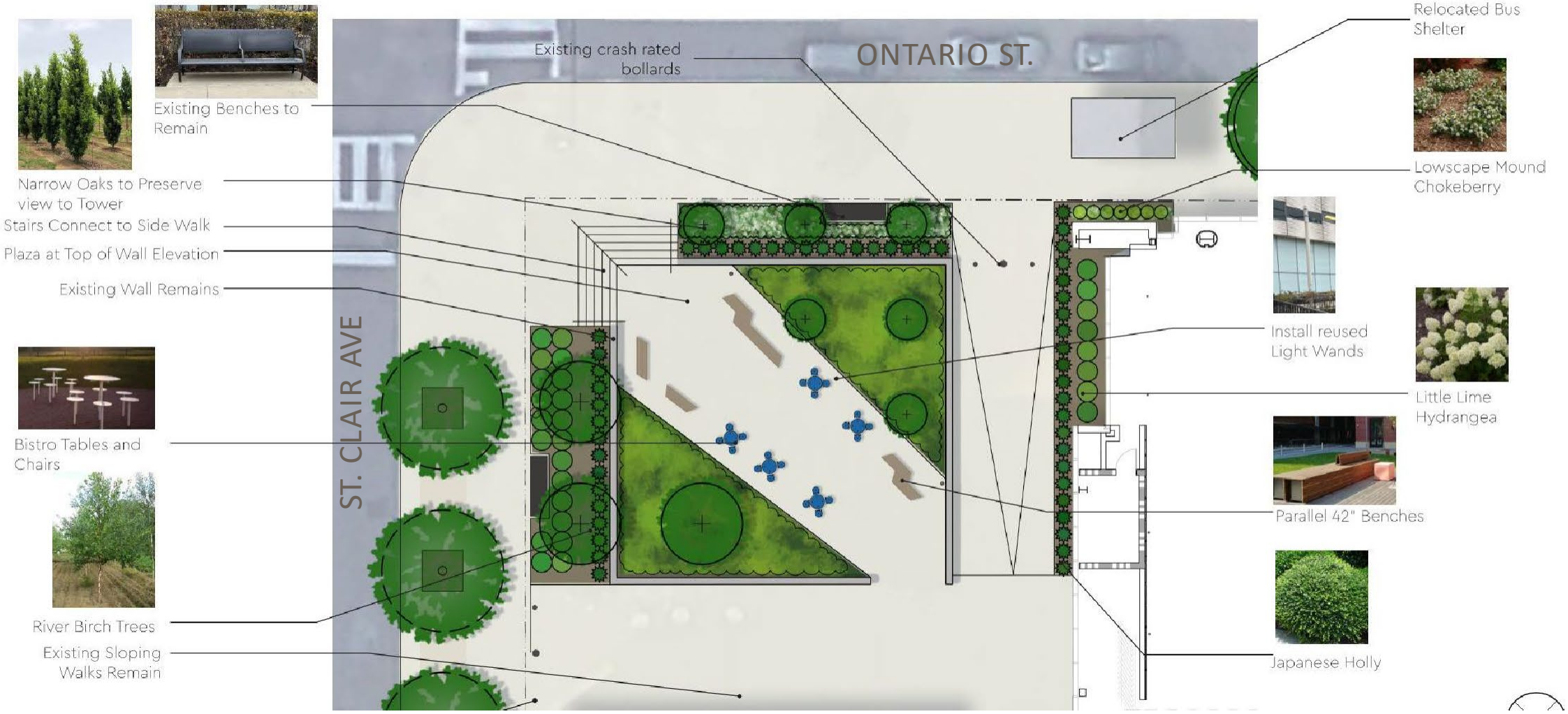
Southwest Corner

ONTARIO ST.

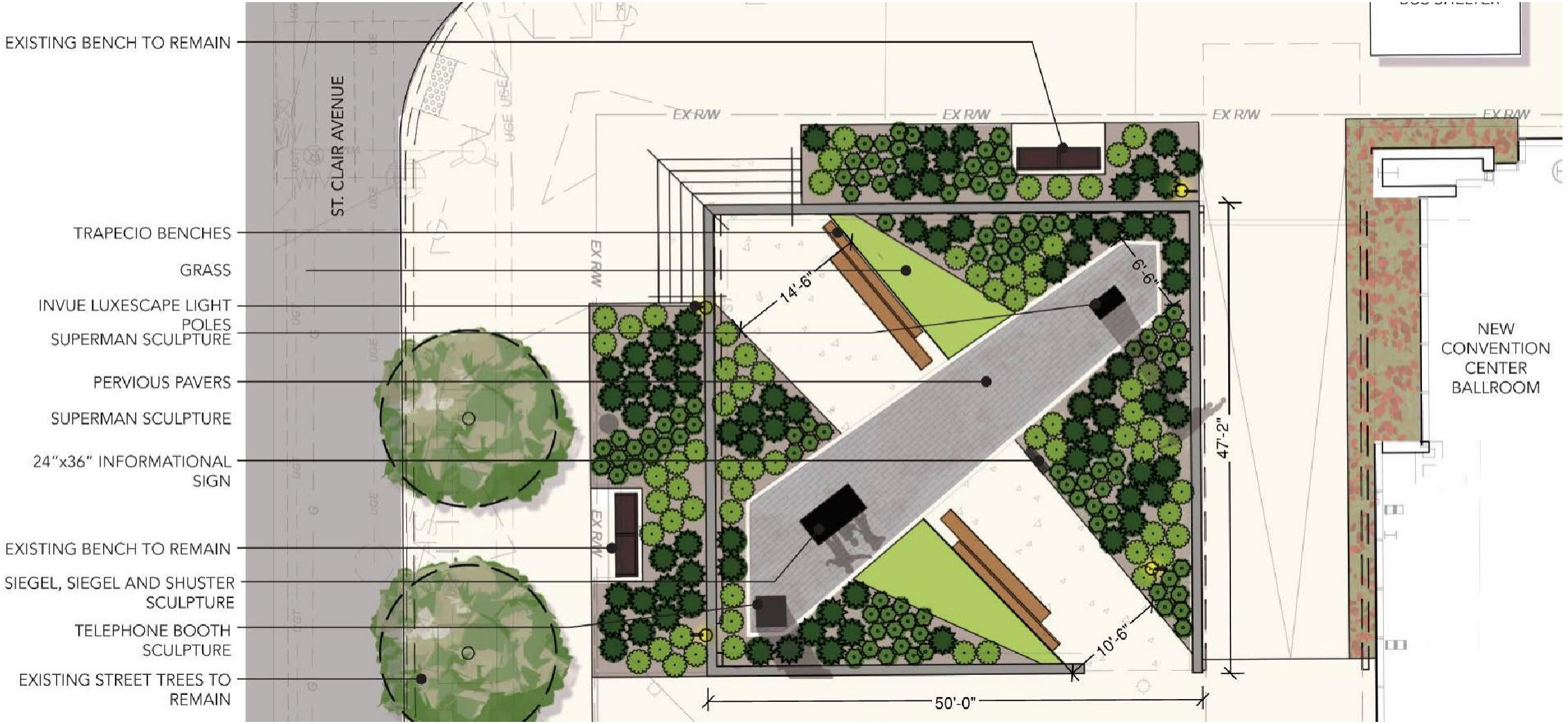
Northwest Corner

ST. CLAIR AVE

PREVIOUS SUBMISSION SITE PLAN



PREVIOUS SUBMISSION SITE PLAN



CONCEPTUAL SITE PLAN

PERVIOUS PAVERS

TRAPECIO BENCH

THREADLEAF BLUESTAR

BRIDAL VEIL ASTILBE

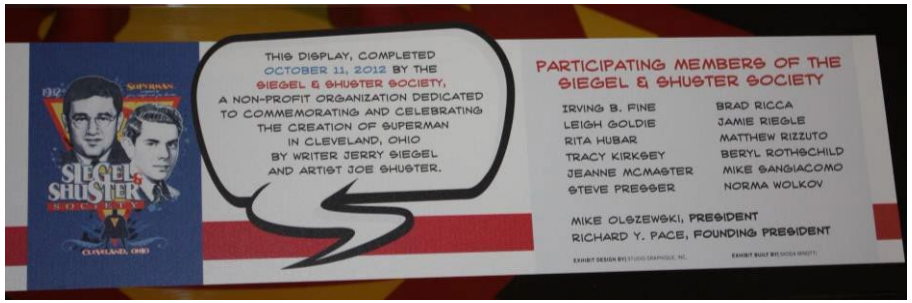
TATER TOT ARBOR VITAE

PLANTING AND SITE FURNISHINGS

Luxescape Cantilever Mount

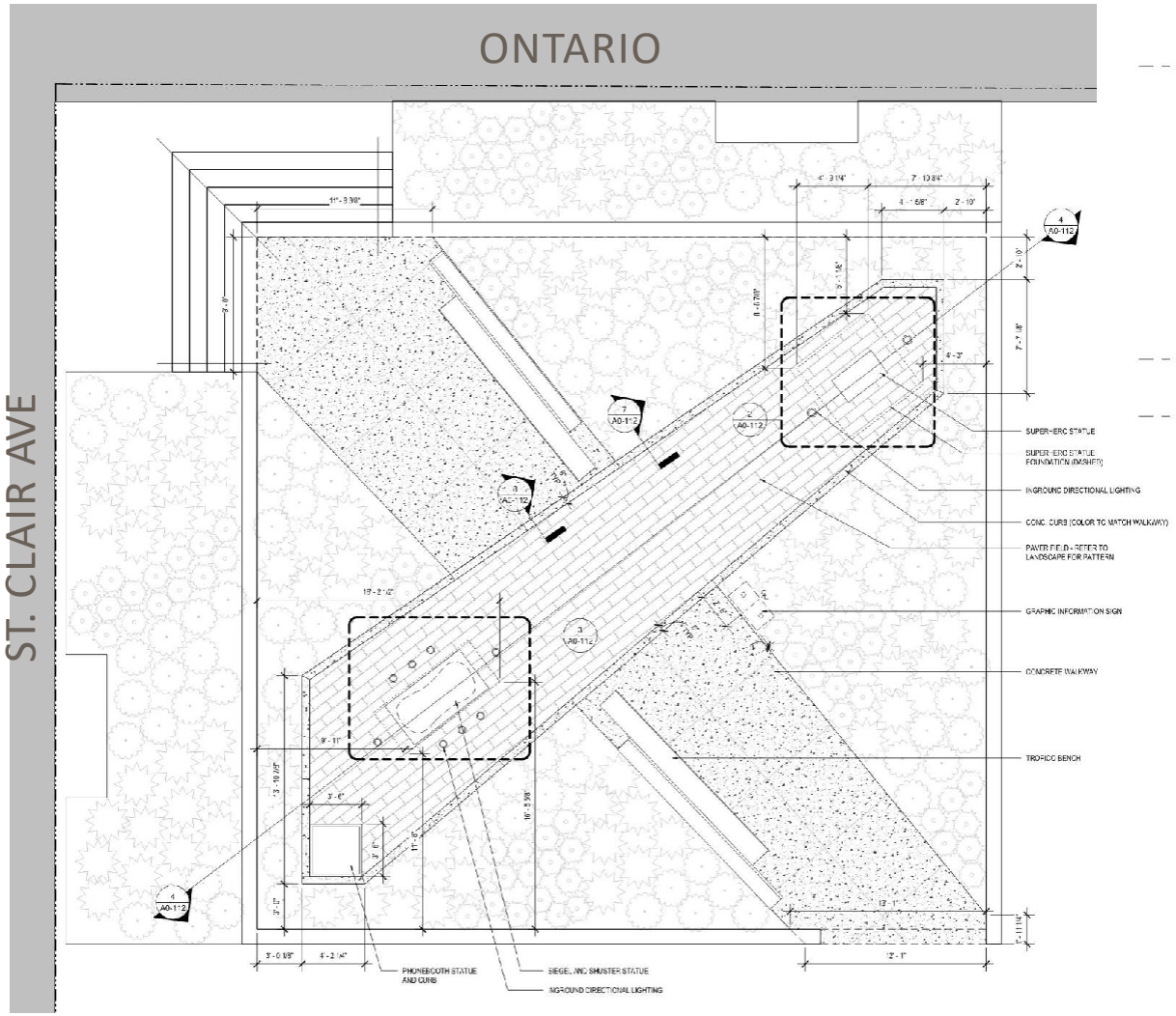
Lumiere Boca 696

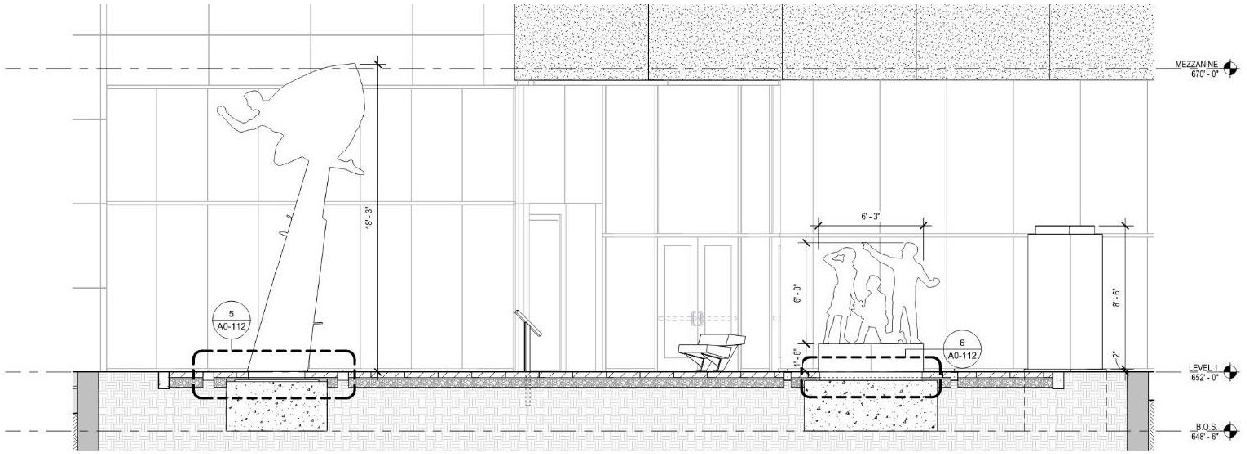
Cooper Monaco 3002A

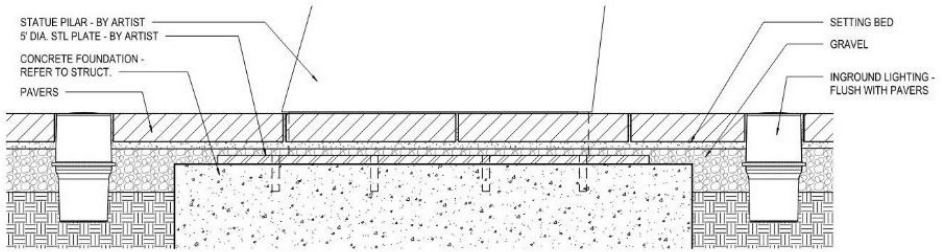


Outdoor Angled Display Signage – Text and Graphic TBD

SITE LIGHTING AND SITE SIGNAGE

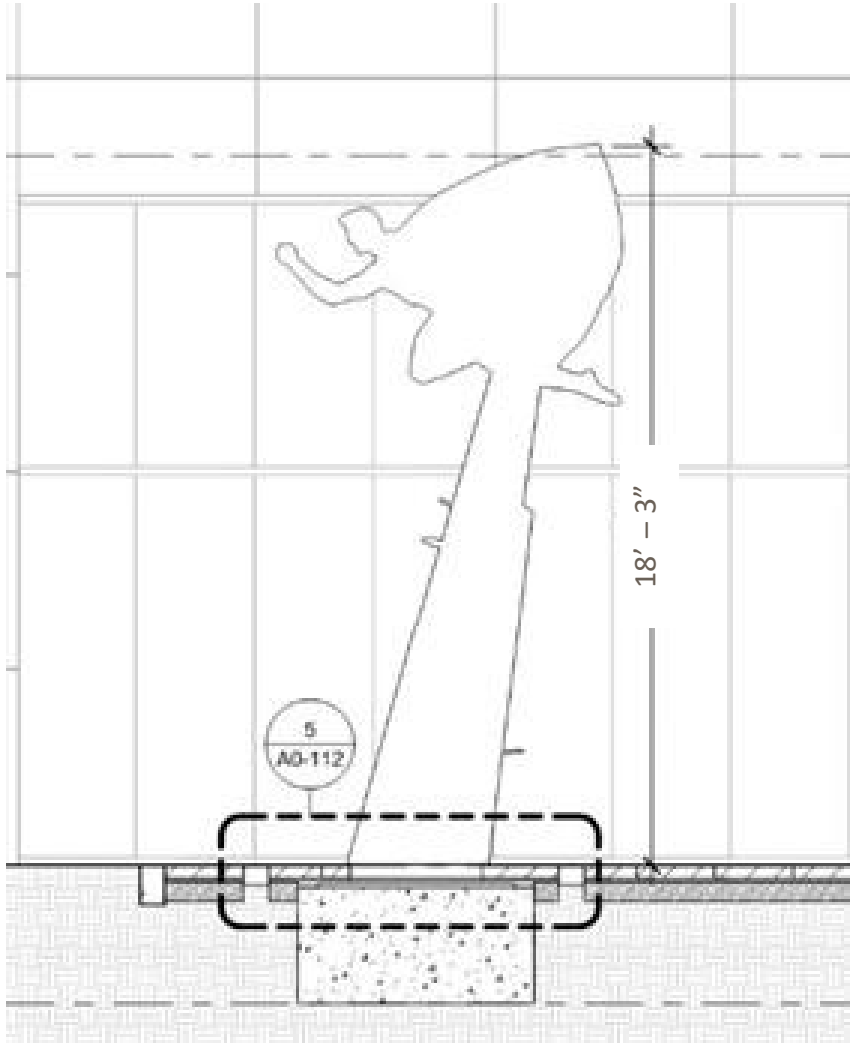




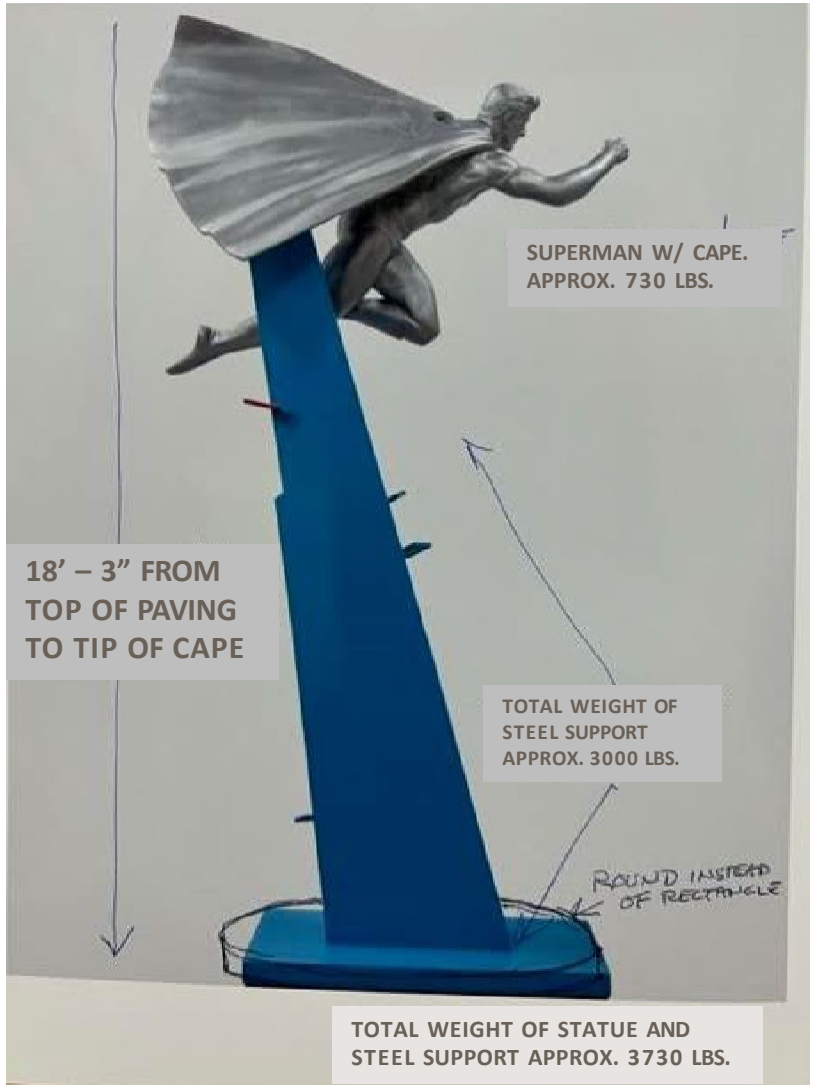


5 DETAIL - PAVERS AT STATUE BASE - SUPERHERO
1" = 1'-0"

PLAZA DRAWINGS



SUPERMAN STATUE



MATERIALS:

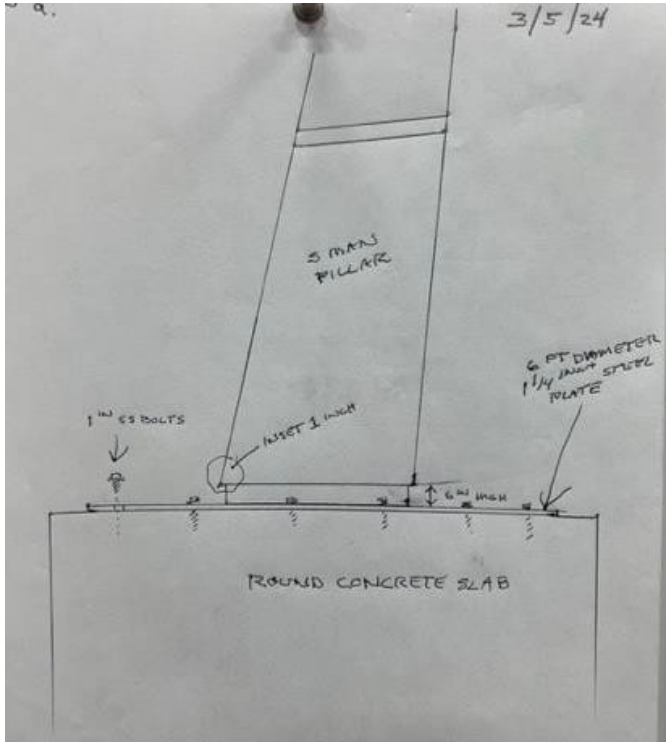
BASE:

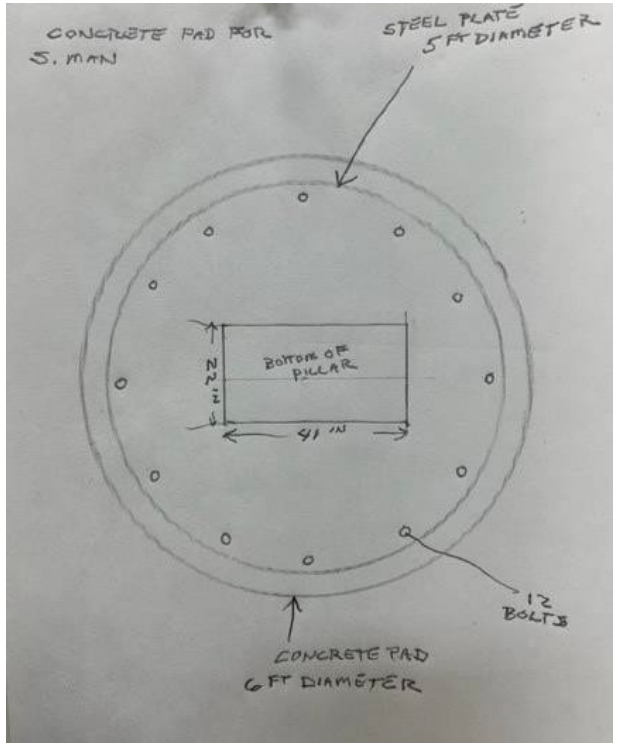
GRAFITI RESISTANT,
EPOXY PAINTED
SHERWIN WILLIAMS
6789 BLUE MOSQUE

STATUE:

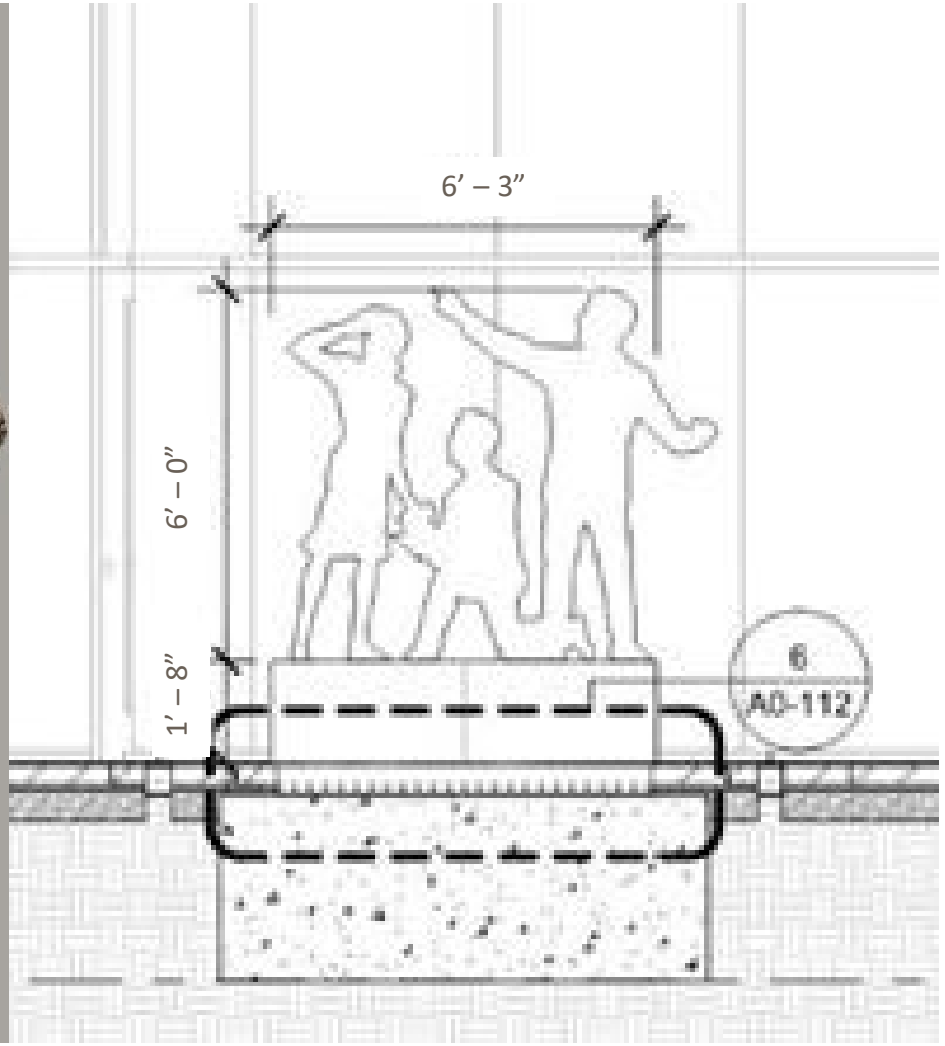
STAINLESS STEEL

SUPERMAN STATUE - DIMENSIONS

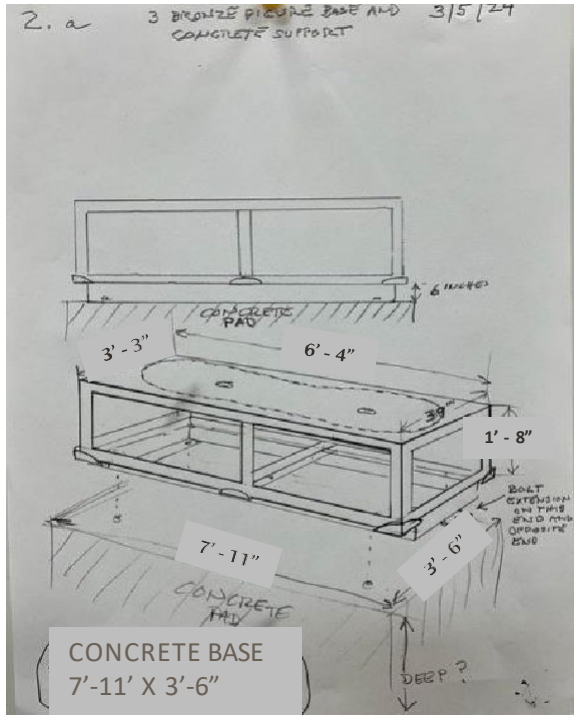




SUPERMAN STATUE BASE



SIEGEL AND SHUSTER STATUE



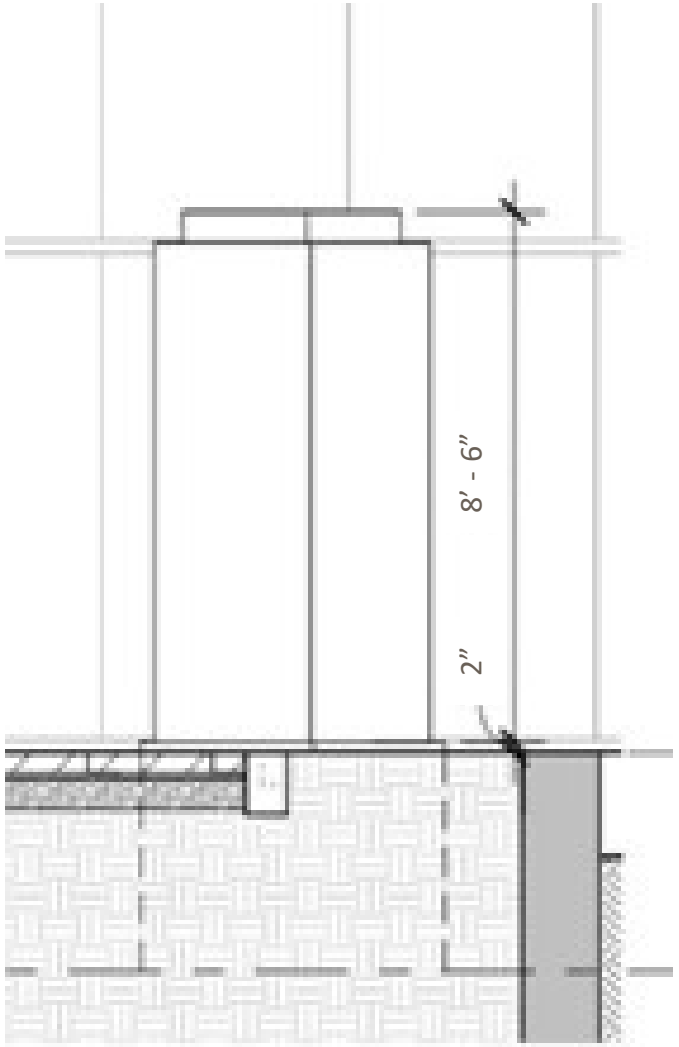
CONCRETE BASE
7'-11' X 3'-6"

MATERIALS:

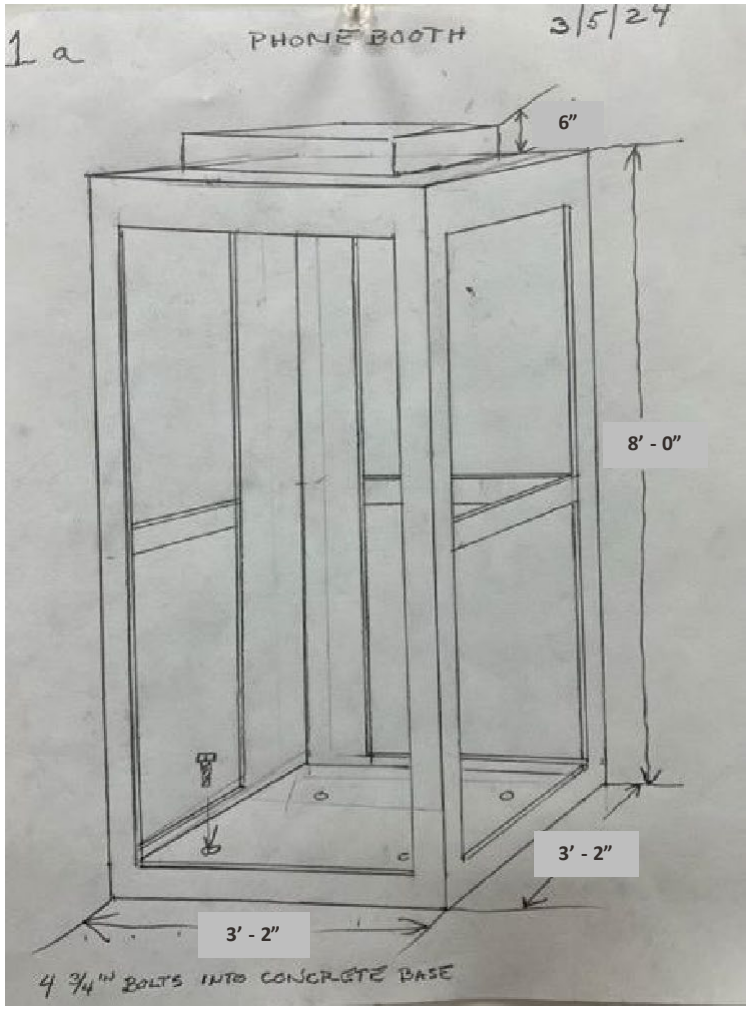
BASE:
POLISHED BLACK GRANITE

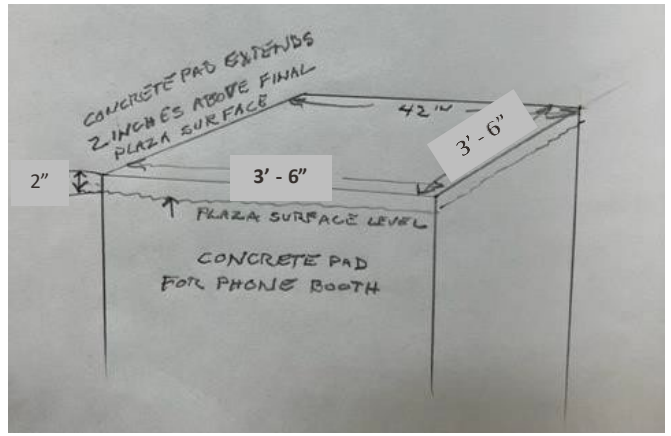
STATUES:
BRONZE

SIEGEL AND SHUSTER STATUE



PHONE BOOTH





MATERIALS:

BASE:

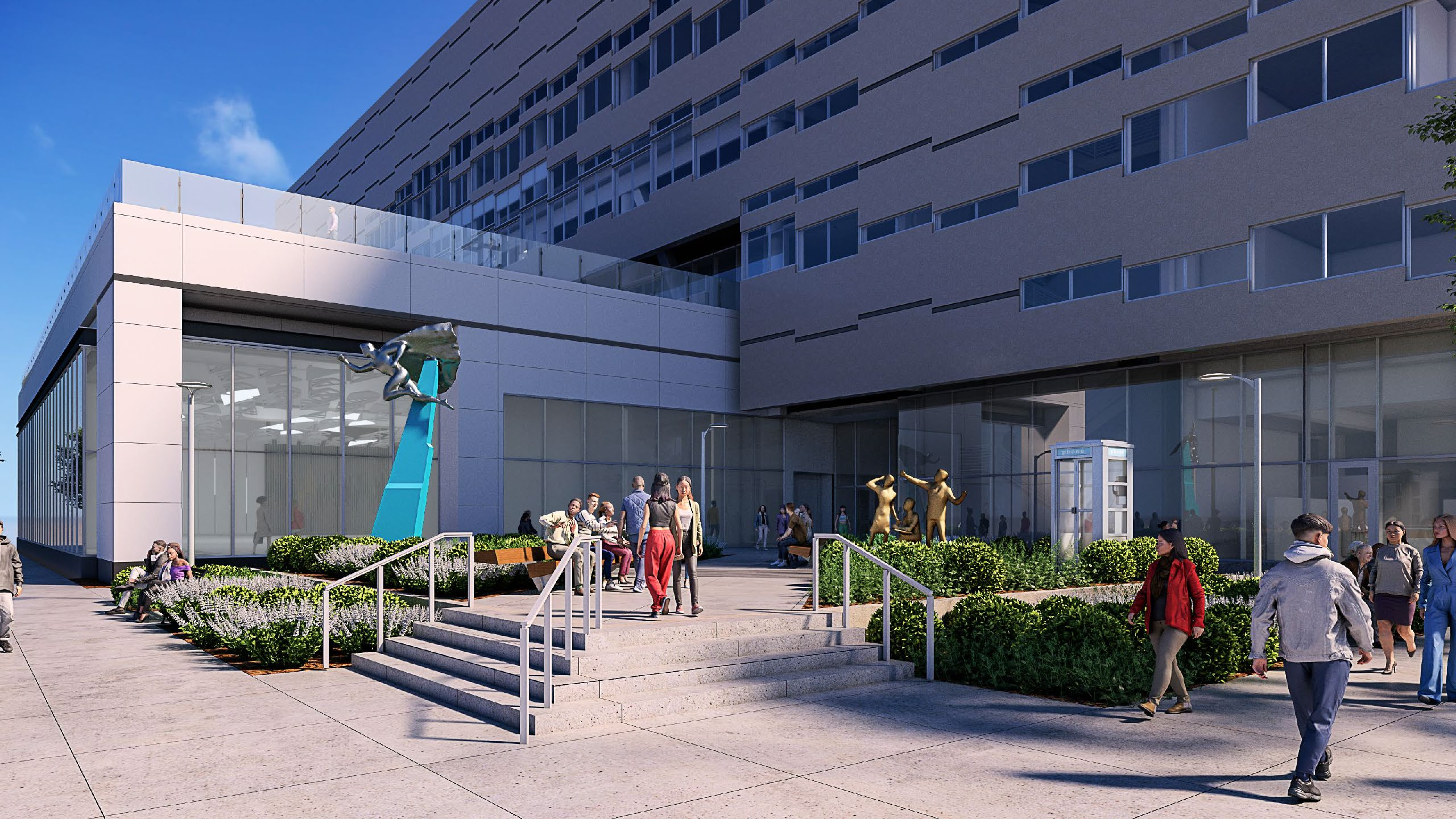
CONCRETE BASE

STATUE:

STAINLESS STEEL W/ COLORED FIBERGLASS CLOTHING

PHONEBOOTH GLAZING TO BE 2 PLY LAMINATED SAFETY GLASS WITH UV PROTECTION. VENTING INTAKES IN BOTTOM OF INSIDE FLOOR PANEL, WITH INSECT SCREENING. DOOR WILL LOCKED.

PHONE BOOTH


phone

phone

phone

QUESTIONS OR COMMENTS?

CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-016 **Meeting Date:** 04/18/2024

Project Name: Siegel and Shuster Tribute Plaza - Superman Monument

Project Address: 300 Lakeside Ave. E, Cleveland, Ohio 44114

Contact Person: Ellis Katz

Architect/Contractor: Moody Nolan / Turner Construction

General Description: Superman Monument

Motion by Design Review Committee:

Approved with Conditions

Approve: Yablonsky, Bialosky, Bogart, Brown, Geist, Pesarchick, Soltis, Zarfoss

Disapprove:

Abstain: Schwartzberg

Non-Voting Members:

Revised concrete area around benches be reflected on plans for admin approval.

Grass triangle areas be enhanced for additional open area and to avoid trampling of landscaping.

Include map/address of other relevant Superman sites on the plaque, including the Glenville childhood home(s) of Siegel and Shuster.

Consider back-to-back benches.

Overall commendation of the Monument.

Cleveland City Planning Commission

Far West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 19, 2024

FW2023-022 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 14410 (aka 14436) Puritas Avenue

Project Representative: Greg Baron, Volker Development

AND

FW2023-023 – Proposed Demolition of a 1 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 11410 Puritas Avenue (rear)

Project Representative: Greg Baron, Volker Development

Ward 16- Councilmember Kazy | **SPA: Bellaire-Puritas**

Puritas Senior Apartments

Puritas Avenue, Cleveland, Ohio 44135

Far West Design Review & Cleveland Planning Commission

Proposed Demolition

April 17, 2024

BARTON COMMUNITIES

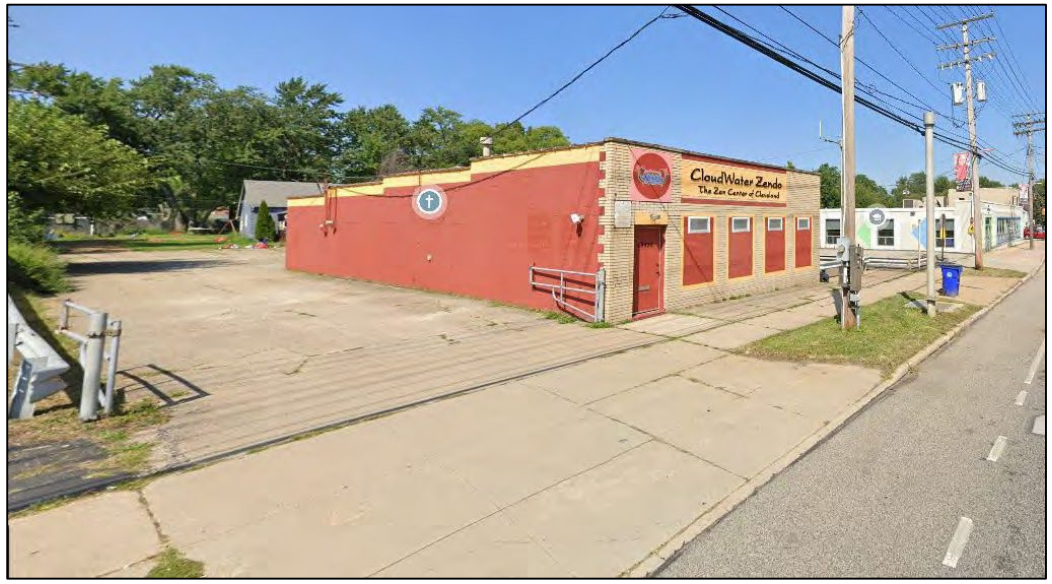
VÖLKER DEVELOPMENT INC

RDL ARCHITECTS

Current Project Site Aerial

EXTERIOR PHOTOGRAPHS

COMMERCIAL BUILDING – FACING NORTHEAST



COMMERICAL BUILDING – FACING NORTH

EXTERIOR PHOTOGRAPHS

COMMERCIAL BUILDING – FACING NORTHEAST

COMMERICAL BUILDING – FACING NORTH

EXTERIOR PHOTOGRAPHS

COMMERCIAL BUILDING – FACING SOUTH

COMMERICAL BUILDING – FACING NORTHWEST

INTERIOR PHOTOGRAPHS

COMMERCIAL BUILDING

COMMERICAL BUILDING

EXTERIOR PHOTOGRAPHS

RESIDENTIAL BUILDING – FACING NORTHWEST

RESIDENTIAL BUILDING – FACING SOUTH

EXTERIOR PHOTOGRAPHS

RESIDENTIAL BUILDING – FACING EAST

RESIDENTIAL BUILDING – FACING WEST

EXTERIOR PHOTOGRAPHS

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

EXTERIOR PHOTOGRAPHS

RESIDENTIAL BUILDING SITE

RESIDENTIAL BUILDING SITE

INTERIOR PHOTOGRAPHS

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

City of Cleveland
Justin M. Bibb, Mayor
City Planning Commission
Joyce Pan Huang, Director
601 Lakeside Avenue, Room 501, Cleveland, OH. 44114
T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

Far West Design Review Advisory Committee Meeting
Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2023-23
Meeting Date: 04.17.24
Project Name: Puritas Senior Apts
Ward #: 16
Project Address: 14410 Puritas Avenue (rear)
Project Rep. : Greg Baron, Volker Development Inc
Existing Use:
Proposed Use: New senior apartments
Project Scope: Demoliton

Design Review Level Applied For: Final
Motion by Design Review Committee:
Approve *(as presented)* ◉ Approve *(with stated conditions)* ○ *Disapprove* ○ *Table* ○

Conditions:

Committee Action:	(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)							
Andrews - NP (Alt.)	☐Yea	☐ Nay	☐ Abst.	☐ Pres.	Petraitis	■ Yea	☐ Nay	☐ Abst. ☐ Pres.
Blazek	■ Yea	☐ Nay	☐ Abst.	☐ Pres.	Provolt - NP	☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Hewitt	■ Yea	☐ Nay	☐ Abst.	☐ Pres.	Young (C)	■ Yea	☐ Nay	☐ Abst. ☐ Pres.
Horton - R	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Howard	■ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Orehek - R	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.				

Applicant Signature & Date: **Virtual Meeting – No Signature Required**

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Far West Design Review Advisory Committee Meeting
Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2023-23
Meeting Date: 04.17.24
Project Name: 14436 Puritas Demolition
Ward #: 16
Project Address: 14436 Puritas Avenue
Project Rep. : Greg Baron, Volker Development Inc
Existing Use:
Proposed Use: New senior apartments
Project Scope: Demoliton

Design Review Level Applied For: Final
Motion by Design Review Committee:
Approve *(as presented)* ◉ Approve *(with stated conditions)* ○ *Disapprove* ○ *Table* ○

Conditions:

Committee Action:	(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)							
Andrews - NP (Alt.)	☐Yea	☐ Nay	☐ Abst.	☐ Pres.	Petraitis	■ Yea	☐ Nay	☐ Abst. ☐ Pres.
Blazek	■ Yea	☐ Nay	☐ Abst.	☐ Pres.	Provolt - NP	☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Hewitt	■ Yea	☐ Nay	☐ Abst.	☐ Pres.	Young (C)	■ Yea	☐ Nay	☐ Abst. ☐ Pres.
Horton - R	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Howard	■ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Orehek - R	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.				

Applicant Signature & Date: **Virtual Meeting – No Signature Required**

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 19, 2024

FW2023-019 – Puritas Senior Apartments New Construction: Seeking Final Approval

Project Address: 14410 Puritas Avenue

Project Representative: Greg Baron, Volker Development

Ward 16- Councilmember Kazy | **SPA: Bellaire-Puritas**

Puritas Senior Apartments

Puritas Avenue, Cleveland, Ohio 44135

Far West Design Review & Cleveland Planning Commission

Final Presentation

April 17, 2024

BARTON COMMUNITIES

VÖLKER DEVELOPMENT INC

RDL ARCHITECTS

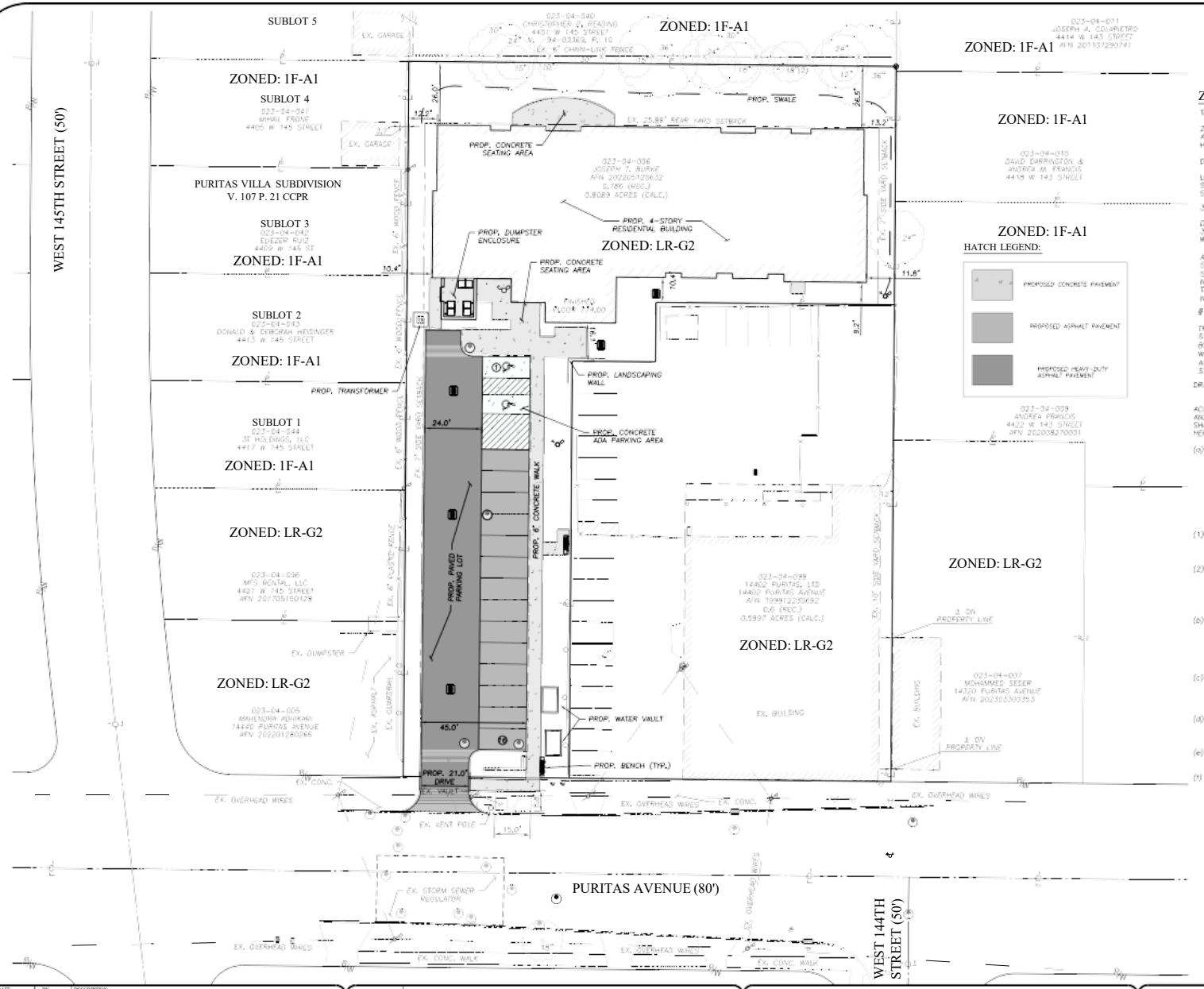
Puritas Senior Apartments

- New construction, 48-unit senior apartment building located Puritas Avenue in Cleveland
- Unit Configuration: 28 one-bedroom units and 20 two-bedroom units
- The Project will serve seniors aged 55 and older who have incomes between 30% & 80% AMI.
  - 2023 Income Limits
    - One person - $18,990 - $50,640
    - Two Person - $21,720 - $$57,920
- Residents will be connected to supportive and community-based services through an experienced service coordinator
- Amenities include a fitness center with senior specific equipment, a community room with kitchenette, laundry facilities, and enhanced site and building security.

Puritas Senior Apartments
Development Team Members

- Co-Developer/Co-Owner – Volker Development Inc. - Lakewood, Ohio Office
- Co-Developer/Co-Owner - Barton Communities (F.K.A, LSC Service Corporation, Lakewood Senior Citizens, Inc) – Lakewood, Ohio
- Property Manager – Barton Communities (LSC Service Corporation) – Lakewood, Ohio
- Supportive Services Coordinator – Barton Communities (LSC Service Corporation) – Lakewood, Ohio
- Architect – RDL Architects, Inc.
- General Contractor – To-Be-Determined (Local-Northeast Ohio Based)
- Civil Engineer – Bramhall Engineering, Inc. – Avon, Ohio
- Landscape Architect - Peggy A. Brown Landscape Architecture

Current Project Aerial



ZONING CLASSIFICATIONS

THE SUBJECT PROPERTY IS ZONED: LR-G2

ZONING DISTRICT:	LOCAL RETAIL-LR
AREA DISTRICT:	G-MAX GROSS FLOOR AREA = 3X LOT AREA
HEIGHT DISTRICT:	2-60' HEIGHT LIMIT
DESIGN REVIEW DISTRICT:	GLENVILLE

LOCAL-RETAIL BUSINESS DISTRICTS PERMIT ALL RESIDENTIAL USES, FOOD STORES, VARIETY STORES, SHOE STORES, DRUGSTORES, EATING PLACES, PROFESSIONAL OFFICES, AND OTHER RETAIL BUSINESS USES THAT SERVE NEIGHBORHOOD NEEDS, PROHIBIT GAS STATIONS AND USED CAR LOTS.

357.04 FRONT YARD REGULATIONS

IN RESIDENCE DISTRICTS AND IN LOCAL RETAIL BUSINESS DISTRICTS FRONT YARD LINES SHALL BE DETERMINED AS FOLLOWS AND, EXCEPT AS PROVIDED IN THIS SECTION AND SECTIONS 357.05 TO 357.07, NO PORTION OF A BUILDING OR STRUCTURE SHALL BE ERECTED ABOVE THE GRADE LEVEL WITHIN SUCH FRONT YARD.

(A) GENERAL PROVISIONS FOR FRONT YARD LINES. EXCEPT AS PROVIDED IN SECTION 357.06, ON ANY STREET FRONTAGE, ON EITHER SIDE OF A STREET BETWEEN TWO (2) SUCCESSIVE INTERSECTING STREETS BUT EXCLUDING THE FRONTAGE ALONG THE SIDE LINES OF CORNER LOTS, A LINE WHICH IS SET BACK OF THE STREET LINE A DISTANCE EQUAL TO FIFTEEN PERCENT (15%) OF THE AVERAGE OR NORMAL DEPTH OF THE LOTS HAVING THEIR FRONT LINES ALONG SUCH STREET FRONTAGE SHALL BE THE FRONT YARD LINE, BUT THE DISTANCE FROM THE FRONT YARD LINE TO THE STREET LINE SHALL NOT BE REQUIRED TO EXCEED THIRTY (30) FEET.

§ 357.05 SIDE STREET YARD REGULATIONS

(A) GENERAL PROVISIONS. EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER, THE DISTANCE OF THE BUILDING LINE BACK FROM THE SIDE STREET LINE ALONG THE SIDE STREET LINE OF A CORNER LOT IN A RESIDENCE DISTRICT OR IN A LOCAL RETAIL BUSINESS DISTRICT SHALL BE NOT LESS THAN TEN PERCENT (10%) OF THE AVERAGE WIDTH OF SUCH LOT OR FIVE (5) FEET, WHICHEVER IS LESS, EXCEPT THAT ACCESSORY BUILDINGS OR USES SHALL BE NOT LESS THAN TEN (10) FEET FROM SUCH SIDE STREET LINE.

DRIVEWAY REGULATIONS IN LOCAL RETAIL AND GENERAL RETAIL BUSINESS DISTRICTS (343.18)

IN A LOCAL RETAIL BUSINESS DISTRICT OR A GENERAL RETAIL BUSINESS DISTRICT, PLANS FOR ACCESS TO THE LAND USES THEREIN SHALL BE APPROVED BY THE COMMISSIONER OF TRAFFIC ENGINEERING AND PARKING WHO SHALL ASCERTAIN THAT THE DRIVEWAYS USED TO PROVIDE ACCESSIBILITY TO THESE USES SHALL BE LOCATED AND ARRANGED TO MINIMIZE TRAFFIC CONGESTION IN CONFORMITY WITH THE REGULATIONS HEREIN SET FORTH:

(a) NOT MORE THAN ONE (1) DRIVEWAY SHALL BE PERMITTED ON A LOT OF LAND WITH A FRONTAGE OF ONE HUNDRED (100) FEET OR LESS, BUT TWO (2) DRIVEWAYS MAY BE PERMITTED ON A LOT OF LAND WITH A FRONTAGE OF NOT LESS THAN ONE HUNDRED FIFTY (150) FEET. HOWEVER, THE COMMISSIONER OF TRAFFIC ENGINEERING AND PARKING MAY PERMIT TWO (2) DRIVEWAYS ON A LOT OF LAND WITH A FRONTAGE OF NOT LESS THAN ONE HUNDRED THIRTY (130) FEET IF THE DRIVEWAYS ARE SO LOCATED AND CONSTRUCTED AS TO PROVIDE SAFETY TO THE PEDESTRIANS AND TO THE MOTORISTS USING THE PROPERTY.

WHERE TWO (2) DRIVEWAYS ARE PERMITTED:

(1) IF THE CENTER LINE OF THE DRIVEWAY IS AT RIGHT ANGLES TO THE PROPERTY LINE, THERE SHALL BE A MINIMUM OF THIRTY (30) FEET OF UNBROKEN CURB BETWEEN DRIVEWAYS AND A MINIMUM DRIVEWAY RADIUS OF SIX (6) FEET;

(2) IF THE CENTER LINE OF THE DRIVEWAY IS AT OTHER THAN RIGHT ANGLES TO THE PROPERTY LINE THERE SHALL BE A MINIMUM OF THIRTY (30) FEET OF UNBROKEN CURB BETWEEN DRIVEWAYS, THE ACUTE ANGLE RADIUS SHALL BE NOT LESS THAN THREE (3) FEET, AND THERE SHALL BE A MINIMUM OF SIXTEEN (16) FEET BETWEEN THE INSIDE LINES OF THE DRIVEWAYS AT THE PROPERTY LINE.

(b) NO DRIVEWAY SHALL BE LOCATED SO THAT THERE WOULD BE LESS THAN FIFTEEN (15) FEET BETWEEN THE POINT OF TANGENCY OF THE DRIVEWAY APRON RADIUS AND THE OUTSIDE CROSSWALK LINE AT THE INTERSECTION WHEN SUCH DRIVEWAY IS ON THE APPROACH SIDE OF AN INTERSECTION, IN SUCH CASES AS THE DRIVEWAY IS ON THE LEAVING SIDE OF THE INTERSECTION, THE REQUIREMENT SHALL BE FIVE (5) FEET BETWEEN THE OUTSIDE CROSSWALK LINE AND THE POINT OF TANGENCY OF THE DRIVEWAY APRON RADIUS.

(c) ANY OTHER DRIVEWAY PROVIDING ACCESS TO A PROPERTY SHALL BE LOCATED SO THAT THERE WOULD BE NOT LESS THAN FIFTEEN (15) FEET BETWEEN THE POINT OF TANGENCY OF THE DRIVEWAY APRON RADIUS AND A PROLONGATION OF THE PROPERTY LINE TO THE CURB LINE MEASURED AT THE CURB LINE.

(d) THE MAXIMUM WIDTH OF A DRIVEWAY SHALL BE THIRTY (30) FEET MEASURED AT RIGHT ANGLES TO THE ANGLE OF THE DRIVEWAY ENTRANCE. SUCH DRIVEWAY SHALL HAVE A CURB CUT OF NOT MORE THAN SIXTY (60) FEET.

(e) THERE MUST BE A MINIMUM OF THIRTY (30) FEET OF UNBROKEN CURB BETWEEN SUCCESSIVE DRIVEWAYS ON THE SAME OR ADJOINING LAND USES.

(f) WHERE THERE IS A LOT OF LAND WITH A FRONTAGE OF NOT LESS THAN ONE HUNDRED FIFTY (150) FEET, A DIVIDED DRIVEWAY MAY BE PERMITTED PROVIDED THAT THE MEDIAN STRIP BETWEEN EACH ROADWAY OF THE DIVIDED DRIVEWAY SHALL BE AT LEAST SIX (6) FEET IN WIDTH AND EACH ROADWAY SHALL BE NOT LESS THAN TWENTY-FOUR (24) FEET IN WIDTH NOR MORE THAN THIRTY (30) FEET IN WIDTH PROVIDED THAT THE TOTAL WIDTH OF ANY DIVIDED DRIVEWAY SHALL NOT EXCEED SIXTY-SIX (66) FEET IN WIDTH.

DATE:	BY:	DESCRIPTION:
03-22-2024	WTB	ISSUE FOR SCHEMATIC REVIEW

REVISION

DRAWN BY: GEW

CHECKED BY: WTB

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

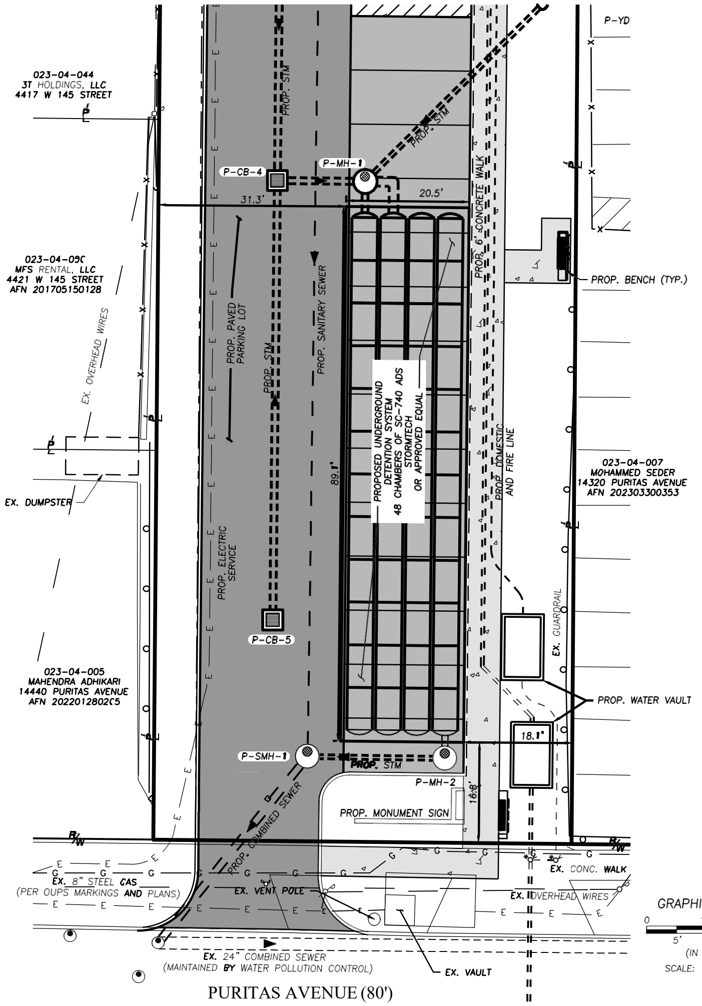
VOLKER
464 SOUTH HICKORY STREET, UNIT C
FOND DU LAC, WISCONSIN 54935

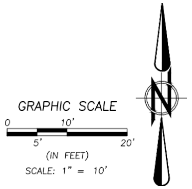
PURITAS SENIOR APARTMENTS
SITE PLAN
CITY OF CLEVELAND, COUNTY OF CUYAHOGA,
STATE OF OHIO

SHEET 2 OF 5

JOB NO. 23-6008

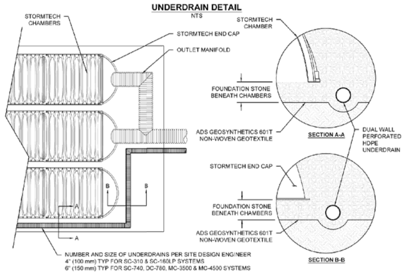
J:\23\6008 Puritas Senior Apartments - Site Engineering\DRAWINGS\80% CHF A SUBMITTAL IMPROVEMENT PLANS\2- Site Plan.dwg Robert Mar 22, 2024 -





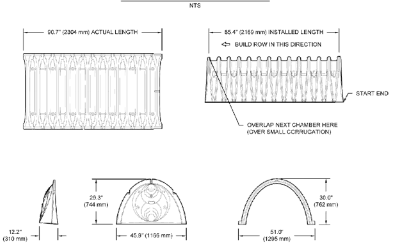
UNDERDRAIN DETAIL

NTS



SC-740 TECHNICAL SPECIFICATION

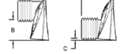
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



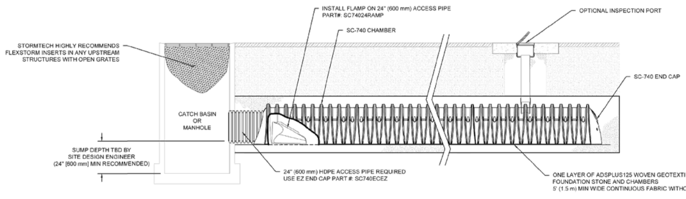
PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



SC-740 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST 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. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - 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. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC 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.

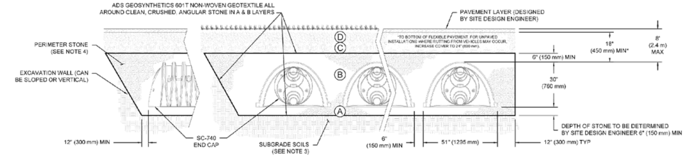
NOTES

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.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF 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 ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 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 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 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	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. 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.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

DATE:	BY:	DESCRIPTION:
03-22-2024	WTB	ISSUE FOR SCHEMATIC REVIEW

REVISION

DRAWN BY: GEW
CHECKED BY: WTB

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VOLKER
464 SOUTH HICKORY STREET, UNIT C
FOND DU LAC, WISCONSIN 54935

PURITAS SENIOR APARTMENTS
STORMWATER MANAGEMENT PLAN
CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

SHEET 5 OF 5

JOB NO. 23-6008

J:\23\6008 Puritas Senior Apartments - Site Engineering\DRAWINGS\80% CHFA SUBMITTAL IMPROVEMENT PLANS\5- Stormwater Management Plan.dwg, Plotted: Mar 22, 2024 -

Allegheny Serviceberry

Brandywine Maple

Green Mountain Sugar Maple

Chinese Fringetree

Green Giant Western Arborvitae

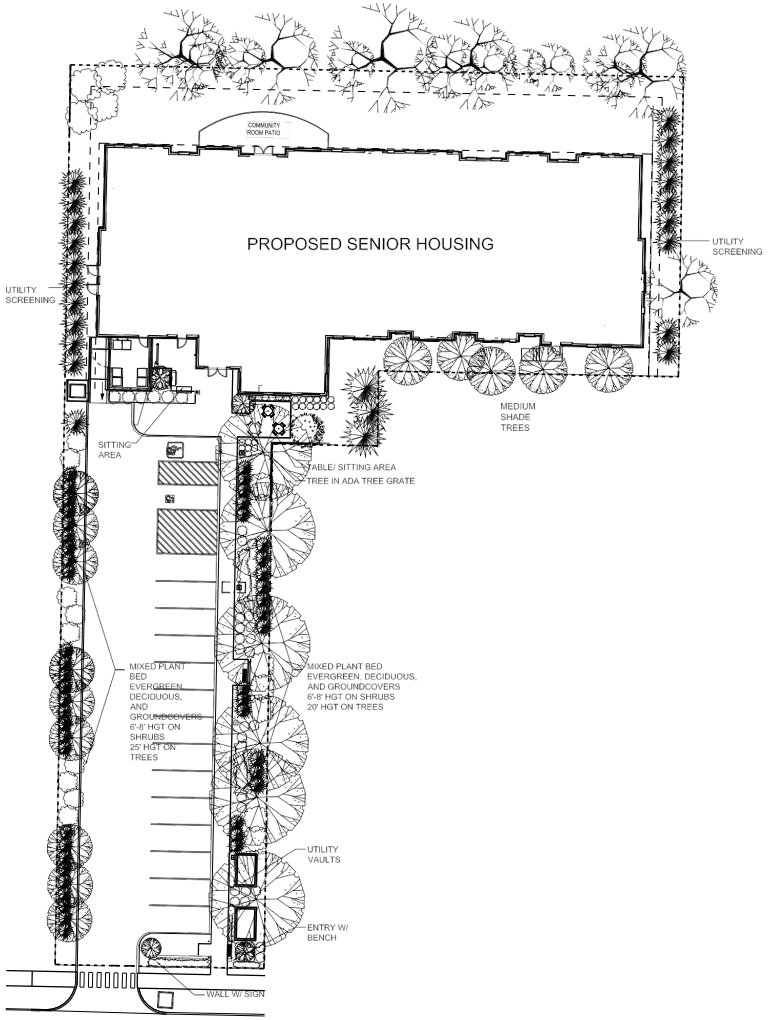
Gelderland Arborvitae

Woodward Arborvitae

Newport Viburnum

Maries Doublefile Viburnum

Allegheny Leatherleaf Viburnum



Tor Spiraea

Creeping Lilyturf

Farrer Viburnum

Farrer Viburnum Blossom

Low Scape Mound Black Chokeberry

Low Scape Mound Black Chokeberry Fall

Powwow Wildberry Coneflower

Biokovo Karmina Geranium

Landscape Concept

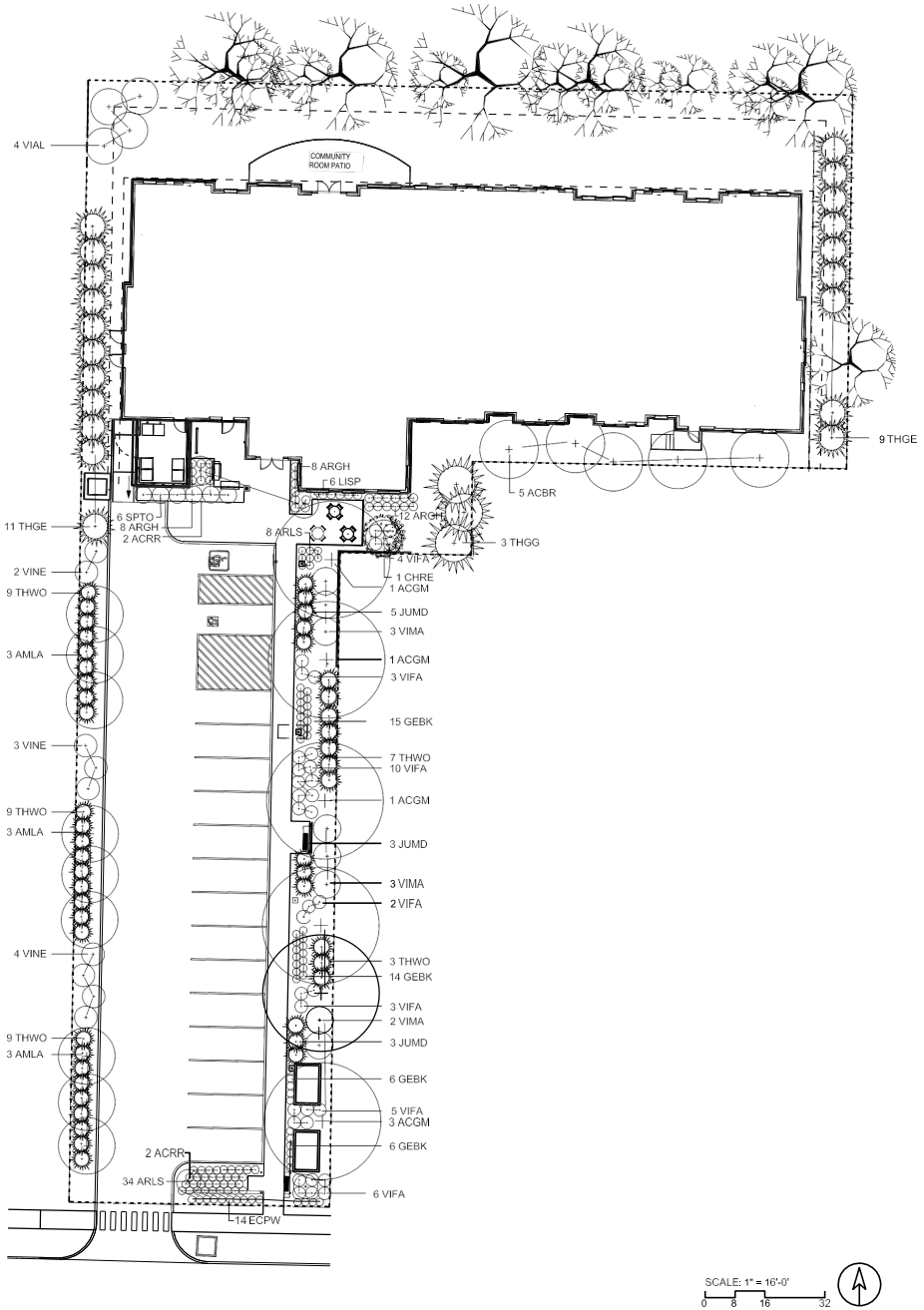
N

0 20 40 80 feet

Puritas Senior Housing
Cleveland, Ohio

Peggy A. Brown
landscape architect

April 2024



SCALE: 1" = 16'-0"

0 8 16 32

SITE PLANT LIST

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS TREES					
ACBR	5	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	1 3/4" C	B&B
ACRR	4	ACER RUBRUM 'RED ROCKET'	RED ROCKET RED MAPLE	2" C	B&B; MATCHING
ACGM	6	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" C	B&B; MATCHING
ORNAMENTAL TREES					
AMLA	9	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	7'	B&B; CLUMP
CHRE	1	CHIONANTHUS RETUSUS	CHINESE FRINGETREE	2" C	B&B; SPECIMEN
SHRUBS					
ARGH	12	ARONIA MELANOCARPA 'GROUND HUG'	GROUND HUG BLACK CHOKEBERRY	12"	CONT.
ARLS	42	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW SCAPE MOUND BLACK CHOKEBERRY	12"	CONT.
JUMD	11	JUNIPER SABINA 'MOOR-DENSE'	MOOR-DENSE JUNIPER	18"	CONT.
SPTO	6	SPIRAEA BETULIFOLIA 'TOR'	TOR SPIRAEA	24"	CONT.
THWO	37	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD ARBORVITAE	24"	B&B
THGE	20	THUJA PLICATA 'GELDERLAND'	GELDERLAND WESTERN ARBORVITAE	4'	CONT.
THGG	3	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT WESTERN ARBORVITAE	3'	CONT.
VIFA	34	VIBURNUM FARERI 'NANUM'	FARRER VIBURNUM	18"	CONT.
VINE	9	VIBURNUM PLICATUM 'NEWPORT'	NEWPORT VIBURNUM	36"	CONT.
VIMA	8	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'	MARIES DOUBLEFILE VIBURNUM	36"	CONT.
VIAL	4	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHENY'	ALLEGHENY VIBURNUM	5"	B&B
GRASSES AND PERENNIALS					
ECPW	14	ECHINACEA PURPUREA 'POWWOW WILDBERRY'	POWWOW WILDBERY CONEFLOWER	NO. 2	CONT.
GEBK	41	GERANIUM X CANTABRIGENSE 'BIOKOVA KARMINA'	BIOKOVA KARMINA GERANIUM	NO. 2	CONT.
LISP	6	LIRIOPE SPICATA	CREEPING LILYTURF	NO. 1	CONT.

NOTES

Scope of work

1. Includes but is not limited to removal of weeds, removal of construction debris, installation of topsoil/plant bed mixture, installation of plants, mulching, irrigation system installation (as owner directed) , spreading topsoil and grading lawn. Establishment of lawn, clean-up, and guarantee, and regular maintenance during construction and the establishment period.
2. Base information by RDL Architects.
3. Contractor to verify existing conditions of the field conditions and notify the Owner or Landscape Architect of any discrepancies.
4. Contractor to locate all utilities prior to onset of work.
5. All work to be of the highest quality and completed in a proper work-man like manner in accordance with the accepted practices of the American Association of Landscape Contractors.
6. Plants to be laid out in the plant beds for layout approval by the Landscape Architect prior to installation.
7. Do not make substitutions. If specified landscape material is not obtainable, contact Landscape Architect for acceptable alternative.
8. All plant material must be from a nursery source with a hardiness zone similar to the project site.
9. Size and quantity of plant material listed in the plant list are minimum sizes and quantities.
10. The Contractor is responsible to verify all quantities shown on these plans.
11. Lawns shall have a minimum topsoil depth of 4".
12. Soil mixture for backfilling of plant beds shall be equal parts of clean topsoil, humus, and cow manure.
13. Plant beds to receive 1" Sweet Peet. Contractor to take care to keep mulch away from crowns and root flares of all plants.
14. All areas disturbed by construction and not designated as plant bed shall be seeded as lawn.
15. Contractor to ensure that root flare is visible above the top of the root ball. In the event that it is not, the root ball shall be shaved down to expose the root flare.
16. The top 8" of soil shall be free of rocks, concrete and foreign material larger than 2" in diameter. Road base material shall not be present in the top 24" of soil. Any soil mixed with road base shall be removed and disposed of off-site.
17. Final grades shall be smooth and even. Concentrated flows of water shall not drain over a sidewalk. Landscape materials shall not block or interfere with the free flow of drainage water. Notify Landscape Architect if this appears to be unavoidable. All grades shall slope at a minimum 2% grade away from building foundations and footing unless otherwise noted. No standing water will be permitted.
18. The burden of proof of soil amendment installation rests with the Contractor. Soil test may be required at the Contractor's expense in order to confirm amendment installation.
19. Do not prune trees or other plant material unless directed by the Landscape Architect. Trees or shrubs that have been recently pruned or cut will not be accepted.
20. Trees shall not be planted within 4' of buried utility lines. Relocate trees slightly. If not possible, notify Landscape Architect.
21. Install 6 21 gram plant tablets at each tree and 2 21 gram plant tablets at each shrub. Use agriform or best-tabs tablets.
22. Plant pits for trees shall be 3 times the width of the root ball. Bottom of tree pit to be unexcavated to form a pedestal for the tree to rest upon.
23. Apply a pre-emergent herbicide formulated for 6 month weed control to all shrub/groundcover areas prior to installation of mulch to the soil surface.
24. All trees without exposed root flares prior to and/or after installation will be rejected.

Peggy A. Brown
landscape architect
3295 Clarendon Road
Cleveland Heights, Ohio 44118
216.932.1231
peggy@pabrownarchitect.com

Puritas Senior Housing

14410 Puritas Ave.
Cleveland, Ohio

Planting Plan

Date	Notes
03/13/24	REVIEW
04/10/24	REVIEW

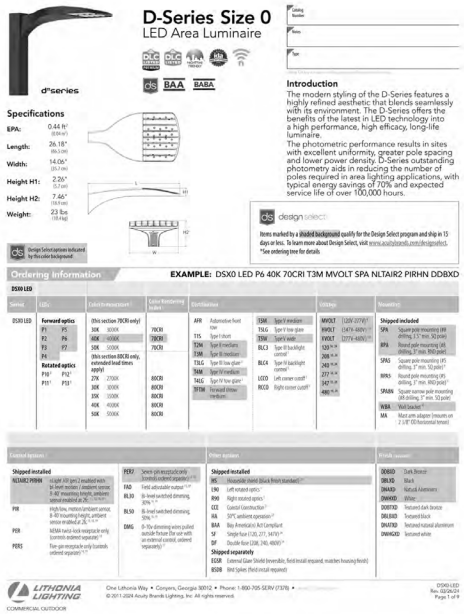
Job No.:
File:

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE PARKING LOT	+	1.3 fc	2.3 fc	0.7 fc	3.3:1	1.9:1

Schedule

Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
A	4	Millennium Lighting	RLED24W	Acccessory to RWHS17	1356	0.85	23.5
B	2	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Medium	11296	0.85	93.04



D-Series Size 0
LED Area Luminaire

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (19.0 cm)
Weight: 23 lbs (10.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.usa.lithonia.com/designselect. *See ordering tree for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Lithonia Lighting
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) •
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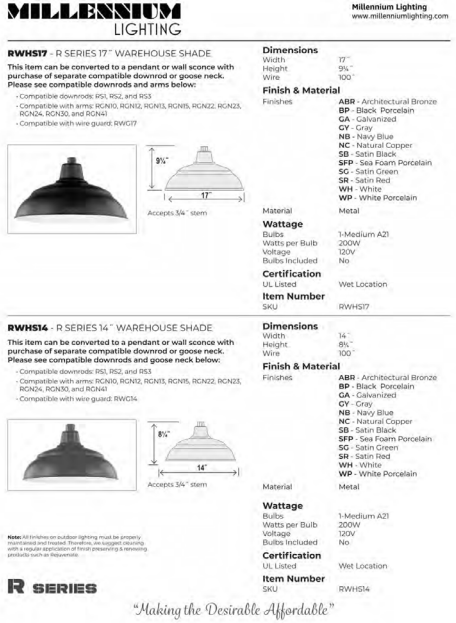
DSX0 LED
Rev. 02/26/24
Page 1 of 9

COMMERCIAL OUTDOOR



MILLENNIUM LIGHTING

Millennium Lighting
www.millenniumlighting.com

RWHS17 - R SERIES 17" WAREHOUSE SHADE

This item can be converted to a pendant or wall sconce with purchase of separate compatible downrod or goose neck. Please see compatible downrods and arms below:

- Compatible downrods: RS1, RS2, and RS3
- Compatible with arms: RGN10, RGN12, RGN13, RGN15, RGN22, RGN23, RGN24, RGN30, and RGN41
- Compatible with wire guard: RWG17

9¾" 17" Accepts ¾" stem

Dimensions
Width 17"
Height 9¾"
Wire 100"

Finish & Material
Finishes
ABR - Architectural Bronze
BP - Black Porcelain
GA - Galvanized
GY - Gray
NB - Navy Blue
NC - Natural Copper
SB - Satin Black
SFP - Sea Foam Porcelain
SG - Satin Green
SR - Satin Red
WH - White
WP - White Porcelain
Material Metal

Wattage
Bulbs 1-Medium A21
Watts per Bulb 200W
Voltage 120V
Bulbs Included No

Certification
UL Listed Wet Location

Item Number
SKU RWHS17

RWHS14 - R SERIES 14" WAREHOUSE SHADE

This item can be converted to a pendant or wall sconce with purchase of separate compatible downrod or goose neck. Please see compatible downrods and goose neck below:

- Compatible downrods: RS1, RS2, and RS3
- Compatible with arms: RGN10, RGN12, RGN13, RGN15, RGN22, RGN23, RGN24, RGN30, and RGN41
- Compatible with wire guard: RWG14.

8¾" 14" Accepts ¾" stem

Dimensions
Width 14"
Height 8¾"
Wire 100"

Finish & Material
Finishes
ABR - Architectural Bronze
BP - Black Porcelain
GA - Galvanized
GY - Gray
NB - Navy Blue
NC - Natural Copper
SB - Satin Black
SFP - Sea Foam Porcelain
SG - Satin Green
SR - Satin Red
WH - White
WP - White Porcelain
Material Metal

Wattage
Bulbs 1-Medium A21
Watts per Bulb 200W
Voltage 120V
Bulbs Included No

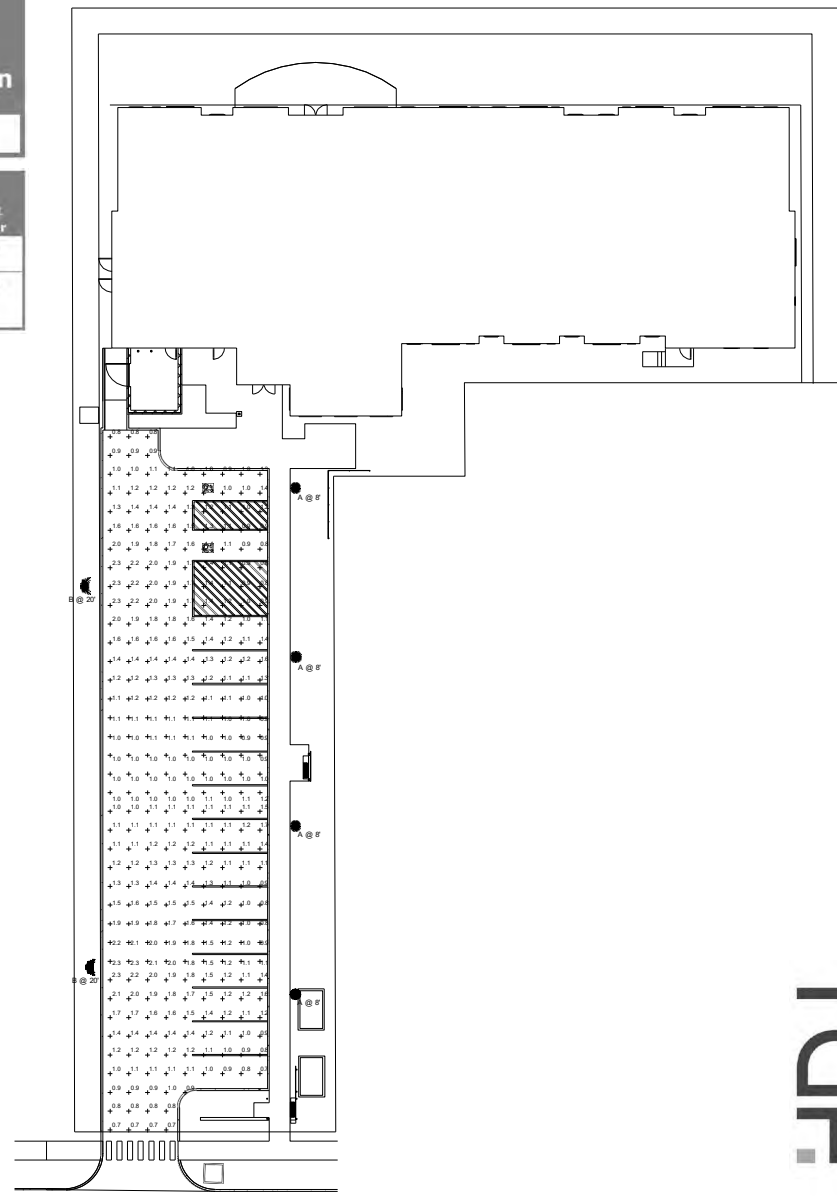
Certification
UL Listed Wet Location

Item Number
SKU RWHS14

Note: All finishes on outdoor lighting must be properly maintained and treated. Therefore, we suggest cleaning with a regular application of finish preserving & renewing products such as Rejuvenate.

R SERIES

"Making the Desirable Affordable"



1 ES1.1 SITE PHOTOMETRIC
1/16" = 1'-0"

ES1.0 1" = 20'-0"

RDL ARCHITECTS

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

21111 Chagrin Boulevard, Suite 110
Beachwood, Ohio 44122
Phone: (216) 752-4300
Fax: (216) 752 4301
www.RDLarchitects.com

VÖLKER
VOLKER
464 South Hickory Street, Unit C
Fond du Lac, Wisconsin 54935
T: 216-409-4801

PURITAS
SENIOR
APARTMENTS

14410 PURITAS AVENUE

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF SUCH ACCEPTANCE. IN THE EVENT OF CONFLICT BETWEEN ON THESE DRAWINGS, THE LARGER DIMENSION SHALL PREVAIL. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

DESIGN DEVELOPMENT	2024.03.27
DESIGN REVIEW	2024.04.10

ELECTRICAL SITE
PHOTOMETRIC
CALCULATIONS

As indicated

PROJECT #	23126R
DRAWN BY	Author
CHECKED BY	Checker
FILE NAME	
PLOT DATE	

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ES1.1

HDJ Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS

Hooker DeJong Inc
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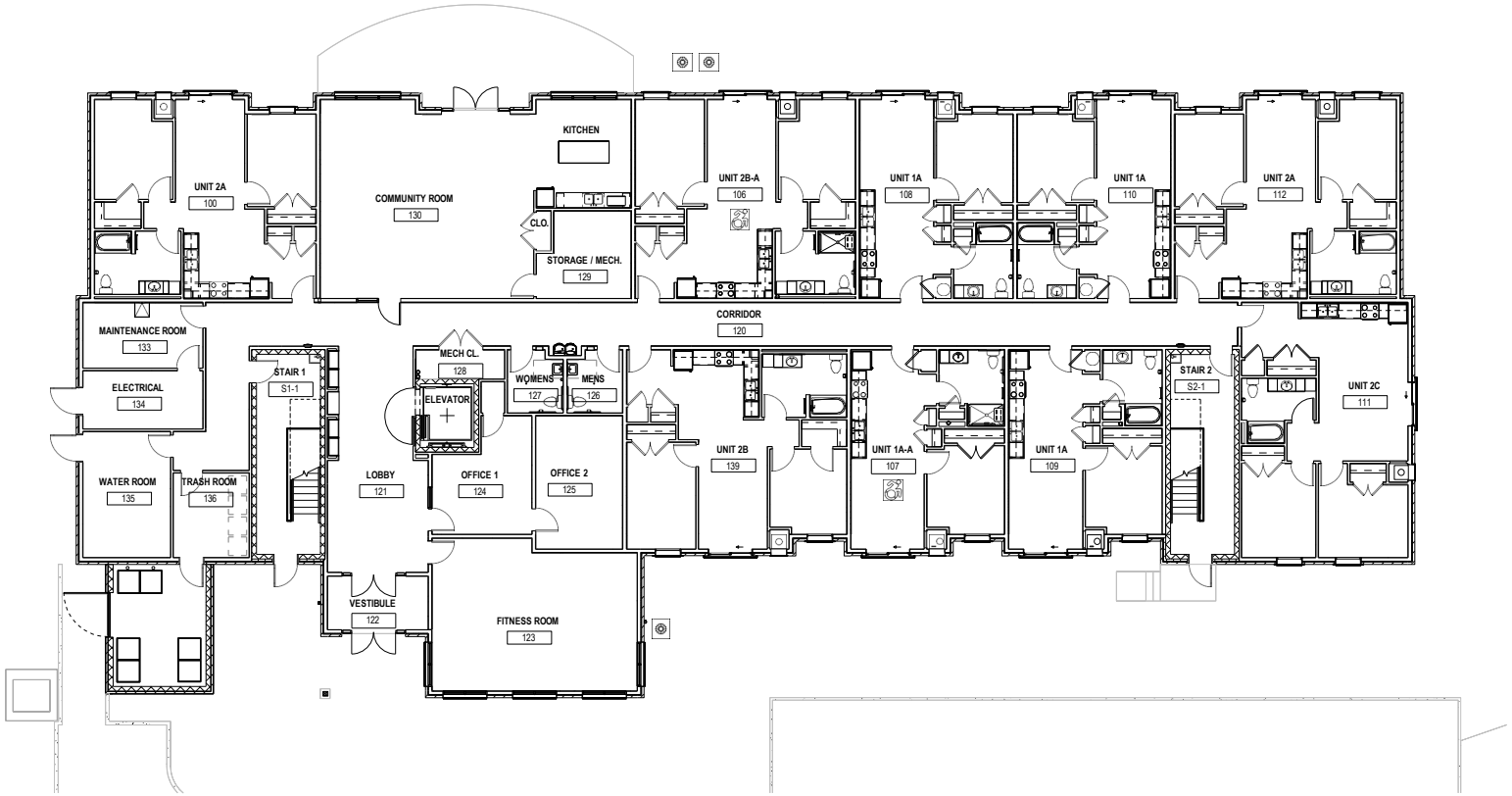
F 231.722.2589



03.27.2024 RDLA 23120R

PURITAS SENIOR APARTMENTS | CLEVELAND, OHIO | FIRST FLOOR PLAN

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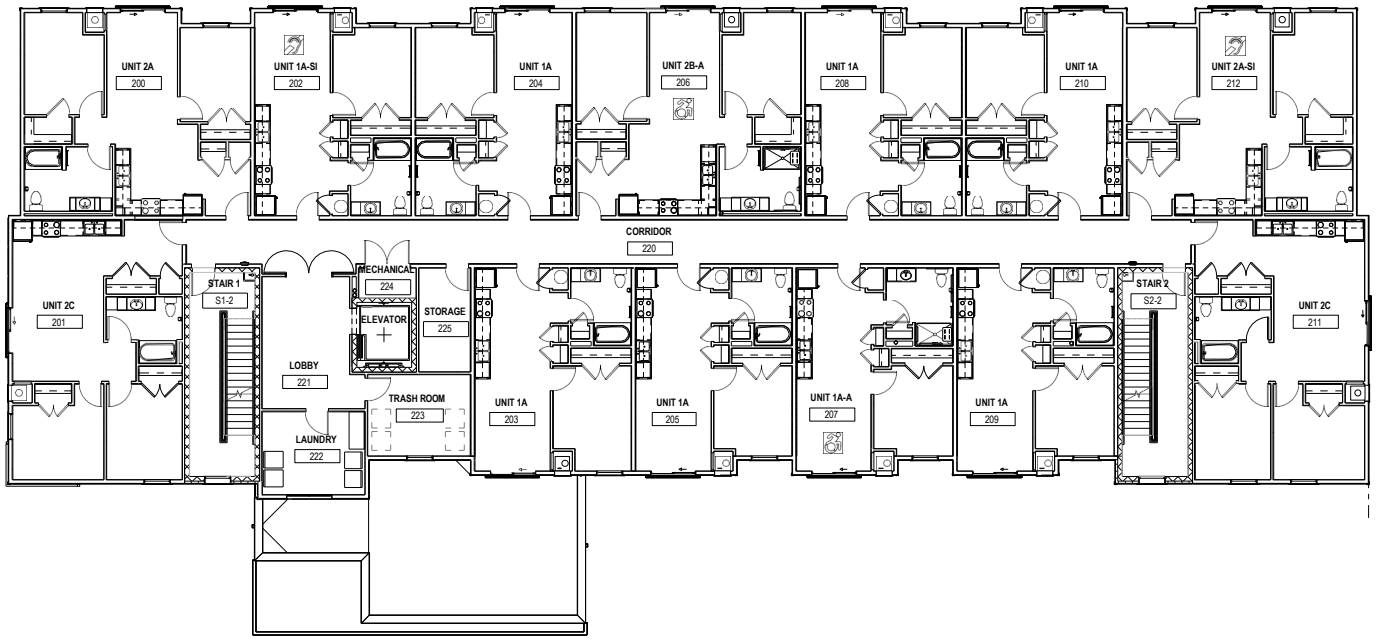
RDL ARCHITECTS



03.27.2024 RDLA 23120R

PURITAS SENIOR APARTMENTS | CLEVELAND, OHIO | SECOND FLOOR PLAN

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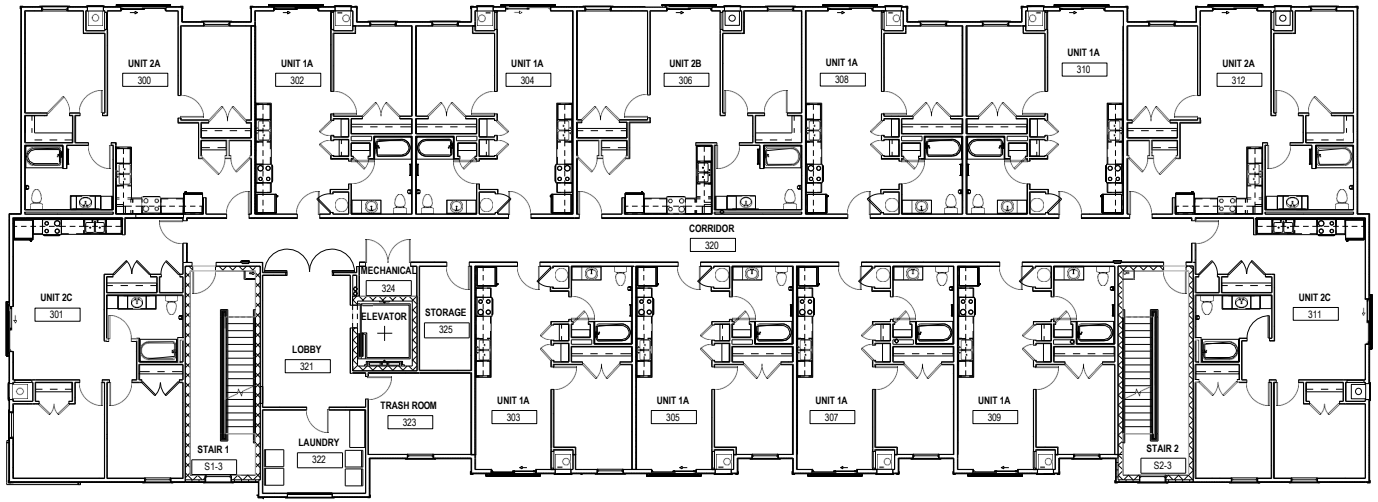
VÖLKER

RDL ARCHITECTS



03.27.2024 RDLA 23120R

PURITAS SENIOR APARTMENTS | CLEVELAND, OHIO | THIRD FLOOR PLAN

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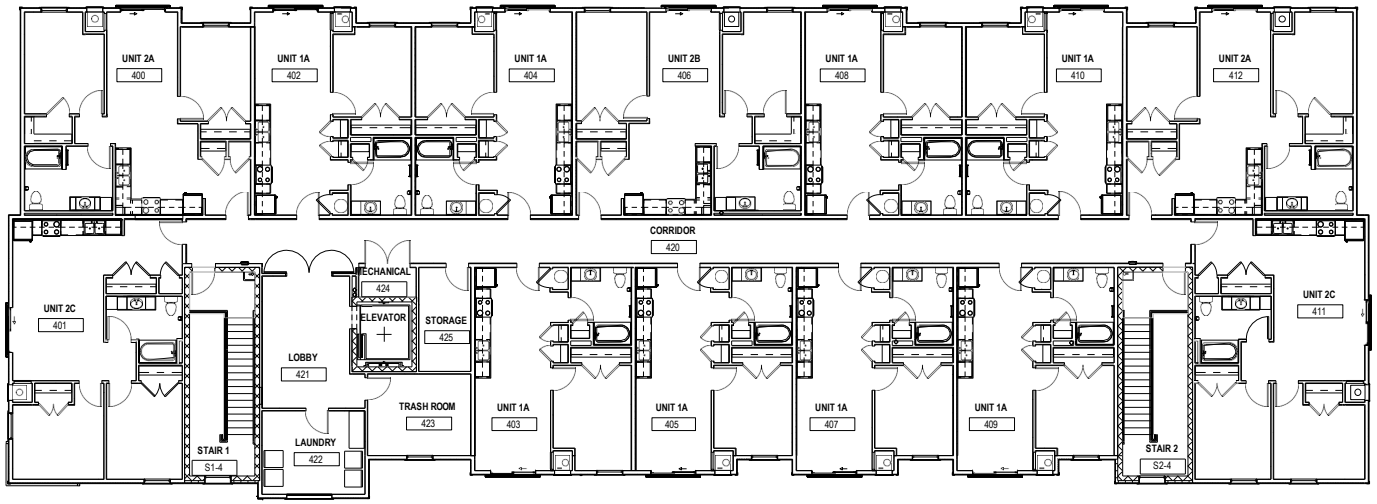
VÖLKER

RDL ARCHITECTS



03.27.2024 RDLA 23120R

PURITAS SENIOR APARTMENTS | CLEVELAND, OHIO | FOURTH FLOOR PLAN

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RDL ARCHITECTS

South Elevation (Puritas Avenue)

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VÖLKER RDL ARCHITECTS

North Elevation

03.27.2024 RDLA 23120R

PURITAS SENIOR APARTMENTS | CLEVELAND, OH | ELEVATIONS

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VÖLKER RDL ARCHITECTS

West Elevation

East Elevation

03.27.2024 RDLA 23120R

PURITAS SENIOR APARTMENTS | CLEVELAND, OH | ELEVATIONS

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VÖLKER RDL ARCHITECTS

14410 PURITAS AVENUE
PURITAS

14410 PURITAS AVENUE

14410 PURITAS AVENUE

SIDING

VINYL BOARD AND BATTEN VERTICAL SIDING
- MANUFACTURER - ALSIDE
- COLOR - VINTAGE WICKER

4" LAP HORIZONTAL SIDING
- MANUFACTURER - ALSIDE
- COLOR - NATURAL LINEN

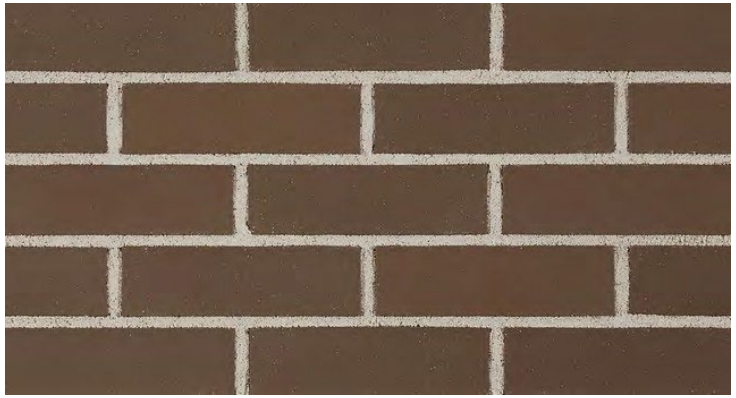
VERTICAL SIDING WITH 1X4 BOARD AND BATTEN
- MANUFACTURER - JAMES HARDIE
- COLOR - TOPIARY GREEN

ALUMINUM

ALUMINUM RAILINGS
- COLOR - BLACK

ALUMINUM STOREFRONT - COPINGS - FASCIA - ENTRANCE CANOPY
- COLOR - BRONZE

MASONRY



MODULAR BRICK VENEER - BRICK
- MANUFACTURER - BELDEN BRICK
- COLOR - DARK SMOOTH

CAST STONE
- COLOR - BROWN

DOORS AND WINDOWS

MI VINYL SLIDING DOOR AND SINGLE HUNG WINDOW
- COLOR - TAN
- TRIM TO MATCH ALSIDE NATURAL LINEN

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RDL ARCHITECTS

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

City of Cleveland
Justin M. Bibb, Mayor
City Planning Commission
Joyce Pan Huang, Director
601 Lakeside Avenue, Room 501, Cleveland, OH. 44114
T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

Far West Design Review Advisory Committee Meeting
Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2023-19
Meeting Date: 04.17.24
Project Name: Puritas Senior Apts
Ward #: 16
Project Address: 14410 Puritas Avenue
Project Rep. : Greg Baron, Volker Development Inc
Existing Use:
Proposed Use: New senior apartments
Project Scope: New 48 unit senior apartment building

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve *(as presented)* ○ Approve *(with stated conditions)* ◉ *Disapprove* ○ *Table* ○

Conditions:

Final materials & elevations are sent to staff

Committee Action: (1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

Andrews - NP (Alt.)	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.	Petraitis	■ Yea	☐ Nay	☐ Abst.	☐ Pres.
Blazek	■ Yea	☐ Nay	☐ Abst.	☐ Pres.	Provolt - NP	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.
Hewitt	■ Yea	☐ Nay	☐ Abst.	☐ Pres.	Young (C)	■ Yea	☐ Nay	☐ Abst.	☐ Pres.
Horton - R	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst.	☐ Pres.
Howard	■ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst.	☐ Pres.
Orehek - R	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.					

Applicant Signature & Date: **Virtual Meeting – No Signature Required**

Cleveland City Planning Commission

Near West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 19, 2024

NW2024-004 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 3726 Clark Avenue

Project Representative: Eric Perdomo, 123 Express Construction

Ward 14- Councilmember Santana | **SPA: Clark-Fulton**

3726 Clark Ave.

Proposal for Demolition in the Opportunity Corridor Design Review

Demolition: We are seeking approval for the complete demolition of the commercial property.

Current owner: Muhammad Riaz

Complaints: No.

Upholstered: No.

Back taxes: $0

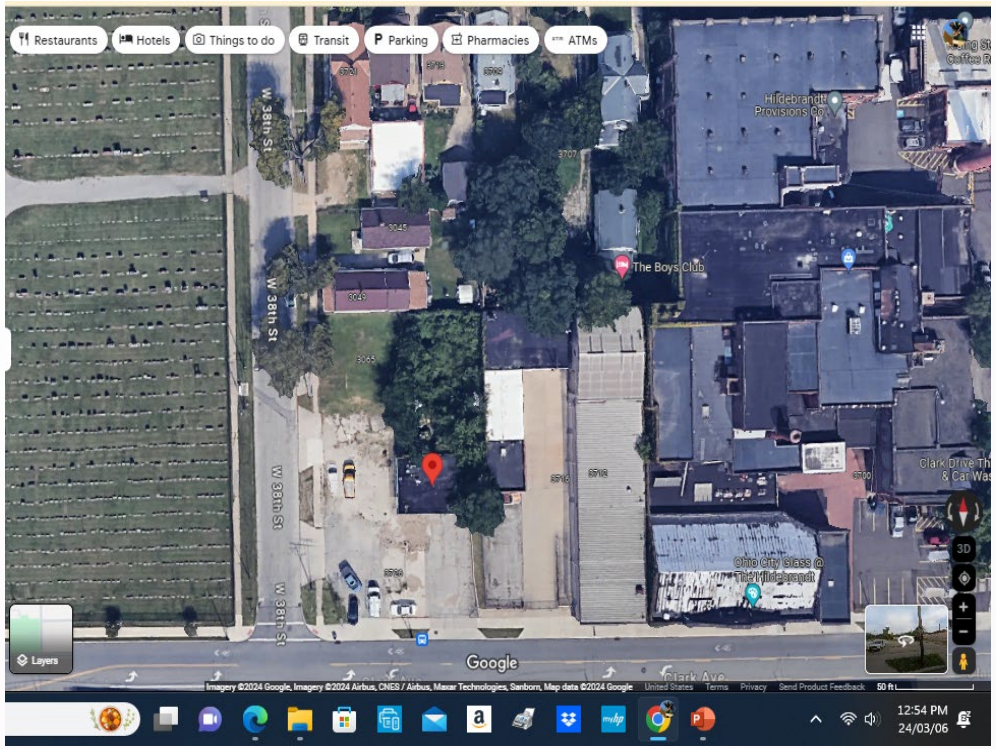
Property Survey Ranking: D/F Grade

Site plan: The remaining land will be planted.

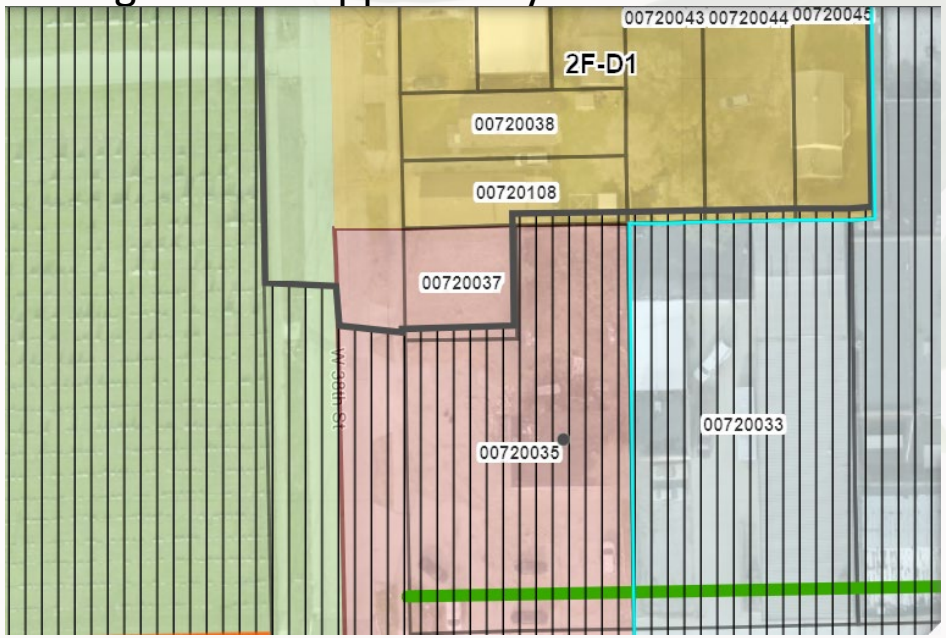
RESIDENT COMPLAINTS

“I am told by neighbors that as soon as it’s boarded up the board is ripped off. They see drug users frequenting this property…Something needs to be done before someone is found dead in it”

SITE LOCATION AND CONTEXT



Right off of Opportunity Corridor

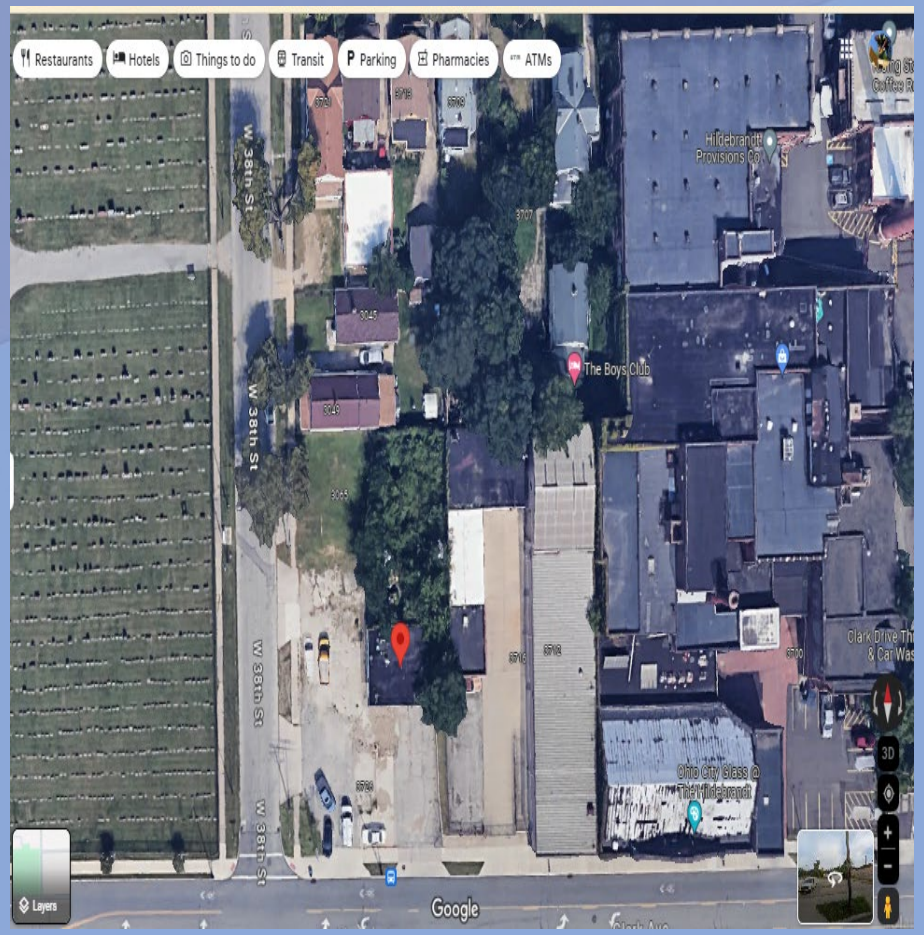


EXTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

SITE PLAN



- Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.
- Vacant Lot owned Muhammad Riaz
- Economic Development is interested in this becoming a vacant lot

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

CITY OF CLEVELAND
Mayor Justin M. Bibb

Near West Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: Virtual

Case Number: NW 2024-004 **Meeting Date:** 04/10/2024

Project Name: Demolition of Old Mini Gas Station

Project Address: 3726 Clark Ave

Contact Person: Eric Perdomo

Architect/Contractor: Eric Perdomo

General Description: Demolition of a abandonded, delapadated structure. Helath and safety hazard

---

Motion by Design Review Committee:

Approved

Approve: Contreras, Gallagher, Gardin, Hart, Jurca, Sandoval

Disapprove:

Abstain: Rakauskas

Non-Voting Members: Tremont CDC, Administrator/Planner: Britany Pabon

---

Motion to approve demolition-- Condition that demo and backfill/level is done properly, and quality is inspected, defer to Buliding and Housing. Interest with CDC involvement in making sure processes are in line with the city.

Cleveland City Planning Commission

Mandatory Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Mandatory Referrals

April 19, 2024

Ordinance No. 407-2024(Introduced by Councilmembers Polensek, Bishop and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.

Cleveland City Council

Ord. No. 407-2024

Real Estate Legislation

April 19, 2024

CITY OF CLEVELAND
Mayor Justin M. Bibb

Ord. No 407-2024

Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.

City-owned Property

Former Grovewood Pool Site

Address: Grovewood Avenue and E 164th St
PPN: 113-19-134
Site Area: 1.706 acres (160' x 410')
Current Use: Vacant Lot

Location Map

Corner of Grovewood Avenue and E 164th Street

PPN 113-19-134

Vacant Land (Across the Street from Subject)

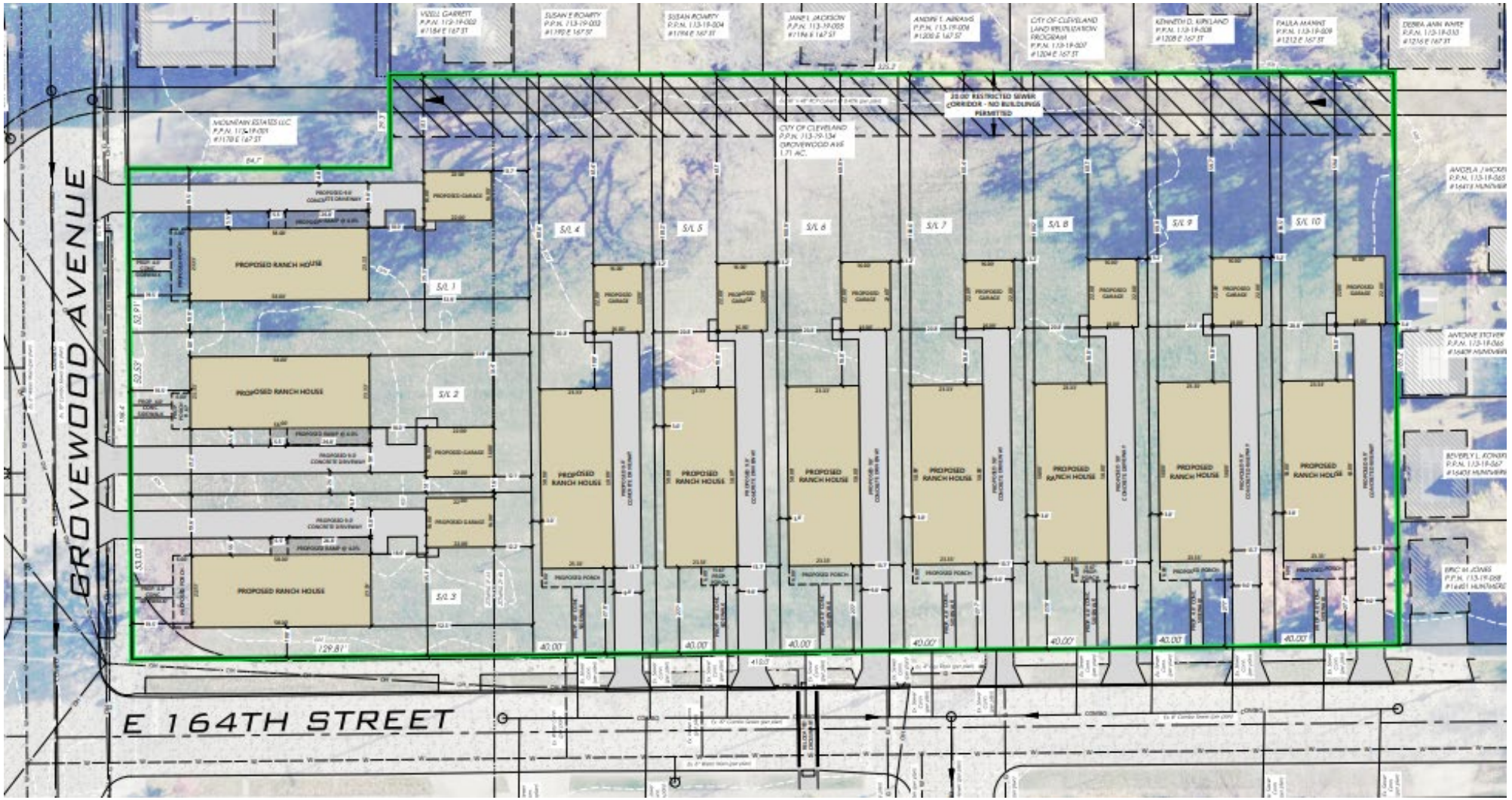
Vacant Land

Vacant Land

Vacant Land

Greater Cleveland Habitat for Humanity®

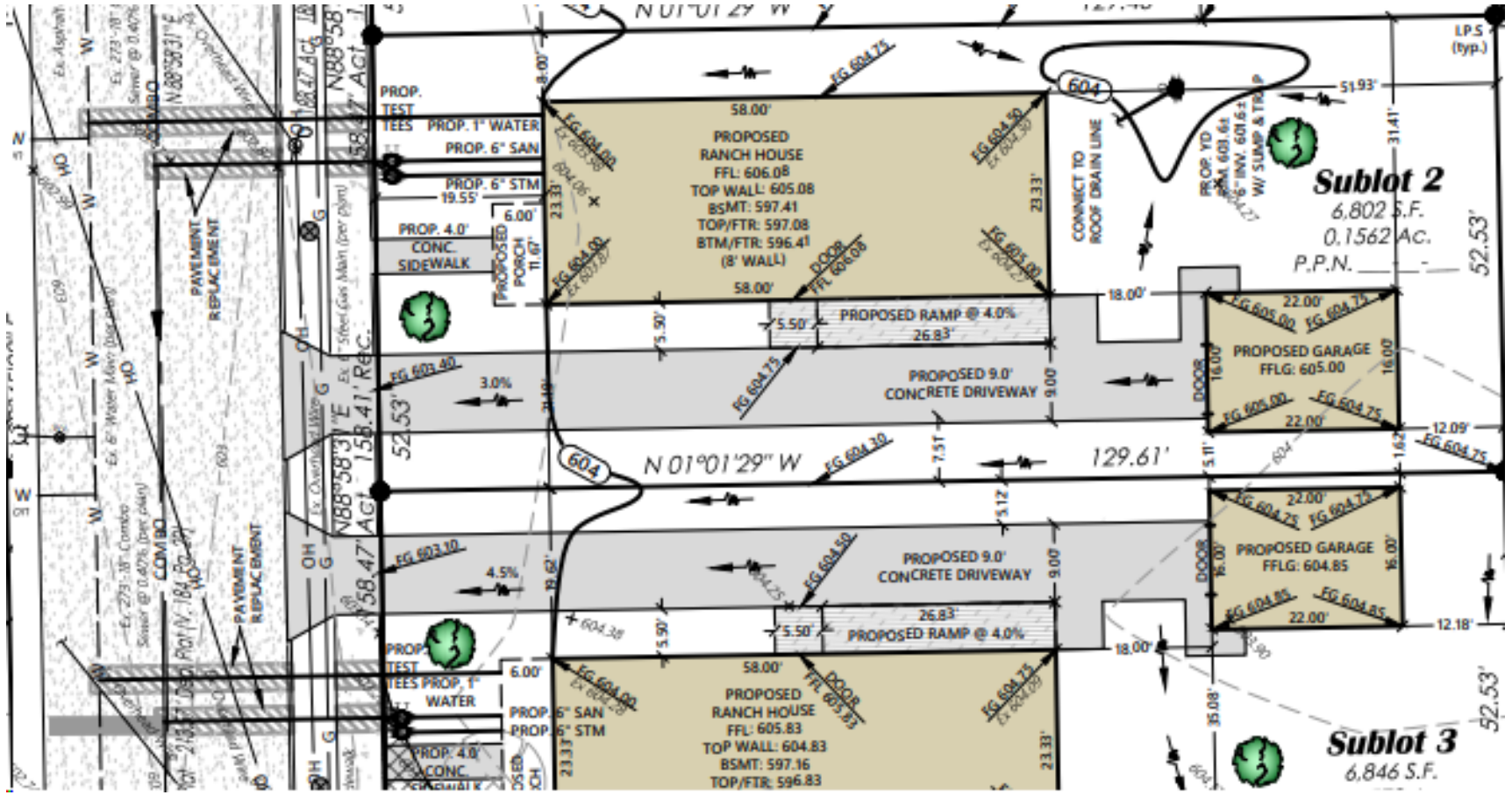
Site Plan – 10 Homes



Site Plan Note

Due to a telephone pole that would have been located on the driveway of Sublot 2, which would have caused a major safety issue, after discussing with City Planning and Building & Housing, we decided to flip the house and garage on Sublot 2 to avoid that potential issue.

The result is 2 driveways that will be adjacent to each other. Again, this has already been discussed with both City Planning and Building & Housing, and they had no issue.



Greater Cleveland Habitat for Humanity®

3D Home Renderings

2D Home Renderings

Modular Home Renderings

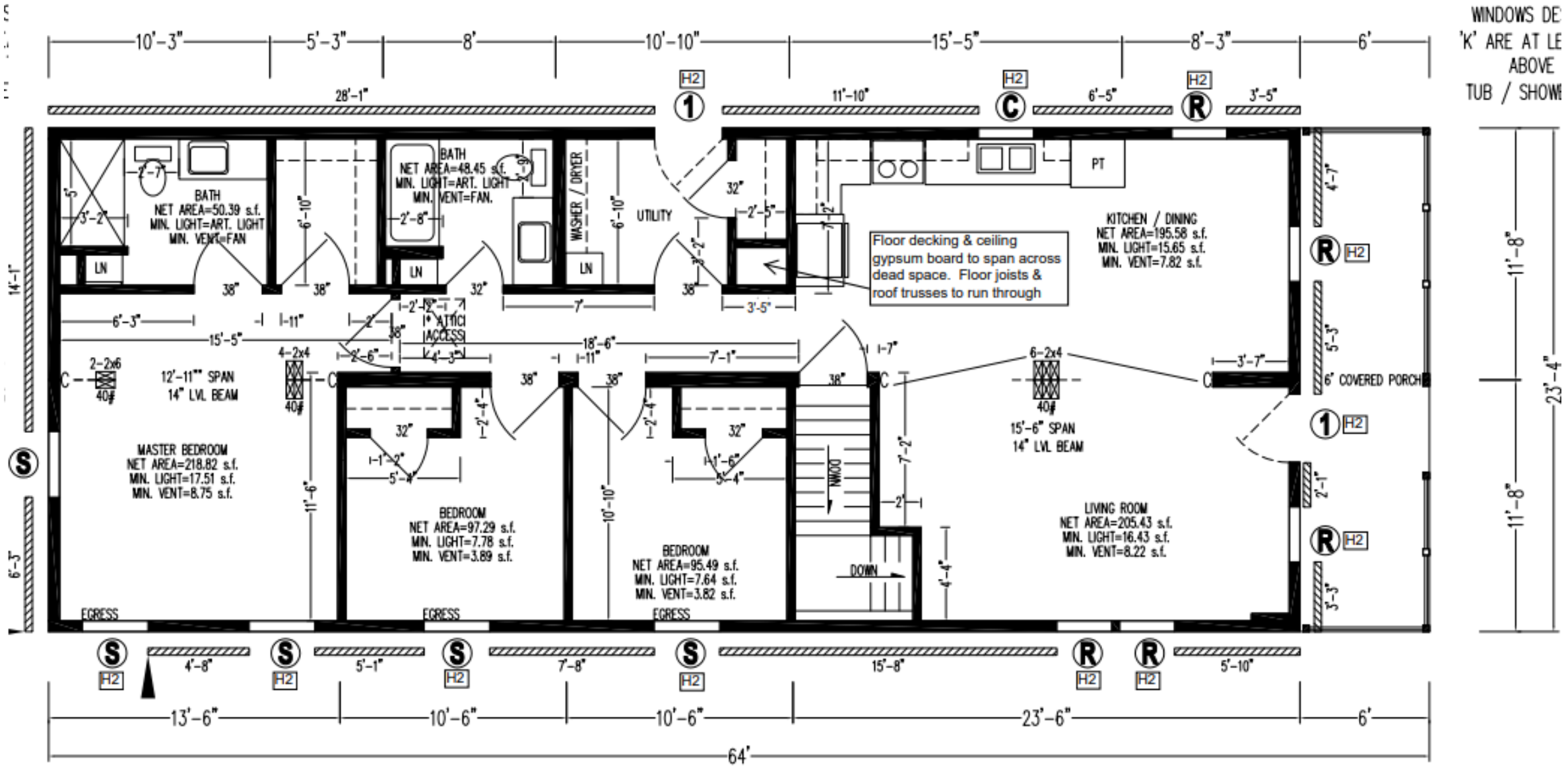
10 Homes
Total
Aging-In-Place

1,351 Sq. Ft.
3 bed
2 Bath
1.5 Car Garage

Energy efficient
heating/AC
Full basement

Greater Cleveland Habitat for Humanity®

Aging-In-Place Design



WINDOWS DE
'K' ARE AT LE
ABOVE
TUB / SHOWE

Cleveland City Planning Commission

Administrative Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Administrative Approvals

April 19, 2024

Ordinance No. 404-2024(Introduced by Councilmembers Bishop and Griffin – by departmental request): Authorizing the Director of Public Works to enter into a license agreement with The Convention and Visitors Bureau of Greater Cleveland, Inc., dba Destination Cleveland, or its designee, to install and maintain graphic art on City-owned property at 205 West St Clair Avenue, for a period of five years automatically renewing from year to year.

Cleveland City Planning Commission

Downtown | Flats
Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Downtown | Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 19, 2024

DF2024-017 – Cavs Banner – Hotel Indigo: Seeking Final Approval

Project Address: 651 Huron Road East

Project Representative: Laura Woyma, Brilliant Electric Sign

Ward 3- Councilmember McCormack | **SPA: Downtown**

633 Huron Road

City Planning Commission Hearing

April 19, 2024

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

Applicant is proposing a 1,575 sf temporary special events banner on western wall of Hotel Indigo (PPN 101-29-009)

Map Change 2677

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Existing Zoning

General Retail Bussiness-6

4 LINES
UNLIMITED
talk, text & data

Southern Tier
Brewery Cleveland
Prospect Ave E
LAZ Parking

WE HAVE
FAITH
in Cleveland
4 LINES
UNLIMITED
$100
618 Prospect Ave E

Why City Planning Commission?

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

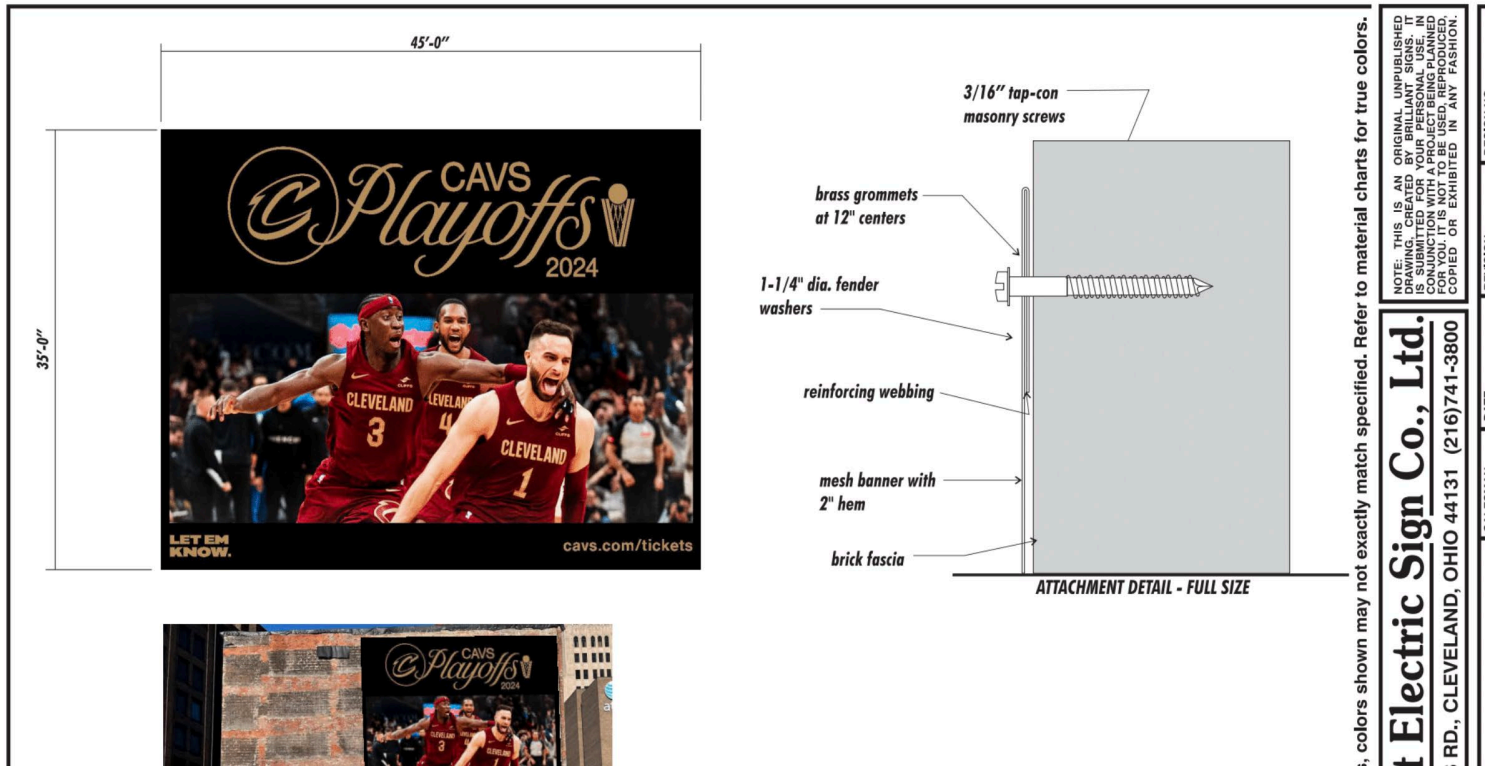
- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: *(Administrative approval does not apply)*

    - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines**: any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
    - **Minimum Variation**: Any variation shall be the **MINIMUM** necessary to ensure design compatibility

Variances Required

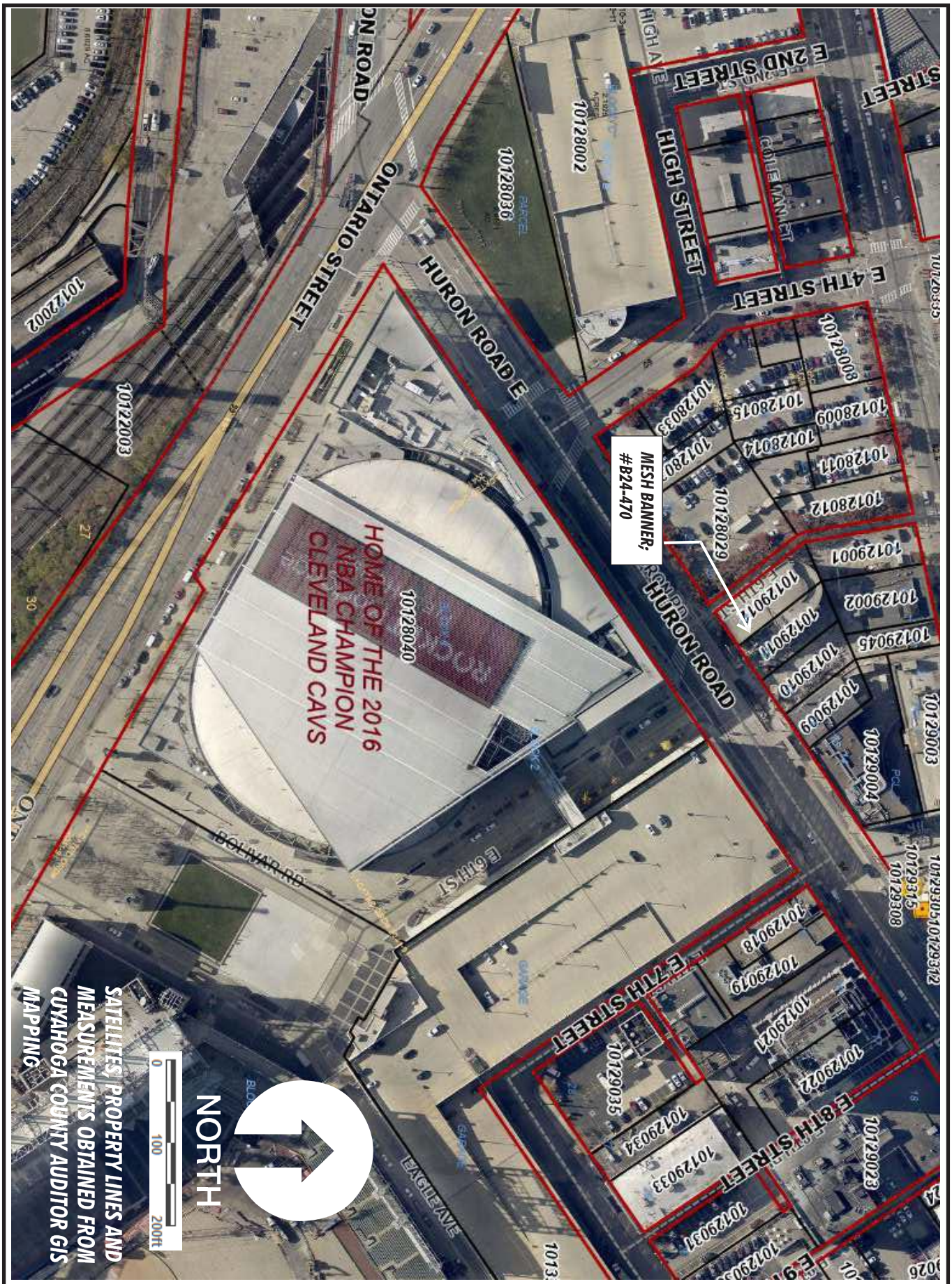
Temporary Special Events Banner:

- **Linear feet of building unit frontage (L x 1.5 + 25) = 50 x 1.5 +25 = 100 sf Max permitted**
  - **Proposing 1,575 sf temporary, special events banner (off-premise)**
  - 1,475 sf



Considerations

- Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility)*
- Does this result in signage that follows CPC's standard of *approved design guidelines*?
- **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**



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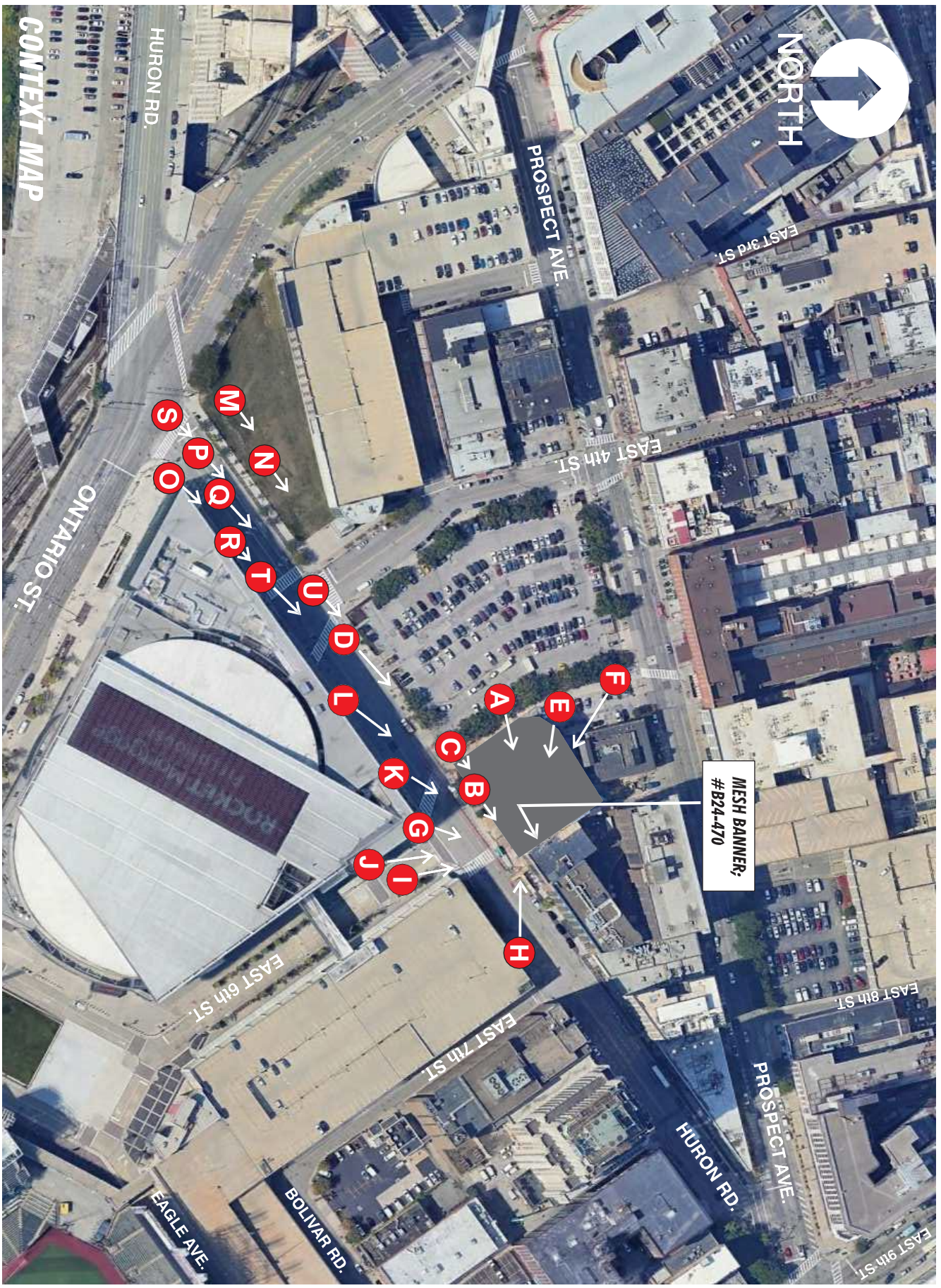
COMPANY NAME	Cleveland Cavaliers	SALESMAN	DATE	REVISION	DESIGN NO.
		H	4-9-24		B24-484
LOCATION	Rocket Mortgage FieldHouse	DESIGNER	SCALE		COPYRIGHT ©
		DM	SHOWN		2024

FILE NAME N/cavaliers/2024 postseason/site plan



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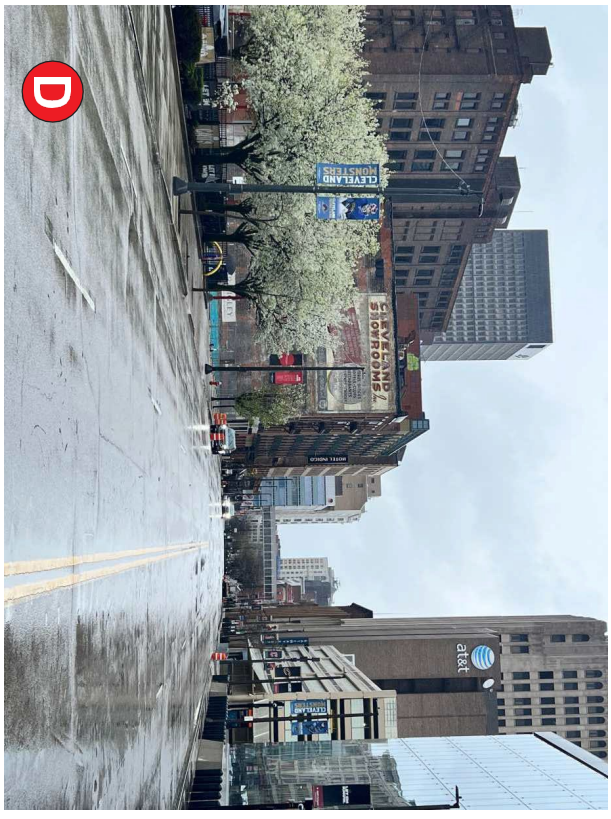
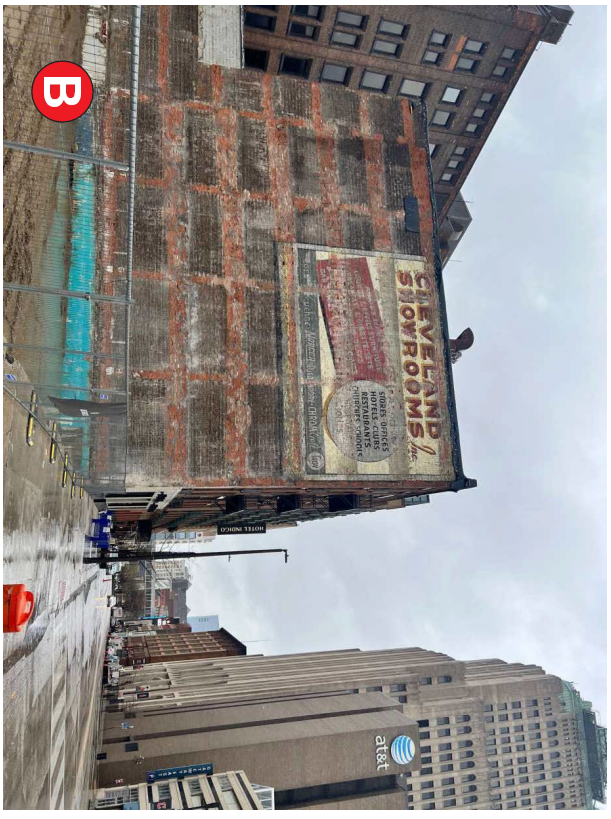
COMPANY NAME: Cleveland Cavaliers		SALESMAN: H	DATE: 4-5-24	REVISION:	DESIGN NO.: B24-470 CONTEXT
LOCATION: Rocket Mortgage FieldHouse		DESIGNER: DM	SCALE: NTS		COPYRIGHT © 2024
					FILE NAME: N:/cavaliers/2024 postseason/hotel indigo





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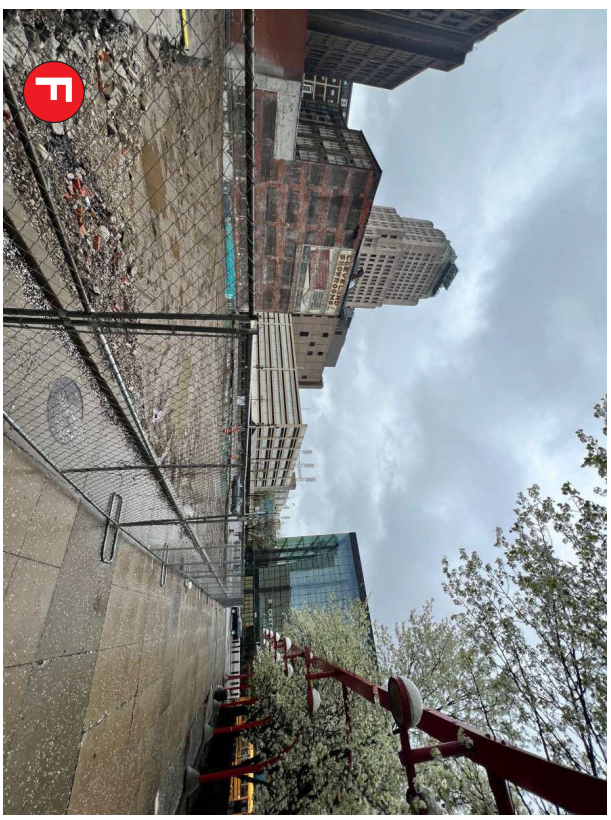
COMPANY NAME	Cleveland Cavaliers	SALESMAN H	DATE 4-12-24	REVISION	DESIGN NO. B24-470 PHOTOS
LOCATION	Rocket Mortgage FieldHouse	DESIGNER DM	SCALE NTS		COPYRIGHT © 2024
				FILE NAME N/cavaliers/2024 postseason/hotel indigo	



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					FILE NAME: N:/cavaliers/2024 postseason/hotel indigo

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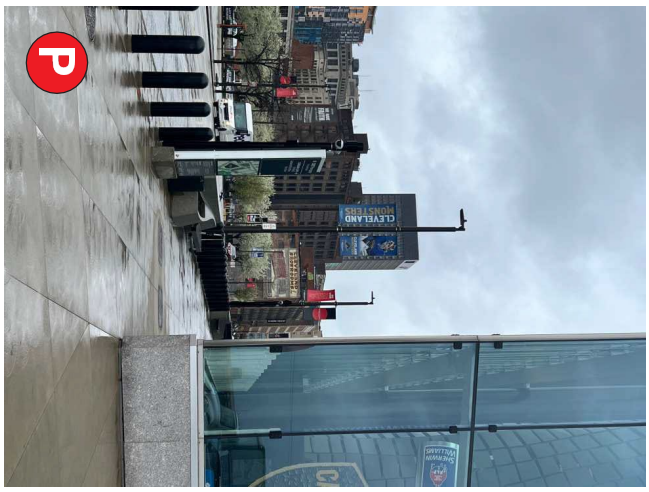

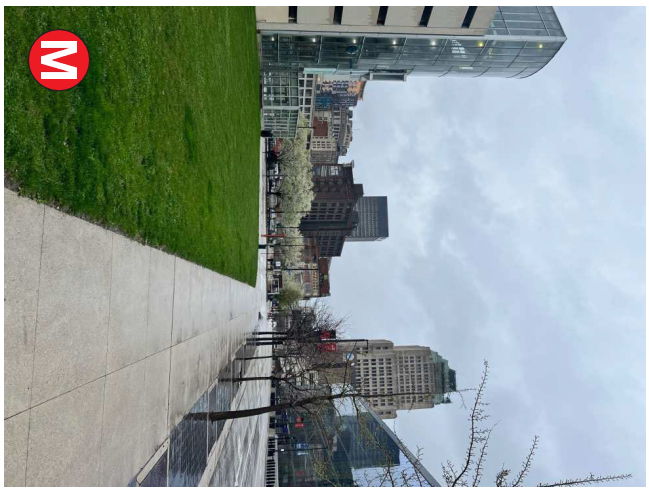

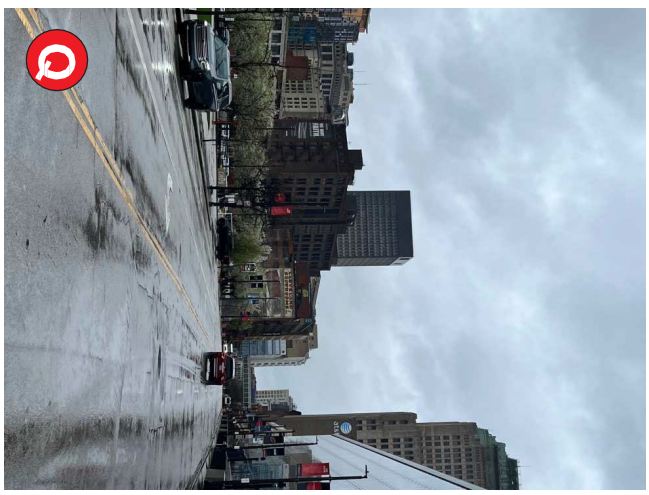

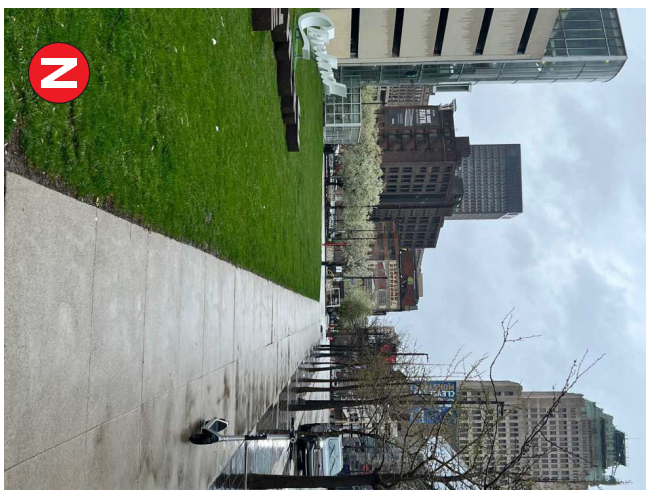

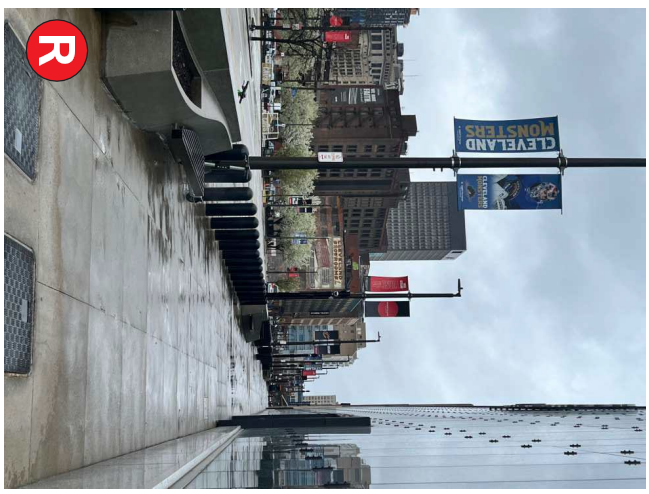

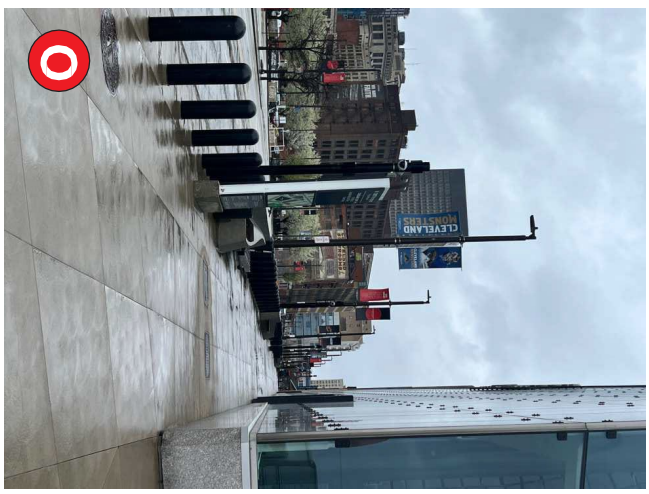

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LOCATION: Rocket Mortgage FieldHouse		DESIGNER: DM	SCALE: NTS		COPYRIGHT © 2024
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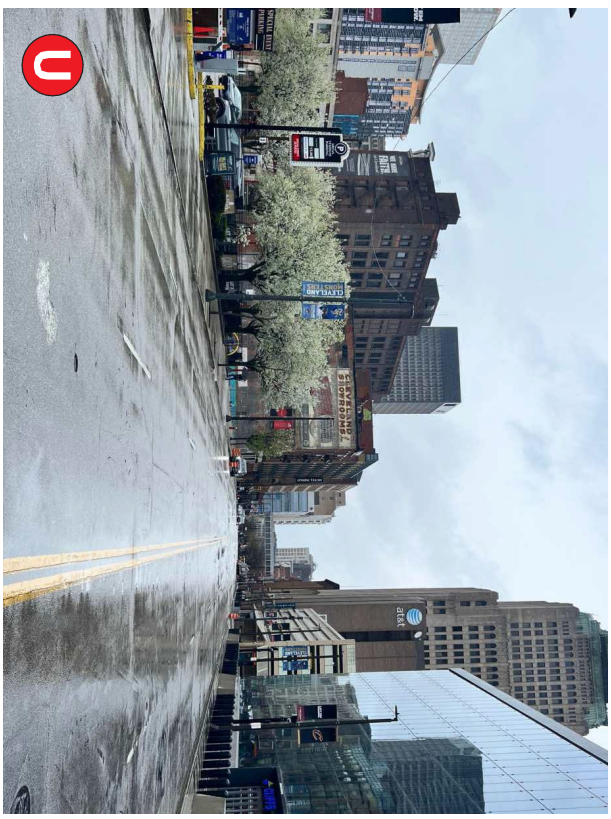

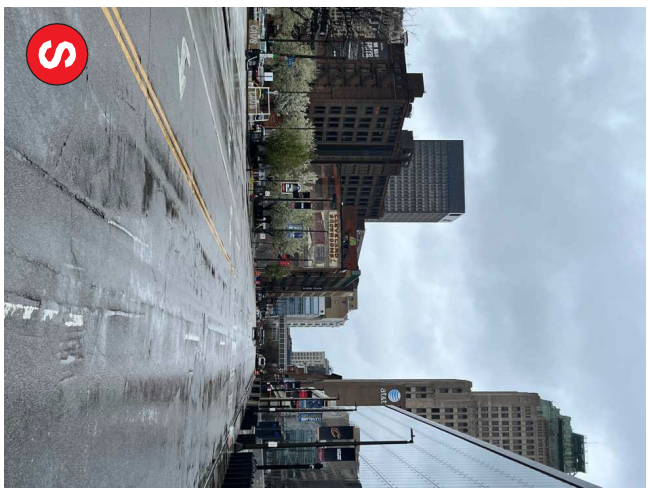

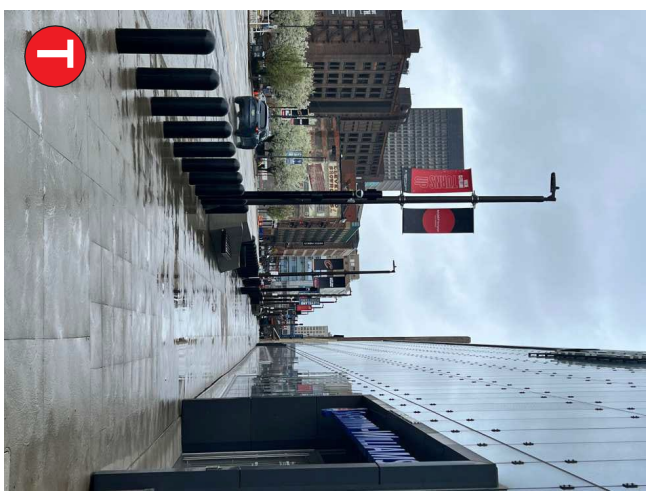

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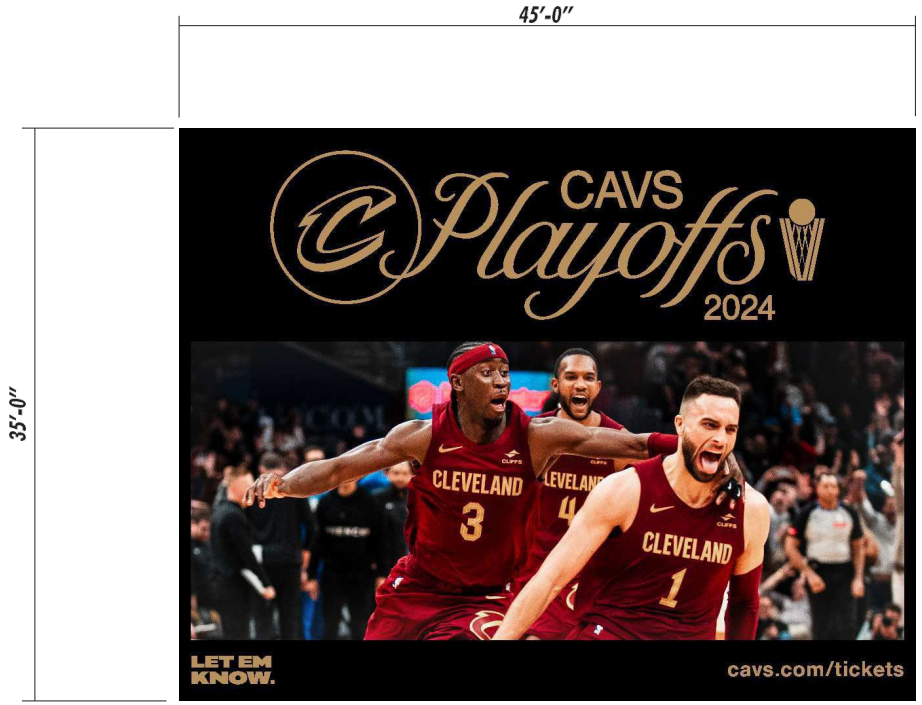

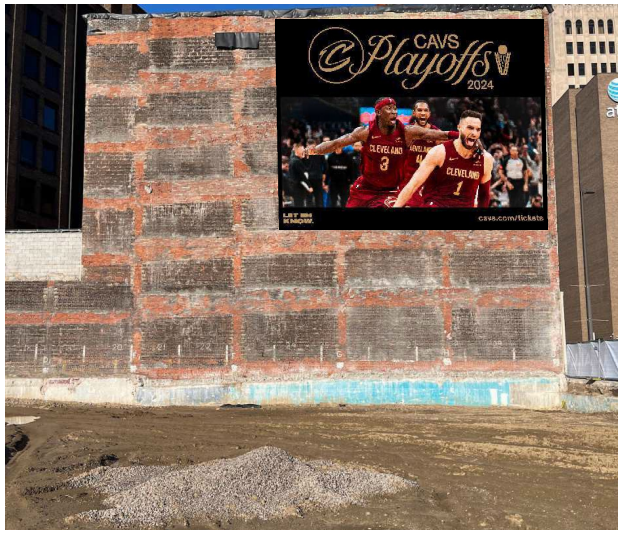

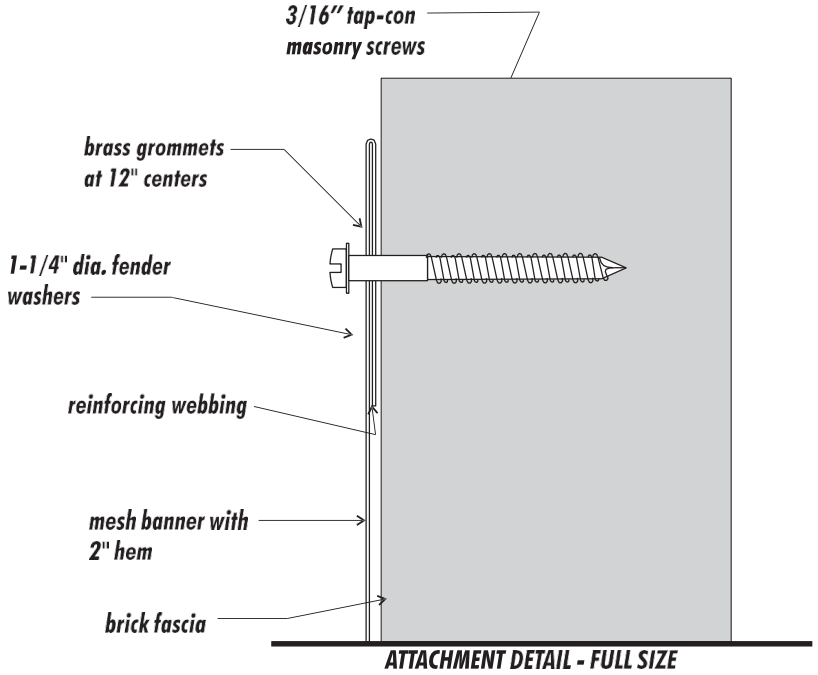

ATTACHMENT DETAIL - FULL SIZE

NOTES:
One (1) single-face printed mesh temporary banner, to mount to existing masonry wall.
All graphics to be full-color, digitally printed from supplied artwork.

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COMPANY NAME	Cleveland Cavaliers	SALESMAN H	DATE 4-5-24
LOCATION	Rocket Mortgage FieldHouse	DESIGNER DM	SCALE 1/8" = 1'-0"

REVISION	DESIGN NO. B24-470	
	COPYRIGHT © 2024	

FILE NAME N:\cavaliers\2024_postseason\hotel.indigo

CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-017 **Meeting Date:** 04/18/2024

Project Name: Cavs Banner - Hotel Indigo

Project Address: 651 Huron Rd E

Contact Person: Laura Woyma

Architect/Contractor:

General Description: Temporary Banner - Playoffs

Motion by Design Review Committee:

Approved with Conditions

Approve: Yablonsky, Bialosky, Bogart, Brown, Geist, Schwartzberg, Soltis, Zarfoss

Disapprove: Pesarchick

Abstain:

Non-Voting Members:

Approval contingent upon staff's approval of code/zoning details and that approval is not creating a further precedent.

Temporary banner approved on one-time only basis for this one specific event.

Property owner to come back to City with future plans for wall.

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Downtown | Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

April 19, 2024

DF2023-058 – Cavs/Cleveland Clinic Global Peak Performance Center New Construction: Seeking Schematic Design Approval

Project Location: West 3rd Street and Eagle Avenue/Stones Levee Road

Project Representative: Nora Romanoff, Bedrock

Ward 3- Councilmember McCormack | **SPA: Downtown**

CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2023-058 **Meeting Date:** 10/19/2023

Project Name: Cuyahoga Riverfront Masterplan – Cleveland Clinic Global Peak Performance Center

Project Address: Cuyahoga Riverfront in Downtown Cleveland– W. 3rd and Eagle Avenue/Stones Levee

Contact Person: Nora Romanoff

Architect/Contractor:

General Description:

Motion by Design Review Committee:

Conceptual Approval

Approve: Yablonsky, Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain: Bialosky

Non-Voting Members: Marka Fields

- Per development agreement process, all smaller area plans are to be reviewed by the Commission.
- Southeastern end of the riverwalk at W. 3rd Street to be better integrated into the overall site context and future trail expansion opportunities. Currently the riverwalk plan dead-ends at the player parking entrance, creating conflicts with riverwalk users & boat launch. Relocate or reconsider player parking entrance design and enhance this key connection point.
- Articulate and show boat launch circulation and usage, including drop-off & pick-up with a trailer, and how that interconnects to streetscape.
- Further articulation needed for vehicular circulation, including connections to Eagle Ave and Canal Road, and adjacent properties/rights-of-way.
- Pedestrian bridge / performance space above road as designed causes concern and requires additional articulation, revision, or elimination. Overall design to emphasize pedestrian circulation and intentional usage on the street-level.
- Further consideration of human-scale experiences and articulation of how the concept integrates into the surrounding context.
- Riverwalk's design needs improvement and further articulation beyond 30' of hardscape with benches. Increase riverwalk width and include space appropriate for pedestrian usage.
- Overall pedestrian experience needs improvement & articulation on all sides of the proposed development.

- Ground-level parking garage needs reconsidered. Provide amenities and/or elements conducive to pedestrian usage, safety, and activation on the ground-level.

City of Cleveland
Justin Bibb, Mayor
City Planning Commission

Joyce Pan Huang, Director
Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: (216) 664-2210 F: (216) 664-3281 | www.planning.city.cleveland.oh.us

Motion Form

Date: 10/20/2023
Design Review District: Downtown | Flats
Project: Cuyahoga Riverfront Master Plan – Cleveland Clinic Global Peak Performance Center: Seeking Conceptual Approval
Project Location: West 3rd Street and Eagle Avenue/Stones Levee Road

Design Review Advisory Committee's comments: Southeastern end of the riverwalk at West 3rd Street needs to be better integrated into the overall site context and future trail expansion opportunities. Currently the riverwalk plan dead-ends at the player parking entrance, creating conflicts with riverwalk users and boat launch; relocate or reconsider player parking entrance design and enhance this key connection point; articulate and show boat launch circulation and usage, including drop-off and pick up with trailer, and how that interconnects to streetscape; further articulation needed for vehicular circulation, including connections to Eagle Ave. and Canal Rd., and adjacent properties' rights-of-way; pedestrian bridge/performance space above road as designed causes concern and requires additional articulation, revision, or elimination. Overall design should emphasize pedestrian circulation and intentional usage on the street level; further consideration of human-scale experiences and articulation of how the concept integrates into the surrounding context; riverwalk's design needs improvement and further articulation beyond 30 ft. of hardscape with benches. Increase riverwalk width and include space appropriate for pedestrian usage; overall pedestrian experience needs improvement and articulation on all sides of proposed development; ground-level parking garage needs to be reconsidered; provide amenities and/or elements conducive to pedestrian usage, safety, and activation on the ground level.

Rationale:

Action: Motion for Conceptual Approval with Conditions: Incorporating the DRAC's comments.

ANTHONY *Y* **FLUKER:** *NP* **KURI:** *Y*

MCCRAY-SCOTT: *1* **SARGEANT:** *Y* **SLIFE:** *2*

"1" indicates that the member made the motion and voted to approve; "2" indicates that the member seconded the motion and voted to approve; "Y" indicates a yes vote;
"N" indicates a no vote; "A" indicates abstention; "NP" indicates that member was not present; "R" indicates that member recused themselves

Motion APPROVED:
APPROVED SUBJECT TO STATED AMENDMENT: X
POSTPONED:
FAILED TO PASS:

CUYAHOGA RIVERFRONT MASTER PLAN

DESIGN REVIEW + CITY PLANNING COMMISSION

Cleveland Clinic Global Peak Performance Center

APRIL 2024

WHY ARE WE HERE TODAY?

UPDATE ON THE CUYAHOGA RIVERFRONT MASTER PLAN

REQUEST SCHEMATIC APPROVAL

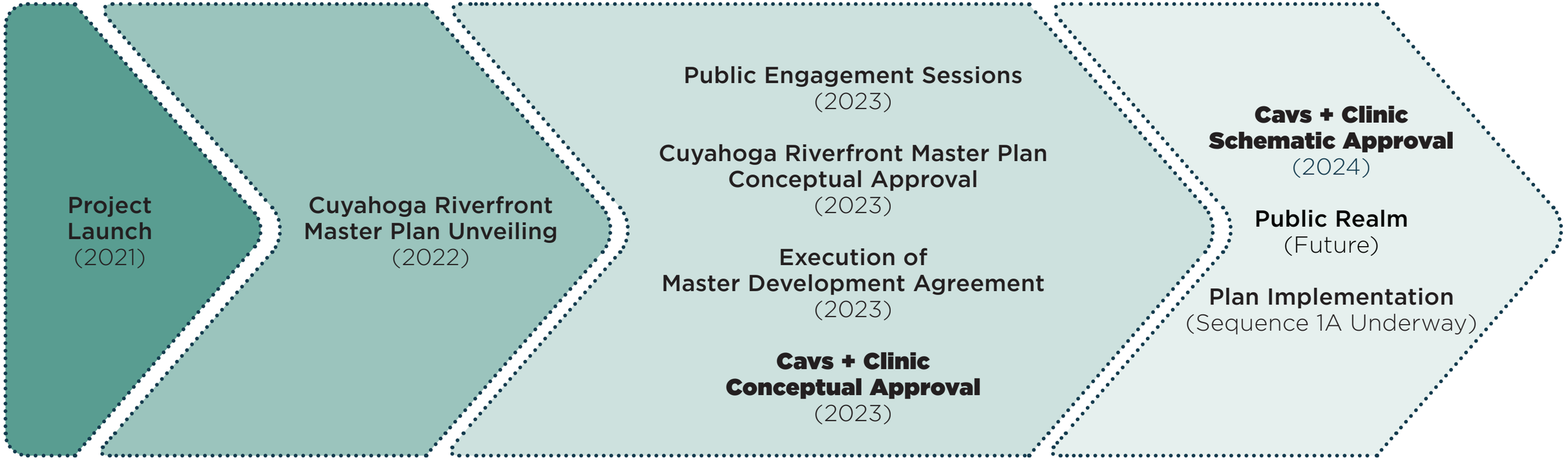
-Parcels 17, 18, & 19 | Cavs + Cleveland Clinic Global Peak Performance Center

-Conceptual Approval Presentation | October, 2023

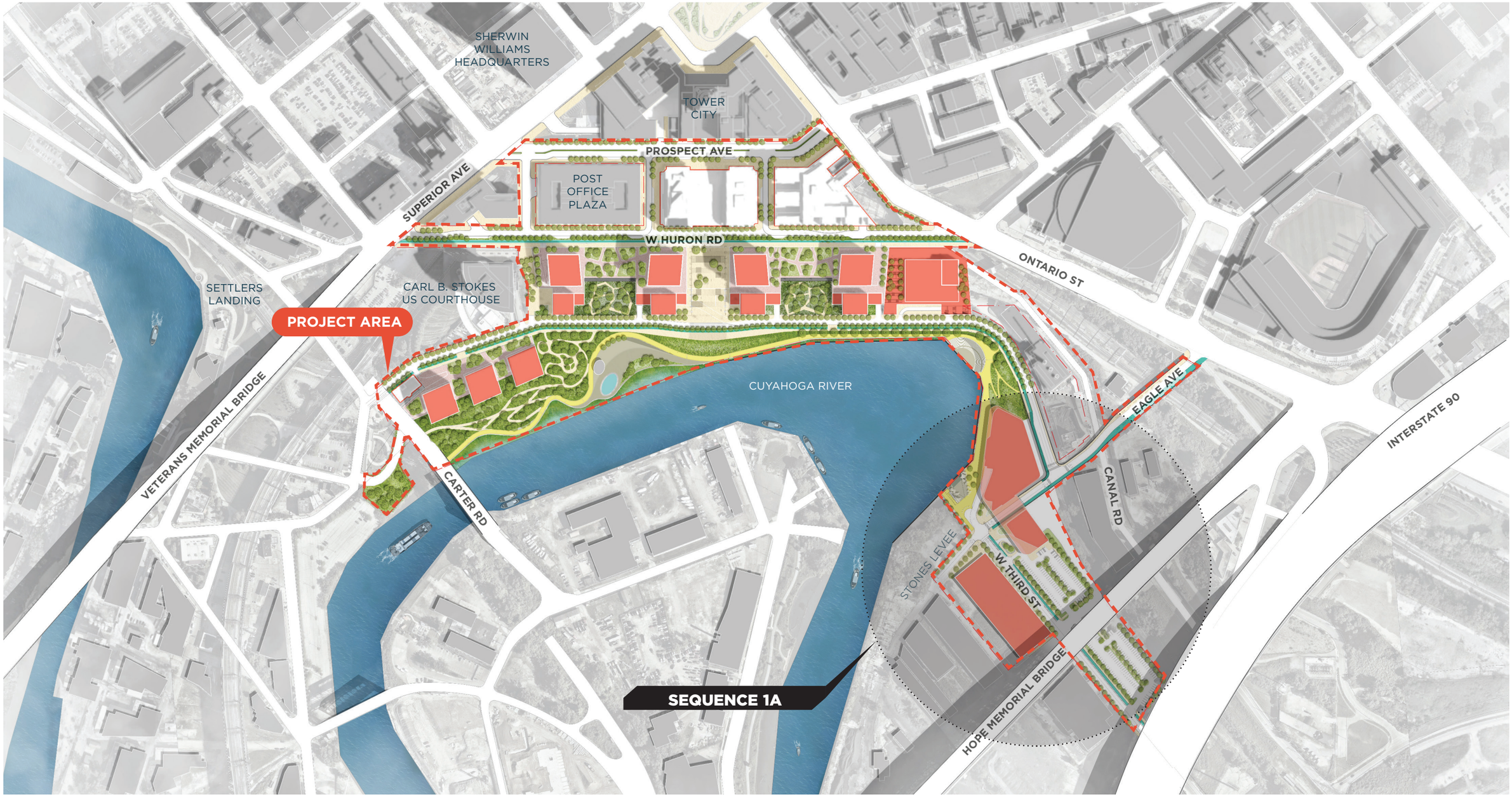
Develop Cleveland riverfront into a 15-minute, 18-hour neighborhood comprised of diverse uses and leverage distinct City assets and provide critical shore to core connections

Prioritize post-pandemic investment in sustainable infrastructure and public spaces that serve as drivers for commerce, housing, entertainment and recreation opportunities

Deliver the new multi-purpose urban neighborhood, to attract and develop workforce talent, accelerate business growth, and deliver equitable opportunities


Project Launch (2021)
Cuyahoga Riverfront Master Plan Unveiling (2022)
Public Engagement Sessions (2023)
Cuyahoga Riverfront Master Plan Conceptual Approval (2023)
Execution of Master Development Agreement (2023)
Cavs + Clinic Conceptual Approval (2023)
Cavs + Clinic Schematic Approval (2024)
Public Realm (Future)
Plan Implementation (Sequence 1A Underway)

PROJECT AREA
SEQUENCE 1A


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

SEQUENCE 1A SCOPE

Todays Presentation

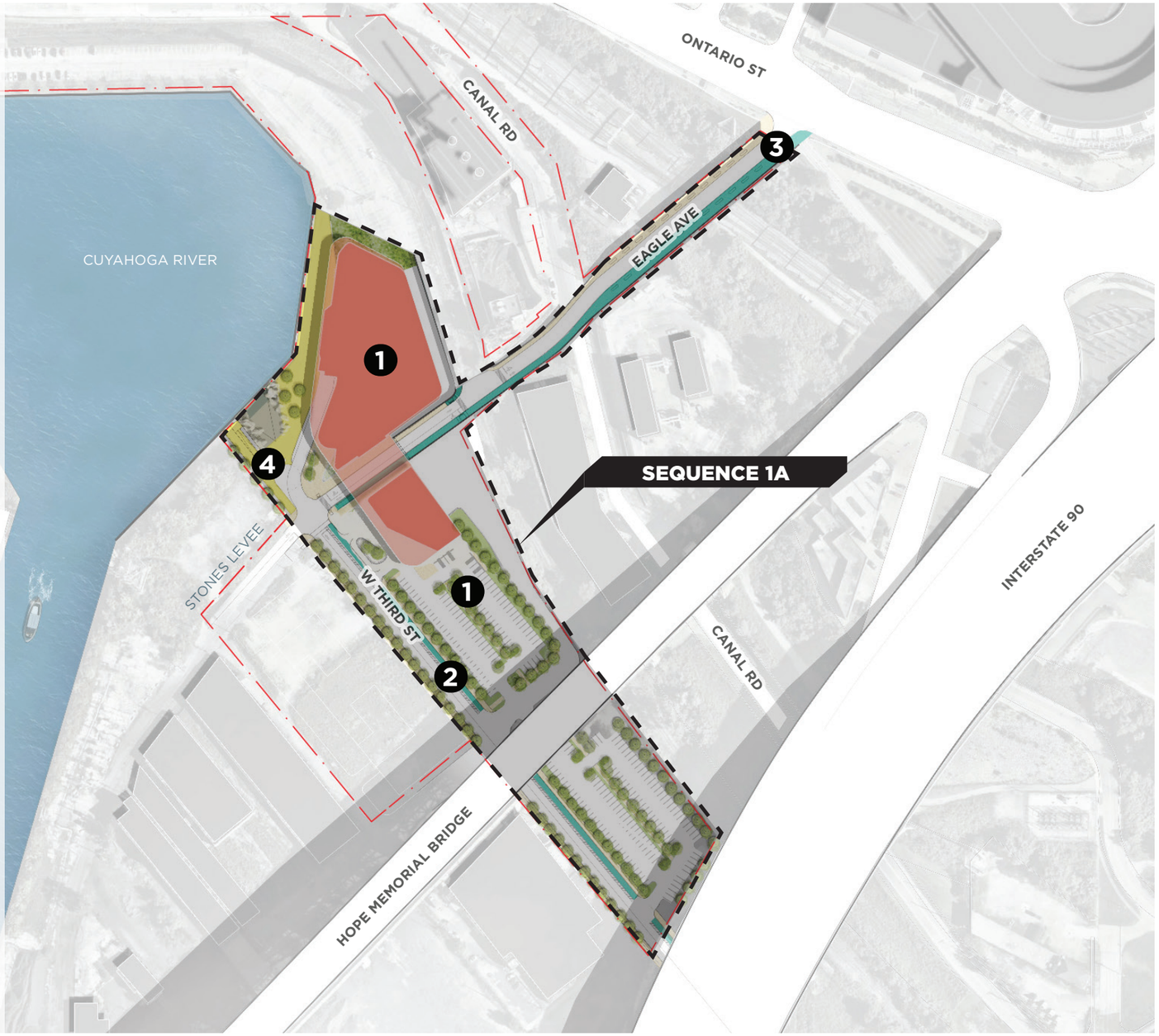
1. Cavs + Cleveland Clinic Performance Center

Future Meeting

2. West 3rd Street Streetscape
3. Eagle Avenue Streetscape
4. Public Realm Improvements (Kayak Launch + Riverwalk)

Ongoing Work

- Bulkhead Rehabilitation
- Design of Eagle Avenue
- Pump Station Relocation
- Public Realm
- Pad Prep



Cleveland Cavaliers & Cleveland Clinic
Global Peak Performance Center

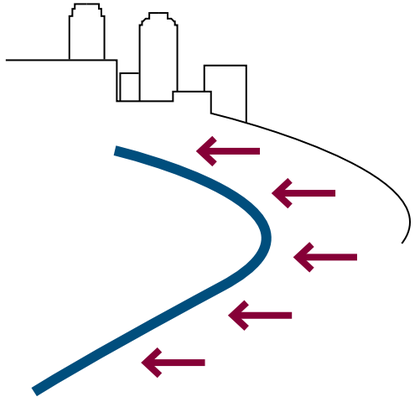
Downtown Flats Review | Schematic Design Submission

04.04.24

POPULOUS

Renderings by Populous

Cleveland Clinic | BEDROCK | POPULOUS



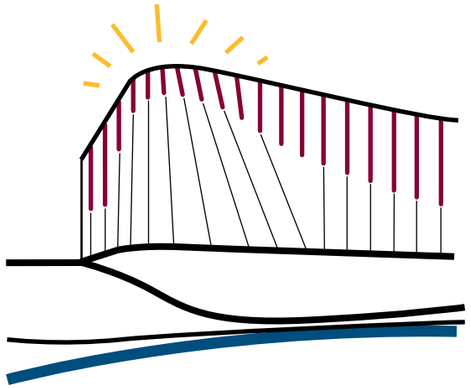
EMBRACE THE RIVER

Reimagine the Riverfront

Create a Softer Edge

Foster Connectivity

+



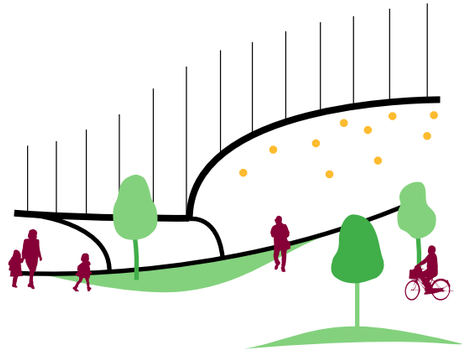
CREATE A CLEVELAND ICON

Building as a Beacon

Connect to Industrial Heritage

Catalyst for Development

+

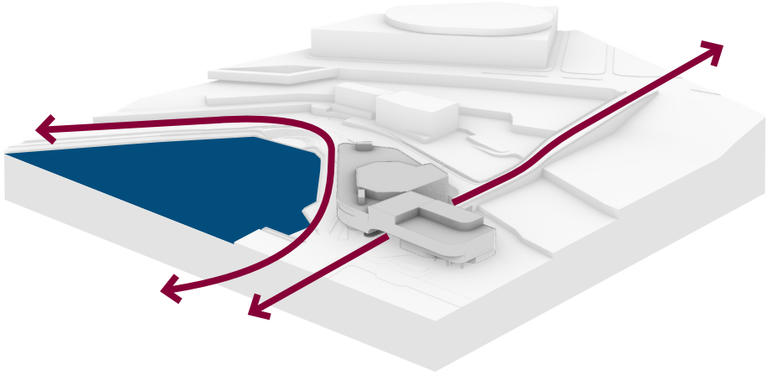


ACTIVATE THE PUBLIC REALM

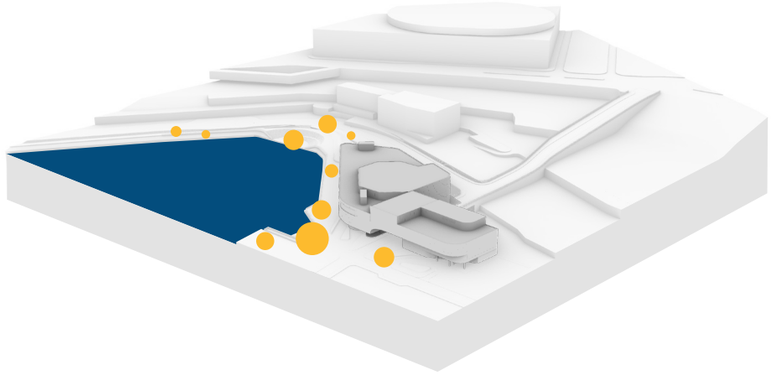
Activate Public Space

Make It Accessible

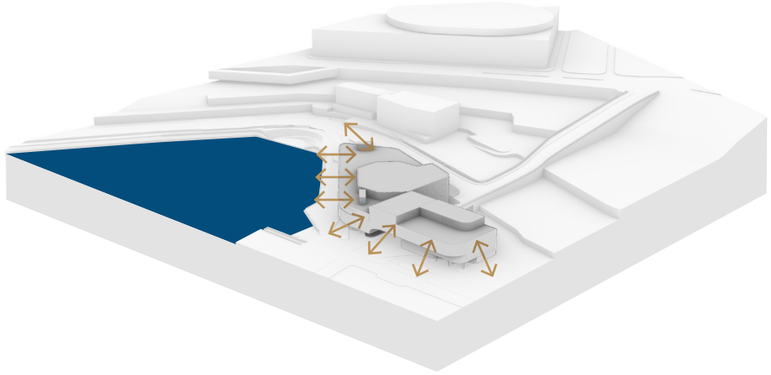
Introduce Greenery & Site Lighting



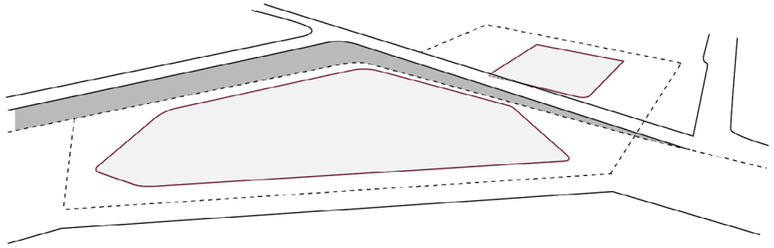
CONNECTIVITY



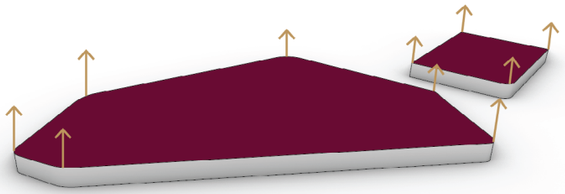
ACTIVATION



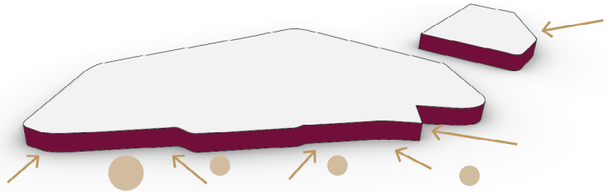
POROSITY



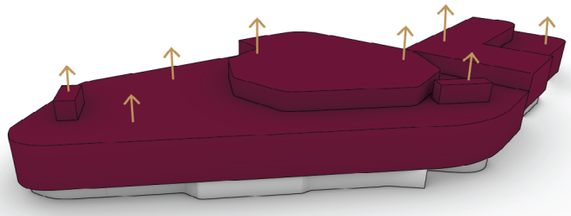
1. ESTABLISH THE FOOTPRINT & SITE RELATIONS



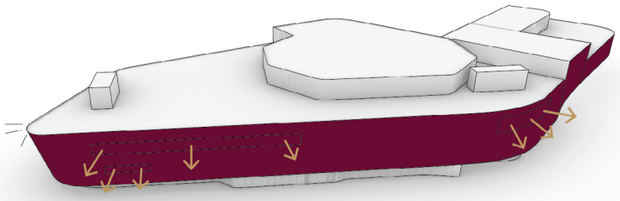
2. RAISE THE PODIUM



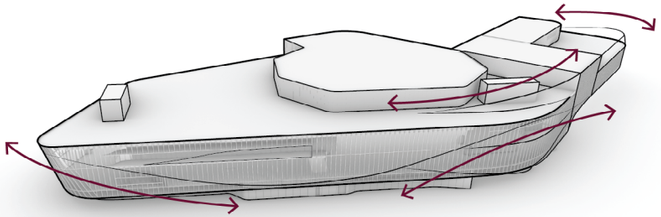
3. CREATE THE PEDESTRIAN MOMENTS



4. EXTRUDE THE PROGRAM

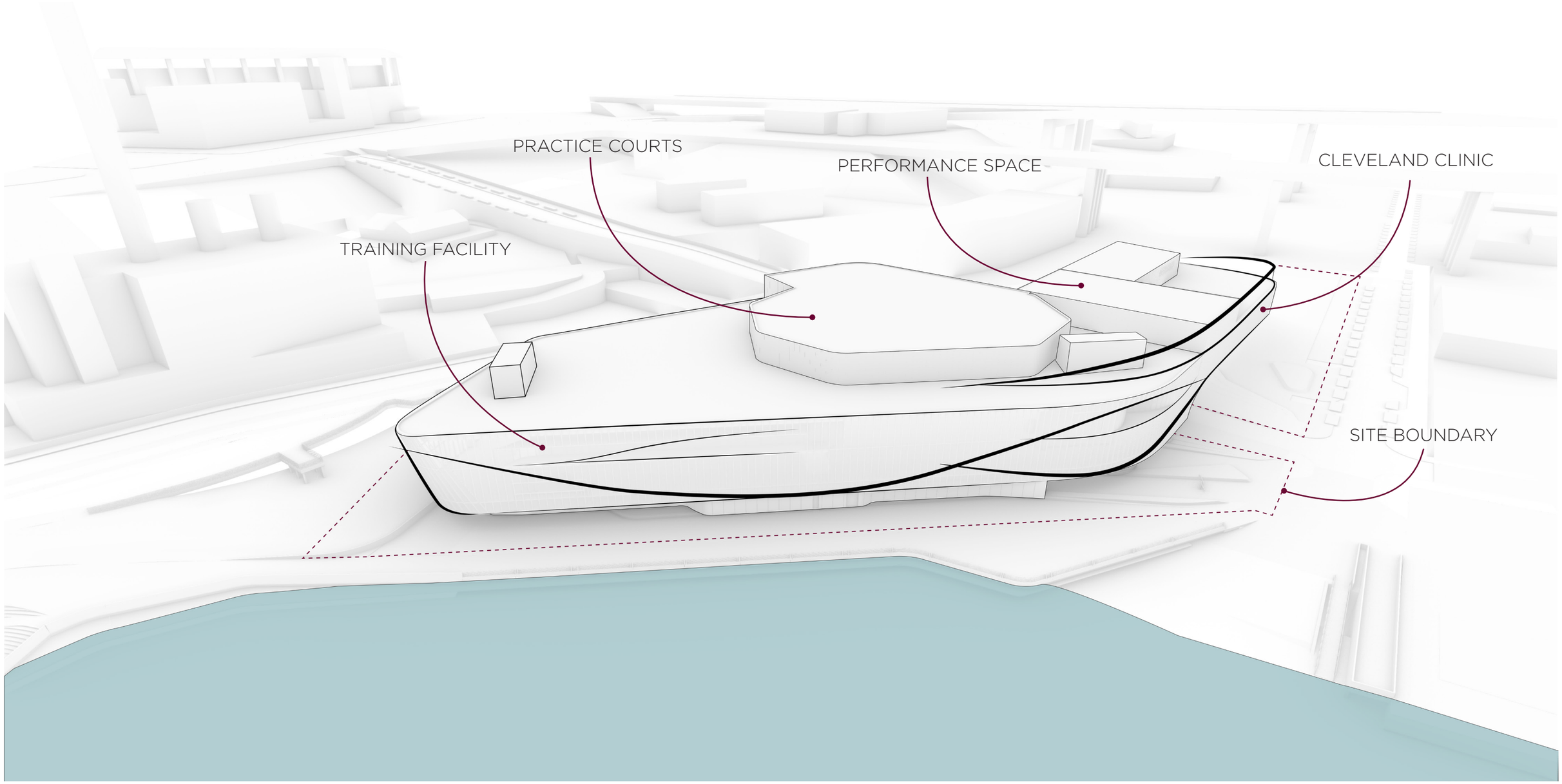


5. LOCATE THE GLAZING



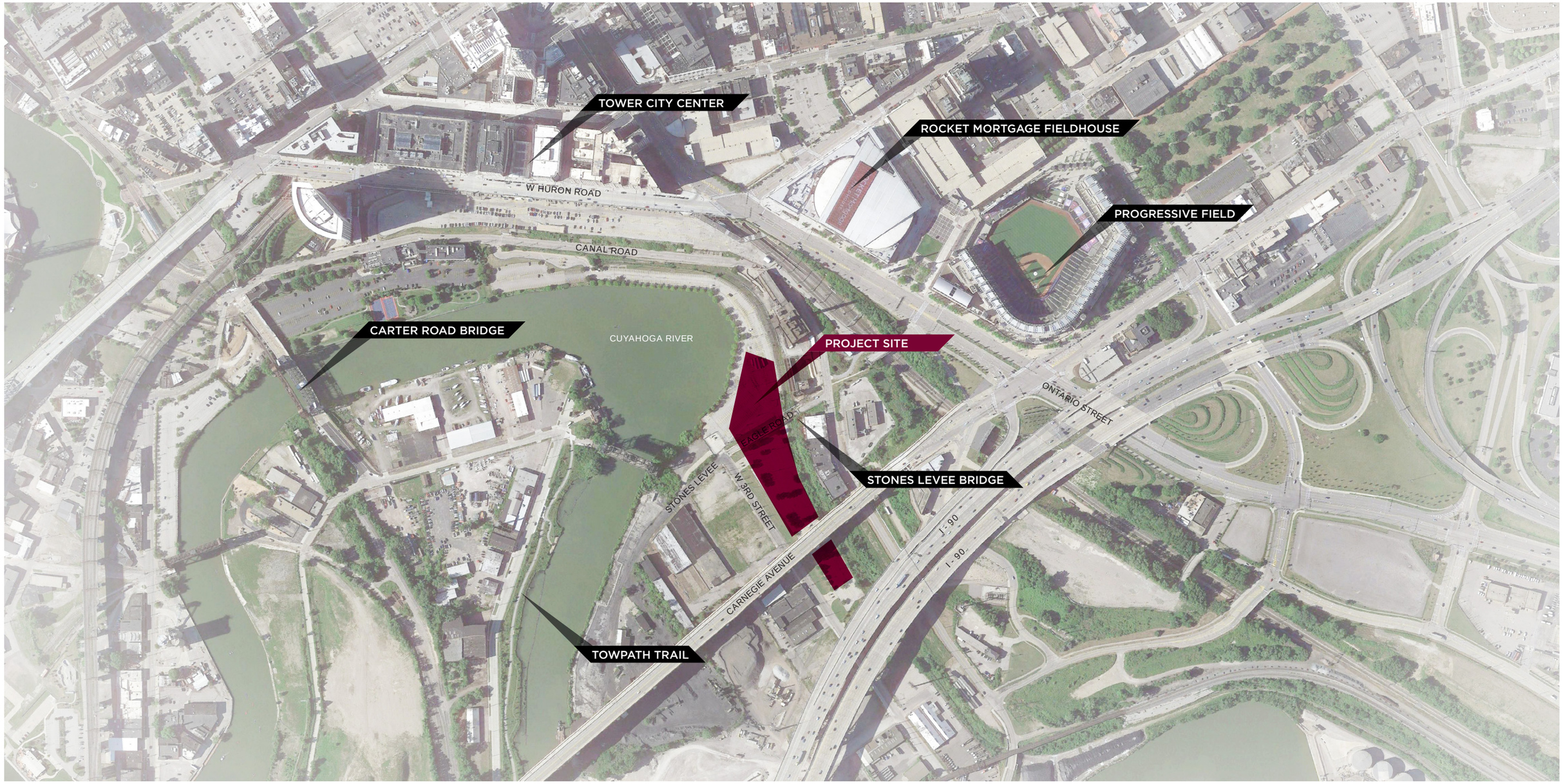
6. CHOREOGRAPH THE FACADE

CONCEPTUAL DESIGN Massing

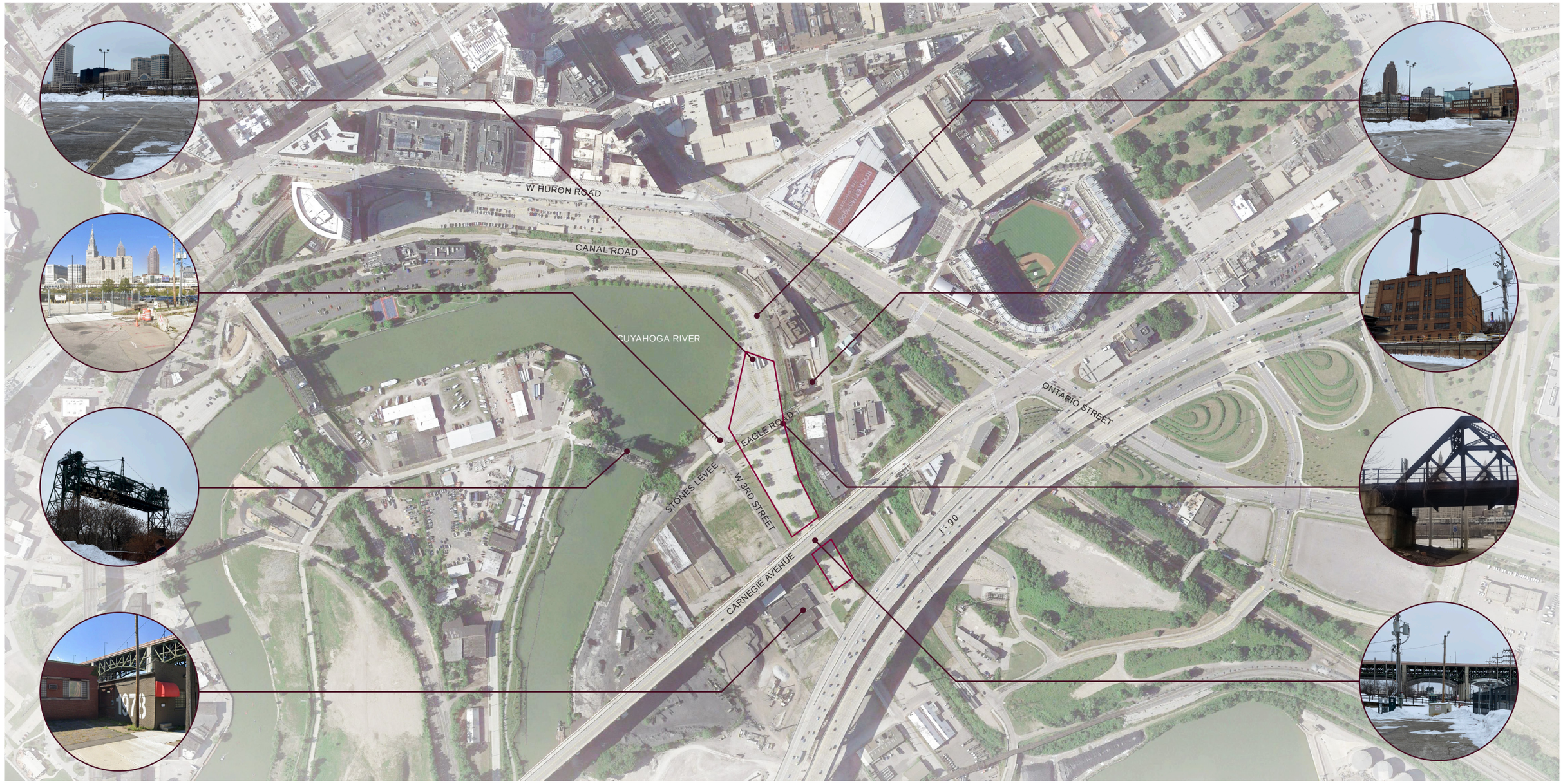


SITE CONTEXT Location Map

SITE CONTEXT Context Plan



SITE CONTEXT Context Plan



SITE CONTEXT Site Context Plan

A

B

C

D

E

F

N

0 40’ 80’ 160’

SCALE = 1”-80’-0”

Cleveland Clinic | BEDROCK | POPULOUS

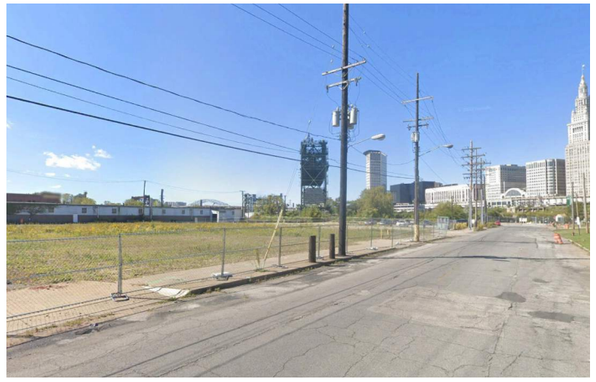
1 WEST 3RD STREET LOOKING EAST

2 WEST 3RD STREET LOOKING NORTH

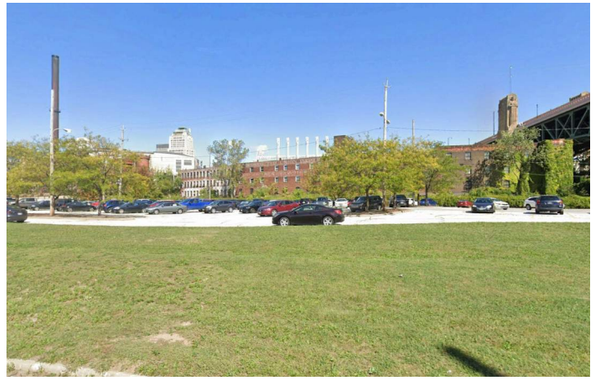
2 WEST 3RD STREET LOOKING EAST

4 WEST 3RD STREET LOOKING NORTH WEST

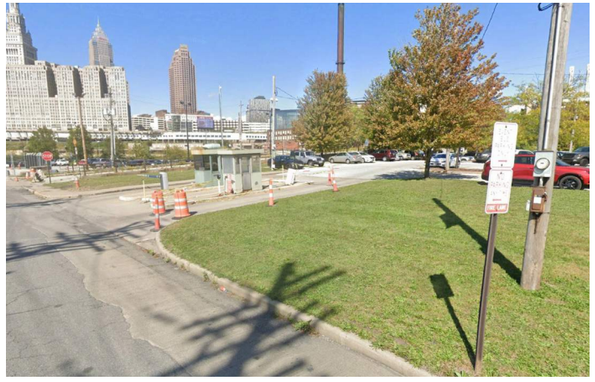
5 WEST 3RD STREET LOOKING EAST



6 WEST 3RD STREET LOOKING NORTH WEST

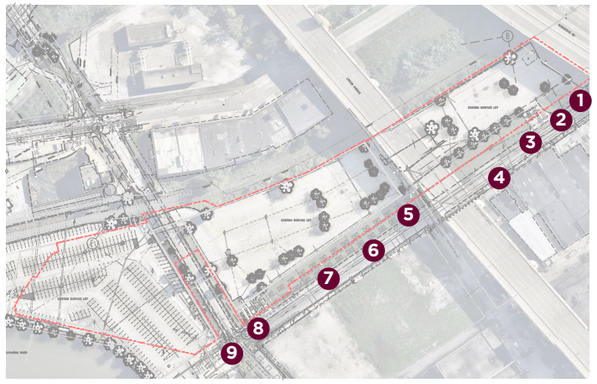


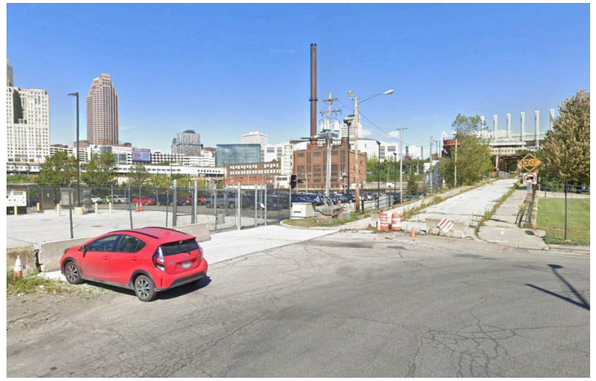
7 WEST 3RD STREET LOOKING EAST



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

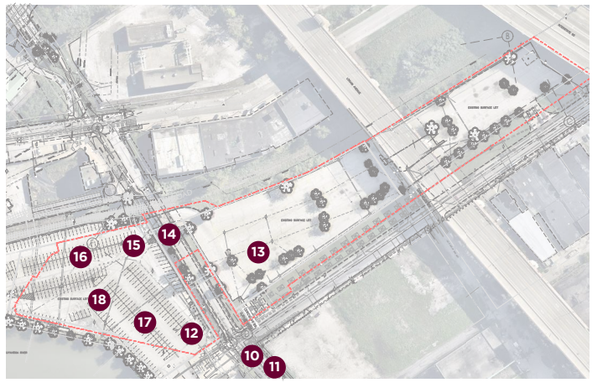
14 PARCEL 17 LOOKING NORTH EAST

15 PARCEL 17 LOOKING NORTH

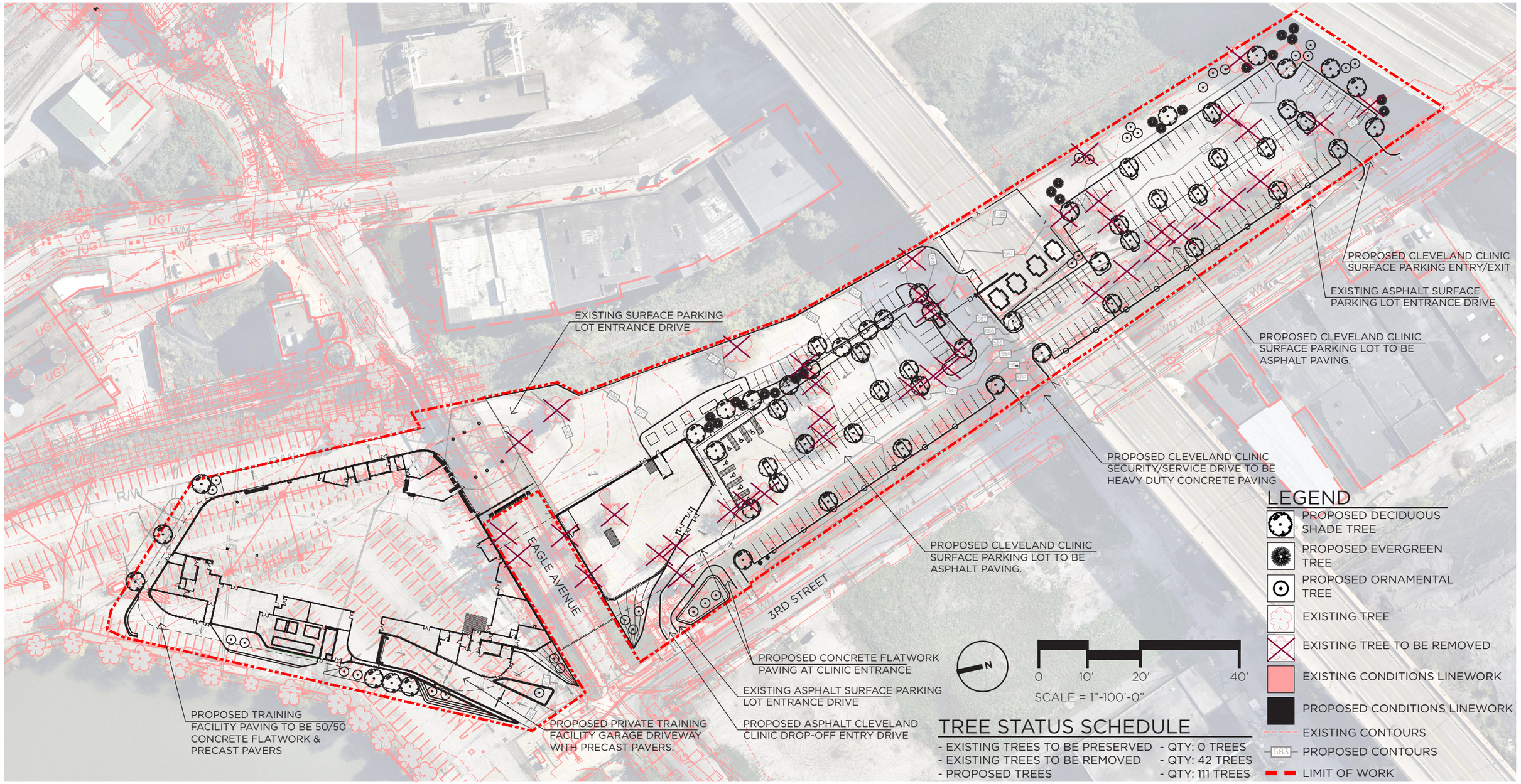
16 PARCEL 17 LOOKING EAST

17 PARCEL 17 LOOKING SOUTH EAST

18 PARCEL 17 LOOKING NORTH



SITE PLAN Tree Preservation Plan

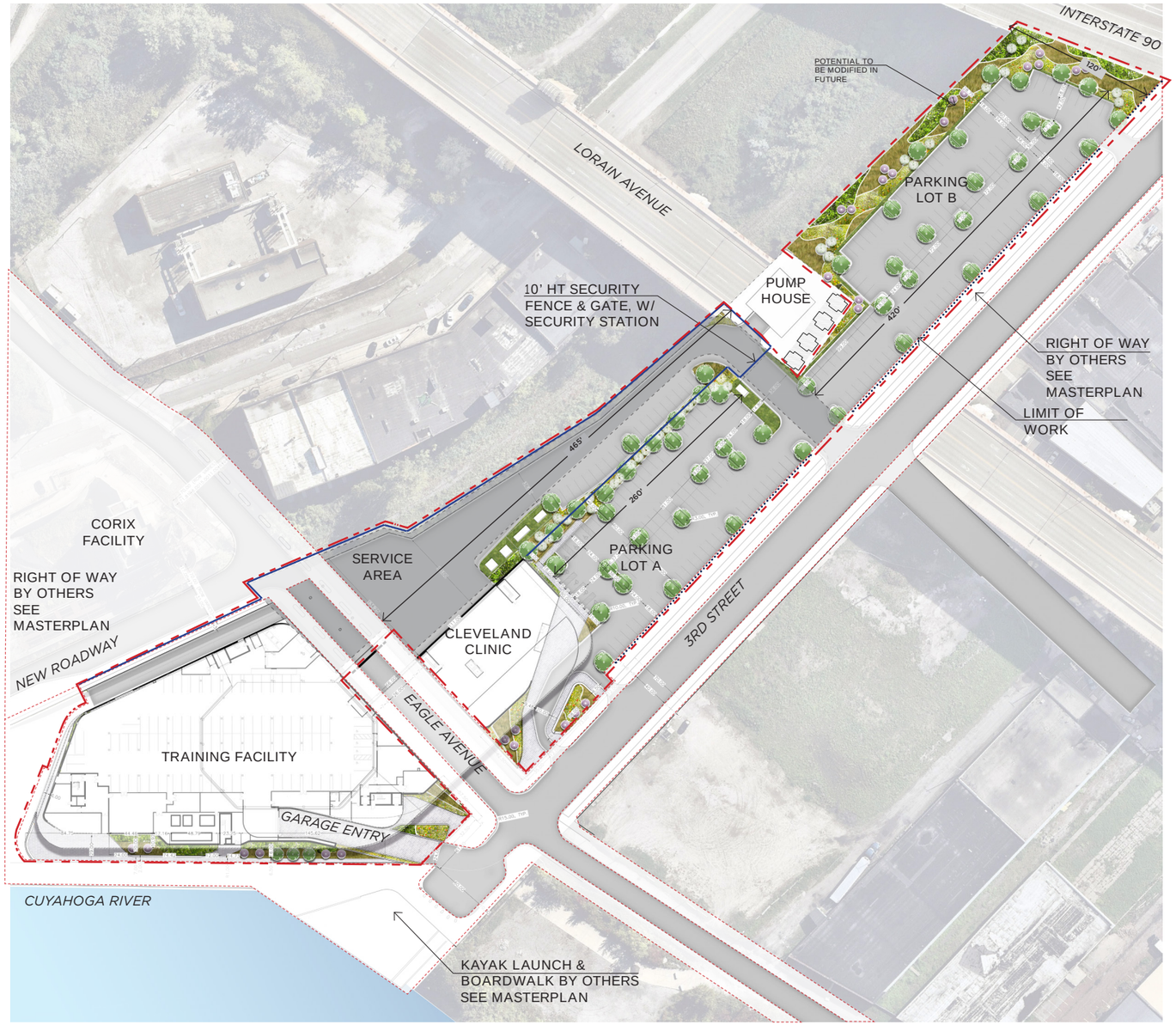


TREE STATUS SCHEDULE

- EXISTING TREES TO BE PRESERVED	- QTY: 0 TREES
- EXISTING TREES TO BE REMOVED	- QTY: 42 TREES
- PROPOSED TREES	- QTY: 111 TREES

Cleveland Clinic | BEDROCK | POPULOUS

SITE CONTEXT Site Plan



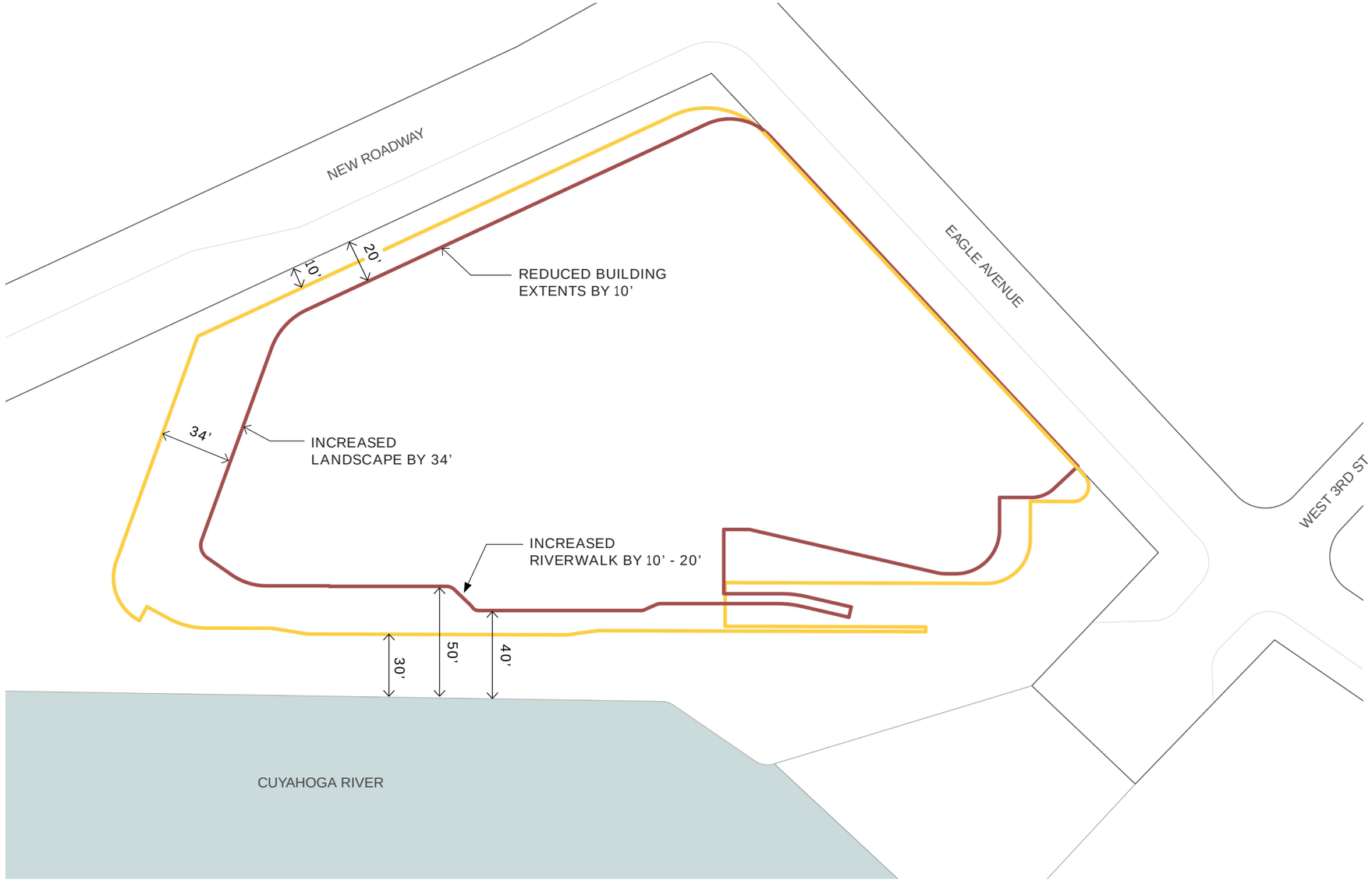
N

0 75' 150' 300'

SCALE = 1"-150'-0"

Cleveland Clinic | BEDROCK | POPULOUS

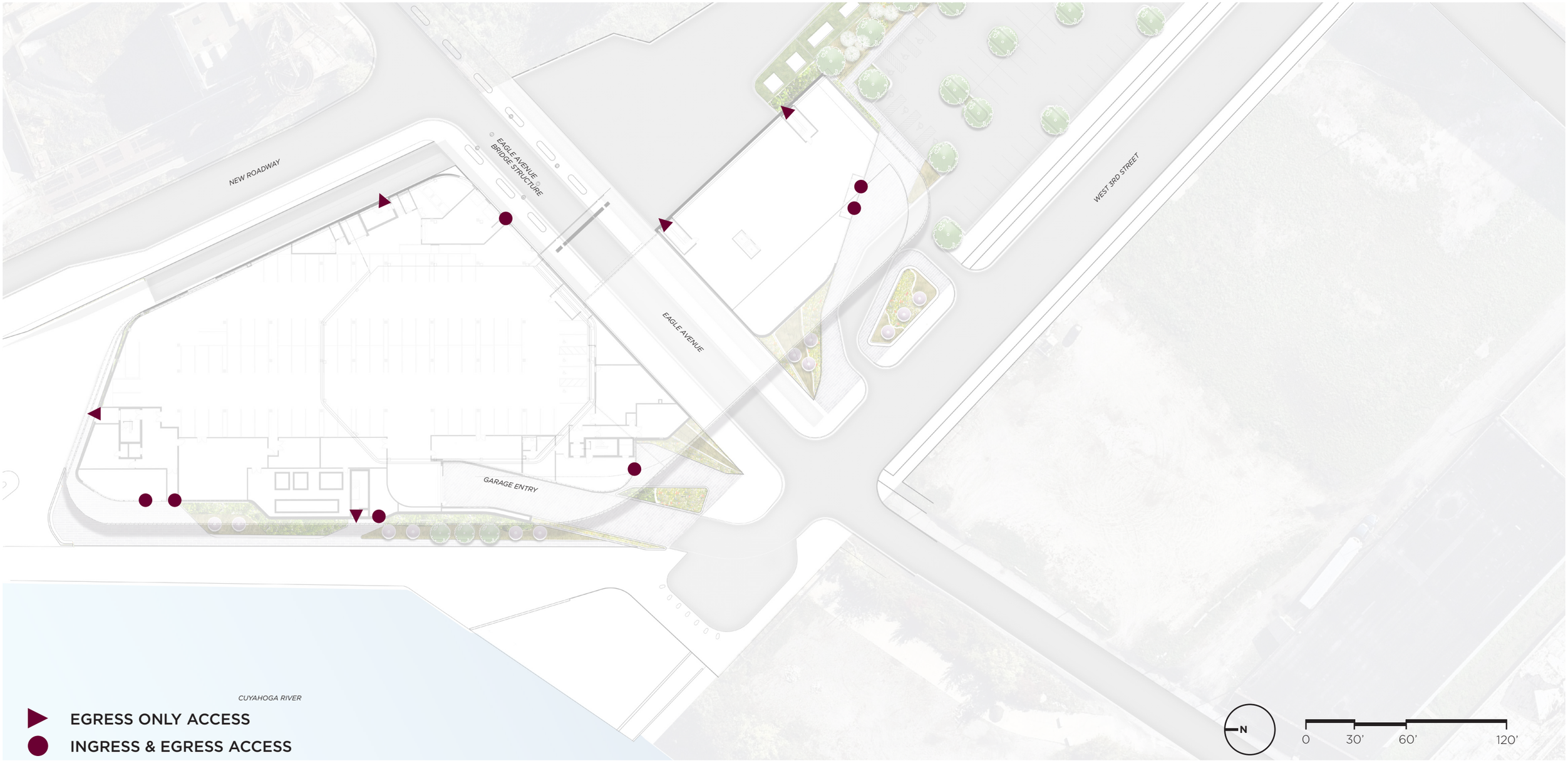
SITE CONTEXT Site Plan | Footprint Reduction



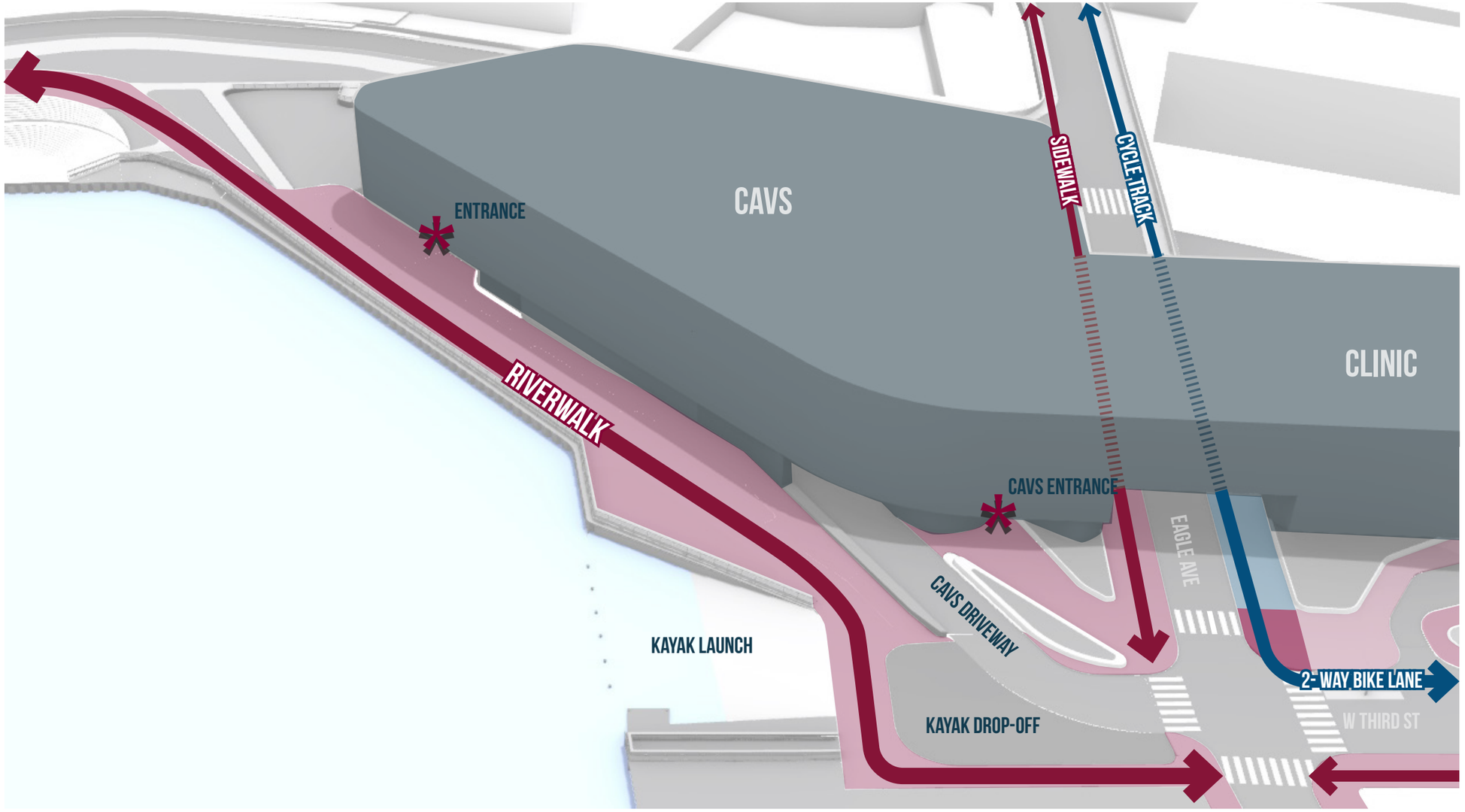
CONCEPT DESIGN

SCHEMATIC DESIGN

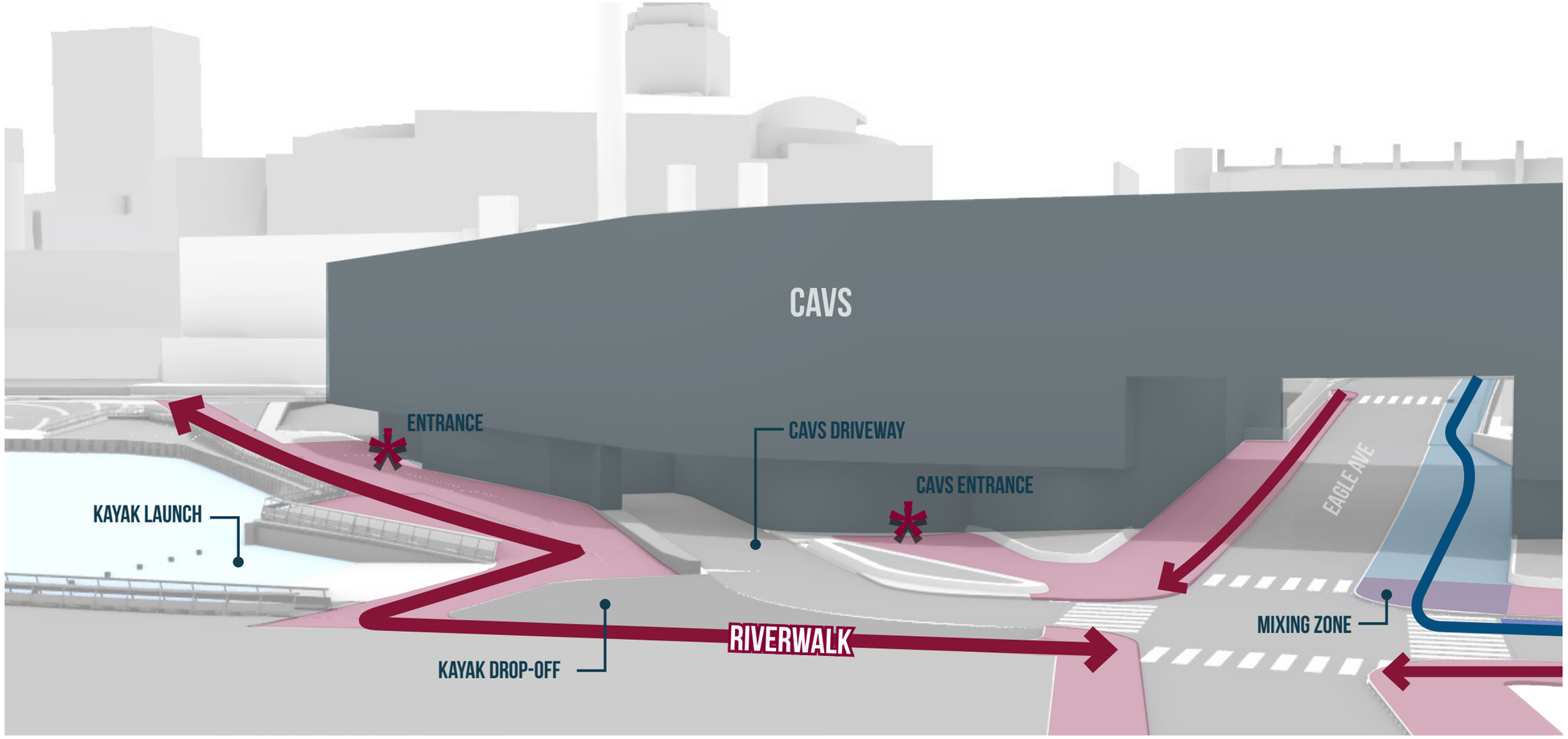
SITE CONTEXT Site Plan | Pedestrian Ingress & Egress



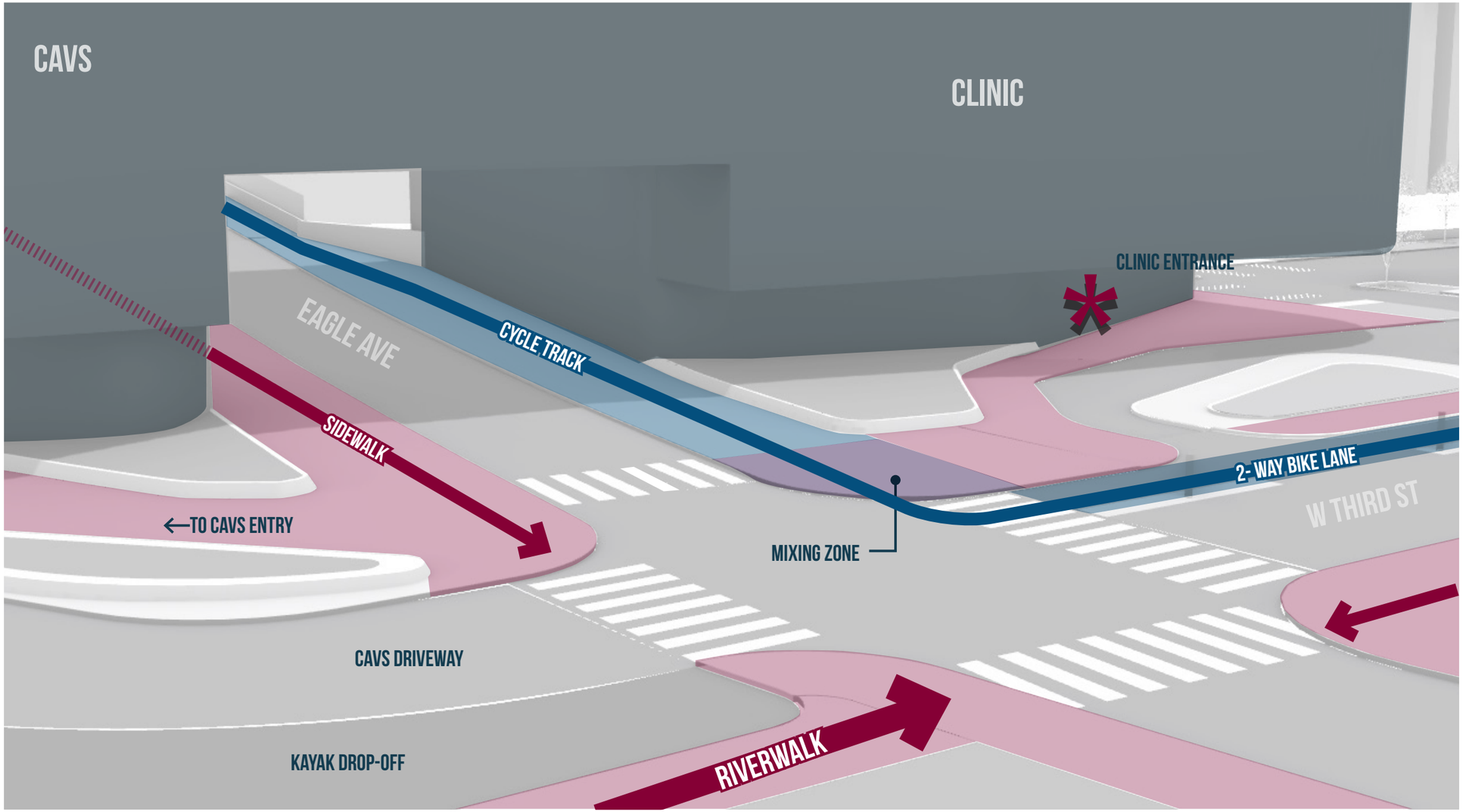
SCALE = 1"-60'-0"


CAVS
CLINIC
ENTRANCE
SIDEWALK
CYCLE TRACK
RIVERWALK
CAVS ENTRANCE
EAGLE AVE
CAVS DRIVEWAY
KAYAK LAUNCH
2- WAY BIKE LANE
KAYAK DROP-OFF
W THIRD ST

MKSK

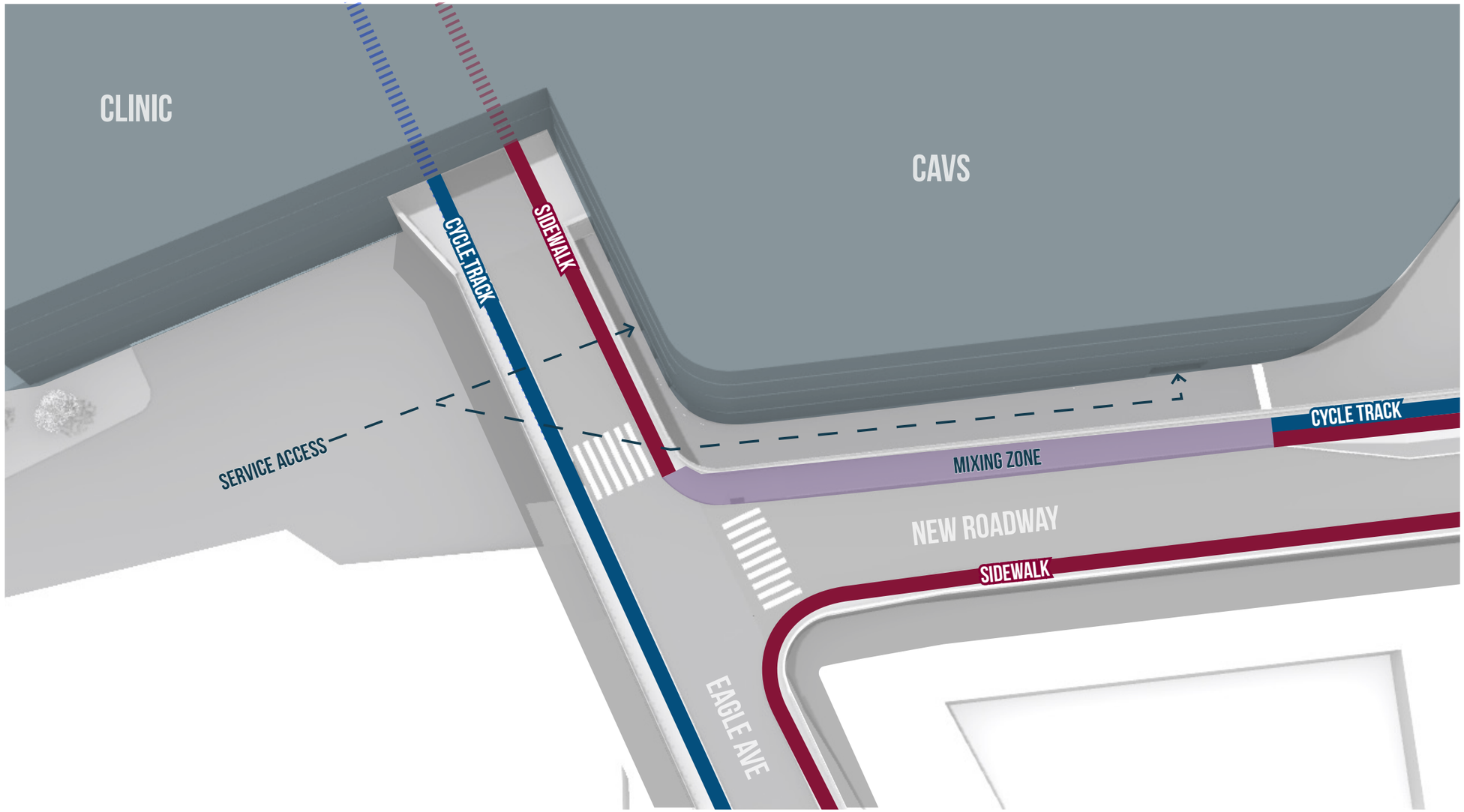

CAVS
ENTRANCE
CAVS DRIVEWAY
CAVS ENTRANCE
KAYAK LAUNCH
EAGLE AVE
MIXING ZONE
RIVERWALK
KAYAK DROP-OFF

MKSK

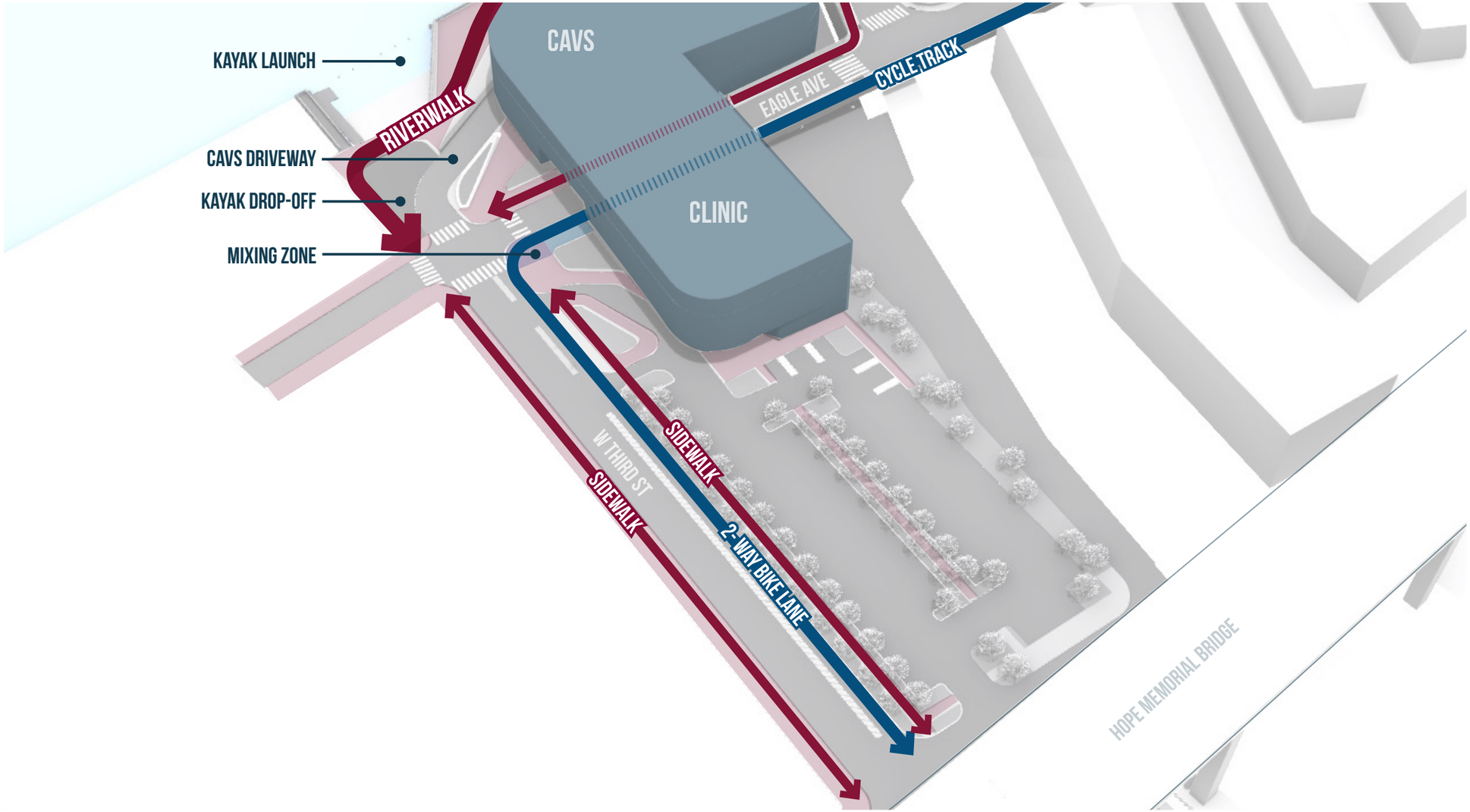

CAVS
CLINIC
CLINIC ENTRANCE
EAGLE AVE
CYCLE TRACK
SIDEWALK
2- WAY BIKE LANE
W THIRD ST
←TO CAVS ENTRY
MIXING ZONE
CAVS DRIVEWAY
KAYAK DROP-OFF
RIVERWALK

MKSK

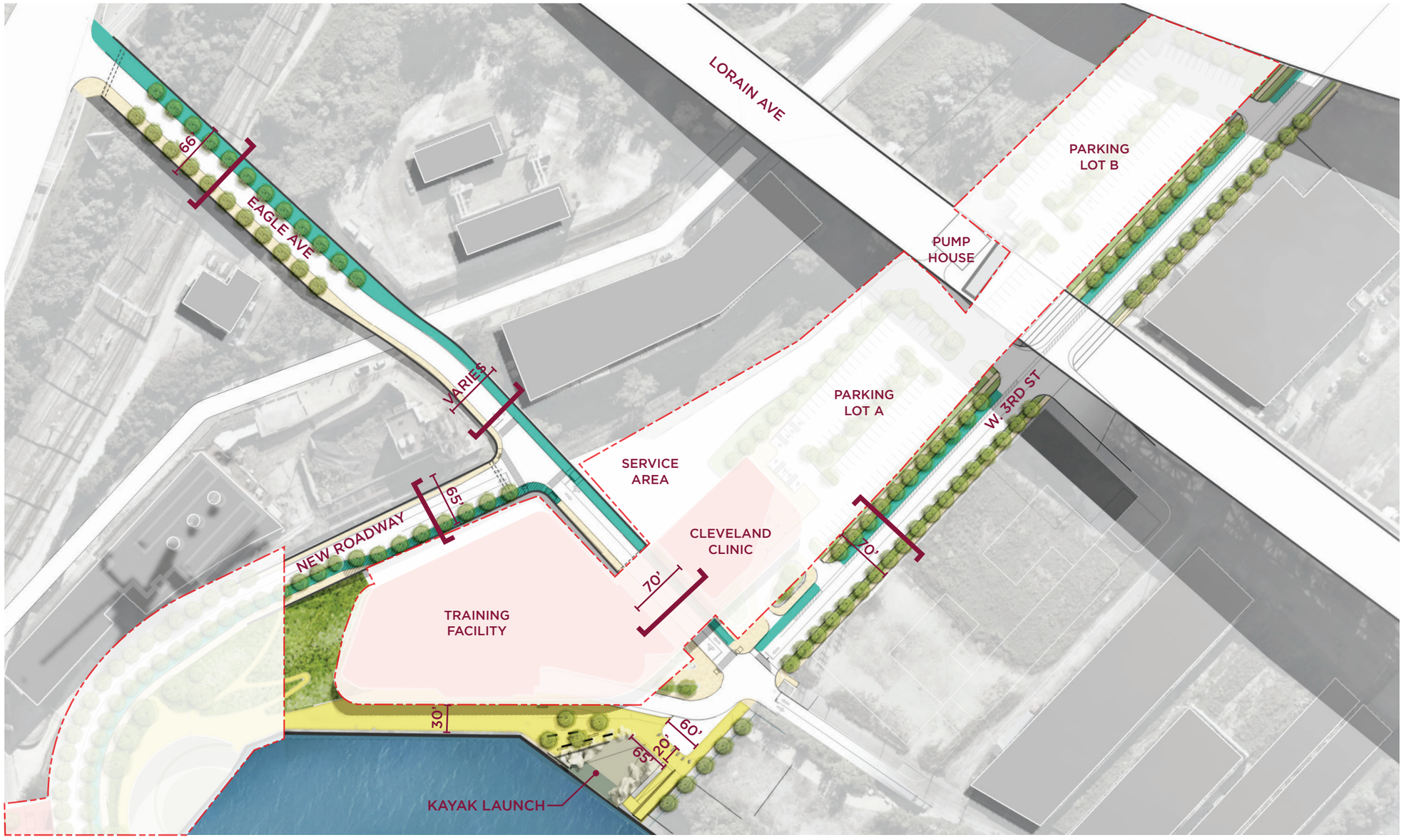
SITE CONTEXT Future Public Realm Improvement Coordination



MKSK


KAYAK LAUNCH
RIVERWALK
CAVS DRIVEWAY
KAYAK DROP-OFF
MIXING ZONE
CAVS
CLINIC
EAGLE AVE
CYCLE TRACK
SIDEWALK
2-WAY BIKE LANE
SIDEWALK
W THIRD ST
HOPE MEMORIAL BRIDGE

SITE CONTEXT | Public Realm Improvement Plan

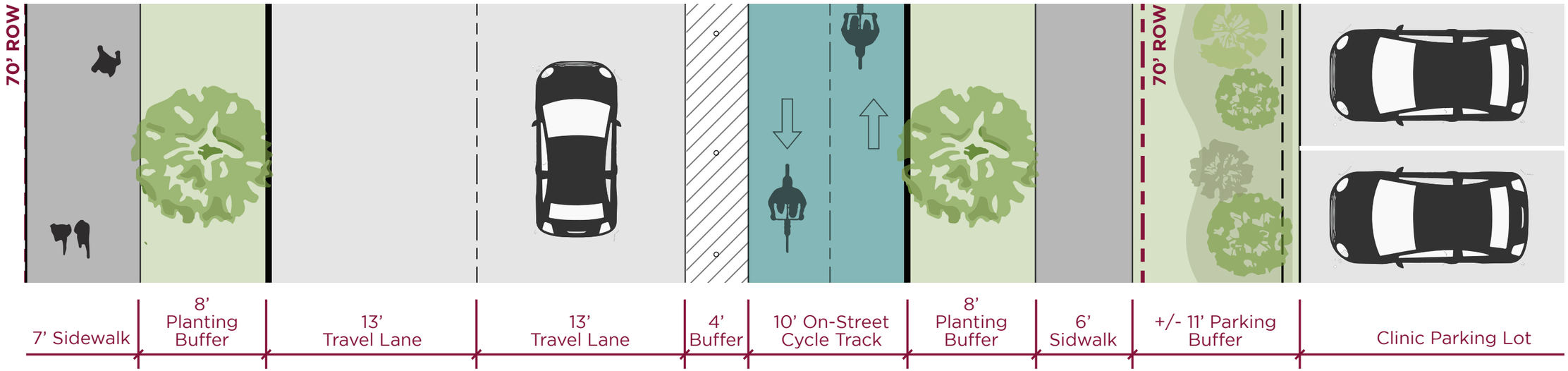


N

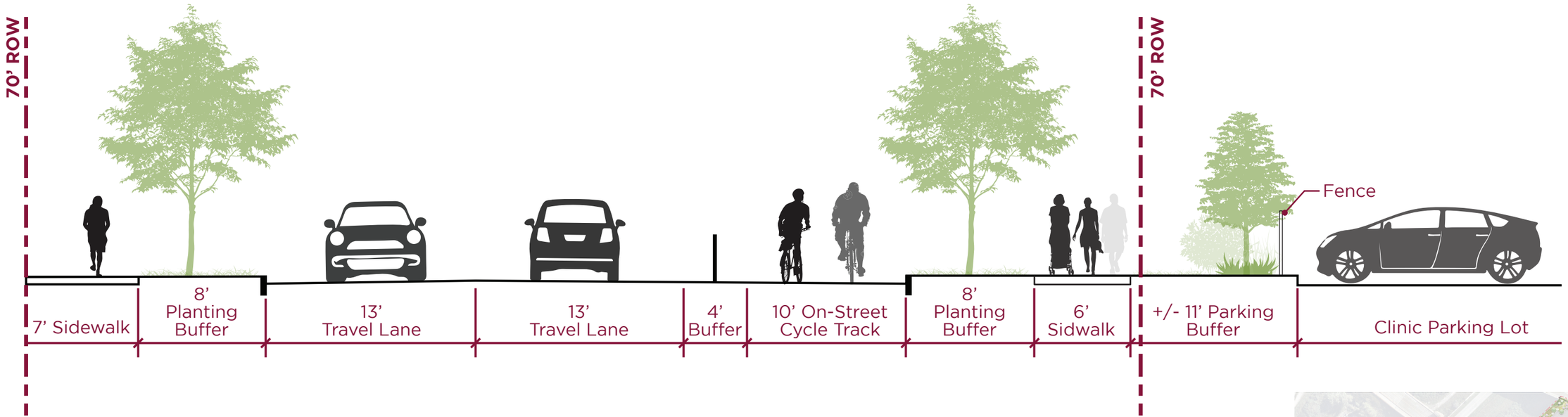
0 75' 150' 300'

SCALE = 1"-150'-0"

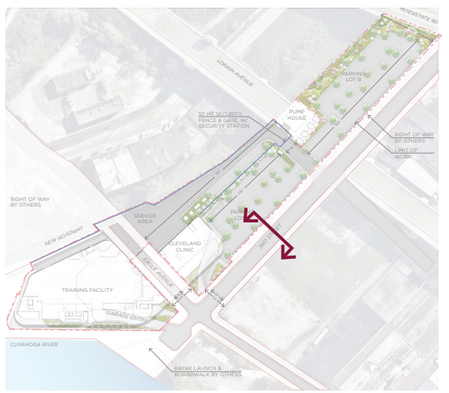
Future Development Parcel

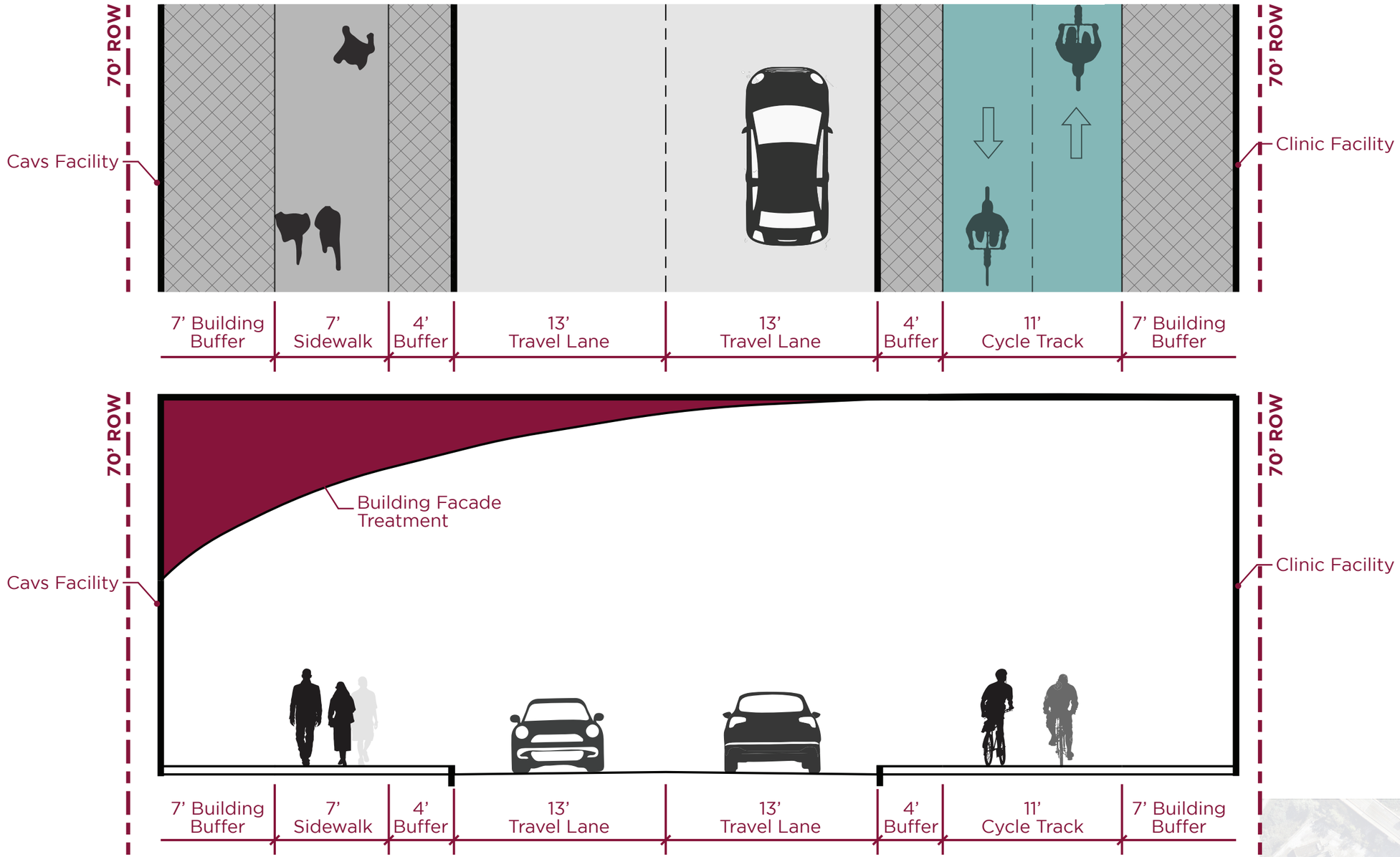


Future Development Parcel

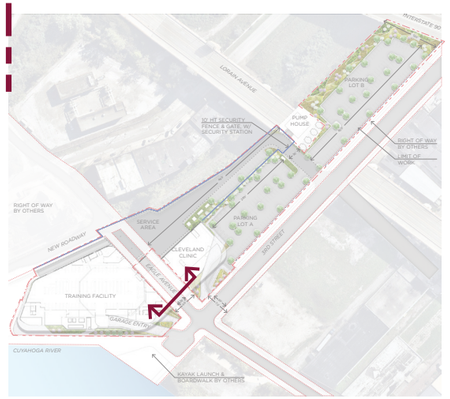


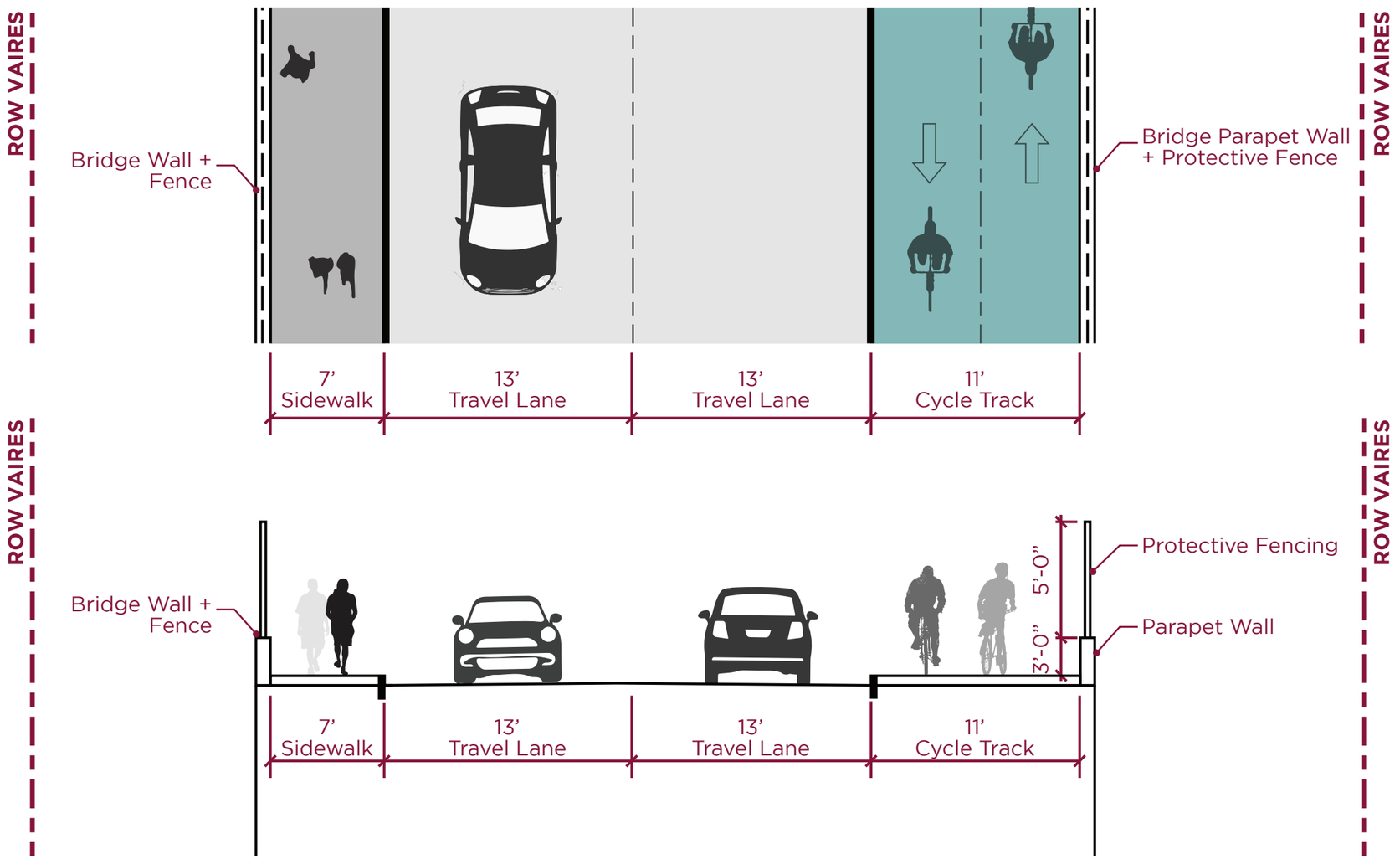
W. 3rd Ave. Streetscape



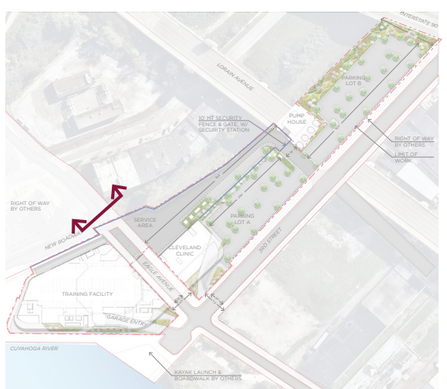


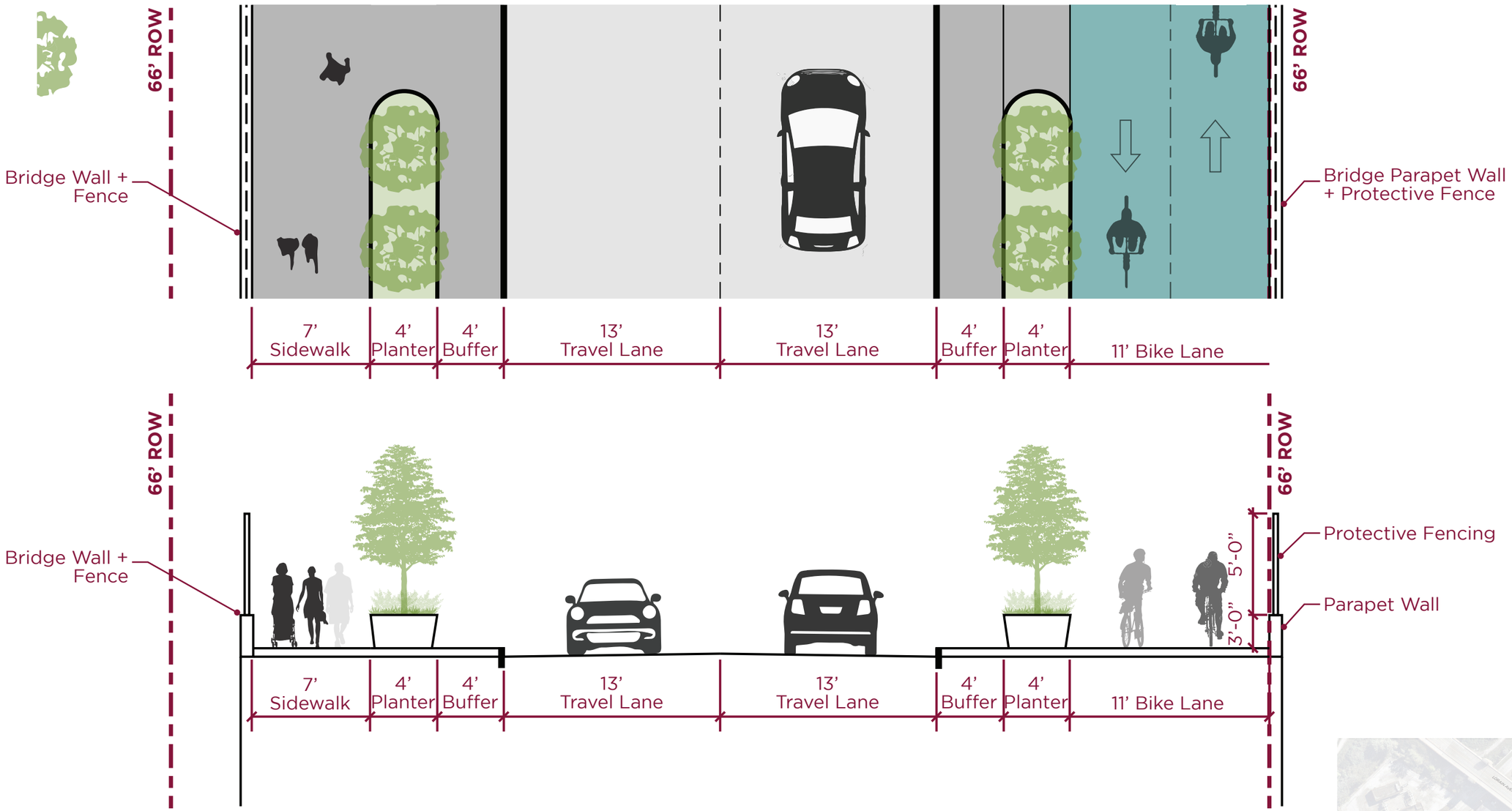
Eagle Ave Ramp (under Performance Space)



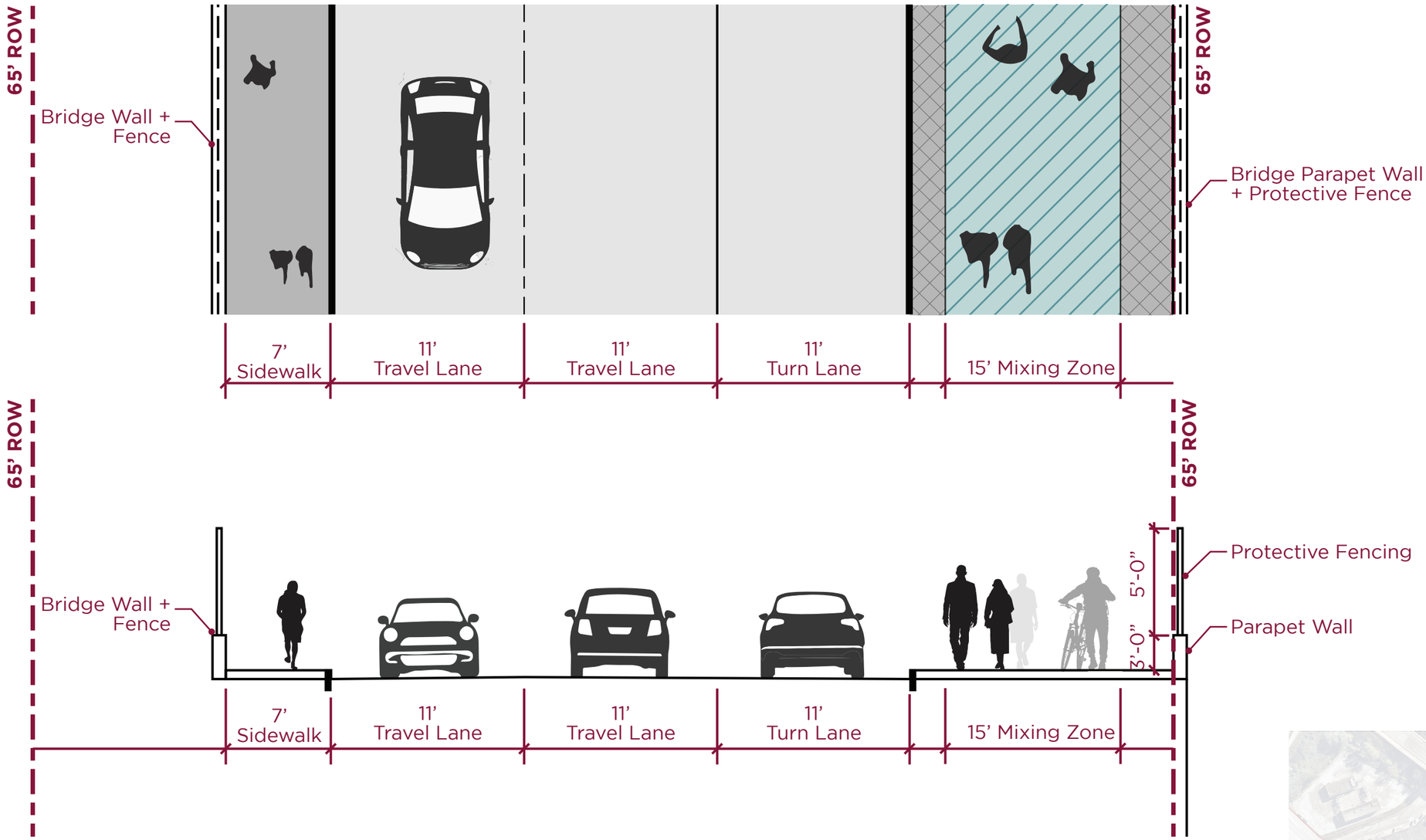


Eagle Ave Bridge

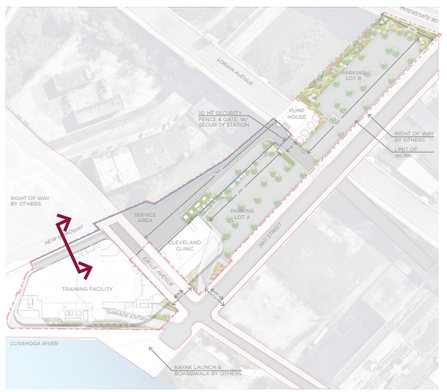




Eagle Ave Bridge


65' ROW
Bridge Wall + Fence
65' ROW
Bridge Parapet Wall + Protective Fence
7' Sidewalk
11' Travel Lane
11' Travel Lane
11' Turn Lane
15' Mixing Zone
65' ROW
Bridge Wall + Fence
Protective Fencing
Parapet Wall
5'-0"
3'-0"
7' Sidewalk
11' Travel Lane
11' Travel Lane
11' Turn Lane
15' Mixing Zone

New Roadway



SITE CONTEXT Site Massing

CAVALIERS TRAINING FACILITY

LEVEL 01	approx. 57,103 SF
LEVEL 02	approx. 60,670 SF
LEVEL 03	approx. 32,817 SF
LEVEL 04	approx. 4,857 SF

approx. **155,448 SF**

CLEVELAND CLINIC

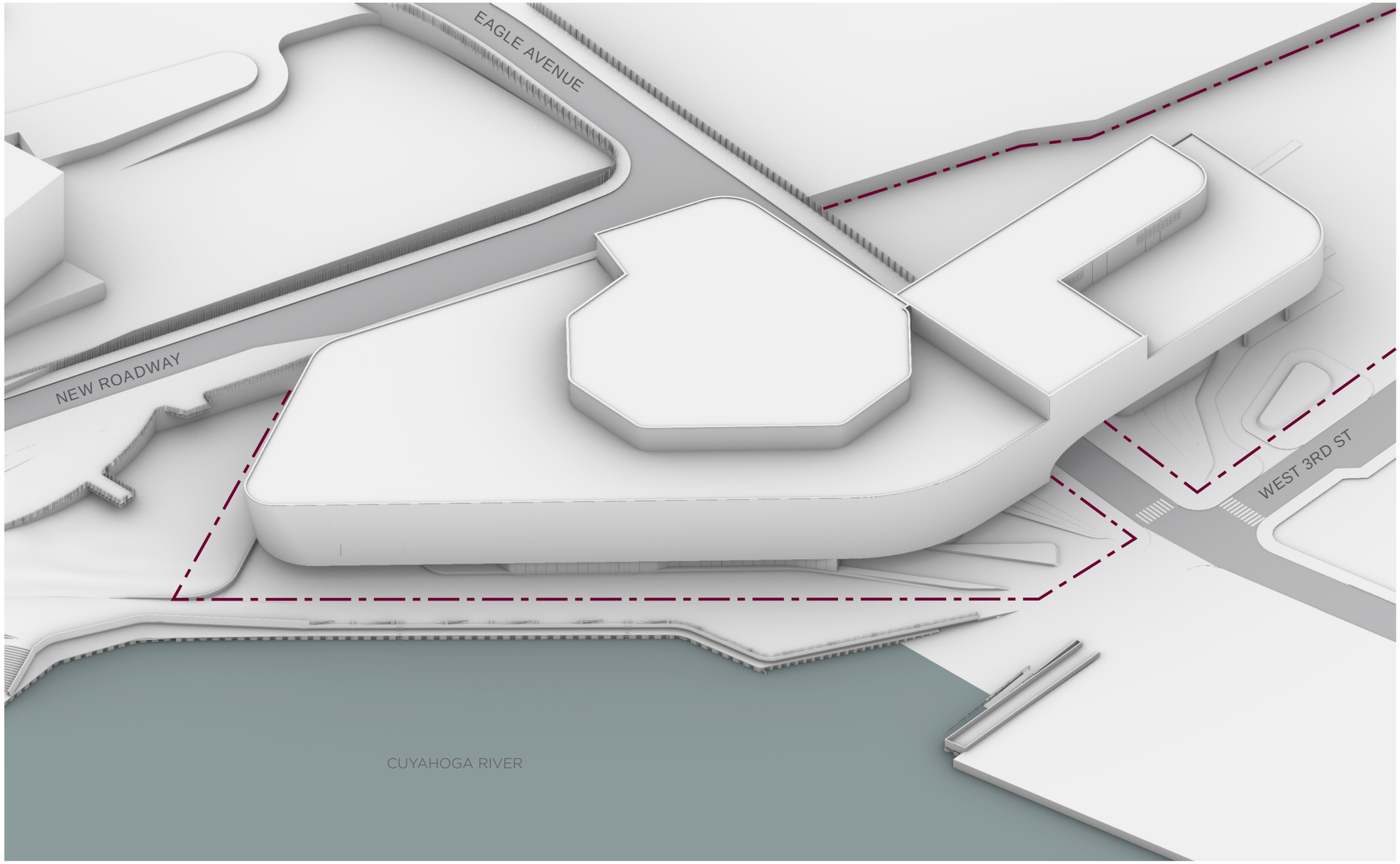
LEVEL 01	approx. 13,086 SF
LEVEL 02	approx. 14,062 SF
LEVEL 03	approx. 23,783 SF
LEVEL 04	approx. 4,188 SF

approx. **55,120 SF**

PARKING

GARAGE	82 stalls
DRIVE	9 stalls
LOT A	111 stalls
LOT B	126 stalls

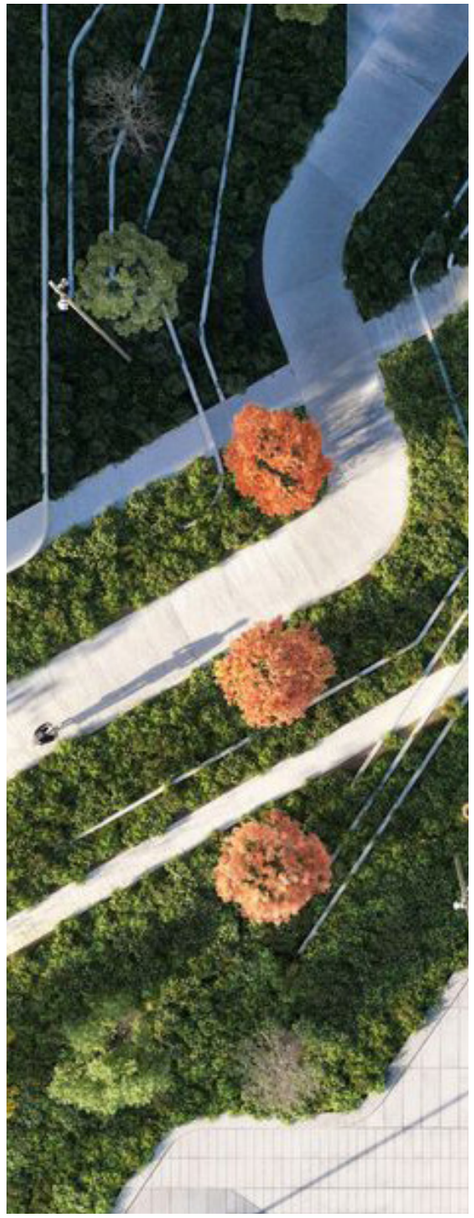
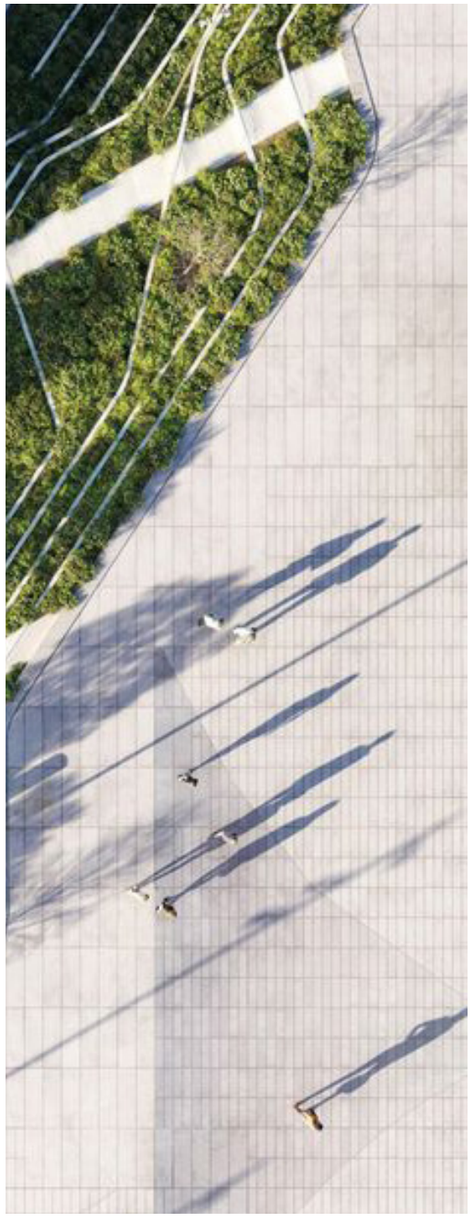
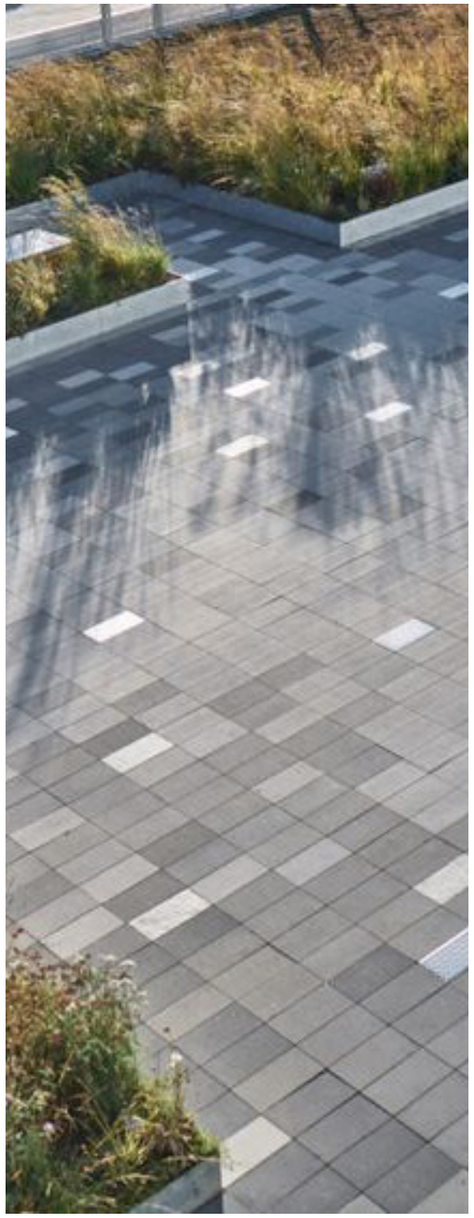
82 garage stalls
246 surface stalls

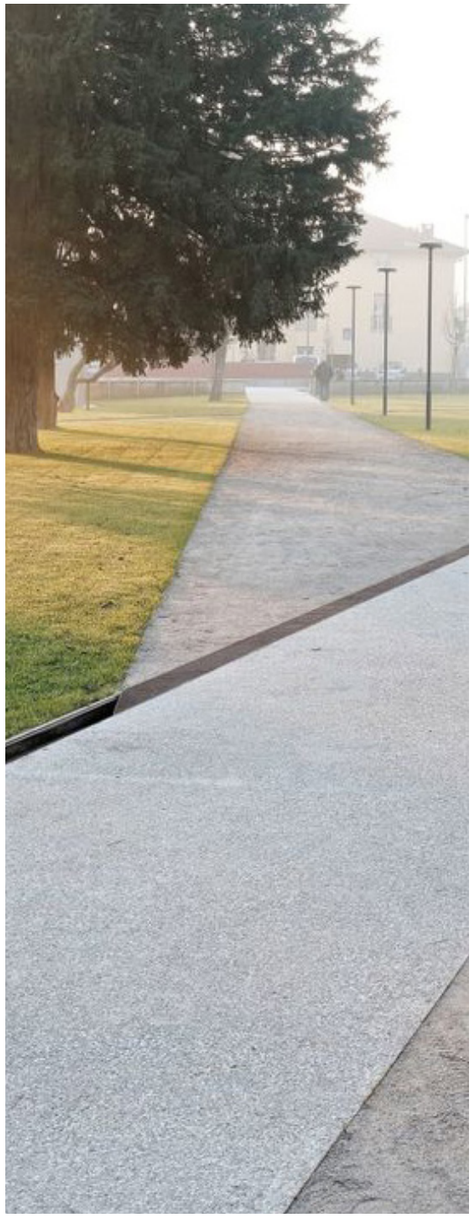


PROPERTY LINE

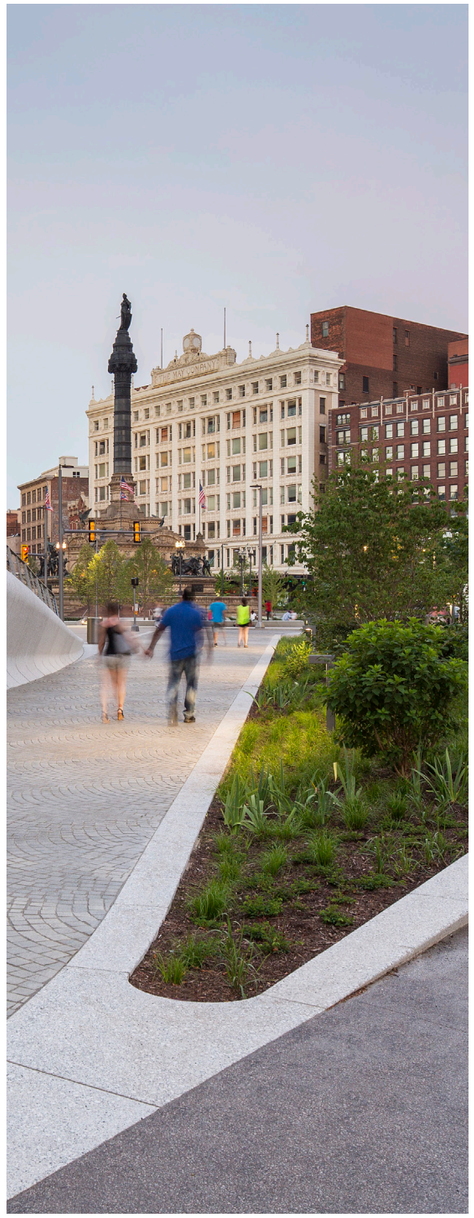
SITE DESIGN Planting Imagery

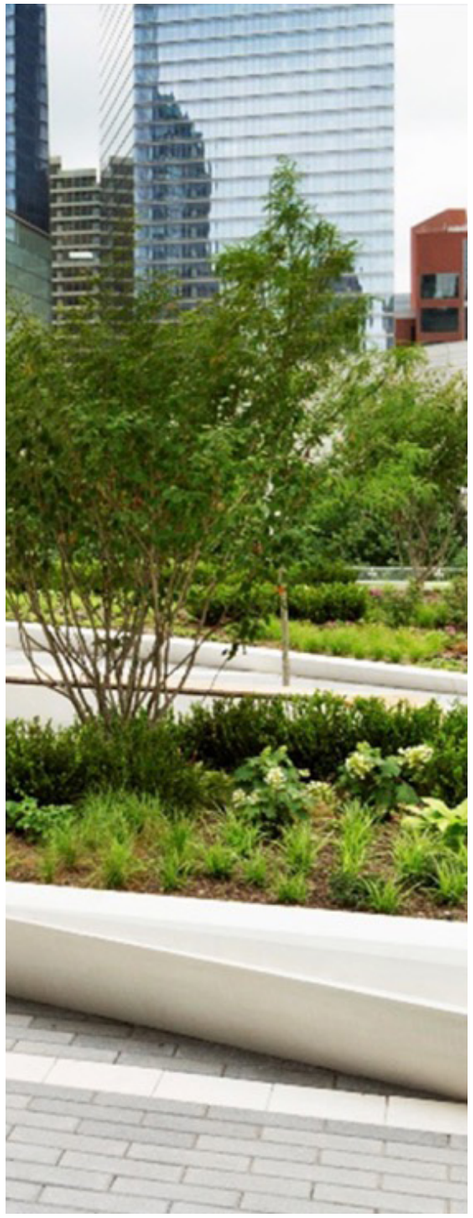
SITE DESIGN Hardscape Imagery

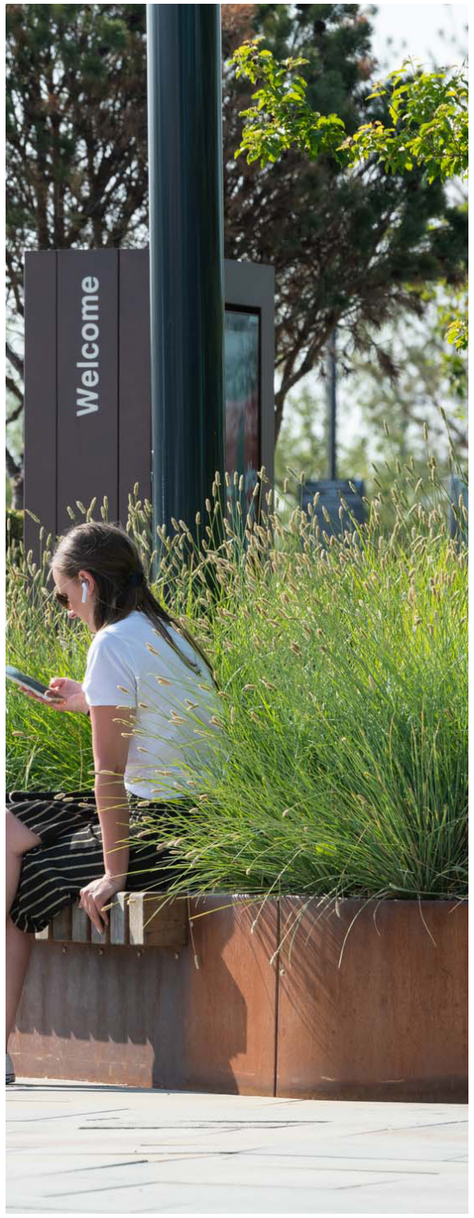




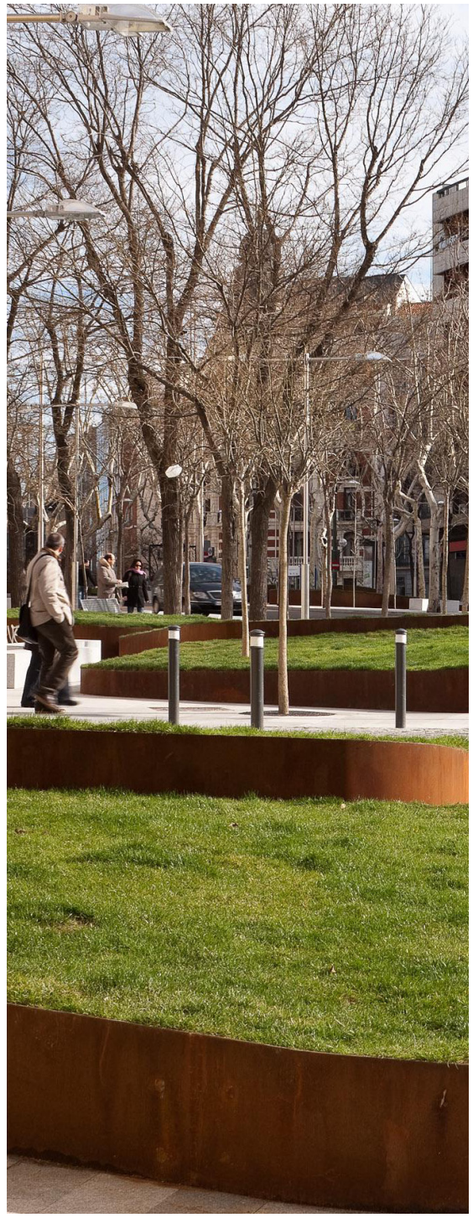


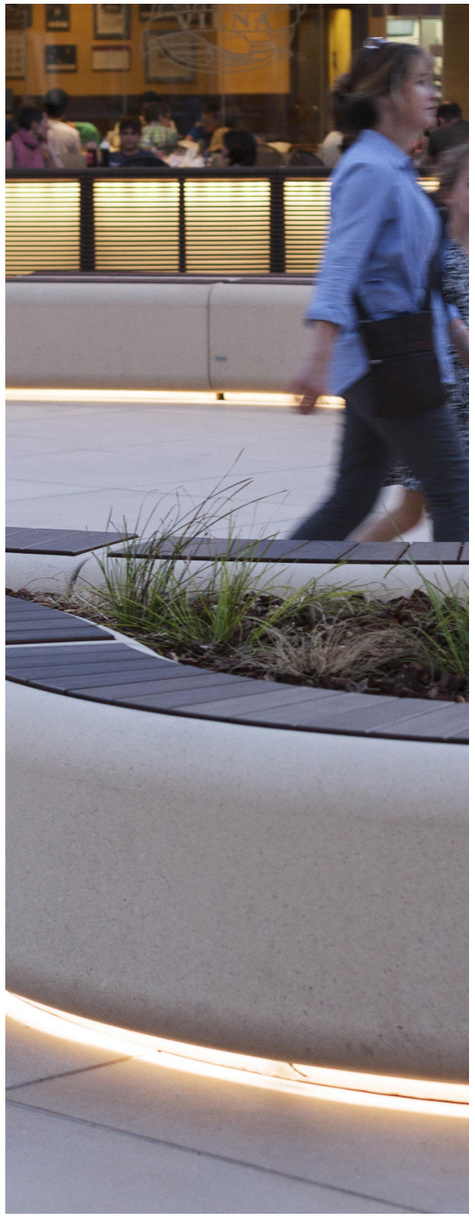
SITE DESIGN Bench & Planter Imagery

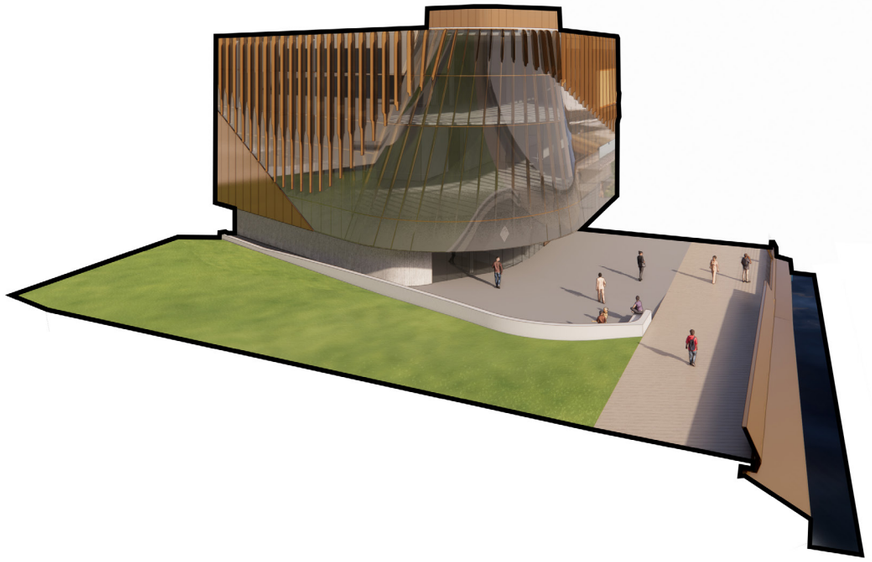




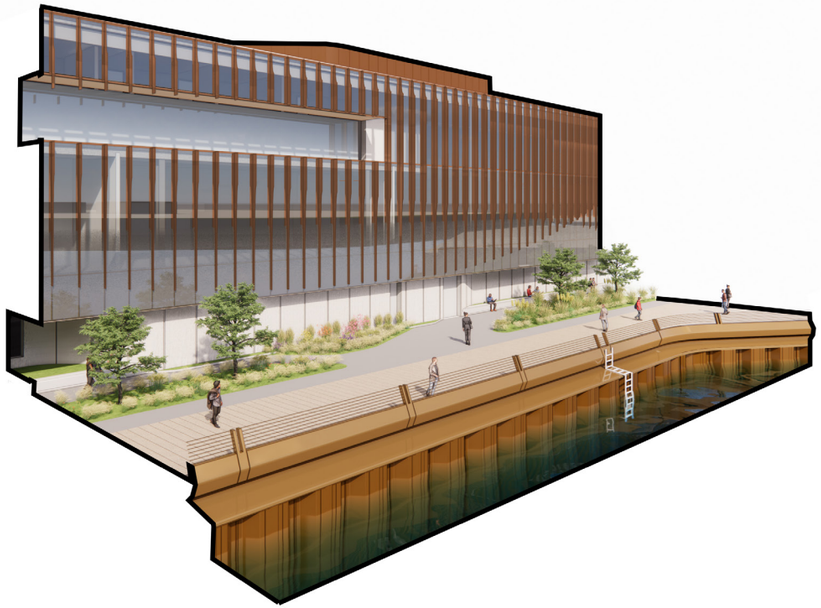






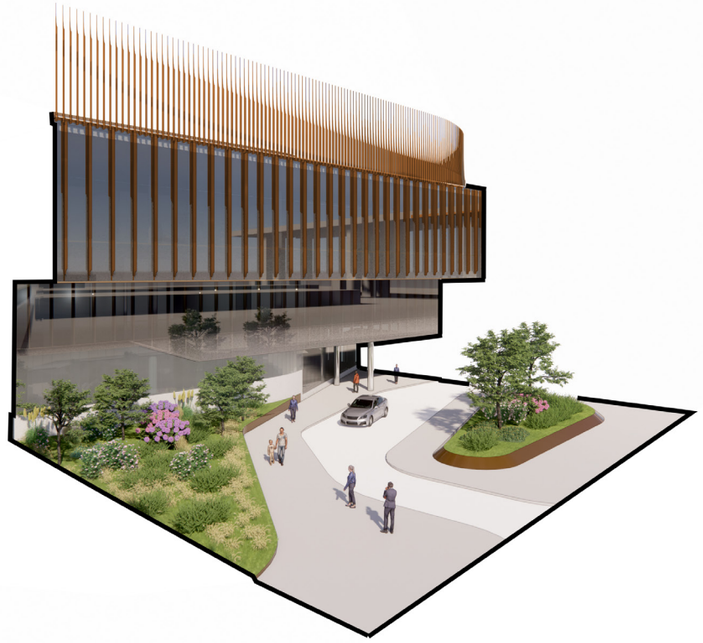


North Retail Plaza



Riverwalk

Training Facility Plaza

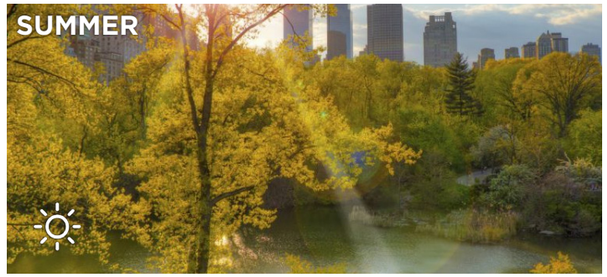


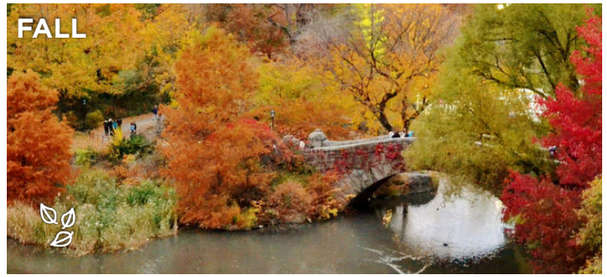
Cleveland Clinic Plaza

PLANT LIST

	SEASONAL INTEREST			
DECIDUOUS TREES				
ACER X FREEMANII FREEMAN MAPLE				
BETULA NIGRA RIVER BIRCH				
CARYA OVATA **SHAGBARK HICKORY**				
QUERCUS RUBRA **NORTHERN RED OAK**				
EVERGREEN TREES				
HEMLOCK **HEMLOCK SPECIES.**				
THUJA OCCIDENTALIS EASTERN ARBORVITAE				
THUJA PLICATA 'FLUFFY' WESTERN ARBORVITAE				
ORNAMENTAL TREES				
CERCIS CANADENSIS EASTERN REDBUD				
CORNUS FLORIDA FLOWERING DOGWOOD				
SHRUBS				
ARONIA ARBUTIFOLIA 'BRILLANTISSIMA' RED CHOKEBERRY				
CLETHRA ALNIFOLIA SUMMERSWEET				
CORNUS SERICEA RED TWIG DOGWOOD				
HAMAMELIS VIRGINIANA WITCH HAZEL				
HYDRANGEA QUERCIFOLIA OAK-LEAF HYDRANGEA				
JUNIPERUS CHINENSIS CHINESE JUNIPER				
LINDERA BENZOIN SPICEBUSH				

	SEASONAL INTEREST			
ORNAMENTAL GRASSES				
CALAMAGRASTIS ACUTIFLORA 'KARL FOERESTER' FEATHER REED GRASS				
CYPERUS ESCULENTUS YELLOW NUTSEDGE				
MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS				
PANICUM VIRGATUM 'CHEYENNE SKY' SWITCH GRASS				
PANICUM VIRGATUM 'HEAVY METAL' SWITCH GRASS				
SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM				
PERENNIALS				
AQUILEGIA CANADENSIS COLUMBINE				
EURYBIA DIVARICATA WHITE WOOD ASTER				
LIATRIS ASPERA **ROUGH BLAZING Star**				
LOBELIA CARDINALIS CARDINAL FLOWER				
RATIBIA PINNATA **GREY-HEADED CONEFLOWER**				
VINES				
CLEMATIS VIRGINIANA WOODBINE				
BIOSWALE & RAIN GARDEN PLANTS				
AQUILEGIA CANADENSIS COLUMBINE				
CYPERUS ESCULENTUS YELLOW NUTSEDGE				
EURYBIA DIVARICATA WHITE WOOD ASTER				
LIATRIS ASPERA **ROUGH BLAZING STAR**				
LOBELIA CARDINALIS CARDINAL FLOWER				
PANICUM VIRGATUM 'CHEYENNE SKY' SWITCH GRASS				
PANICUM VIRGATUM 'HEAVY METAL' SWITCH GRASS				
SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM				
TURFGRASS				
POA PRATENSIS KENTUCKY BLUEGRASS				





PLANT LIST

DECIDUOUS TREES

- ACER X FREEMANII — FREEMAN MAPLE
- BETULA NIGRA — RIVER BIRCH
- CARYA OVATA — SHAGBARK HICKORY
- QUERCUS RUBRA — NORTHERN RED OAK

EVERGREEN TREES

- HEMLOCK — HEMLOCK SPECIES.
- THUJA OCCIDENTALIS — EASTERN ARBORVITAE
- THUJA PLICATA 'FLUFFY' — WESTERN ARBORVITAE

ORNAMENTAL TREES

- CERCIS CANADENSIS — EASTERN REDBUD
- CORNUS FLORIDA — FLOWERING DOGWOOD

SHRUBS

- ARONIA ARBUTIFOLIA 'BRILLANTISSIMA' — RED CHOKEBERRY
- CLETHRA ALNIFOLIA — SUMMERSWEET
- CORNUS SERICEA — RED TWIG DOGWOOD
- HAMAMELIS VIRGINIANA — WITCH HAZEL
- HYDRANGEA QUERCIFOLIA — OAK-LEAF HYDRANGEA
- JUNIPERUS CHINENSIS — CHINESE JUNIPER
- LINDERA BENZOIN — SPICEBUSH

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- PANICUM VIRGATUM 'CHEYENNE SKY' — SWITCH GRASS
- PANICUM VIRGATUM 'HEAVY METAL' — SWITCH GRASS
- SCHIZACHYRIUM SCOPARIUM — LITTLE BLUESTEM

PERENNIALS

- AQUILEGIA CANADENSIS — COLUMBINE
- EURYBIA DIVARICATA — WHITE WOOD ASTER
- LIATRIS ASPERA — ROUGH BLAZING STAR
- LOBELIA CARDINALIS — CARDINAL FLOWER
- RATIBIA PINNATA — GREY-HEADED CONEFLOWER

VINES

- CLEMATIS VIRGINIANA — WOODBINE

BIOSWALE & RAIN GARDEN PLANTS

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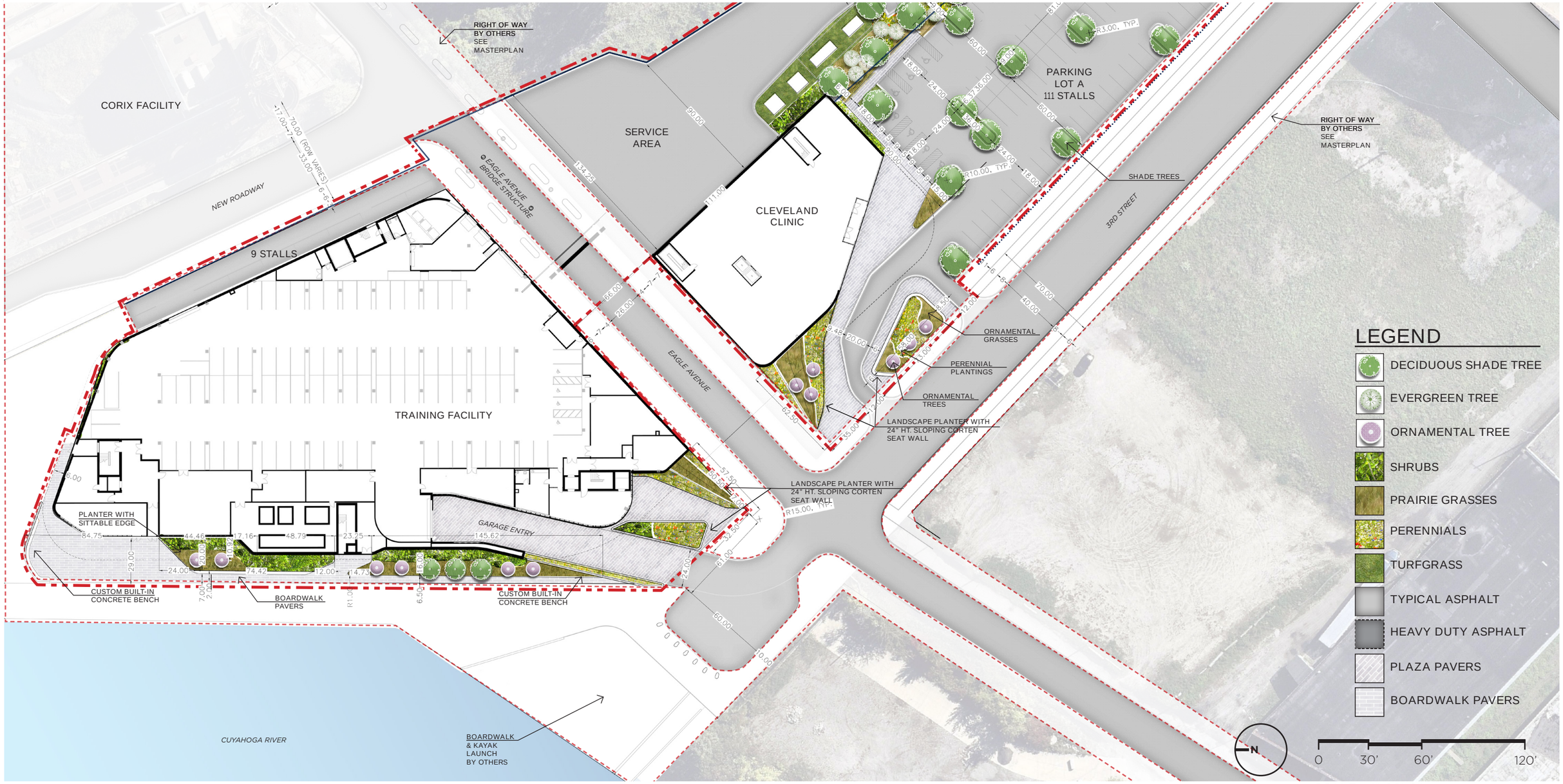
- SCHIZACHYRIUM SCOPARIUM — LITTLE BLUESTEM

TURFGRASS

- POA PRATENSIS — KENTUCKY BLUEGRASS

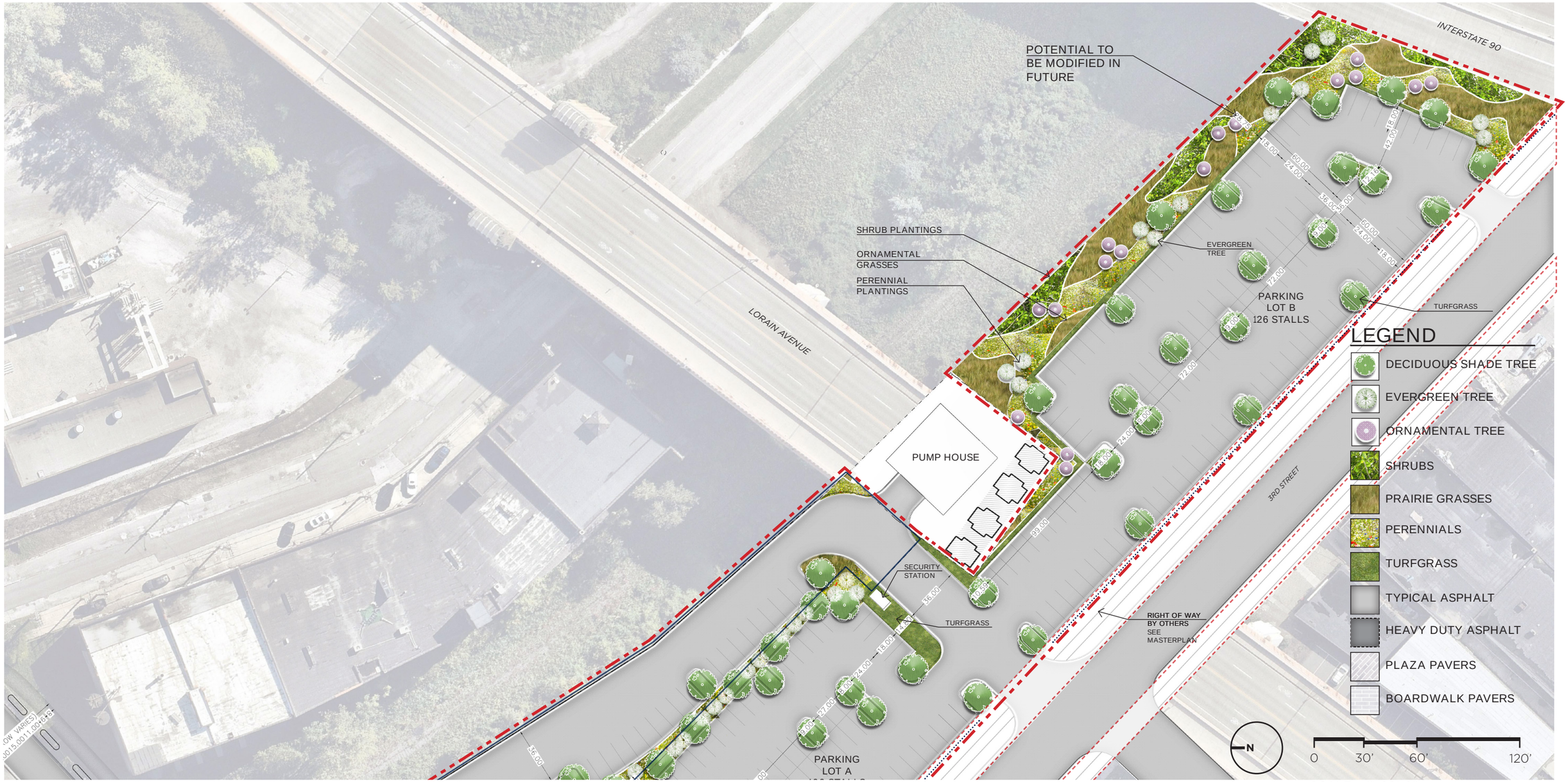
SCALE = 1"-150'-0"

SITE DESIGN Planting Plan



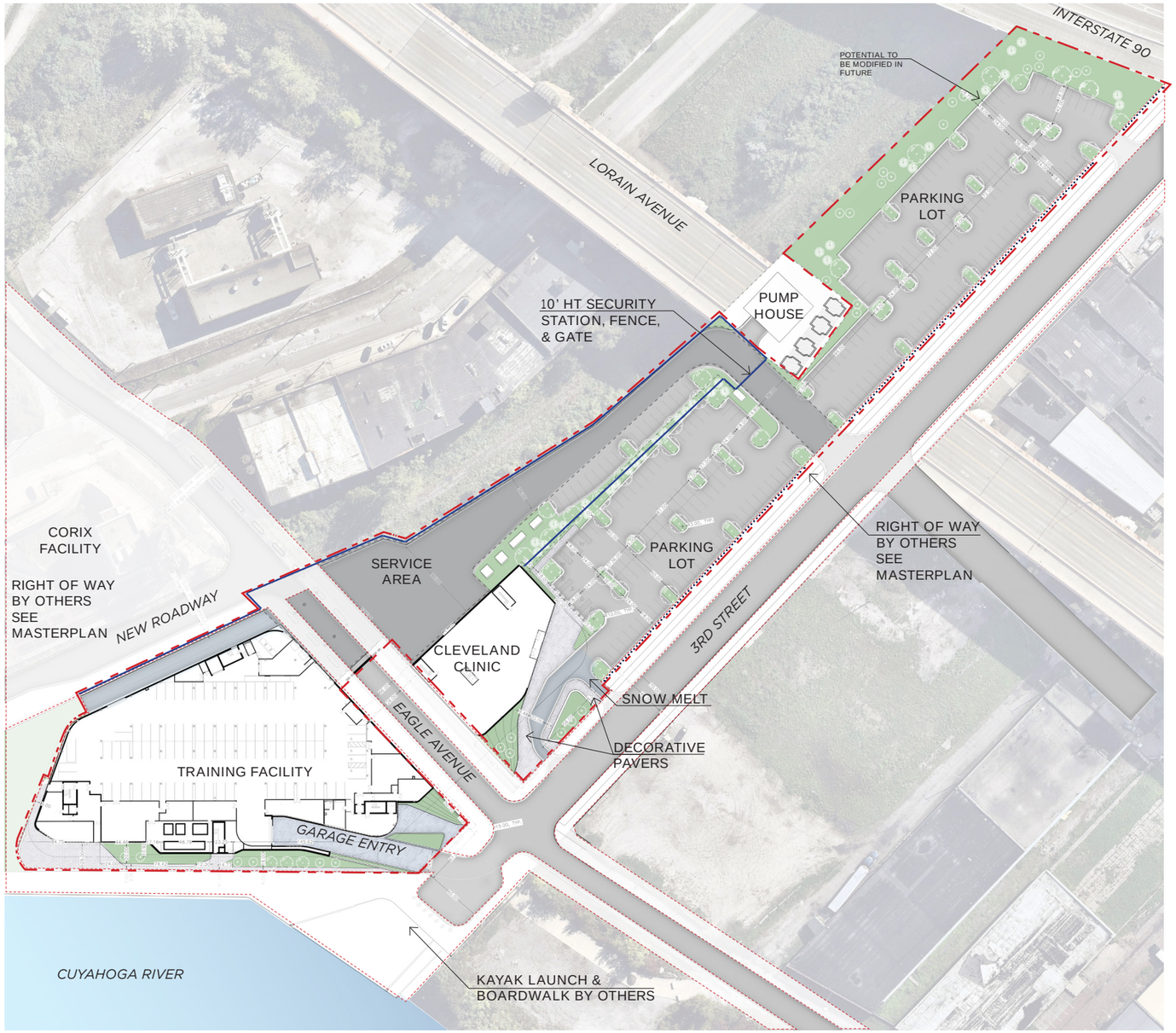
SCALE = 1"-60'-0"

SITE DESIGN Planting Plan



SCALE = 1"-60'-0"

SITE DESIGN Material Plan



LEGEND

- TYPICAL ASPHALT
- HEAVY DUTY ASPHALT
- PLAZA PAVERS
- BOARDWALK PAVERS
- SNOW MELT SYSTEM
- LANDSCAPE AREA
- LIMIT OF WORK
- 10' HT. SECURITY FENCE
- 4' HT. VIEW FENCE

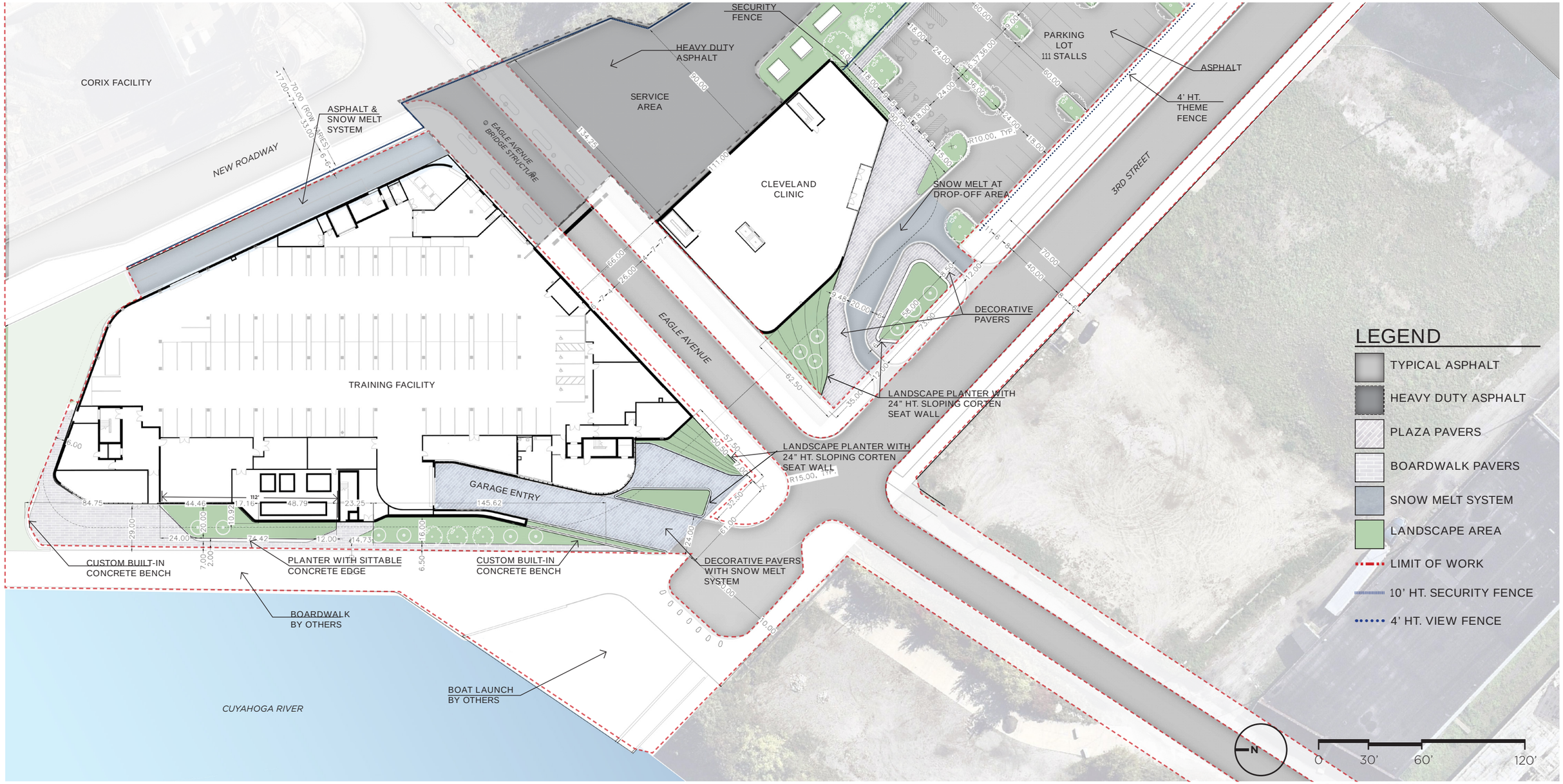
N

0 75' 150' 300'

SCALE = 1"-150'-0"

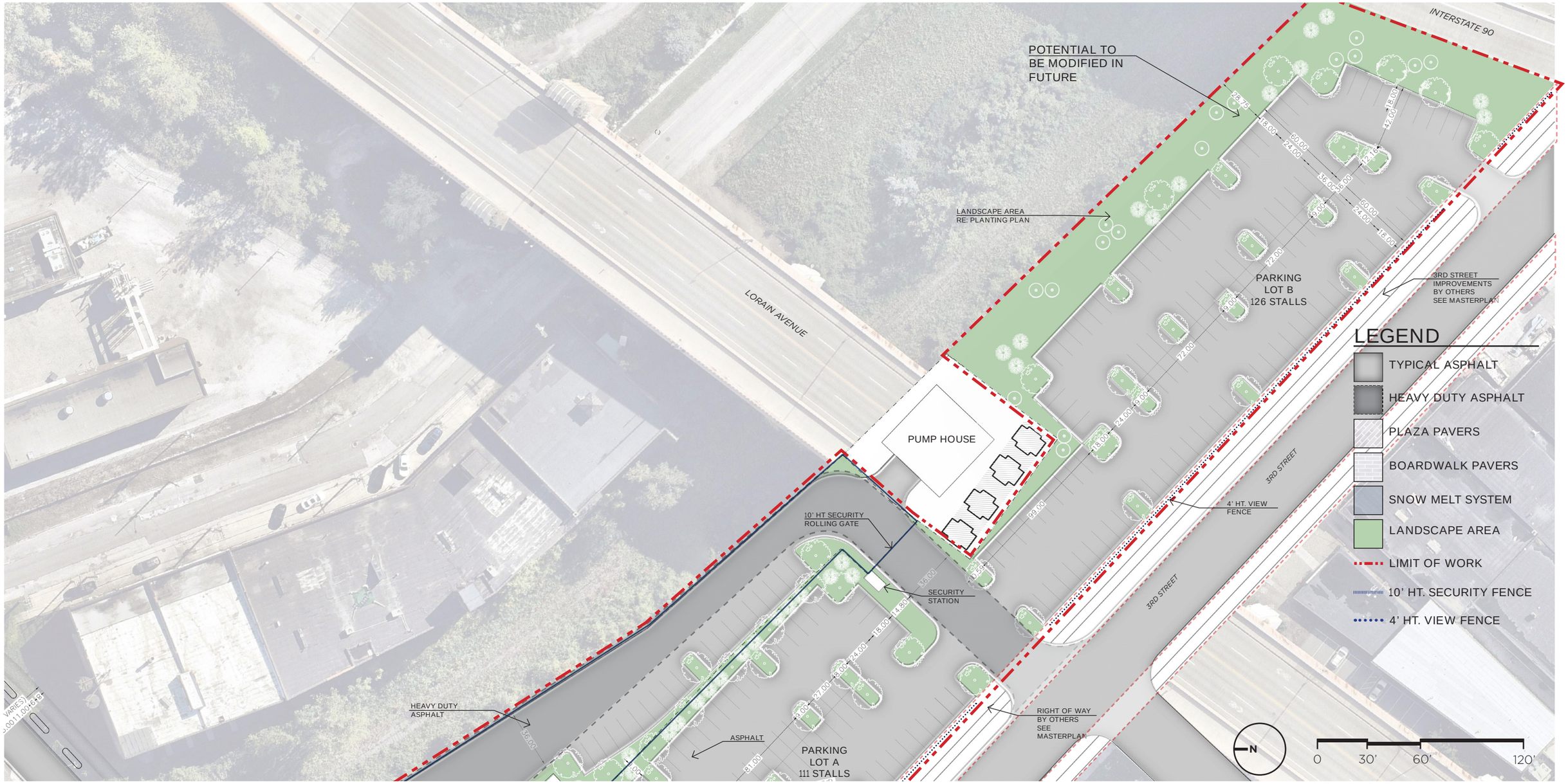
Cleveland Clinic | BEDROCK | POPULOUS

SITE DESIGN Material Plan



SCALE = 1"-60'-0"

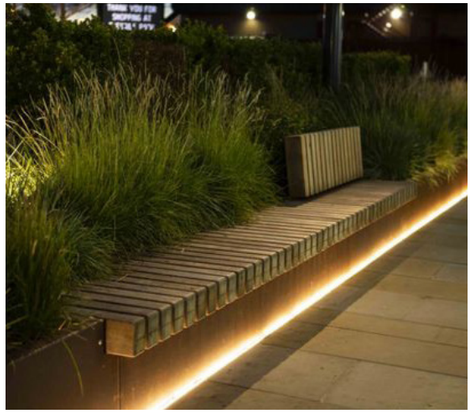
SITE DESIGN Material Plan



SCALE = 1"-60'-0"

Type: EA

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

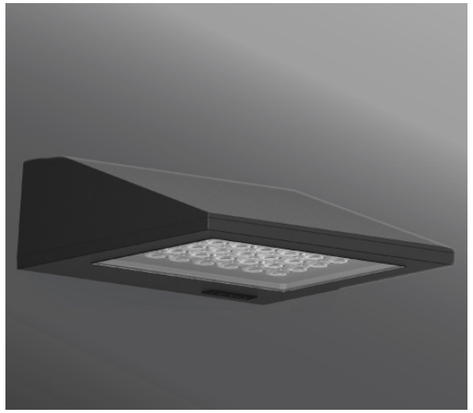


Type: EB

Under bench LED strip light

Type: BC

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



Type: ED

Building mounted wall-pack, mounted at 14’ elevation

Type: EF

Under bridge surface-mounted downlight

LEGEND
EA - 18’ tall pole, multi-head facadeflood light and pedestrian
EB - Under bench LED strip light
EC -25’ tall pole, single/ double-head parking lot light
ED - Building mounted wall-pack, at 14’ elevation
EF - Under bridge surface-mounted downlight
DOT Street Pole Light for Roadway LIghting
N
0
30’
60’
120’

SCALE = 1”-60’-0”

SITE DESIGN Light Fixtures | Locations

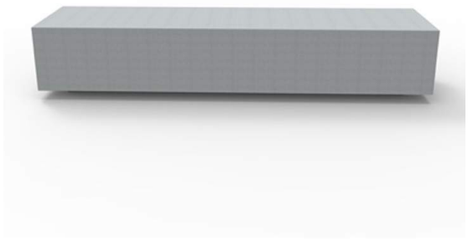
SCALE = 1”-60’-0”

Type: A

Lounge sun bench with metal base and timber seating surface

Type: B

Lounge sun bench with metal frame and timber seating surface

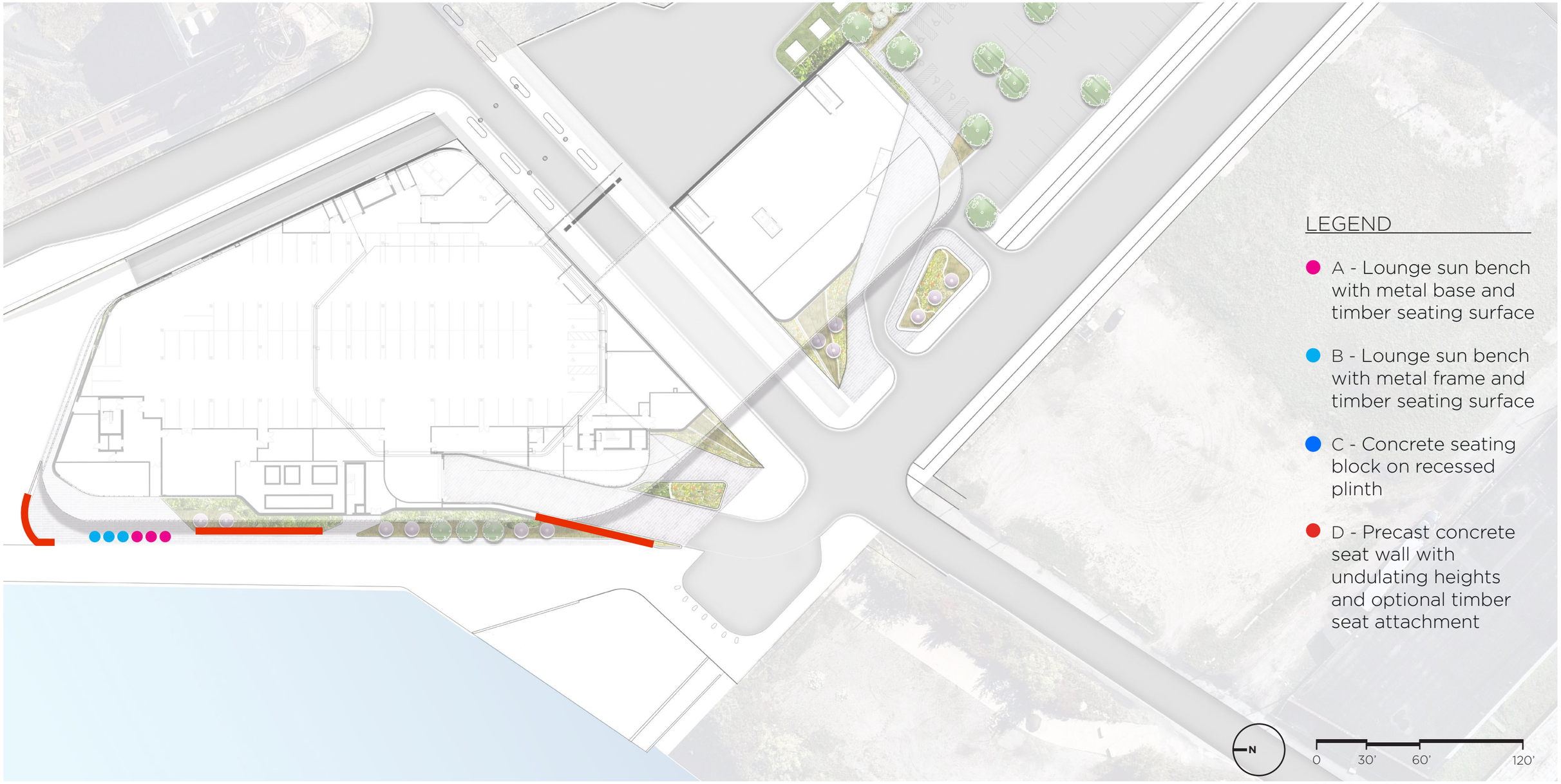


Type: C

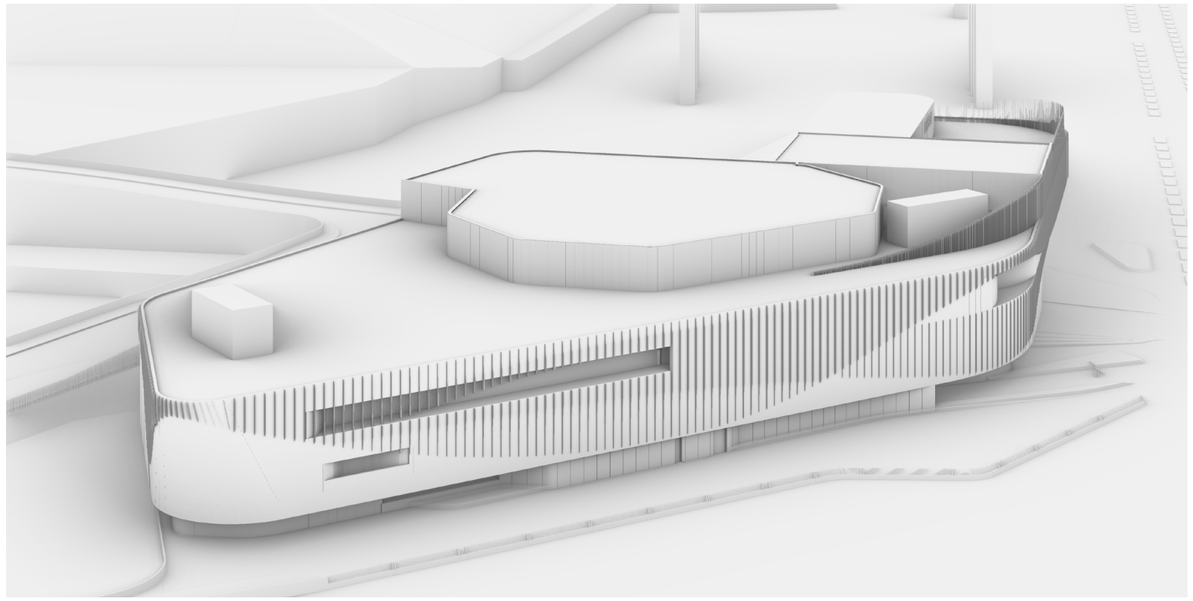
Concrete seating block on recessed plinth

Type: D

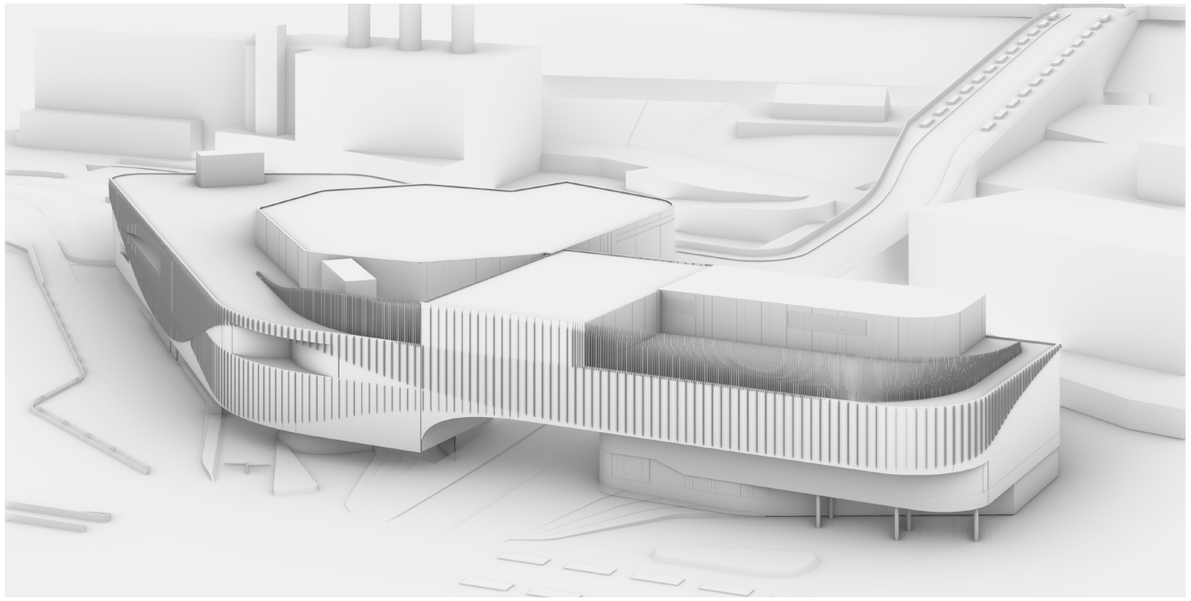
Precast concrete seat wall with undulating heights and optional timber seat attachment


LEGEND
A - Lounge sun bench with metal base and timber seating surface
B - Lounge sun bench with metal frame and timber seating surface
C - Concrete seating block on recessed plinth
D - Precast concrete seat wall with undulating heights and optional timber seat attachment
N
0
30'
60'
120'

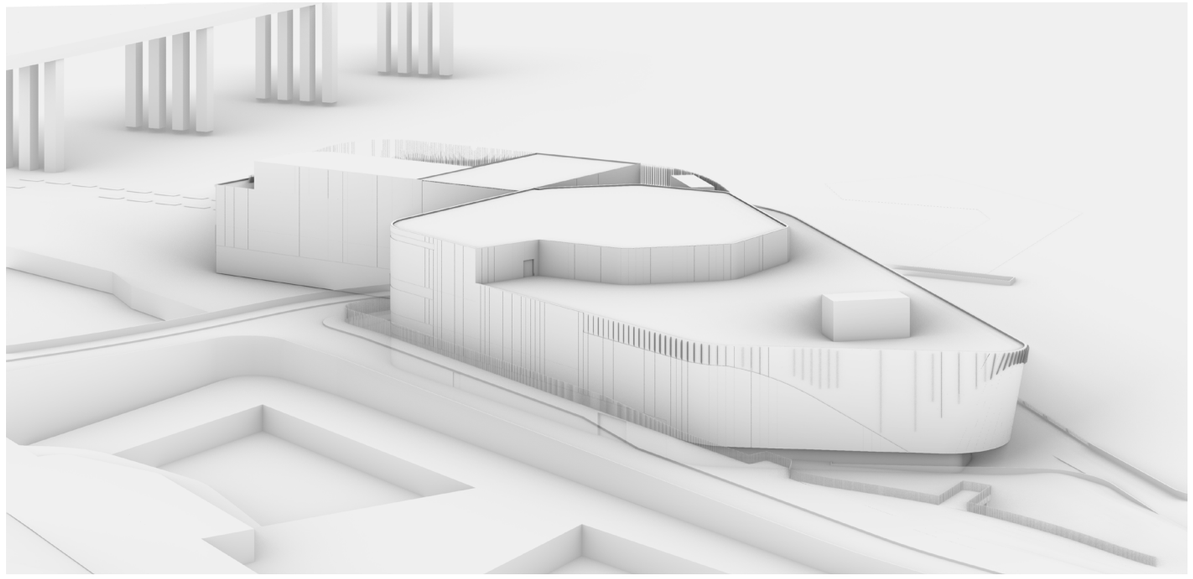
SCALE = 1"-60'-0"



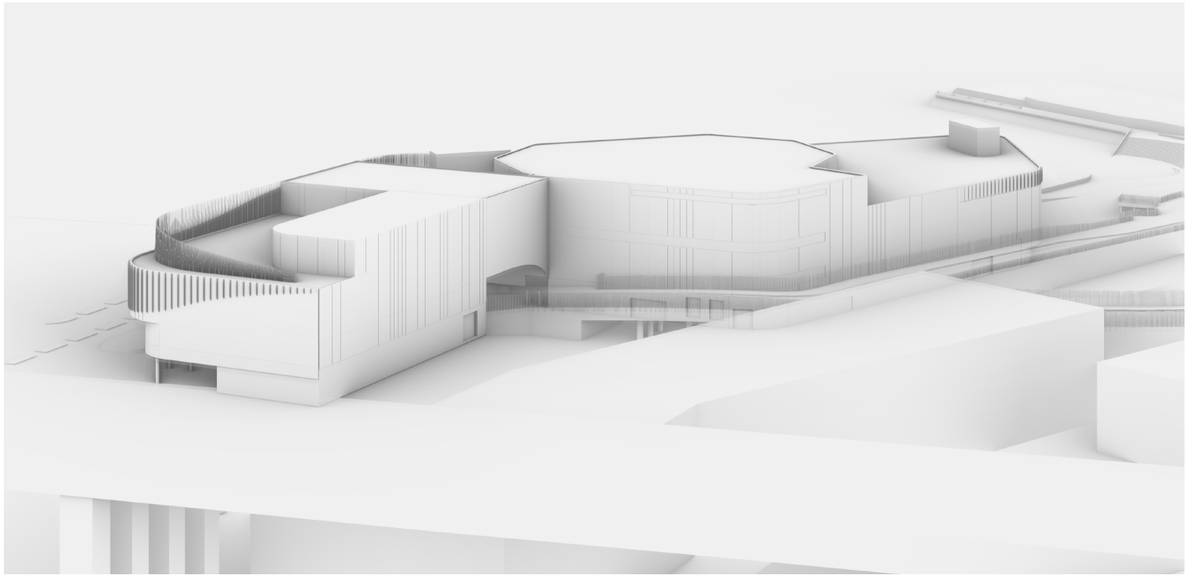
View from North West



View from South West

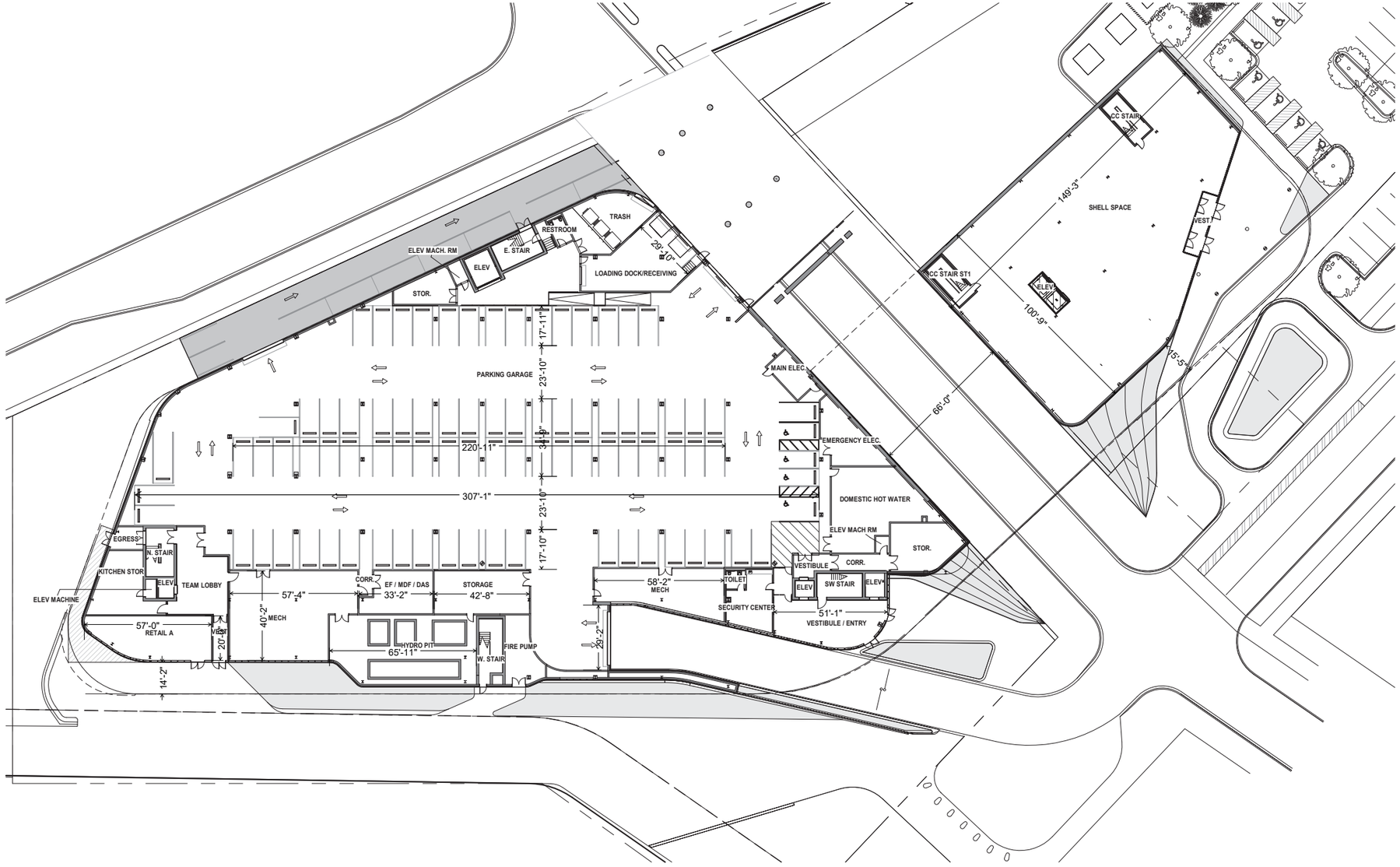


View from North East

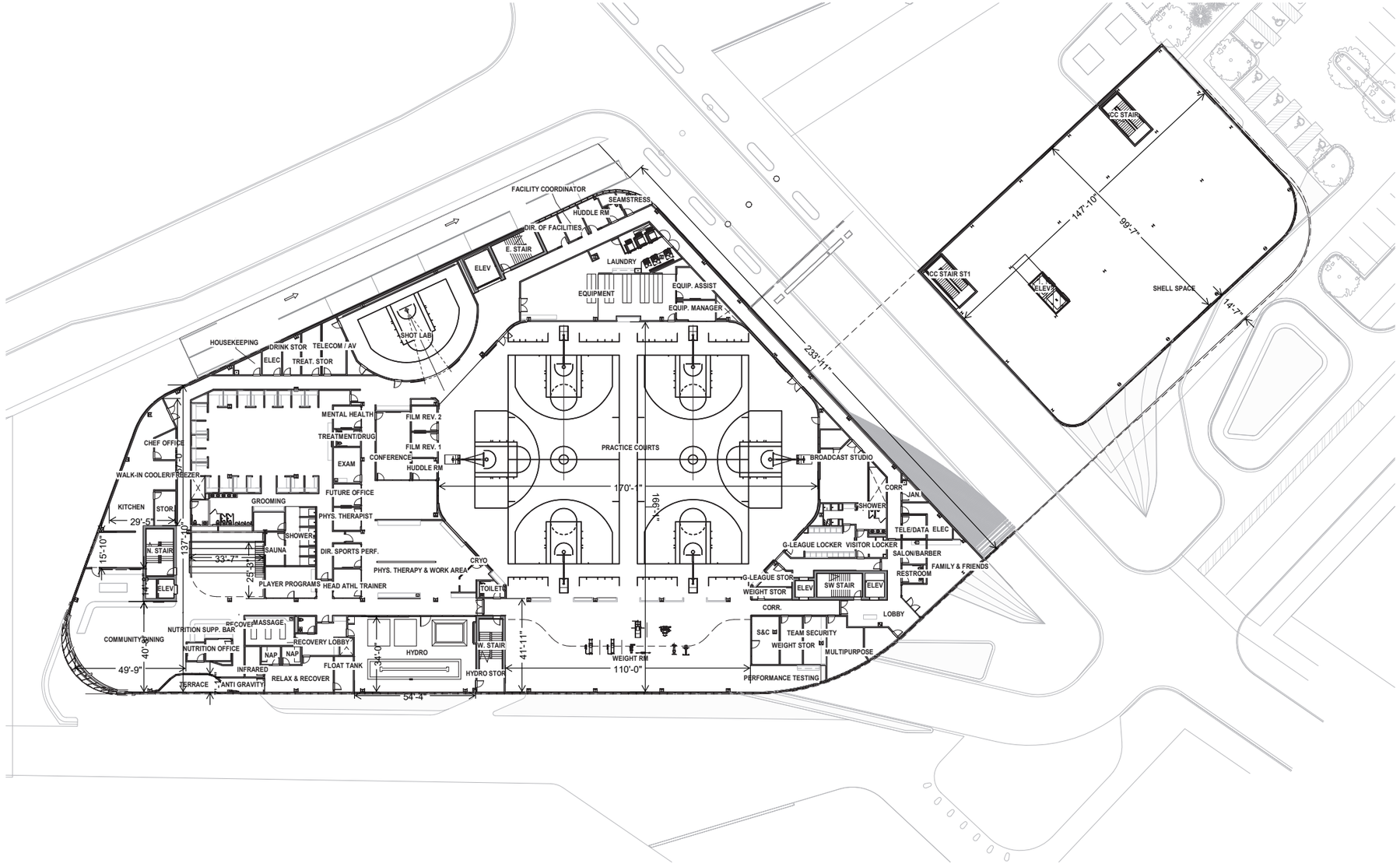


View from South East

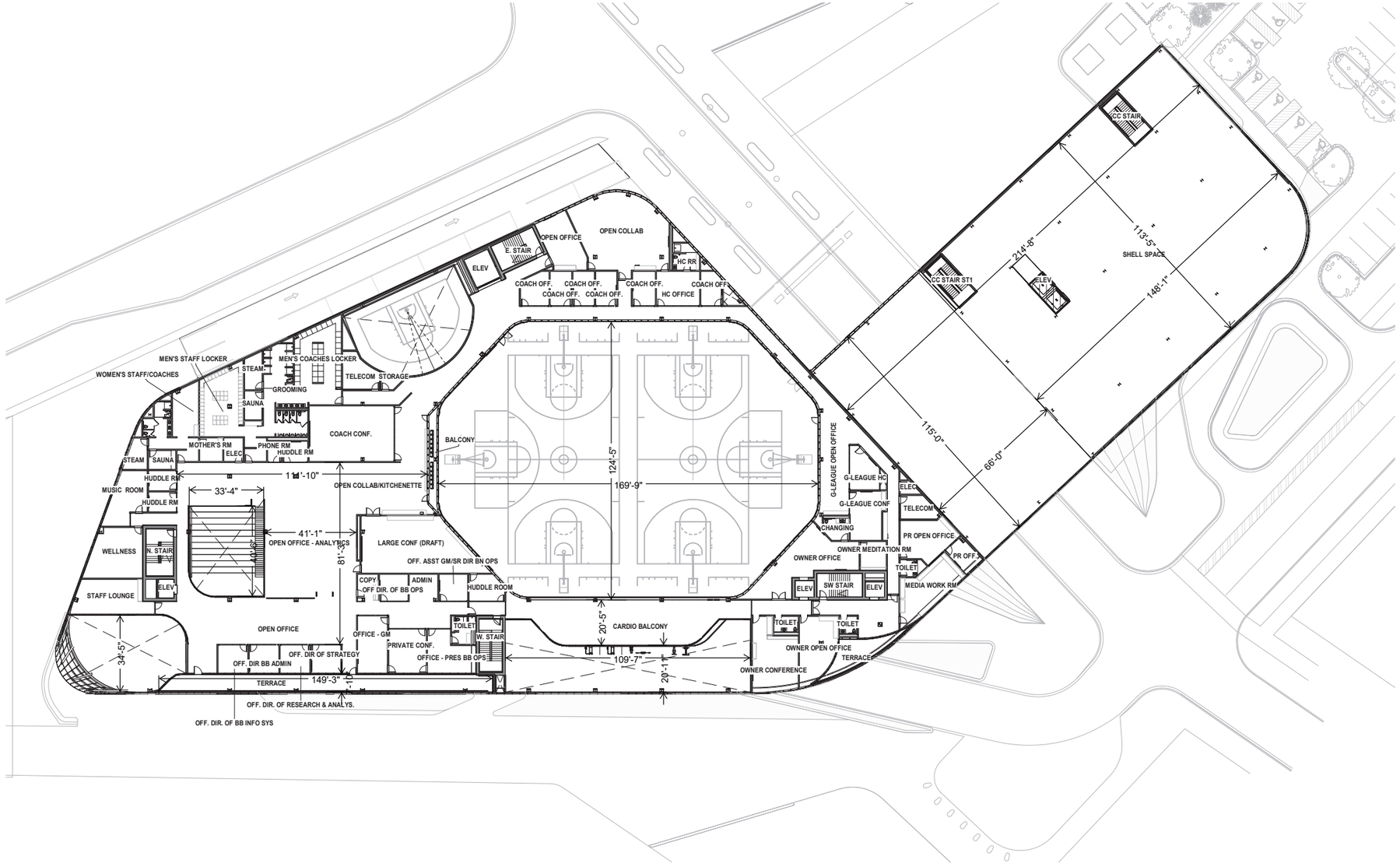
BUILDING DESIGN Plan | Level 01



Cleveland Clinic | BEDROCK | POPULOUS


FACILITY COORDINATOR
SEAMSTRESS
HUDDLE RM
DIR. OF FACILITIES
E. STAIR
ELEV
LAUNDRY
EQUIPMENT
EQUIP. ASSIST
EQUIP. MANAGER
SHOT LAB
HOUSEKEEPING
DRINK STOR
TELECOM / AV
ELEC
TREAT. STOR
MENTAL HEALTH
FILM REV. 2
TREATMENT/DRUG
FILM REV. 1
CHEF OFFICE
CONFERENCE
EXAM
HUDDLE RM
PRACTICE COURTS
WALK-IN COOLER/FREEZER
FUTURE OFFICE
KITCHEN
STOR.
GROOMING
PHYS. THERAPIST
SHOWER
SAUNA
DIR. SPORTS PERF.
N. STAIR
ELEV
PHYS. THERAPY & WORK AREA
CRYO
PLAYER PROGRAMS
HEAD ATHL TRAINER
TOILETS
RECOVER
MASSAGE
NUTRITION SUPP. BAR
COMMUNITY SEATING
RECOVERY LOBBY
NUTRITION OFFICE
NAP
NAP
HYDRO
FLOAT TANK
INFRARED
RELAX & RECOVER
TERRACE
ANTI GRAVITY
HYDRO STOR
W. STAIR
WEIGHT RM
BROADCAST STUDIO
CORR
JAN
SHOWER
TELE/DATA
ELEC
G-LEAGUE LOCKER
VISITOR LOCKER
SALON/BARBER
FAMILY & FRIENDS
RESTROOM
G-LEAGUE STOR
WEIGHT STOR
ELEV
SW STAIR
ELEV
CORR.
LOBBY
S&C
TEAM SECURITY
WEIGHT STOR
MULTIPURPOSE
PERFORMANCE TESTING
CC STAIR
CC STAIR ST1
ELEV
SHELL SPACE
147'-10"
99'-7"
14'-7"
233'-11"
170'-1"
99'-1"
137'-10"
15'-10"
29'-5"
33'-7"
25'-3"
40'
49'-9"
54'-4"
34'-0"
41'-11"
110'-0"
0
25'
50'
100'

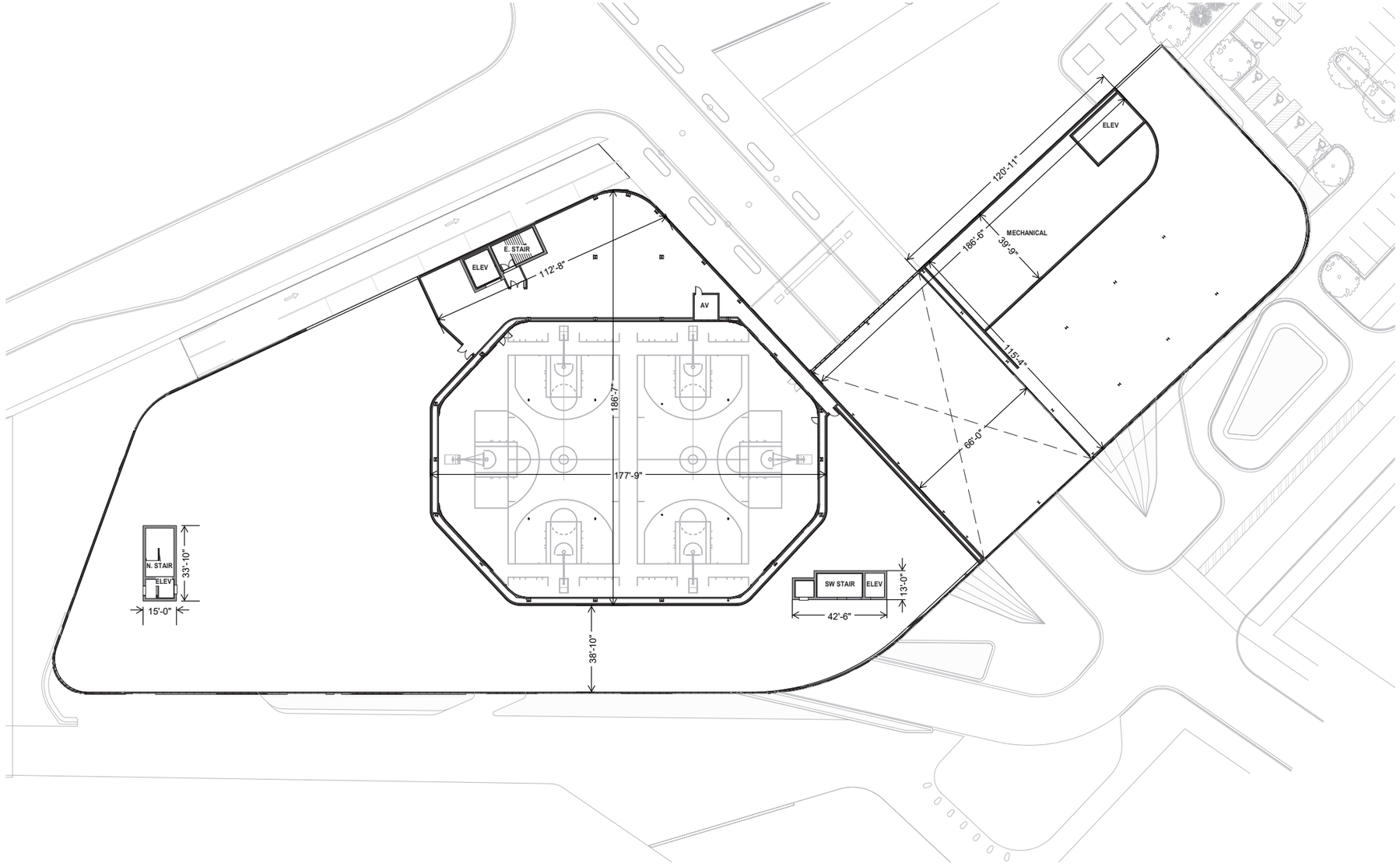
BUILDING DESIGN Plan | Level 03



0 25' 50' 100'

Cleveland Clinic | BEDROCK | POPULOUS

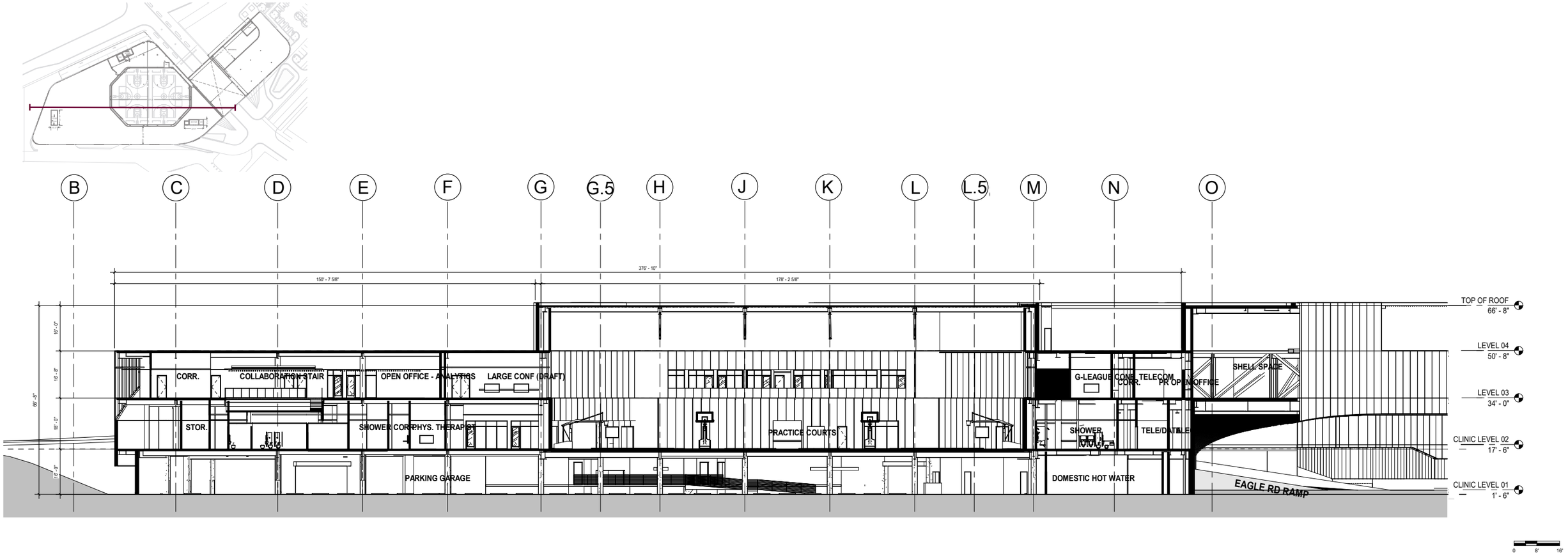
BUILDING DESIGN Plan | Level 04



0 25' 50' 100'

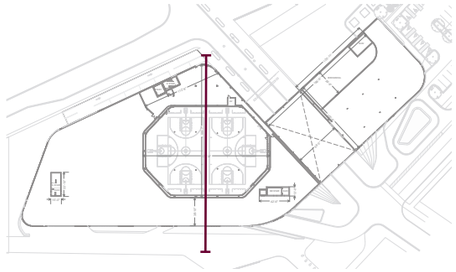
Cleveland Clinic | BEDROCK | POPULOUS

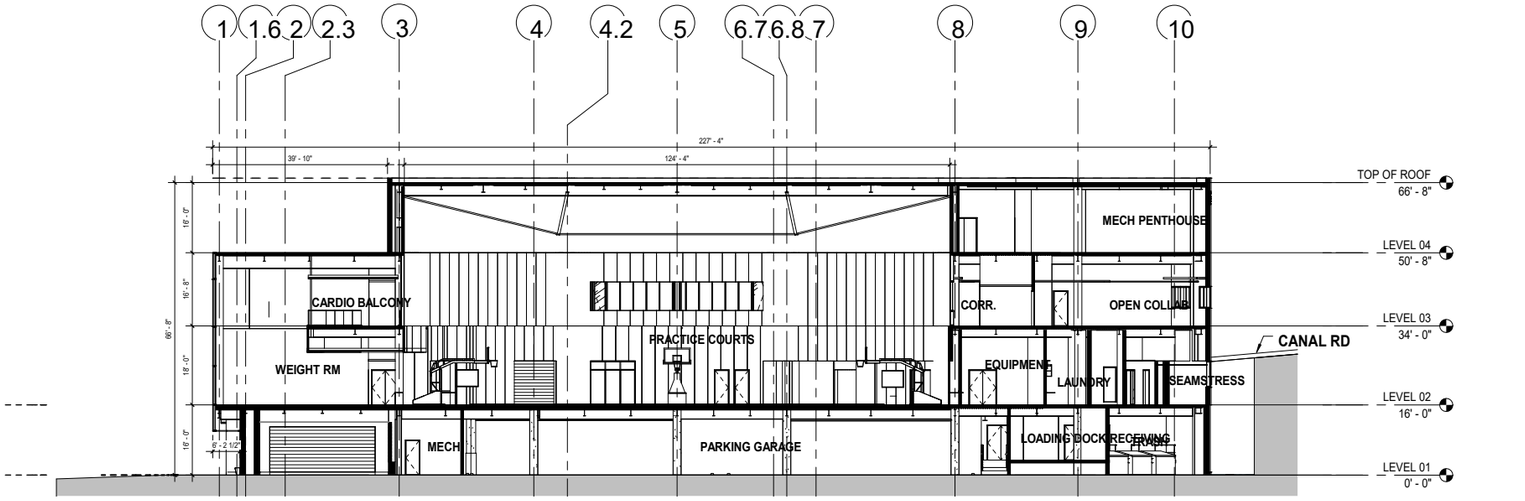
BUILDING DESIGN Sections



Section AA | Longitudinal Training Facility East

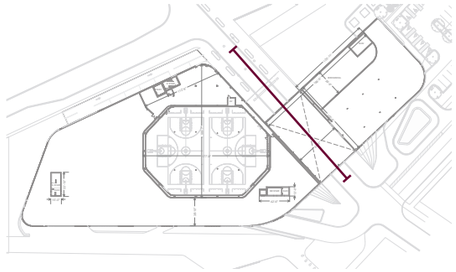
BUILDING DESIGN Sections

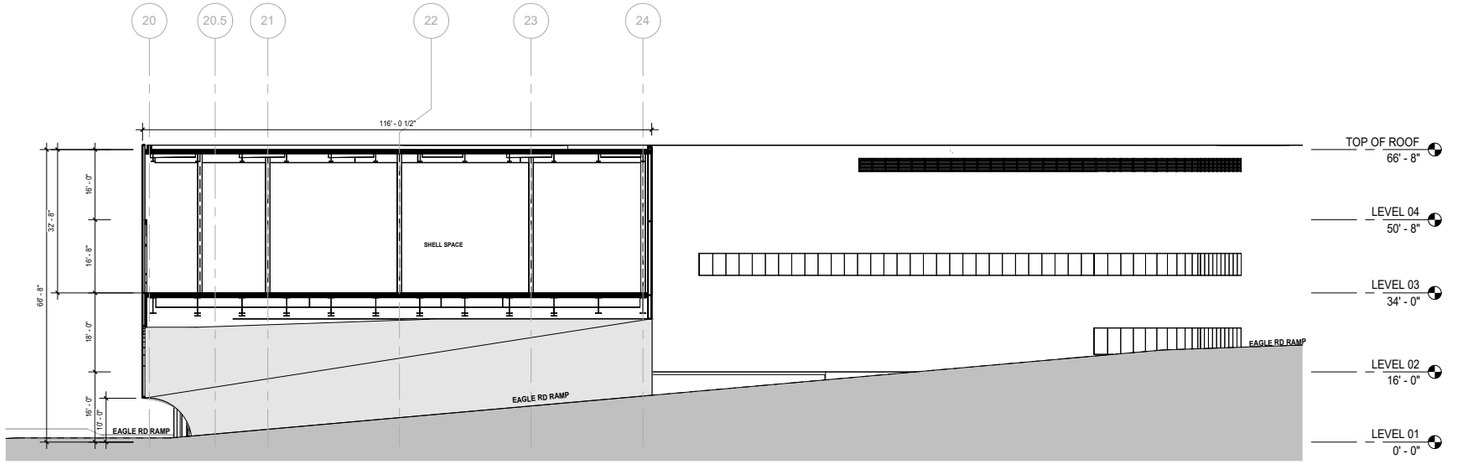




Section BB | Transverse Practice Courts North

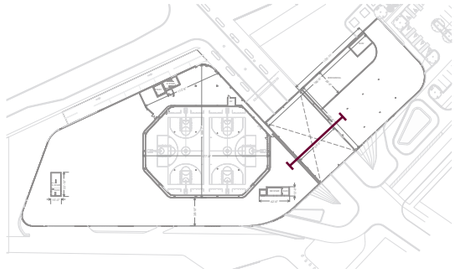
BUILDING DESIGN Sections

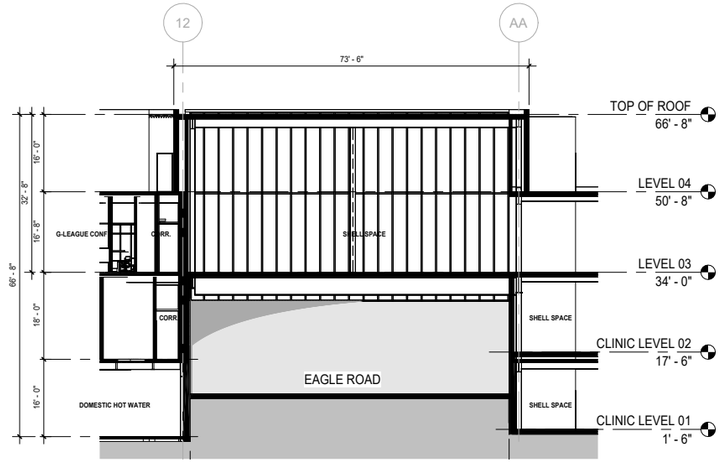




Section CC | Parallel Eagle Road Towards North

BUILDING DESIGN Sections

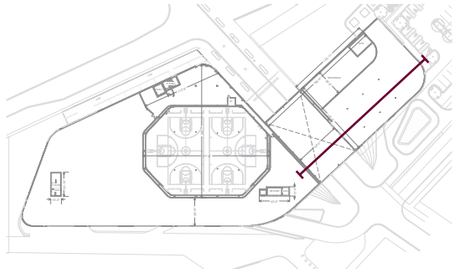


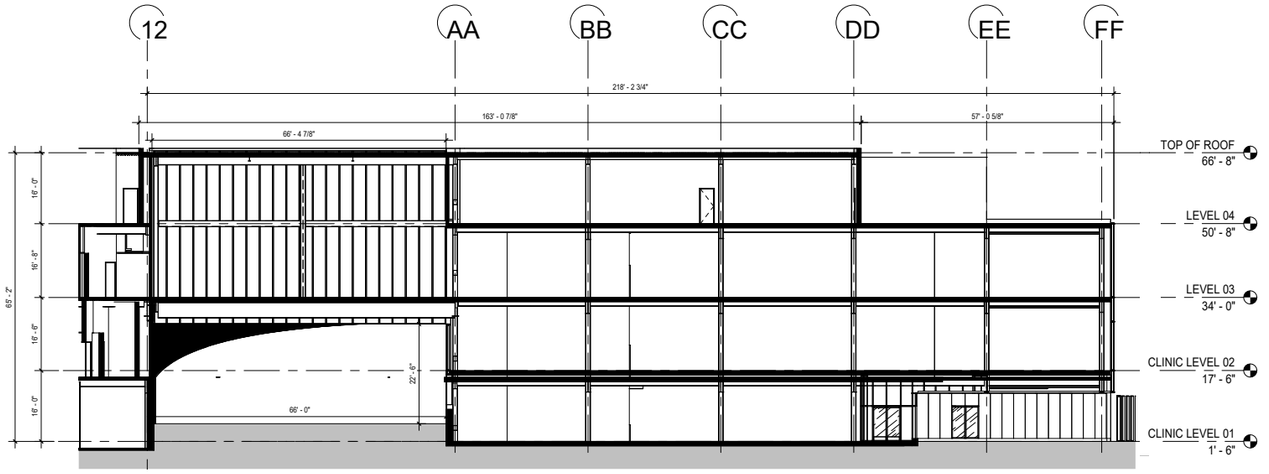


Section DD | Transverse Performance Space North

0 8' 16'

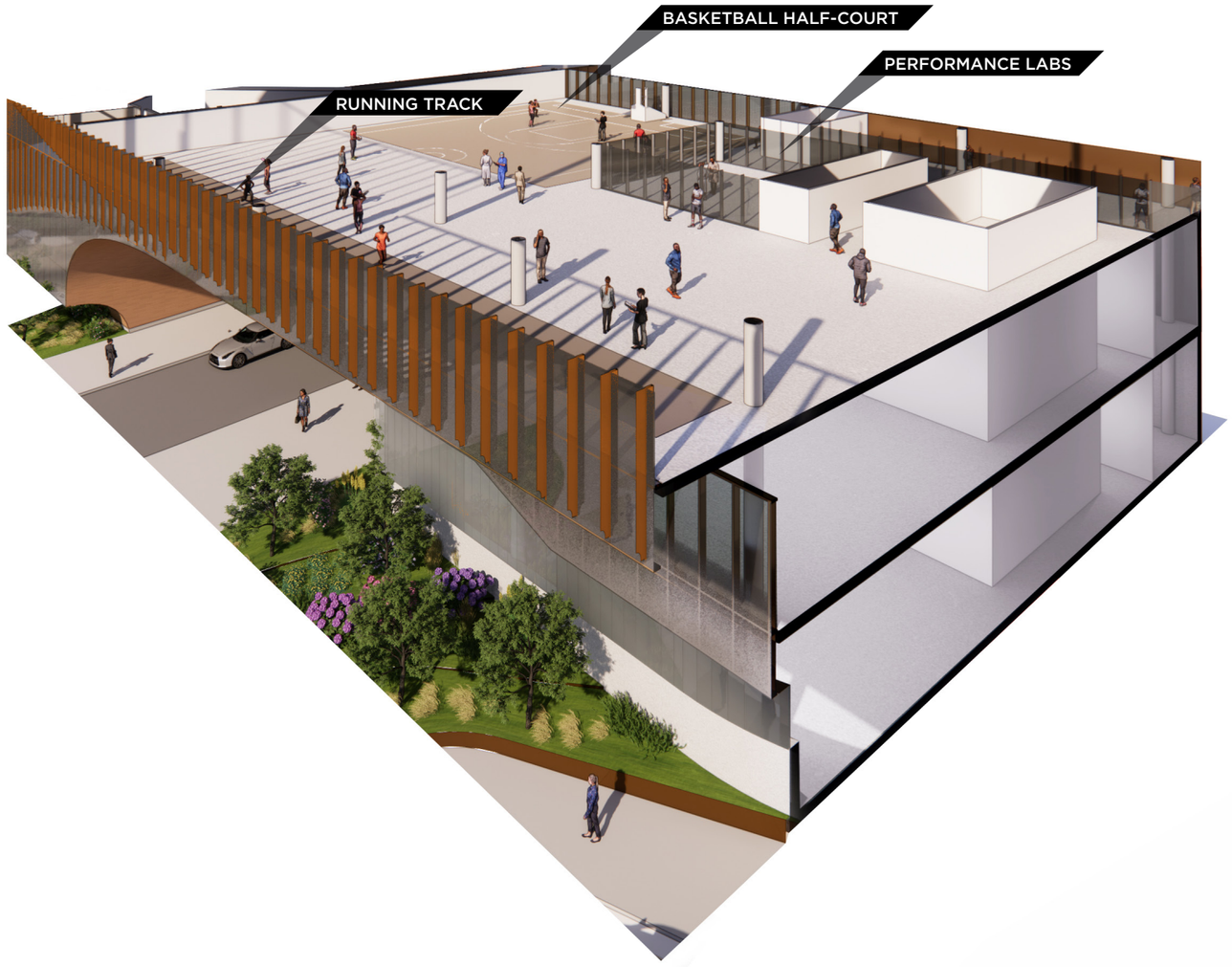
BUILDING DESIGN Sections



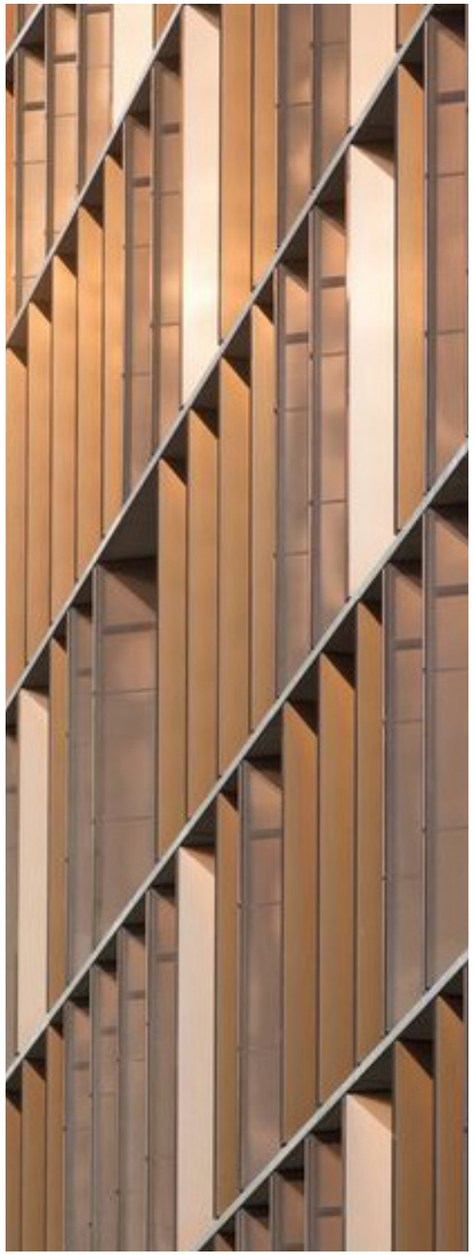


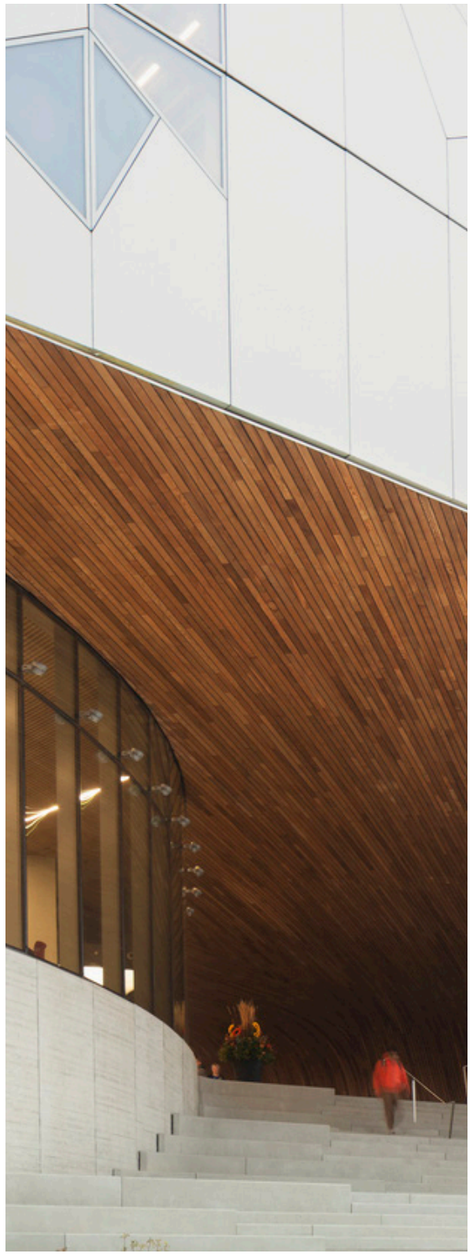
Section DD | Longitudinal Cleveland Clinic East

0 8' 16'

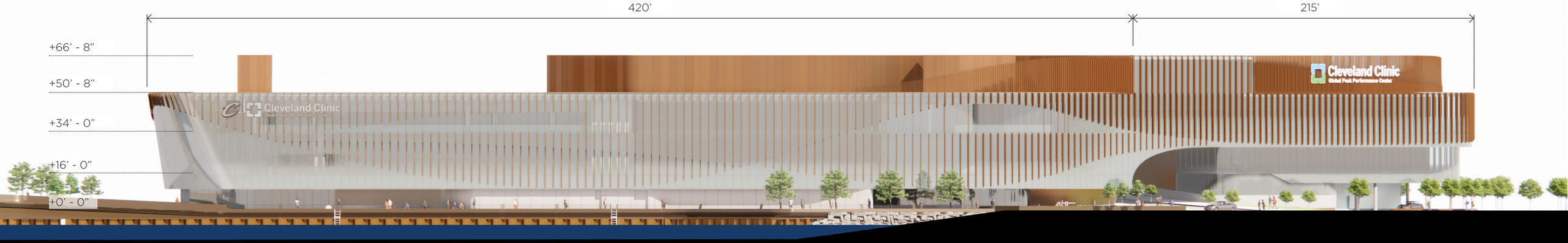

BASKETBALL HALF-COURT
PERFORMANCE LABS
RUNNING TRACK

BUILDING DESIGN Exterior Materiality

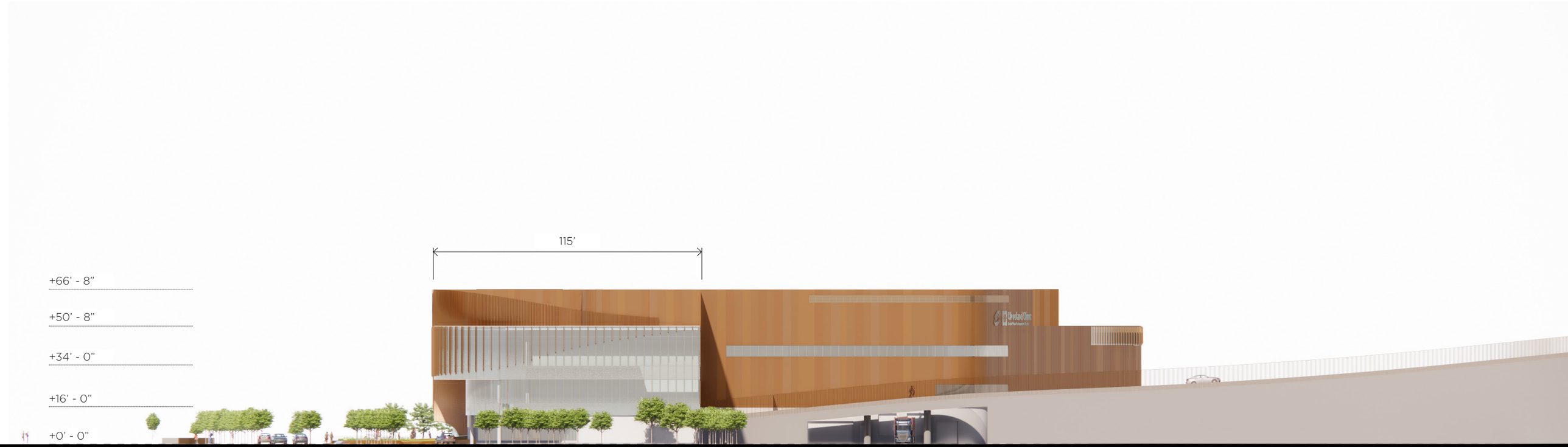




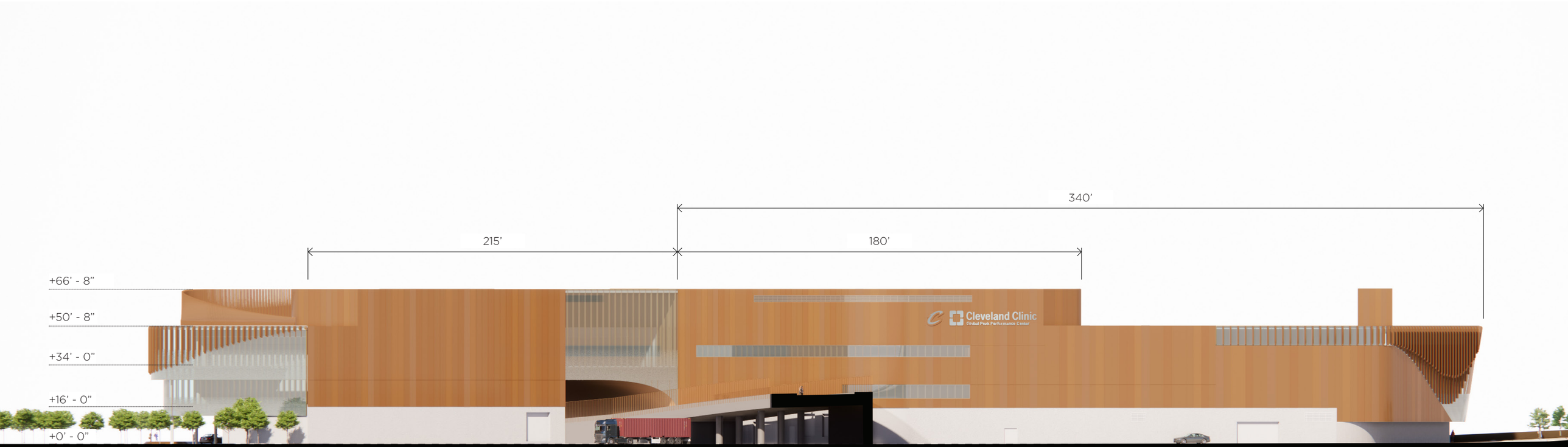
BUILDING DESIGN Elevations | West



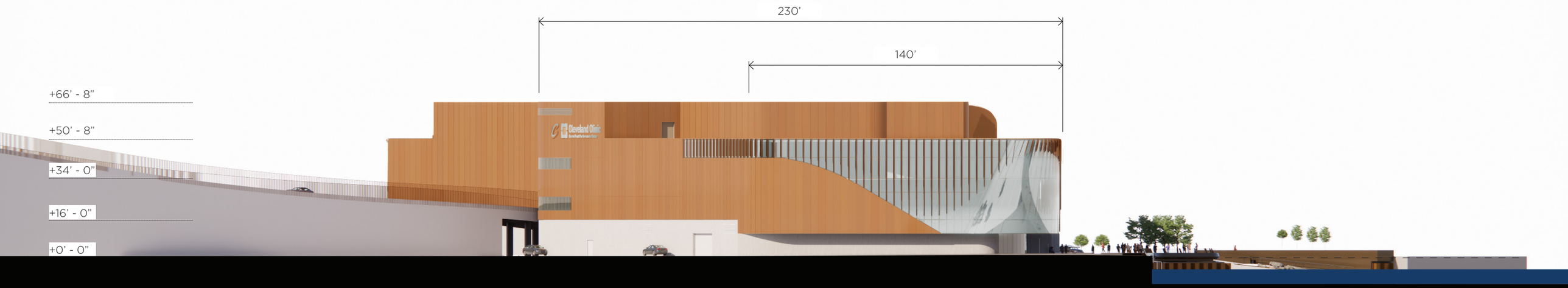
BUILDING DESIGN Elevations | South



BUILDING DESIGN Elevations | East

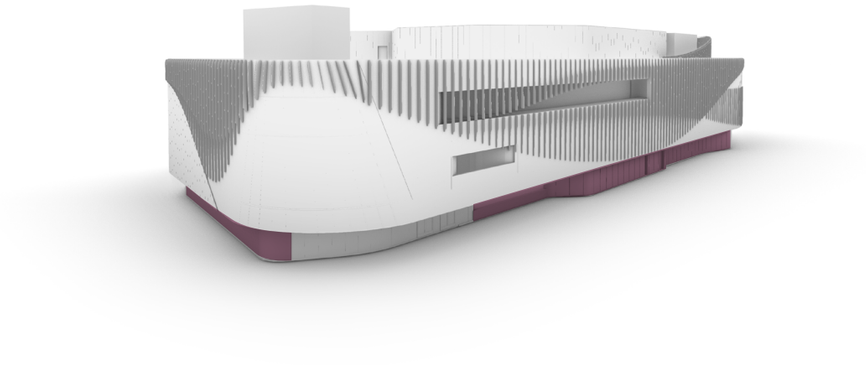


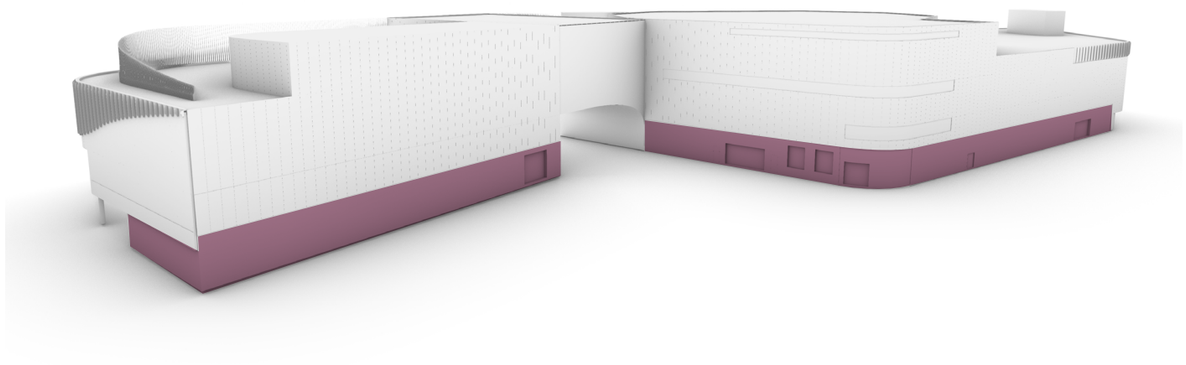
BUILDING DESIGN Elevations | North

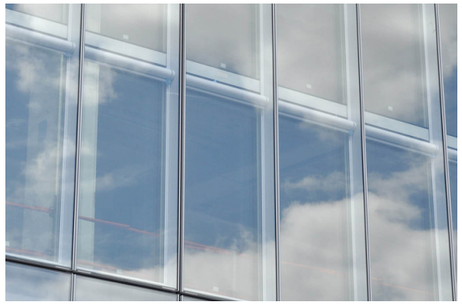


Concrete with architectural formwork finish and light gray integral color

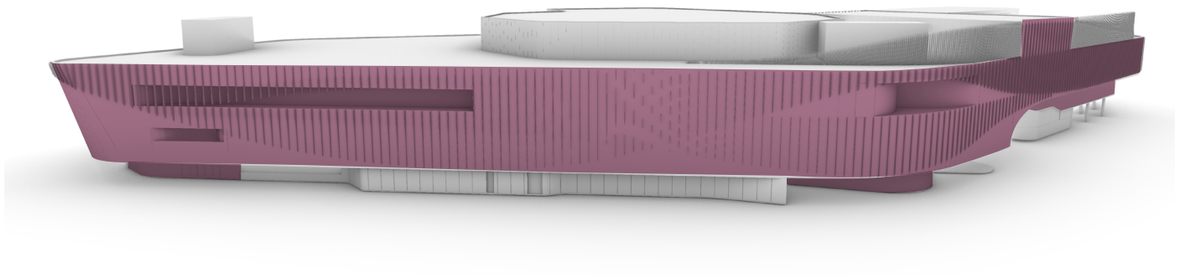
Concrete with architectural smooth finish and light gray integral color

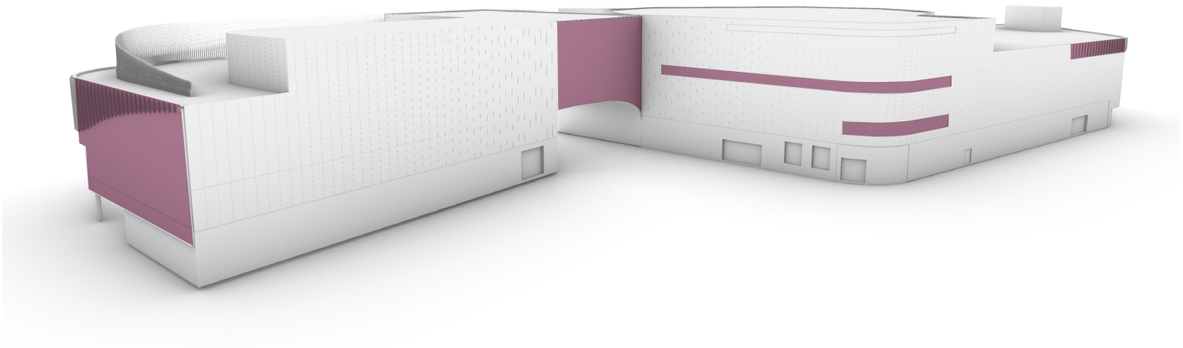




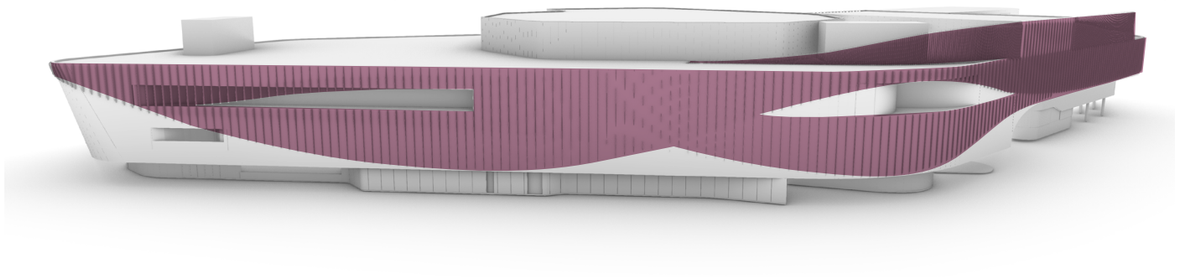


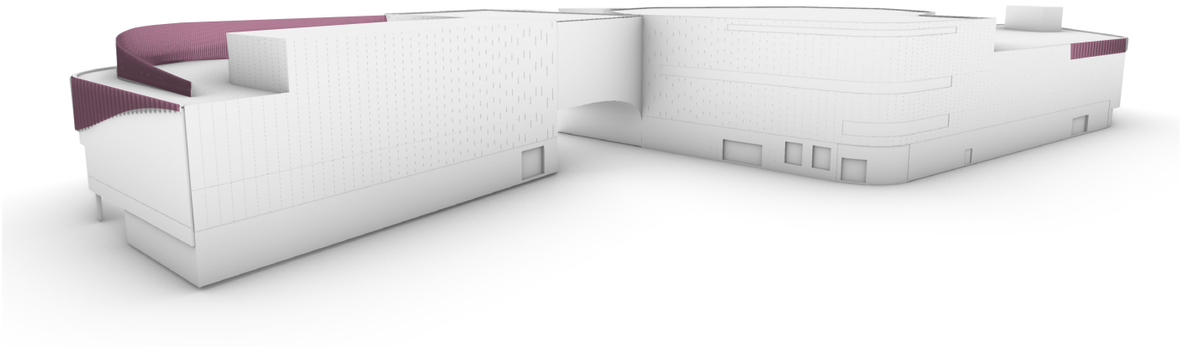
Glazing with custom frit pattern above podium



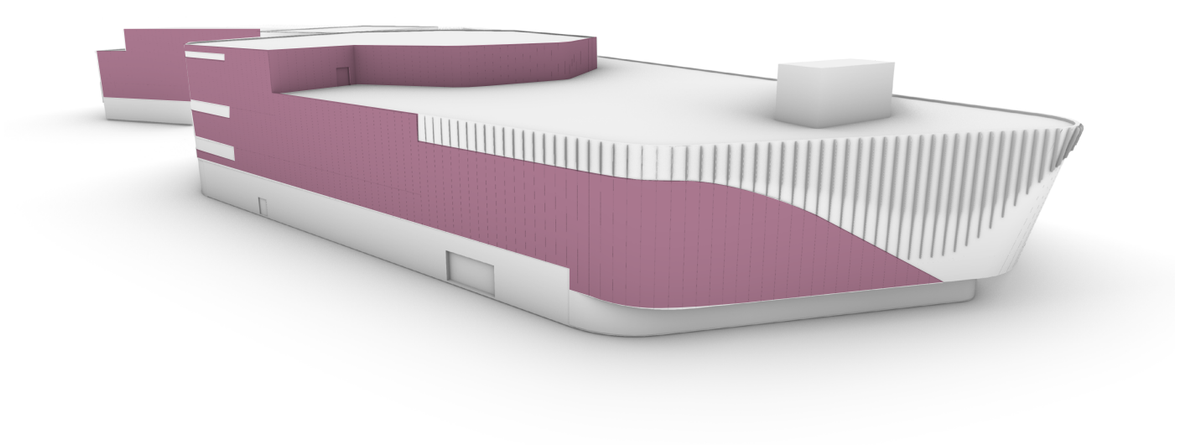


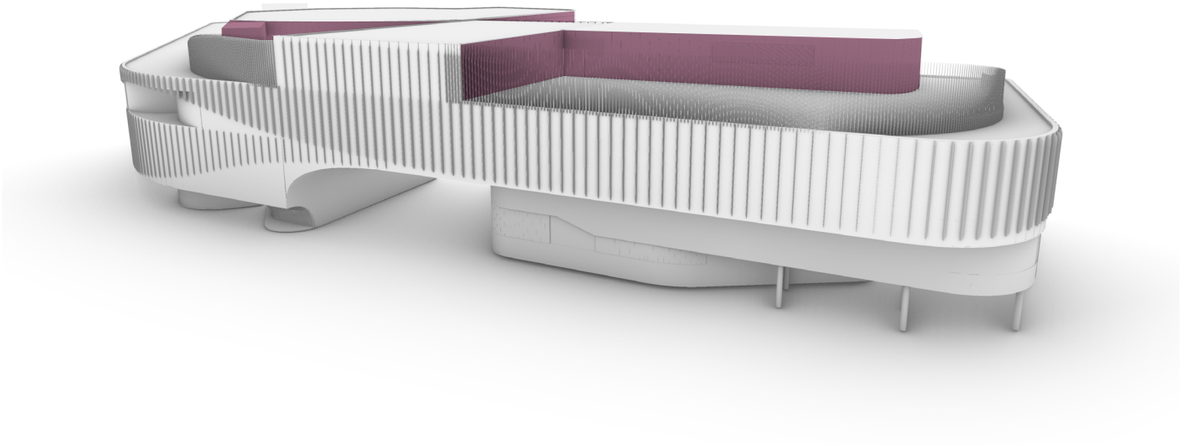
Custom profile aluminum plate blades with custom painted finish, in variable bronze colors

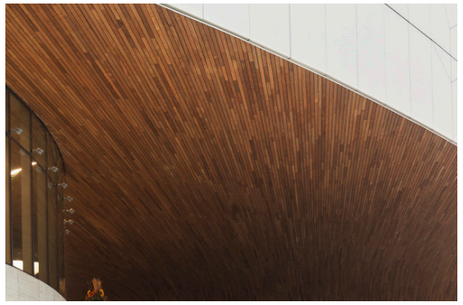




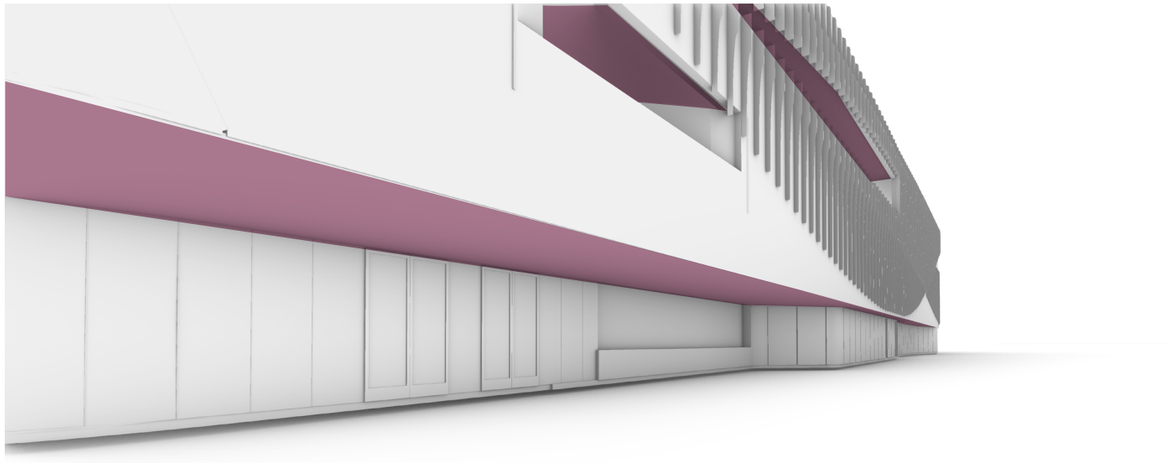
Metal panel rainscreen with custom 2-coat 75% PVDF mica painted finish, in multiple bronze colors

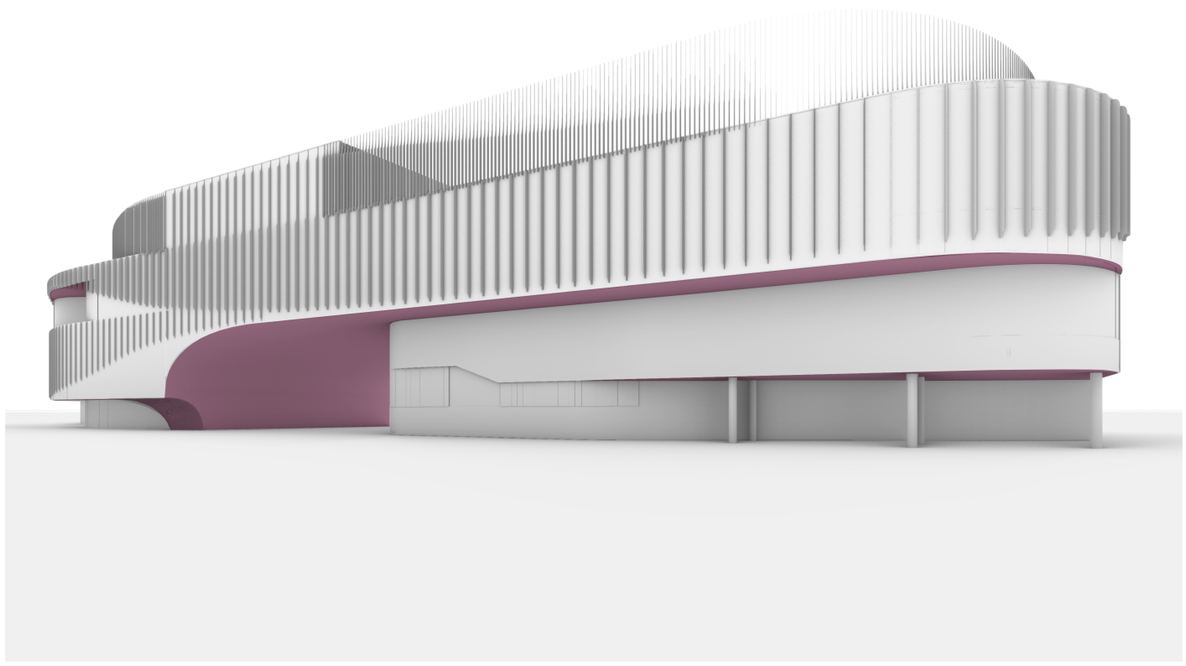






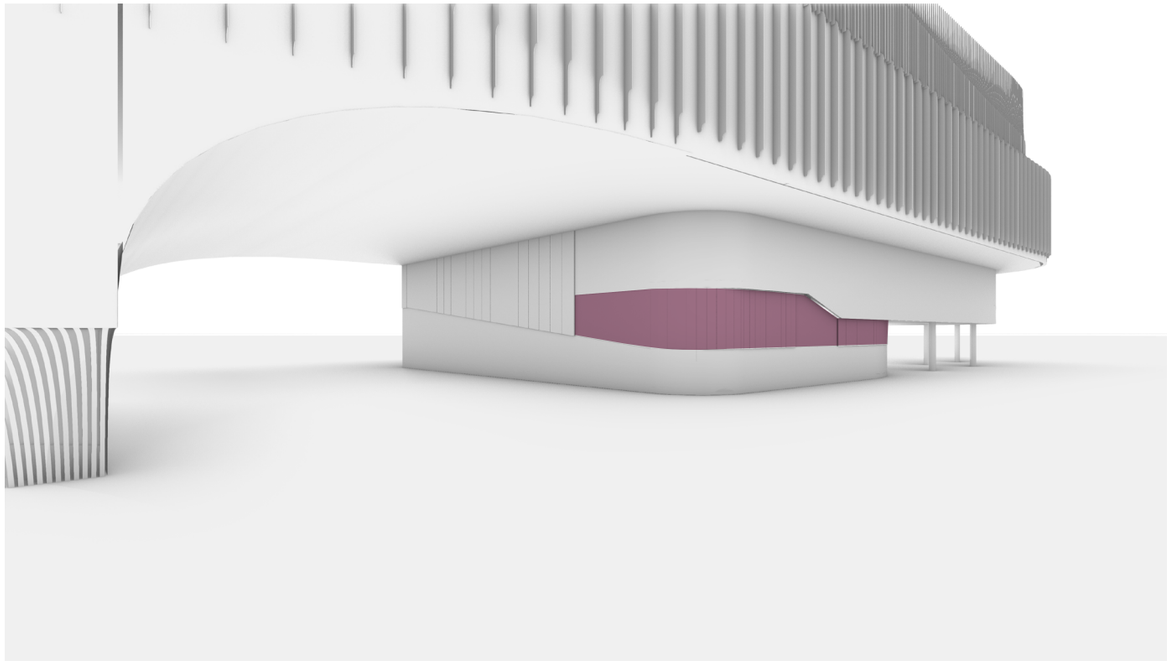
Metal panel soffit with wood grain texture and finish

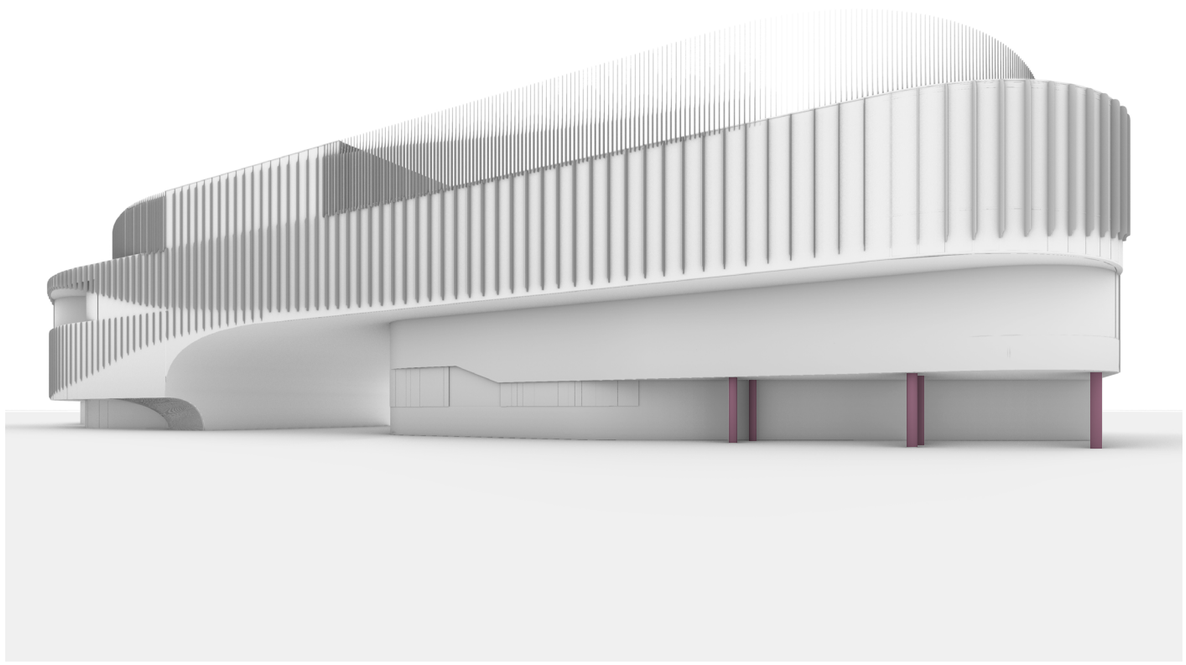




Double glazed channel glass with insulation

Aluminum column wrap with mirror finish





NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER
Cleveland Clinic

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER
Cleveland Clinic
Global Peak Performance Center

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER

NEW ROADWAY
EAGLE AVENUE
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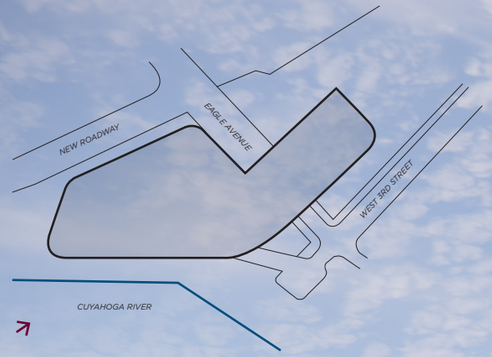
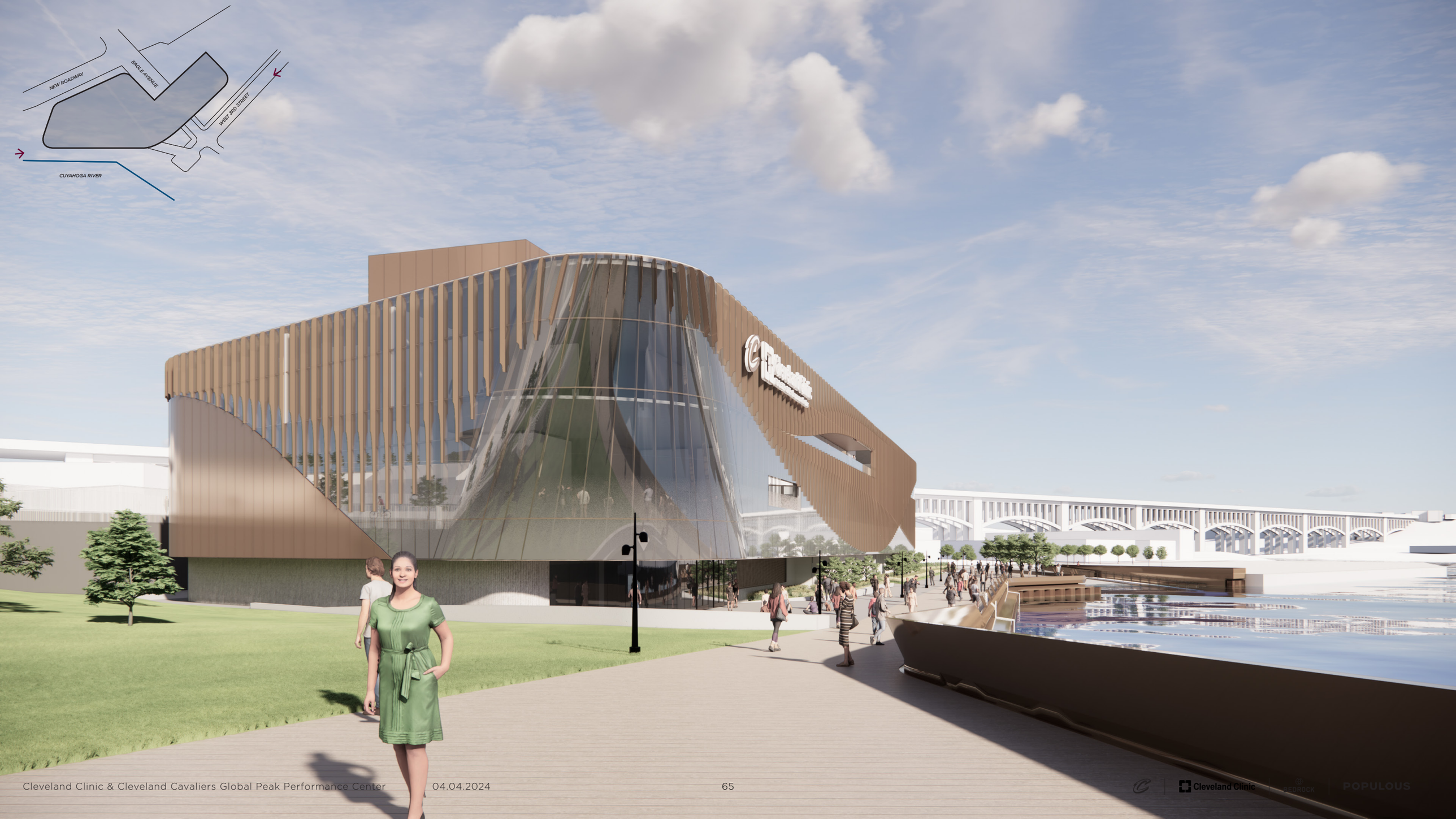
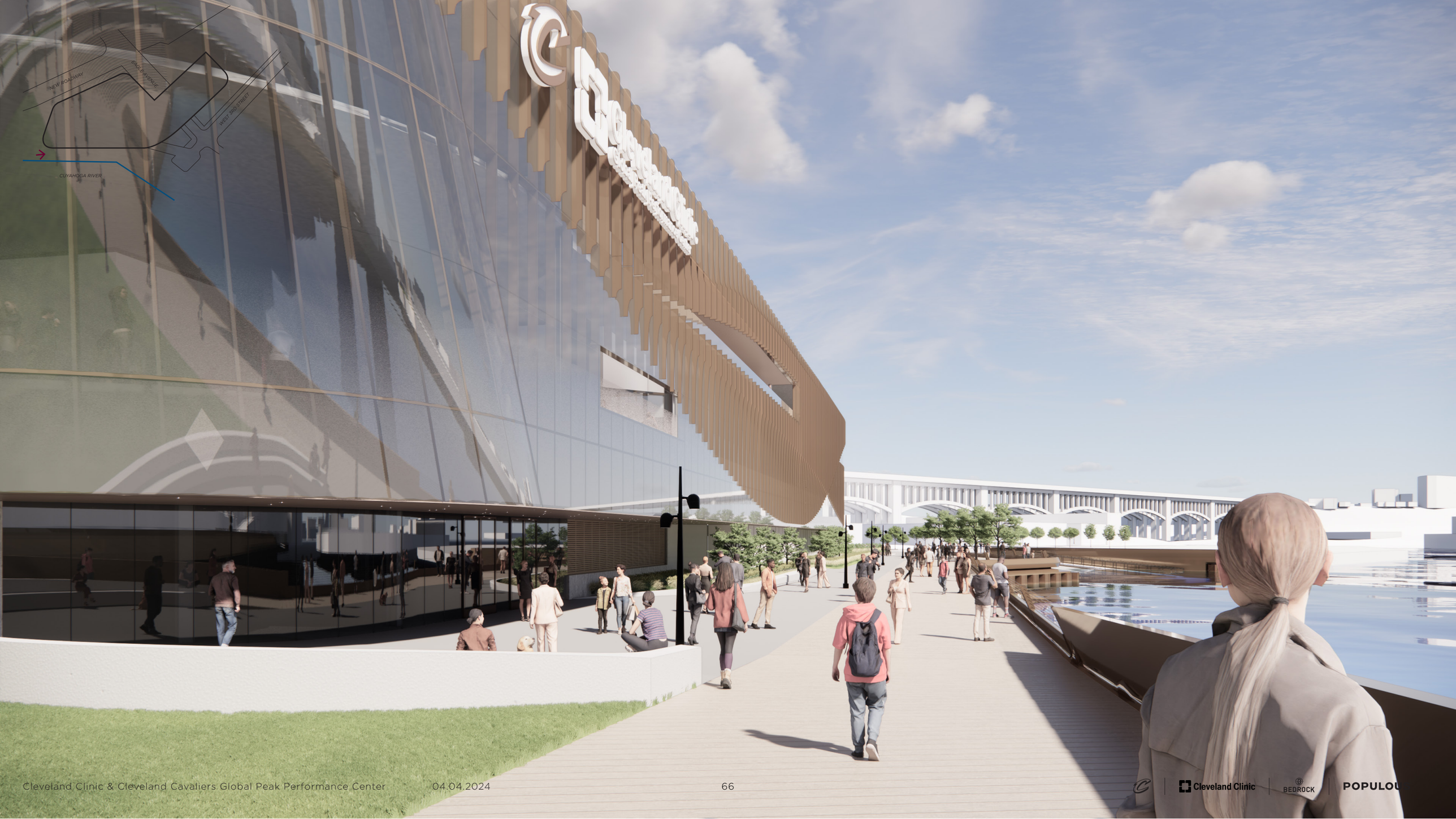
CUYAHOGA RIVER

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER


NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER


NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER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EAGLE AVENUE
WEST 3RD STREET
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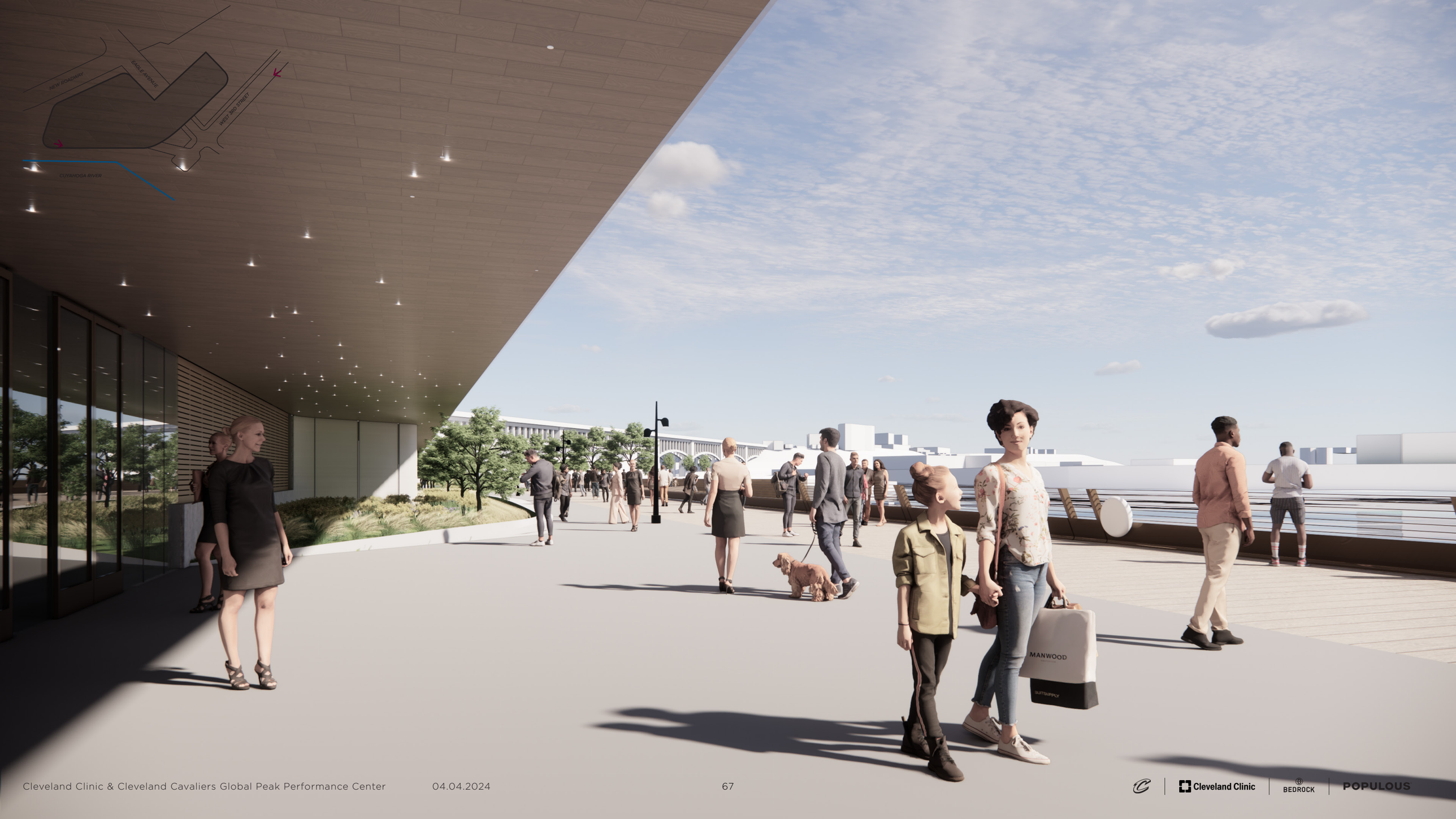
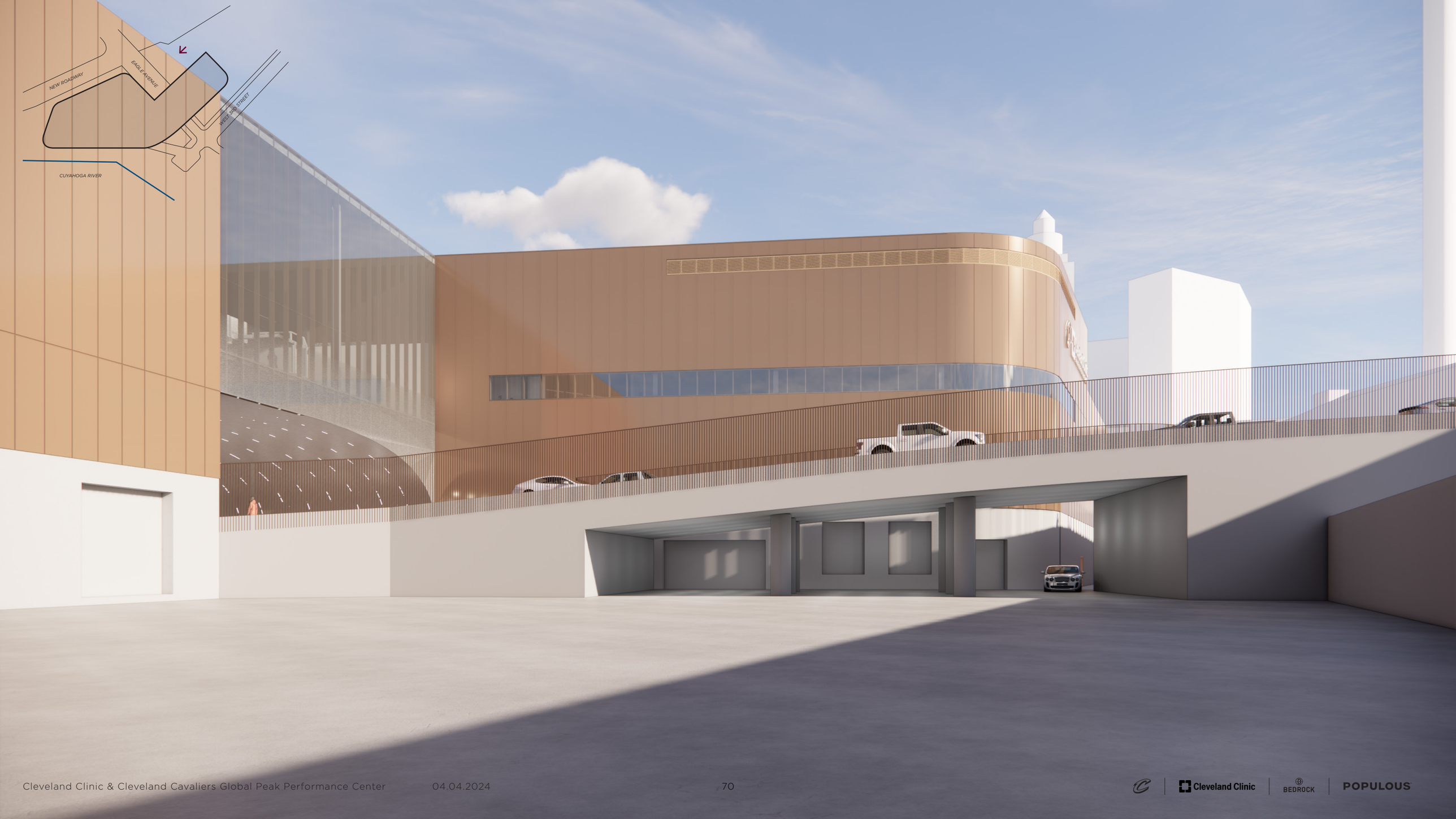
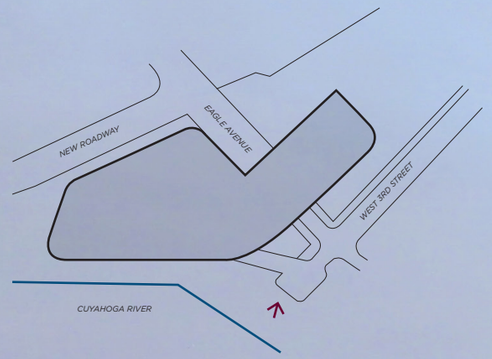

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER
MANWOOD
SUPPLY

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET


NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER

Renderings by Populous

Cleveland Clinic | BEDROCK | POPULOUS



Renderings by Populous

Renderings by Populous

Renderings by Populous

Cleveland Clinic | BEDROCK | POPULOUS

Appendix

ONGOING CLEVELAND CLINIC TDM EFFORTS

1. Connect caregivers with RTA Commuter Advantage and GOOHIO Commute programs
2. Provide transportation to for patients to appointments who have financial need and/or are challenged to drive to/from appointments
3. Provide safe rides home for employees who work late or may be fatigued
4. Allow hybrid employees to apply for part-time parking permits
5. Offer a discount on LEED Efficient Vehicles exceeding a score of 45

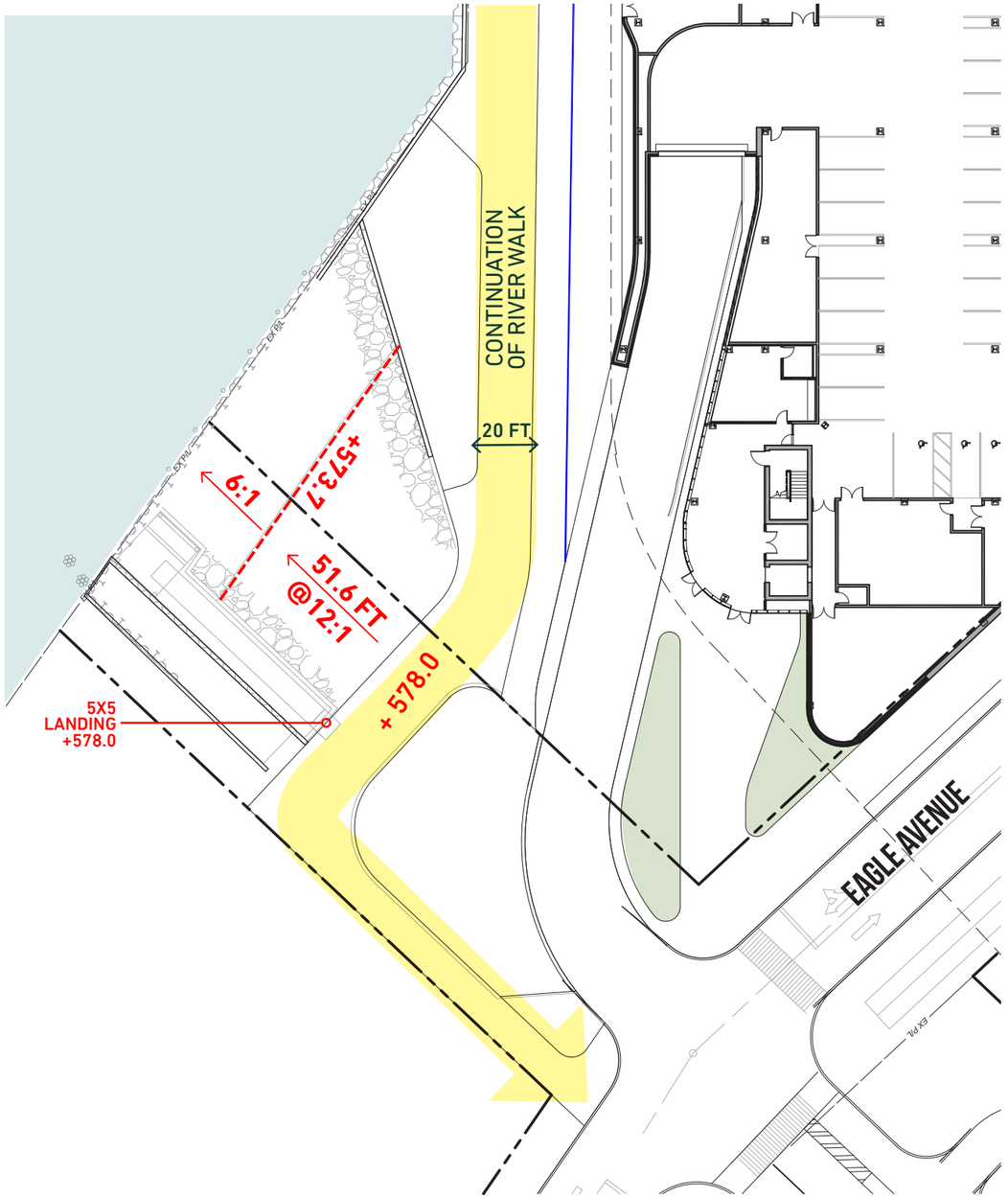
ONGOING CLEVELAND CLINIC TDM EFFORTS

1. Connect caregivers with RTA Commuter Advantage and GOOHIO Commute programs

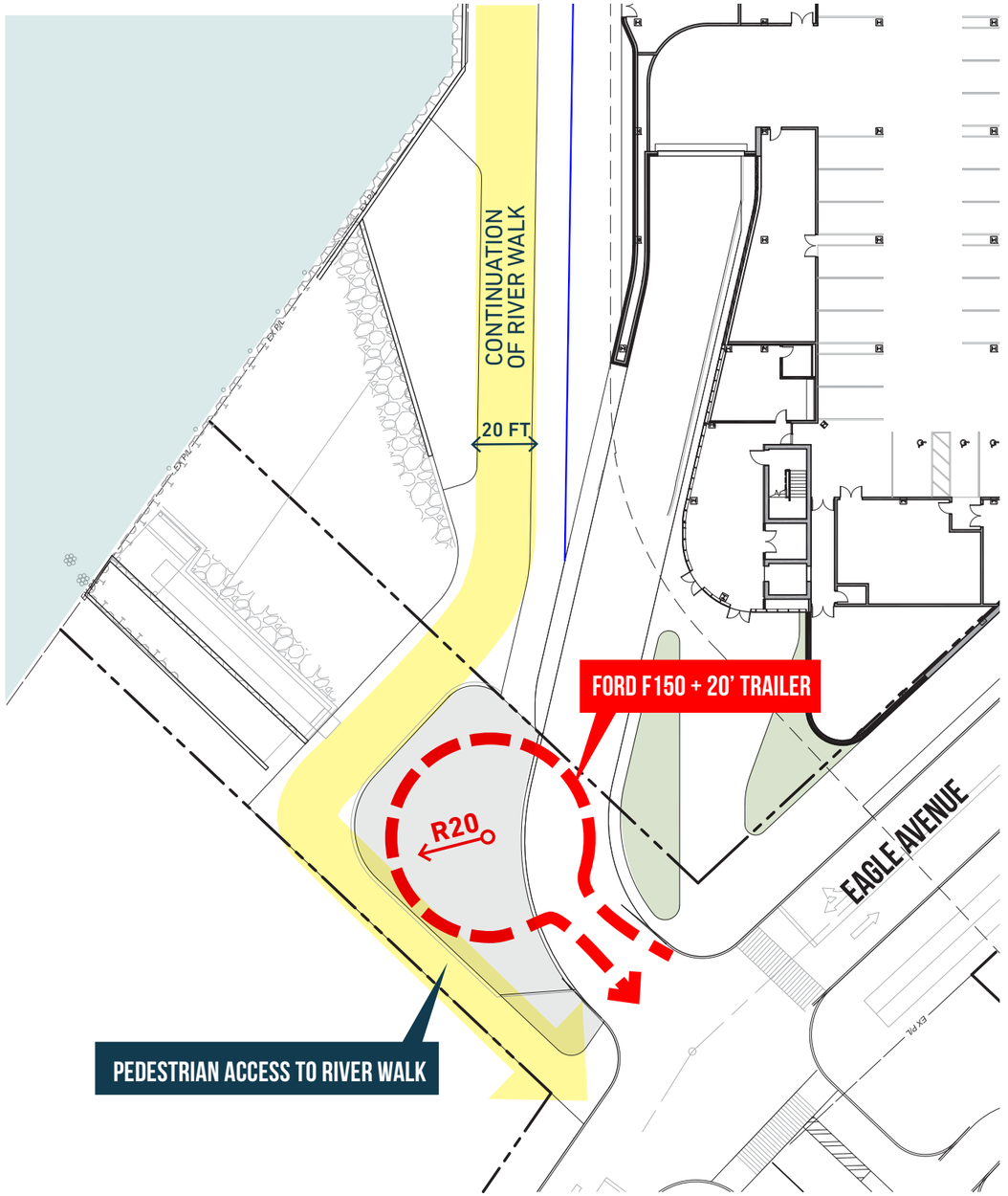
ANTICIPATED MINIMUM TDM MEASURES:

1. Transportation information kiosk (Master Plan Seq 1A)
2. Pedestrian and cycling wayfinding (Master Plan Seq 1A)
3. Streetscape improvements (minor) (Master Plan Seq 1A
4. Streetscape improvements (major) (Master Plan Seq 1A)
5. Bicycle parking (Master Plan Seq 1A and CC GPPC)
6. Parking supply reduction (CC GPPC)
7. Unbundle parking (Master Plan Seq 1A)
8. Parking removal (Master Plan Seq 1A and CC GPPC)
9. Shuttle services (Master Plan Seq 1A)
10. Public outdoor play area (Master Plan Seq 1A)
11. Delivery area (CC GPPC)
12. Parking location (CC GPPC)
13. Entrance and sidewalk orientation (CC GPPC)
14. Flexible work from home policy (CC GPPC)
15. Rideshare/carpool services (CC GPPC)

KAYAK LAUNCH ACCESS



ACCESSIBLE ROUTE 0 40



VEHICLE TURNING 0 40

KAYAK LAUNCH

KEY CONSIDERATIONS

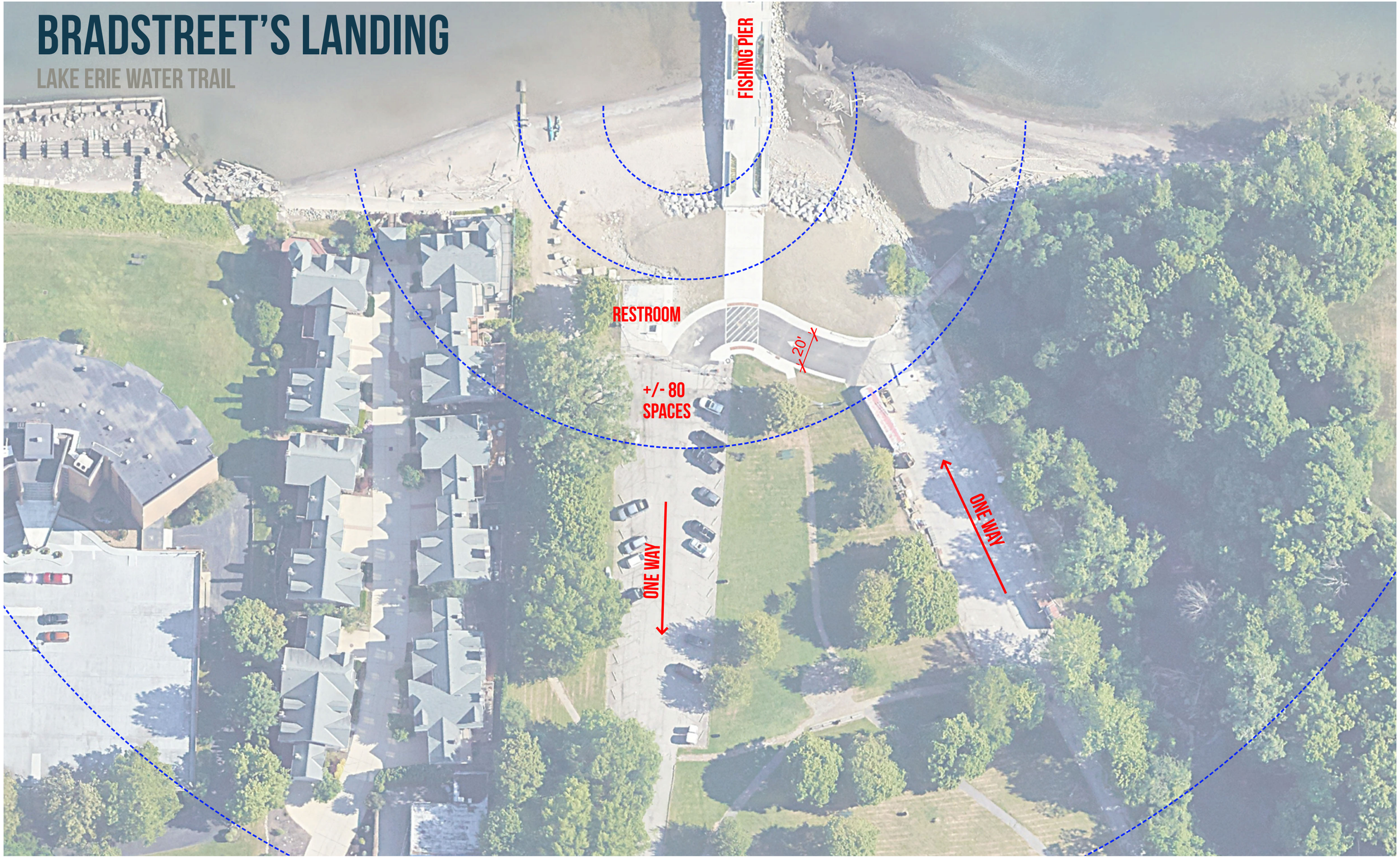
- Put-in access
- Maneuverability
- Parking
- Carry Distance
- Rentals
- Tour Companies
- Public Storage

KEY CONSTRAINTS

- Cavs facility entrance
- Cavs entry plaza
- Topography

BRADSTREET'S LANDING

LAKE ERIE WATER TRAIL

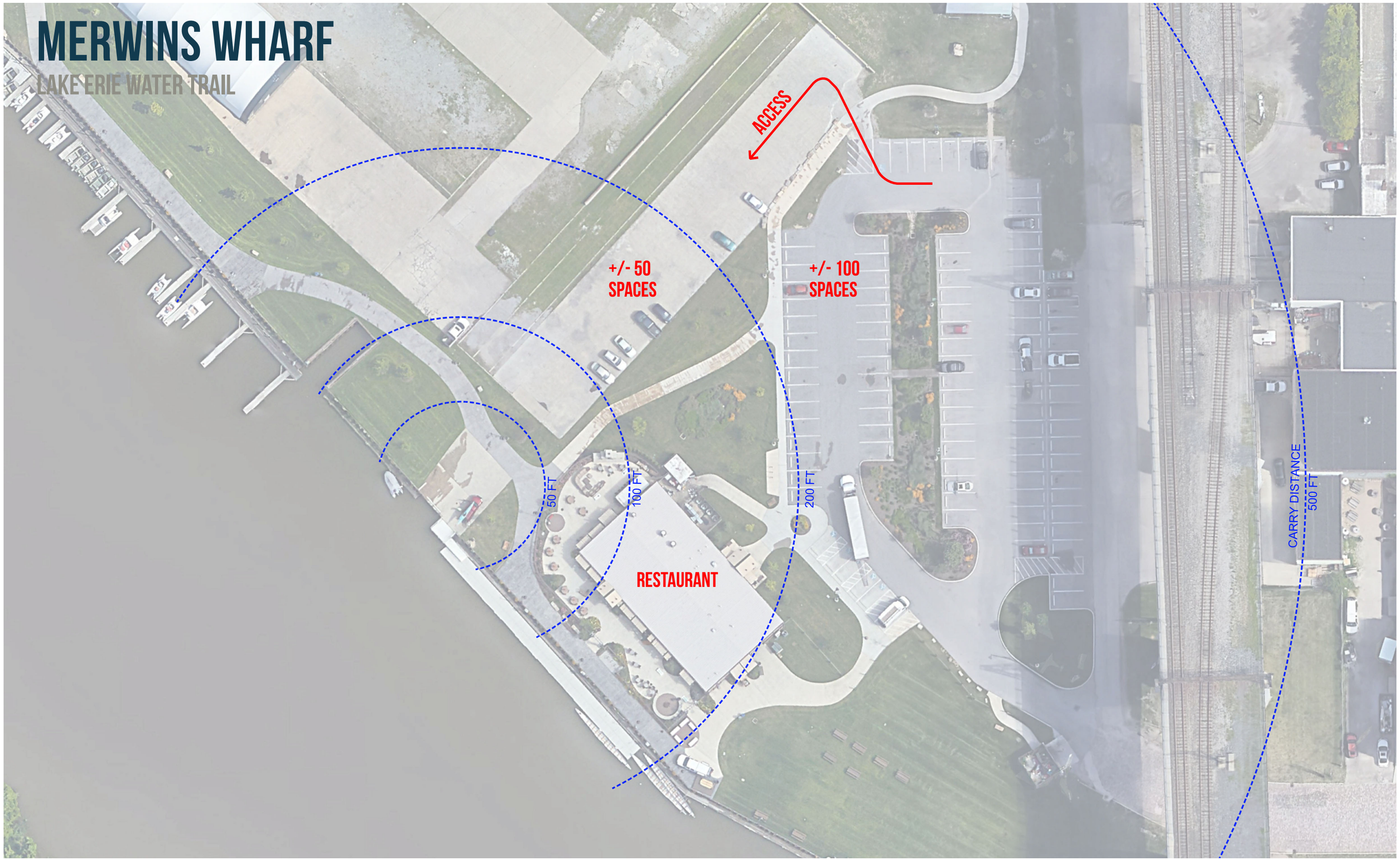


SIMS PARK

LAKE ERIE WATER TRAIL

MERWINS WHARF

LAKE ERIE WATER TRAIL



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.

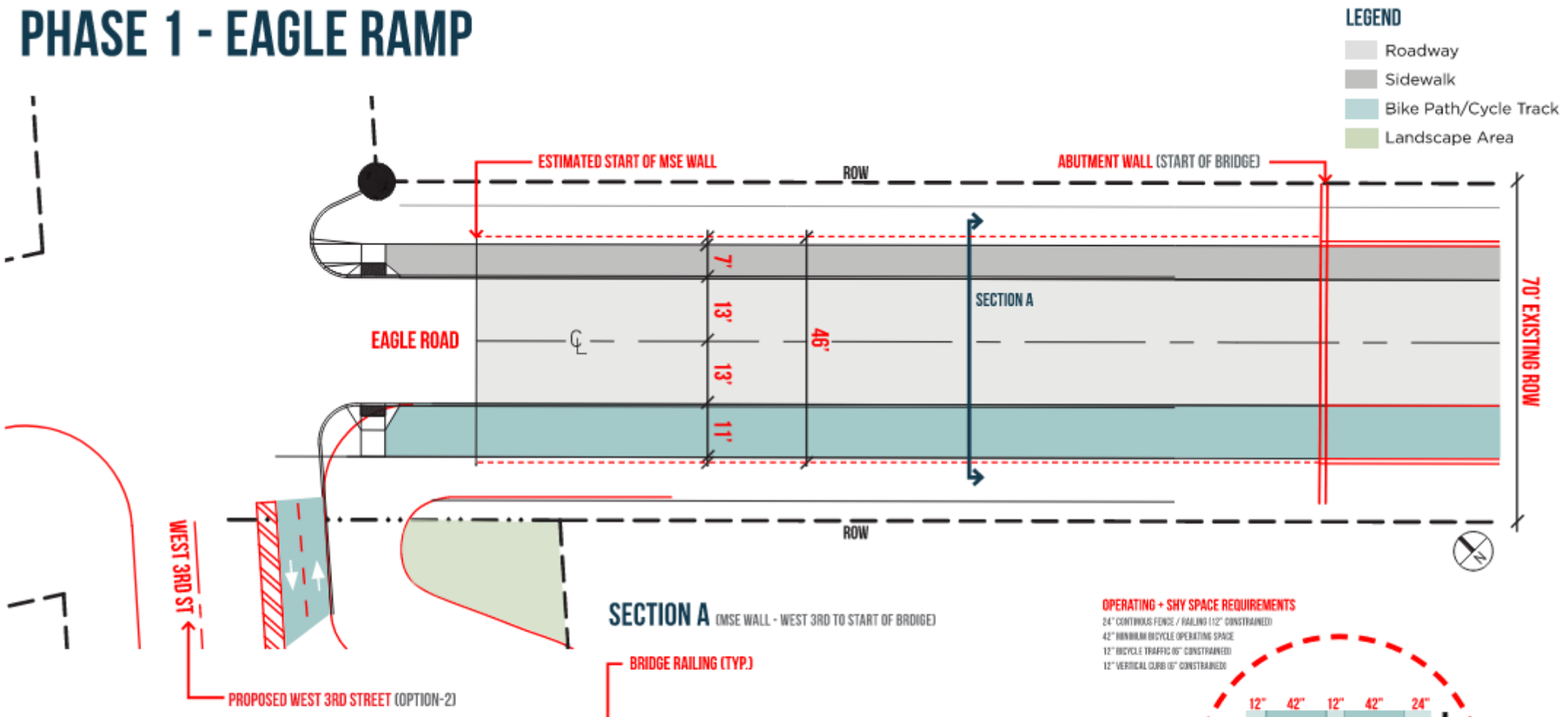
Kind Regards,

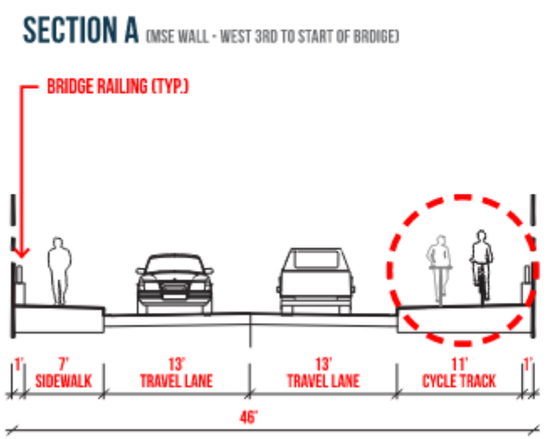
Jeffrey Jowett,
Community Discharge Permit Program Manager

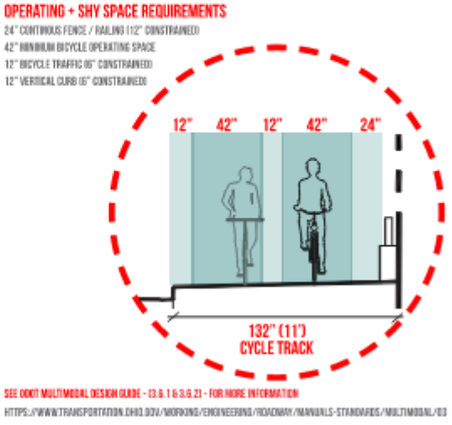
cc:
Elie Ramy, Cleveland WPC
Adam Davenport, Cleveland City Planning Commission

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

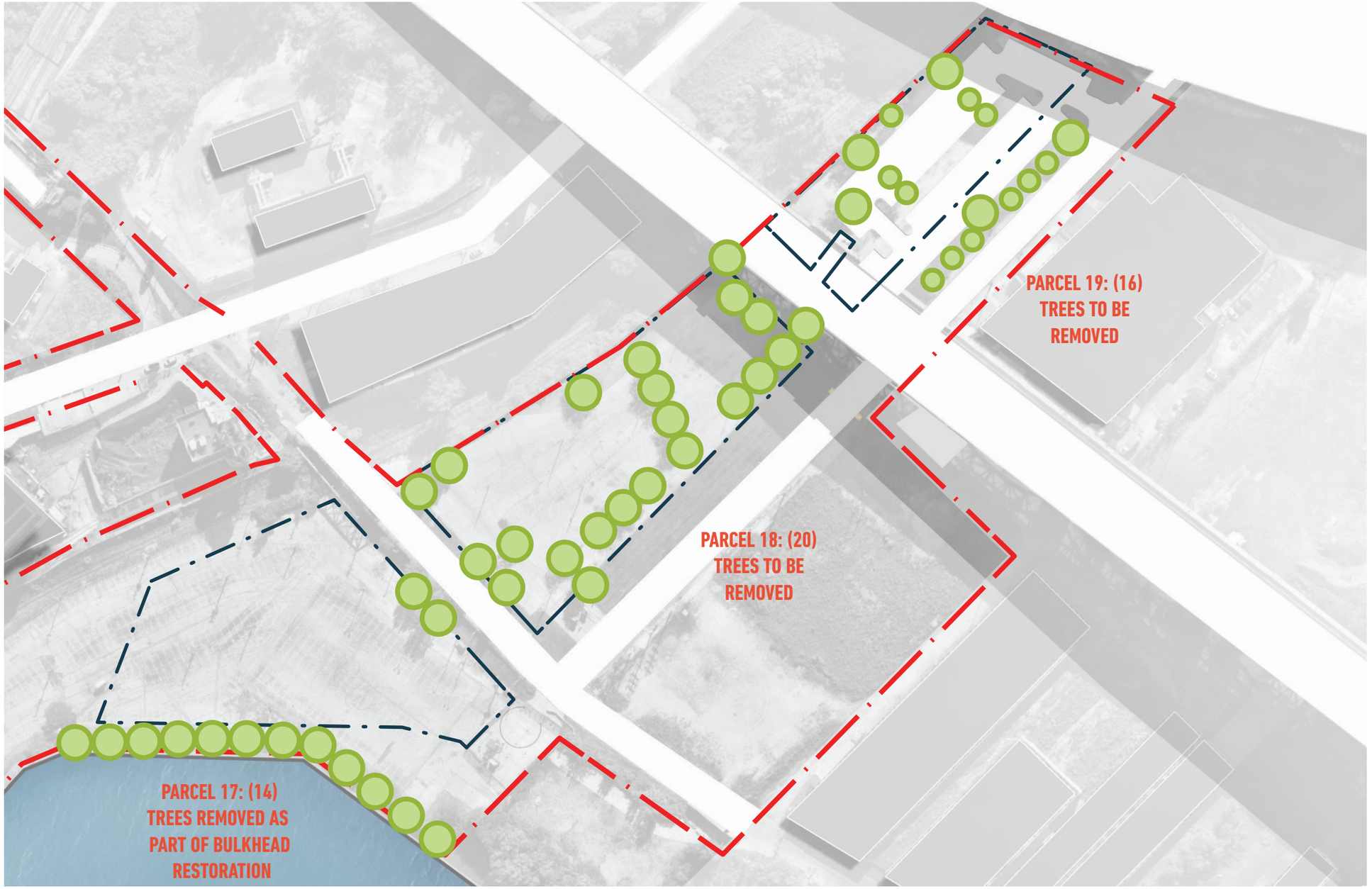
PHASE 1 - EAGLE RAMP



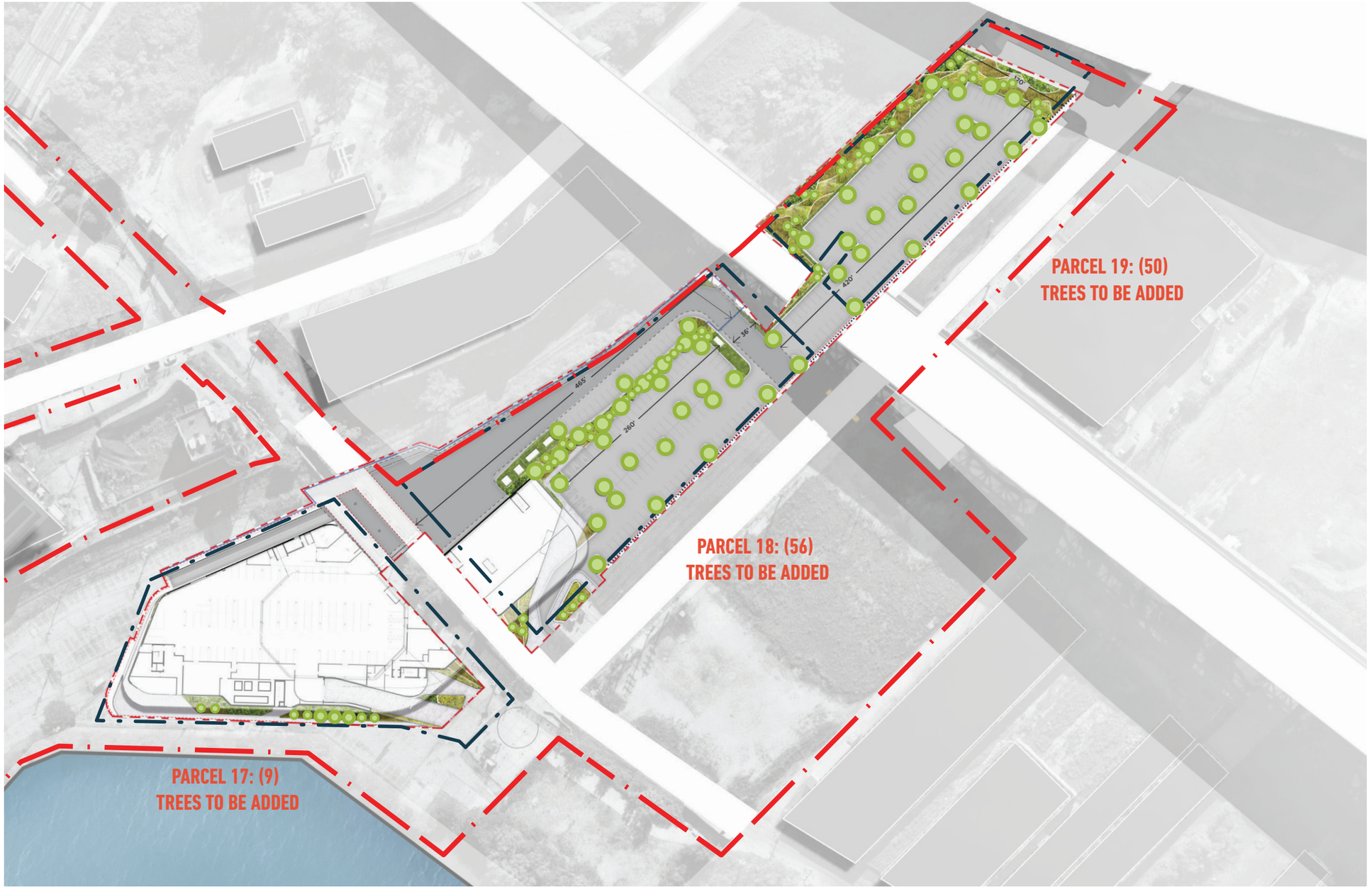




SITE CONTEXT | Tree Removal Plan



SITE CONTEXT | Tree Restoration Plan



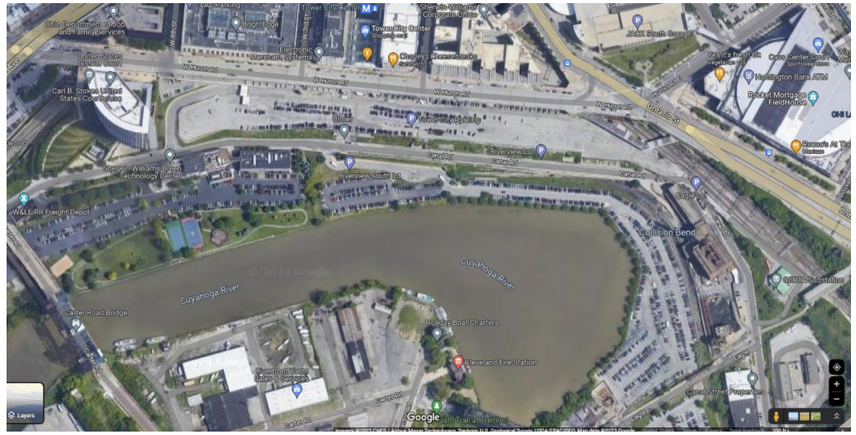
TREE PRESERVATION PLAN:

Meeting with Jennifer Kipp, Urban Forestry Manager, on February 15, 2023, ahead of Conceptual Submission of the Cuyahoga Riverfront Masterplan Framework.

The key take-aways from the Urban Forestry Manager (City of Cleveland):

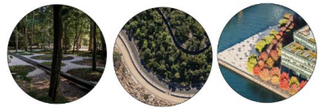
- Interest in the use of a silva cell-type product for the urban condition plantings on the project
- Focus on developing a growing condition for trees that ensures realization of a mature tree canopy for this project.
- The City of Cleveland approved tree list was used to develop the Cuyahoga Riverfront Masterplan landscape palette.

Please note: the only existing trees of note within the Masterplan boundary are primarily along the Riverfront



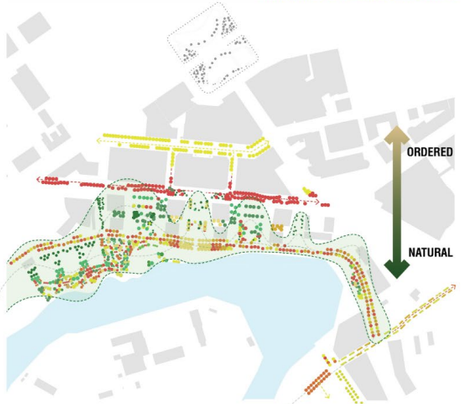
STRATEGY & INVESTMENT IN REFORESTATION

ORDERED
LANDSCAPE



NATURAL
MIXED OAK FOREST

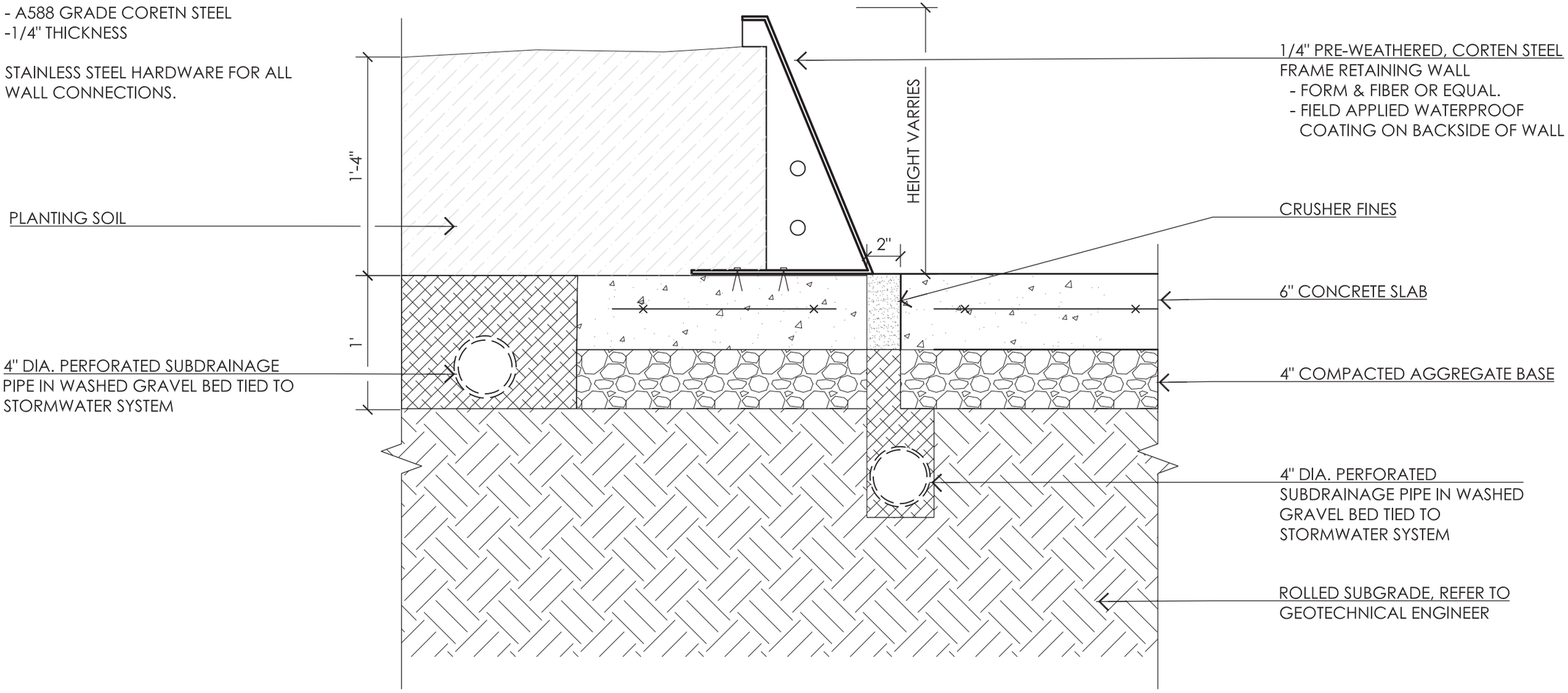
NATURAL TO ORDERED LANDSCAPE



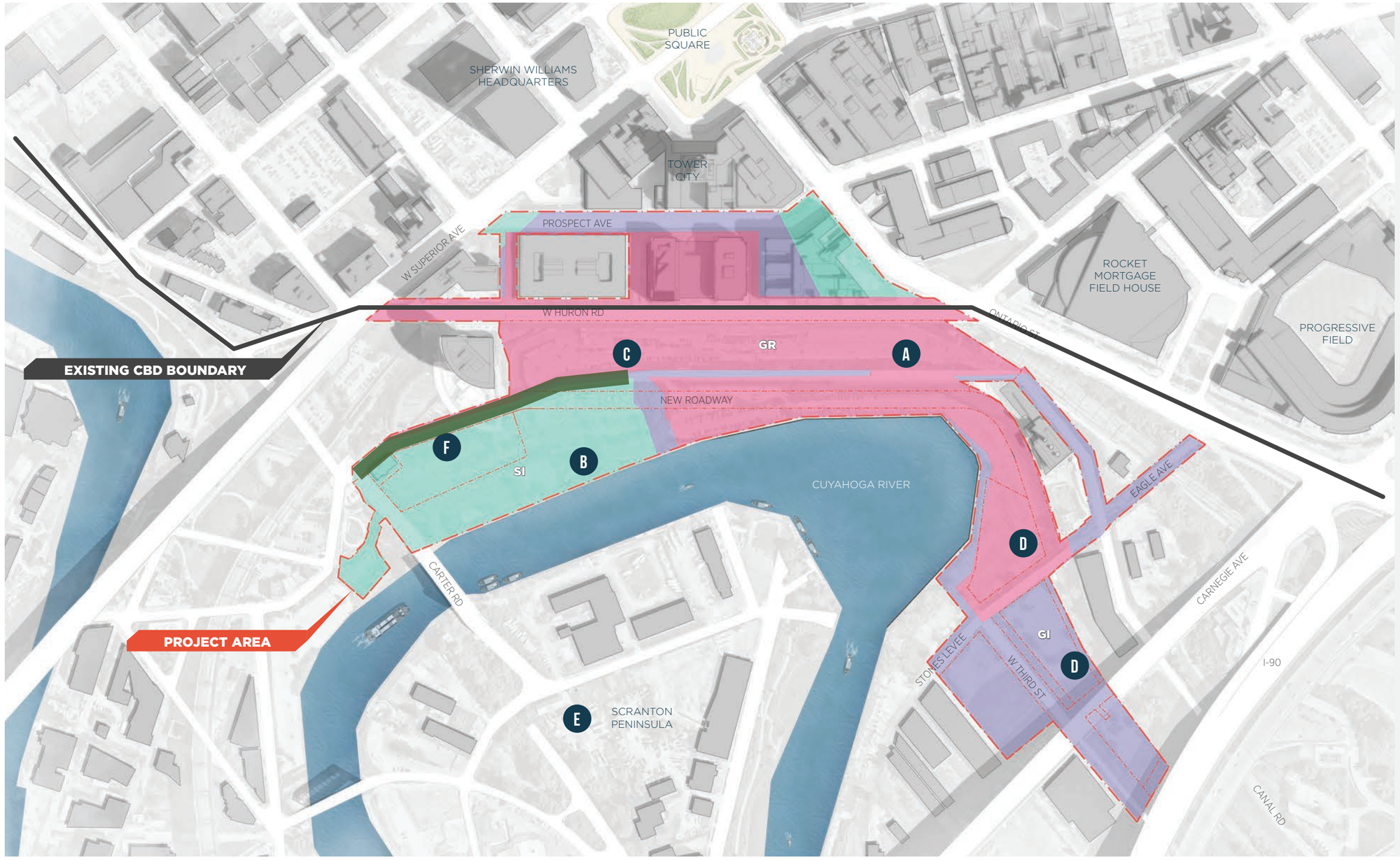
APPENDIX Corten Planter Wall Detail

NOTE:

1. PROVIDE MOCKUP & SHOP DRAWINGS FOR APPROVAL
2. BASIS OF DESIGN - FORM & FIBER PLANTER WALL SYSTEM
3. PRE-WEATHERED, CORTEN STEEL FRAME RETAINING WALL
   - A588 GRADE CORETN STEEL
   -1/4" THICKNESS
4. STAINLESS STEEL HARDWARE FOR ALL WALL CONNECTIONS.



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



MAP KEY

- MASTER PLAN BOUNDARY
- EXISTING BUILDINGS
- EXISTING ROADWAYS
- EXISTING CBD BOUNDARY
- PROPOSED PARCELS
- GI - GENERAL INDUSTRY ZONING
- GR - GENERAL RETAIL ZONING
- SI - SEMI INDUSTRY ZONING
- UFO - URBAN FORM OVERLAY

NOTES

A	Under current code, most conceptual programming is permitted.
B	Parks are not allowable use in current districts
C	Proposed Parcels have Resulted in split zoning.
D	GR - is most restrictive district GI - is least restrictive
E	Scranton Peninsula was recently rezoned to (SI) with an (UFO)
F	Part of this rezoning included several existing parcels within the Master Plan Area.

BEDROCK | CUYAHOGA RIVERFRONT MASTER PLAN

Existing Land Use Zoning

MKSK | 02.21.24

APPENDIX

SUMMARY OF EXISTING ZONING BY CONCEPTUAL DEVELOPMENT PARCEL

EXISTING LAND USE ZONING

Cleveland divides its Zoning Code into three designations Use Districts, Height Districts, and Area Districts. The Site currently has three Use Districts.

- GI – General Industry
- SI – Semi-Industry
- GR - General Retail Business District

The current land-use zoning does not appear to create a significant problem for any proposed building or parcel. Under the current zoning code, most conceptual programming is permitted by right or conditional use. A quick summary of allowable uses is show in the table. Click here for a detailed list from the City of Cleveland.

The following are land use exceptions that may need clarification.

- Hotel is listed as not permitted, while Motels are permitted in all districts. This could create an issue for Parcel 16 (zoned GI and GR) where a hotel is being proposed.
- Apartments are not permitted in General Industry Districts (GI).
- Parks are not permitted in any of the current districts. Remaining parcels not intended for development may need to be rezoning to an Open Space Recreation (OSR) designation.

Many proposed development parcels are split amongst the three zoning classifications and would need to be rezoned to one classification covering the entire property.

- Rezoning the entire site to General industry (GI) would be the least restrictive option of the three current designations that exist on site.
- Rezoning to General Retail Business (GR) would be the most restrictive option of the three current designations.

General industry (GI) and Semi-Industry (SI) would allow the most uses under code.

- For example, Auto-Sales , Major Auto Repair, and Auto Wreckage are permitted or conditional uses.
- General Retail Business (GR) being more restrictive, would not allow Major Auto Repair, and Auto Sales would be a conditional use.

	GR	SI	GI
TOWNHOUSE	YES (Z)	YES (C)	NO
APARTMENT	YES (P)	YES (C)	NO
AMUSEMENT / ENTERTAINMENT	YES (P)	YES (C)	YES (P)
ART OR MUSIC STUDIO	YES (P)	YES (P)	YES (P)
BANK	YES (P)	YES (P)	YES (P)
B&B	YES (P)	YES (P)	YES (P)
BUSINESS SERVICES	YES (C)	YES (C)	YES (P)
COMMUNITY CENTER	YES (C)	YES (C)	YES (C)
COFFEE HOUSE	YES (P)	YES (P)	YES (P)
DAY CARE	YES (P)	YES (P)	YES (P)
GROCERY STORE	YES (C)	YES (P)	YES (P)
HOSPITAL	YES (C)	YES (C)	YES (P)
HOTEL	NO	NO	NO
MEDICAL CLINIC	YES (P)	YES (P)	YES (P)
MEDICAL OFFICE	YES (P)	YES (P)	YES (P)
MOTEL	YES (P)	YES (P)	YES (P)
NIGHT CLUB	YES (P)	YES (P)	YES (P)
PARK	NO	NO	NO
PARKING (LOT OR GARAGE)	YES (C)	YES (P)	YES (P)
PROFESSIONAL OFFICE	YES (C)	YES (P)	YES (P)
RECREATION CENTER	YES (C)	YES (C)	YES (C)
RESEARCH LABORATORY	YES (C)	YES (C)	YES (C)
RESTAURANT	YES (P)	YES (P)	YES (P)
RETAIL	YES (P)	YES (C)	YES (P)
SCHOOL	YES (C)	YES (P)	YES (P)
TAVERN	YES (P)	YES (P)	YES (P)
THEATER	YES (C)	YES (C)	YES (C)

(P) PERMITTED USE UNDER CODE - (C) CONDITIONAL USE UNDER CODE
(Z) BZA APPROVAL

APPENDIX

EXISTING HEIGHT DISTRICTS

Cleveland Divides Zoning into three designations Use Districts, Height Districts, and Area Districts. The Site currently has four Height Districts

- 3
- 4
- 6
- 8

The current height classification creates potential issues for a few proposed parcels within the Cuyahoga Riverfront Master Plan.

Many proposed development parcels are split amongst the four height classifications and would need to be rezoned to one classification covering the entire property.

- Many parcels are within Height Districts 3 and 4 or split among districts.
- For example, proposed parcel 16 is split between height District 3 (115' maximum) and district 8 (800' maximum).
- If all split-zoned parcels were rezoned to the maximum height district that occurs within their boundaries, each proposed building should be permitted under the current code.

Parcel 18 and portions of Parcels 16 and 17 are located within District 3, the most restrictive zone, severely limiting potential building height under the current code.

Parcels 1 and 2 are located within District 4.

- This area has a maximum height of 175'
- Two of the buildings proposed here - parcels 1 and 2 are 300' and 250' respectively - are higher than the required limit without any building setbacks on the higher floors.
- The building on Parcel 3 is 125' and within existing height limits

	3	4	6	8
MAX BUILDING HEIGHT	115 FT	175 FT	600 FT	800 FT
ABOVE HEIGHT LIMIT WITH BUILDING SETBACKS*	175 FT	260 FT	N/A	N/A

*SEE CODE SECTION 353.02 FOR REQUIRED SETBACKS FOR EACH ADDITIONAL FOOT

EXISTING AREA DISTRICTS

Cleveland Divides Zoning into three designations Use Districts, Height Districts, and Area Districts. The Site currently has two Area Districts

- B
- K

Area District Requirements are specified in a table in Section 355.04 of the City of Cleveland Zoning Code.

Area Districts do not apply to any property within the boundary of the Central Business District as defined in section 325.12 of the Code.

Under current zoning area, Area Requirements may only apply to Residence District.

AREA DISTRICT	MAXIMUM GROSS FLOOR AREA	MINIMUM LOT WIDTH		MINIMUM STREET FRONTAGE	MINIMUM LOT AREA				MINIMUM FLOOR AREA
	ANY DWELLING AND ANY MAIN BUILDING IN RESIDENCE DISTRICT	ONE FAMILY DWELLING	TWO FAMILY DWELLING	ONE AND TWO FAMILY DWELLING	ONE FAMILY DWELLING	TWO FAMILY DWELLING	ROW HOUSE PER DWELLING UNIT	CLASS A MULTIPLE DISTRICT PER DWELLING UNIT	PER PRIMARY RESIDENTIAL BUILDING
B	1/2 Lot Area	40 ft	50 ft	25 ft	4,800 sqft	6,000 sqft	2,400 sqft	2,400 sqft	950 sqft
K	6 Lot Area	40 ft	50 ft	25 ft	4,800 sqft	6,000 sqft	2,100 sqft	-	950 sqft

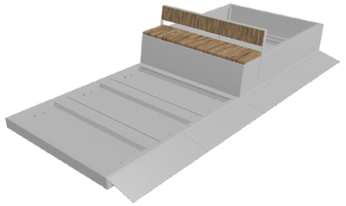
Product sheet

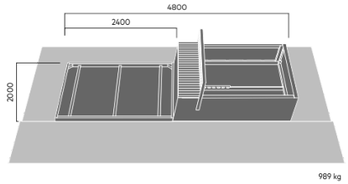
PARKLETS 2.0 forest

4474-900

Designed by
SOLA, Hong Ngo-Aandal, Johan Verde

Parklets 2.0 forest extends existing pavements to provide more space for people and plants. The range consists of six complete modules that can quickly be positioned in parking spaces that are no longer in use. The urban flooring is easy to move with an electric forklift and has adjustable feet so that it can be adapted to different situations and levels. The nonslip transition plates ensure a smooth join with the existing pavement.





Anchoring/assembly

Free-standing/mounted to the ground

Primary material

Hot-dip galvanised and powder-coated steel

The powder coating process was developed to satisfy the tough requirements of the Norwegian offshore industry. Corrosion class C5-M

5 mm

Secondary material

Linseed oil proofed Nordic pine (standard wood)

Standard wood with a 15-year anti-rot warranty. High-quality FSC®-certified timber. Hardness: 1,7 on the Brinell scale. For outdoor use.

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	3907	55326	2.59

Certifications

Intertek

Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

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Specifications are subject to change without notice.
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www.vestre.com

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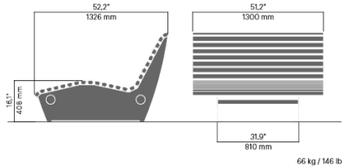
Product sheet

URBAN sun bench

566-900

Designed by
Artur Wozniak, Hallvard Jakobsen

Urban sun bench can be used on its own or joined in rows and back to back. It is also available with a short seat.



Anchoring/assembly

Free-standing/mounted to the ground

Primary material

Hot-dip galvanised and powder-coated steel

The powder coating process was developed to satisfy the tough requirements of the Norwegian offshore industry. Corrosion class C5-M

Secondary material

Linseed oil proofed Nordic pine (standard wood)

Standard wood with a 15-year anti-rot warranty. High-quality FSC®-certified timber. Hardness: 1,7 on the Brinell scale. For outdoor use.

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	167	2658	0

Certifications

Intertek

Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

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Product sheet

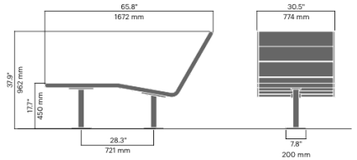
APRIL sun bench

766-900A

Designed by
Tore Borgersen, Michael Olofsson, Espen Voll

April sun bench is made for enjoying good weather, reading the paper, drinking coffee or chatting with the person next to you.

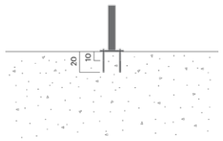
AWARD FOR DESIGN EXCELLENCE



152 lb / 69 kg

Anchoring/assembly

Type A - Base plate



Primary material

Hot-dip galvanised and powder-coated steel

The powder coating process was developed to satisfy the tough requirements of the Norwegian offshore industry. Corrosion class C5-M

12 mm

Secondary material

Linseed oil proofed Nordic pine (standard wood)

Standard wood with a 15-year anti-rot warranty. High-quality FSC®-certified timber. Hardness: 1,7 on the Brinell scale. For outdoor use.

45 mm

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	149	2588	1.8

Certifications

Intertek

Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

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Socrates

landscapeforms

Product Data Sheet

A simple seating block with precise geometric form and crisp polished finish. Socrates can be used to organize space through the rhythm of its arrangements. Its rectilinear mass sits on a low plinth that is hidden from view, making the bench appear to float.

Bench

- Socrates is a backless, concrete bench.
- Cast stone concrete available in Grey, Black, White, and Beige
- Available freestanding only
- Available in three lengths: 24", 95" and 142"
- Socrates cast stone benches are manufactured in the USA by Landscape Forms in partnership with Escofet

Material

- Constructed from Portland Cement, aggregate, pigments and water
- Type 1 Portland Cement Gray or Lehigh White
- Aggregate is hard, durable, selected and graded; free of material that causes staining or reacting with cement
- Pigments are nonfading and resistant to lime and other alkalis
- Water used in the mixture is drinkable and free from foreign materials in amounts harmful to concrete and embedded steel
- The compressive strength is rated at 6,500 psi minimum for products at 28 days
- Absorption is rated at 6% maximum by the cold-water method, or 10% maximum by the boiling method for products at 28 days
- The cumulative percent mass loss is less than 5% after 300 cycles of freezing and thawing
- Cast stone products do not require any specific maintenance during their estimated lifespan of more than 30 years
- Water absorption and freeze-thaw cycles can cause weathering, a reproduction of the process that takes place in natural rock
- This product is large and heavy
- Shipping, receiving, staging and installing these pieces is similar to handling large statuary or pre-fabricated architectural elements
- See guide spec and installation guide for important information

	Style	Depth	Width	Height	Weight
	24"	24"	24"	18"	816 lbs
	95"	24"	95"	18"	3,307 lbs
	142"	24"	142"	18"	5,070 lbs

Socrates

landscapeforms

Product Data Sheet

Warranty

- Landscape Forms warrants the durability of the Socrates products for a period of five (5) years from date of invoice.
- The warranty covers the repair or replacement of the product or components at no charge.
- Notwithstanding, this warranty does not cover damages to ESCOFET products resulting from unloading; handling; installation; abuse; exposure to paint, liquids or corrosives; or any other damage not attributable to ESCOFET.
- The warranty shall also be void if ESCOFET products are tampered with, handled, removed or modified by persons not authorized by ESCOFET; or if the product has not been properly maintained by the customer.

To Specify

- Specify Socrates, select bench size and concrete color. Bench comes standard freestanding. Socrates ships fully assembled.

Designed by Escofet.

Click here for patent information related to this product.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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BENCHES

URBASTYLE CONCRETE STREET FURNITURE by WAUSAU TILE

phone 800.388.8728 | mail wtile@wausautile.com | wausautile.com

BENCH CENTENAIRE - SMALL ELEMENTS

OVERVIEW

Elements	Length inch	Width inch	Height inch	Weight lbs/p
ZB.CE.01	48	24	16	1,500
ZB.CE.02	48	24	16	1,377
ZB.CE.03	48	24	16	1,377
ZB.CE.04	48	24	16	1,416
ZB.CE.05	48	24	16	1,295
ZB.CE.06	48	24	16	1,425
ZB.CE.07	36	24	16	1,038
ZB.CE.08	48	24	16	1,140
ZB.CE.09	48	24	16	1,140
ZB.CE.10	48	24	16	1,113
ZB.CE.11	48	24	16	1,113

! Special custom manufacturing. Order and delivery time on request
Recycled Plastic Lumber seating only available on straight elements

HANDLING

COLORS

Acid wash	Weatherstone
A20 - White	W20 - White
A21 - Buff	W21 - Buff
A22 - Sand	W22 - Sand
A23 - Gray	W23 - Gray
A24 - Brick red	W24 - Brick red
A25 - Brown	W25 - Brown
A26 - Charcoal	W26 - Charcoal
A30 - Star	W30 - Star
A31 - Fog	W31 - Fog
A38 - Night	W33 - Misty gray
	W38 - Night

PRODUCT DESCRIPTION

Characteristics

- Prefabricated concrete element
- Finish:
  - › Acid wash : a light acid etch finish with an even and flat texture across the entire surface
  - › Weatherstone : a sandblast finish exposing rock and giving a subtle texture and weathered look
- Hidden anchoring
- Optional top mounted recycled plastic lumber seating available

Delivery information

- Delivery only on pallets

PROJECT STUDY INFORMATION

- Specific dimensions in custom manufacturing (only on order): on demand

SHIPPING FEES

- On demand

DESIGNER

URBASTYLE MOBILIER URBAIN EN BÉTON

Urbastyle Design Team

Accessories for this product

- Recycled plastic lumber seating on stainless steel structure
- Skatestoppers
- Armrests

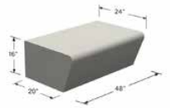
BENCHES

URBASTYLE CONCRETE STREET FURNITURE by WAUSAU TILE

phone 800.388.8728 | mail wtile@wausautile.com | wausautile.com

BENCH CENTENAIRE - SMALL ELEMENTS

ZB.CE.01



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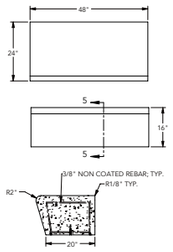

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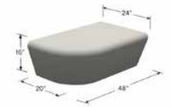

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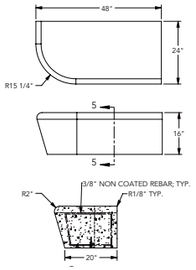

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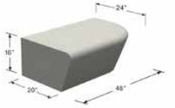

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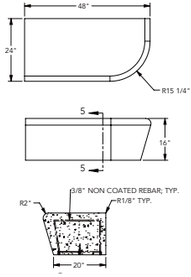

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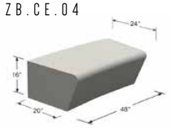

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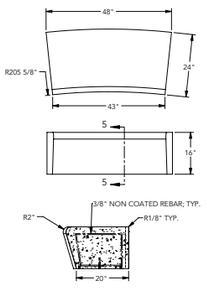

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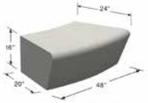
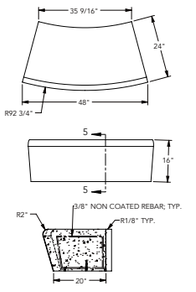


Details - ZB.CE.05



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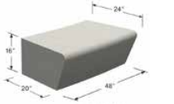

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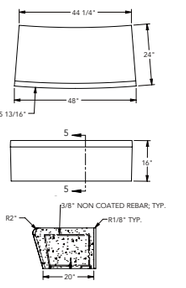

FORM & FIBER

FRAME RETAINING SYSTEMS

CORTEN STEEL

CONSTRUCTION

1. The Corten Steel Frame Retaining Systems are constructed of A588 grades of Corten Steel. Systems are fabricated using 1/4" thickness.

PRE-WEATHERED FINISH

1. Planters are offered in two finish options
    i. Pre-Weathered Finish (default) with temporary sealant
    ii. Un-Weathered Finish, no sealant

2. Sealant applied is a light, temporary sealant with zero VOC's, and matte finish. Application is applied to exterior only for handling of units during install. Units will continue to oxidize, patina will darken, and sealant will wear off.

3. Purchasers should exercise caution in placement as units may leach onto adjacent surfaces until fully weathered and self sealed.

STANDARD SELECTIONS

1. Standard construction of F&F Frame Retaining Systems includes a Blade Edge. Designers can specify an optional lip listed below.

___ Blade Edge ___ 2" Lip ___ 1.5" Lip + 1" Return

2. Optional lip for 1/4" & .250 thick frames = 2" wide lip with no return, or Optional lip for 10 ga. & .190 = 1.5" lip + 1" return.

OPTIONAL INTEGRATIONS

___ Benches ___ Curves ___ Changing Heights

___ Access Door ___ Toe-Kick ___ Power Outlet (Housing)

___ Lighting (Lip + Return) ___ Lighting (Housing in Walls)

SHOP DRAWINGS

1. Manufacturer will provide detailed shop drawings showing all internal connections, section breaks, internal reinforcement, and base plate conditions for approval prior to fabrication.

(*Reference Manufacturer's Installation Instructions for more information*)

MANUFACTURER ANCHORING REQUIREMENT FOR WARRANTY OF SYSTEM

1. CONCRETE FOOTER OR SLAB
The F&F frame retaining wall planter system has been engineered to anchor to a concrete footer or slab. Anchoring is necessary to withstand tension and shear forces exerted on the wall panels when loaded with soil and planted. Without the required anchoring methods approved by the Manufacturer, the system can experience overturning or movement that can throw panels out of alignment.

2. RIGID GRATE: HANOVER GRIDLOC SYSTEM
Manufacturer has approved the use of Hanover Architectural Product's GRIDLOC SYSTEM rigid grate system. NOTE: Installing Contractor must price and purchase this system through Hanover directly.

3. Form and Fiber will not warranty any systems that do not utilize an approved anchoring method as noted herein. All unapproved, alternate systems must be reviewed and approved by Manfuacturer to warranty performance of the F&F frame retaining wall system, prior to system installation.

INCLUSIONS & EXCLUSIONS

1. Form and Fiber PROVIDES connecting hardware for interior brackets connecting sections, including neoprene waterproofing washers.

2. Form and Fiber PROVIDES pre-drilled holes in base plate for contractor to anchor to sub base.

3. Form and Fiber DOES NOT PROVIDE anchoring hardware for connection of base plate to sub base.

4. Form and Fiber DOES NOT PROVIDE waterproofing caulking or sealant for section connections.

formandfiber.com | 903-603-9269 | sales@formandfiber.com
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Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

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Olivio Grande LED
Floracion Mount

Fixture Order Code:

#1	OLGL	-	-	-	-	-	-	-	-
#2	OLGL	-	-	-	-	-	-	-	-
#3	OLGL	-	-	-	-	-	-	-	-
#4	OLGL	-	-	-	-	-	-	-	-
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

OLGL	Series	OLGL Olivio Grande LED						
_____	Optics	S09 Spot, 9°	F40 Flood medium, 44°	F80 Flood wide, 78°	ASM Asymmetric (no SLH or SLV option)			
_____	Mounting	Fx Floracion Cutouts (x = number of luminaires per column)						
_____	Light Engine	2G350 14W / 1190lm	2G725 28W / 2380lm	2G130 52W / 4905lm				* 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	347 347V	480 480V
_____	Options	DS[2] Dark Sky 0° Tilt Option (fixed)	DM Dimming, 0-10V	HL50[3,5] High-Low switching Low Output 50%	SLH Spread Lens Horizontal (fixed)	SLV Spread Lens Vertical (fixed)	HX[4] Micro Hexcell Honeycomb Louver	CF Color Filter (consult factory)

[2] Dark Sky 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, TLRLL, or MS only. Cannot be combined.
TLRP, or MS only. Cannot be combined. (see page 6)

Product Modifications

Please list modification requirements for review by factory:

Approvals

Date:

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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.

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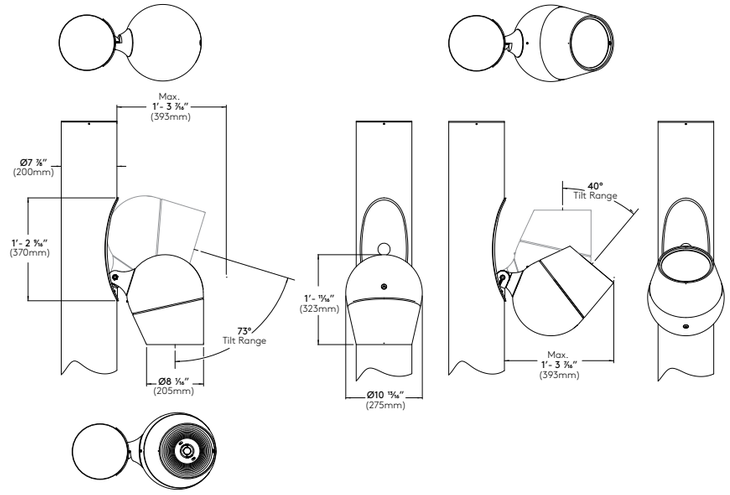
OLGL-XX-F1



Specifications

Luminaire Housing - Two-piece high-pressure die-cast housing, made of low-copper aluminum alloy. Single recessed captive screw allows easy access to light engine & gear tray components.

Gasketing - UV and ozone-resistant silicone gasket between fixture housing and lens base provide IP67 level ingress protection. IP rated micro-membrane ensures pressure compensation.

Lens - Tempered clear glass lens.

LED Light Engine - Made from high flux COB and vacuum metalized aluminum reflectors. Selux uses brand name LED manufacturers. Available in 3000K and 4000K, CRI minimum 80. Reflectors made from high purity aluminum to ensure high efficiencies throughout lifetime. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 84.3% at 60,000 hours. L70 calculated greater than 60,000 hours.

LED Driver - Selux uses brand name high efficiency LED drivers. LEDs are driven by RoHS compliant high-efficiency driver. Excellent for cold temperature starting and instant on. Minimum operating temperature -40°C / -40°F. Driver includes 0-10V dimming.

Surge Protector - Designed to protect luminaire from electrical surge (20kA).

Floracion Mount - Recessed cast aluminum pocket with fixture joint for adjustable rotation and tilt. Fixture head joint provides tilt range from 0° to 73° and rotation up to 360° depending on tilt angle. Locks down with stainless steel set screws.

Power Cord - Pre-installed at factory and hidden through the luminaire hinge and hinge arm. Power cords are specified to fit the length of the pole specified with the luminaire.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL),Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Olivio LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED Light engine when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire tested to IP67 and IESNA LM-79-08 standards. LED tested to LM-80 standards.

NRTL Listed for wet location (i.e. UL, CSA)

Olivio LED suitable for ambient temperatures of 40°C (104°F). Minimum operating temperature of luminaire at -40°C (-40°F).

Visit selux.us for our LED End of Life recycling policy.

For Buy American compliance on poles, please consult the factory.

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Olivio Grande LED - Floracion Mount

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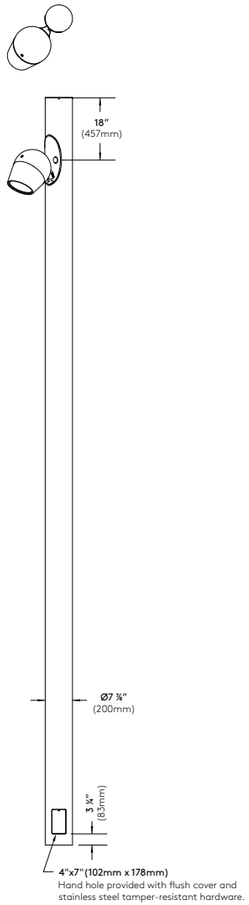
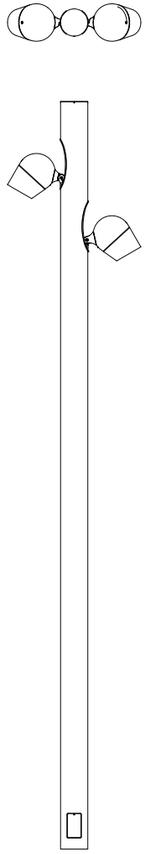
Mounting

Single
(Cutout Locations: 0D)
Floracion Cutouts = 1 (FC1)
Weight = 32.3 lbs (15 kg)



Double at 120
(Cutout Locations: 0E-1U)
Floracion Cutouts = 2 (FC2)
Weight = 64.6 lbs (30 kg)

Double at 180
(Cutout Locations: 0G-1S)
Floracion Cutouts = 2 (FC2)
Weight = 64.6 lbs (30 kg)



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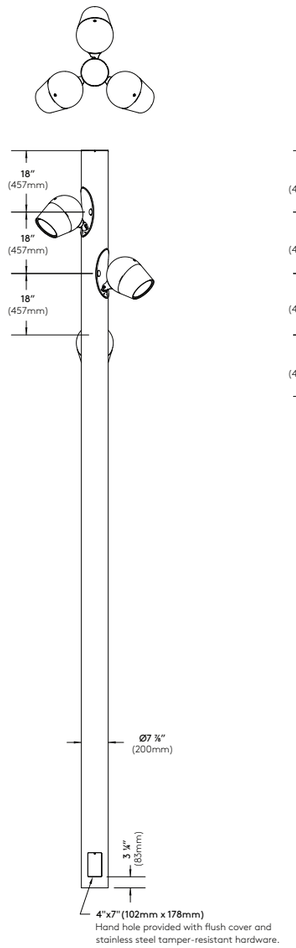
Olivio Grande LED - Floracion Mount

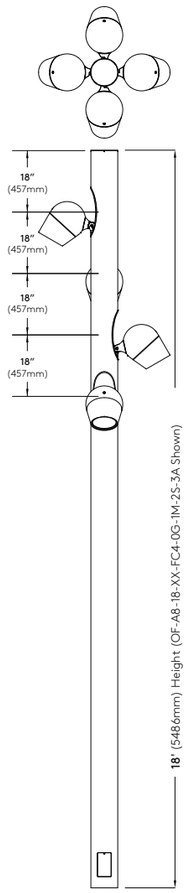
selux

Mounting Configurations

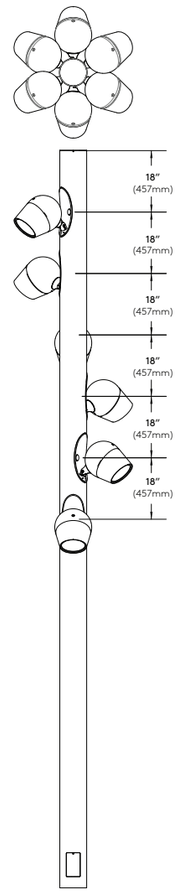
Triple at 120°
(Cutout Locations: 0E-1U-2M)
Floracion Cutouts = 3 (FC3)
Weight = 96.9 lbs (45 kg)



Quadruple at 90°
(Cutout Locations: 0G-1M-2S-3A)
Floracion Cutouts = 4 (FC4)
Weight = 129.2 lbs (60 kg)



Sextuple at 60°
(Cutout Locations: 0E-1I-2M-3Q-4U-5A)
Floracion Cutouts = 6 (FC6)
Weight = 193.8 lbs (90 kg)



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Q-CAP KURV™ STATIC WHITE

Flexible Fixtures

- Flexible encapsulated fixture
- Side bend
- 6" bend radius
- Interior and exterior rated
- Seven different mounting options
- Available in a seamless configuration for a continuous line of light
- Utilize clear endcaps for continuous runs
- Q-CAP flexible fixtures are not field cuttable

1 PRODUCT	2 MOUNTING	3 RATED	4 CCT	5 WATTAGE	6 LENS	7 WIRE INPUT/ OUTPUT	8 CONNECTOR/ WIRE IN	9 CONNECTOR/ WIRE OUT	10 END CAPS	11 LENGTH (IN)	12 EXACT/ OPTIMAL
KURV-SW											

Sample Part Number: **KURV-SW-PPS-2-DRY-30-5.0-ENC/TL-P1-BW-BW-N/A-48"-E**

1 PRODUCT

KURV-SW
See last page for compatible power supplies.

2 MOUNTING

RLC	Rigid Lock Channel
MC	Magnetic Clip
SGC	Side Graze Channel
PPS-2	PVC Clip
PPS-96	PVC Channel
PPS-FT	PVC Channel Custom Length
PPS-LP-2	PVC Low Profile Clip
PPS-LP-FT	PVC Low Profile Channel Custom Length
PPS-LP-96	PVC Low Profile Channel
WSC	White Snug Clip

White snug clip only for indirect cove use, not intended for hanging fixtures upside down.

PPS mounting clip recommended for seamless applications

3 RATED

DRY	IP20
WET	IP67
SBM	IP68

SBM not recommended to be used in chlorinated water. Available only in S1 or S5 wire exits.

4 CCT

24	2400K
27	2700K
30	3000K
35	3500K
40	4000K

5 WATTAGE

1.5	1.5W-SO
3.0	3.0W-HO
5.0	5.0W-VHO
1.5HE	1.5WHE-SO
3.0HE	3.0WHE-HO
6.0HE	6.0WHE-VHO

SO: Standard Output
HO: High Output
VHO: Very High Output
SBM available only in 1.5, 3.0, & 5.0 (no HE)

6 LENS

ENC/CL	Encapsulated in Clear
ENC/TL	Encapsulated in Translucent

For representation of LED visibility, see Diode Visibility section on following pages

7 WIRE INPUT/OUTPUT

S1	Single 1 (Input only) - End Feed
S2	Single 2 (Input only) - Bottom Feed
S3	Single 3 (Input only) - Left Side Feed
S4	Single 4 (Input only) - Right Side Feed
S5	Single 5 (Input only) - Seamless Feed
S6	Single 6 (Input only) - Seamless Feed

P1	Pass Through 1 (Input/Output) - End Feed
P2	Pass Through 2 (Input/Output) - Bottom Feed
P3	Pass Through 3 (Input/Output) - Left Side Feed
P4	Pass Through 4 (Input/Output) - Right Side Feed
P5	Pass Through 5 (Input/Output) - Seamless Feed
P6	Pass Through 6 (Input/Output) - Seamless Feed

8 CONNECTOR/WIRE IN

BW	Bare Wire (Standard 24")
BRL	Barrel
CON6	Connector 6"
CON24	Connector 24"

Connector/Wire In not needed to specify product. Typical selection is BW.
BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

BW	Bare Wire (Standard 24")
BRL	Barrel
CON6	Connector 6"
CON24	Connector 24"

Connector/Wire In not needed to specify product. Typical selection is BW.
BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

9 CONNECTOR/WIRE OUT

N/A	Closed End (No feed)

BW	Bare Wire (Standard 24")
BRL	Barrel
CON6	Connector 6"
CON24	Connector 24"

Connector/Wire Out not needed to specify product. Typical selection is N/A or BW.
BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

10 END CAPS

Single

CL	Clear
WH	White

Pass Through

N/A	Not Applicable

11 LENGTH (IN)

Fixture length min 12", max 191". Consult factory for lengths under 12".
SW: Available in 1" increments.
SW-HE: Available in 2" increments.

12 EXACT/OPTIMAL

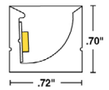
O	Optimal Illumination
E	Exact Specified Length

Exact fixtures are the length specified. Optimal fixtures' length is rounded down with illumination end to end. All fixtures' tolerance is +0 – 1/8". See charts on following pages.

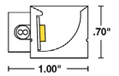
5 year warranty | Field modifications are not covered under Q-Tran warranty | Side Bend | IK10 impact rated | Data subject to change, all data has +/- 5% tolerance | PPS-FT is to be cut at Q-Tran to requested length | Ambient or mounting surface must not be lower than -4°F or higher than: 1.5 - 125°F; 3.0 - 115°F; 5.0 - 108°F | Patent # D863646 S, 10,619,828 B2 | Not field cuttable

Q-CAP KURV™ STATIC WHITE
Flexible Fixtures

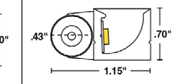
1 PRODUCT - DIMENSIONS



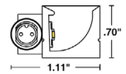
Profile (Standard)



Profile (Seamless bare wire)



Profile (Seamless barrel)



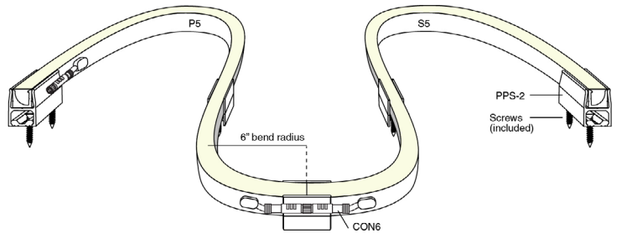
Profile (Seamless CON6-24)

BEND RADIUS

Side Bend

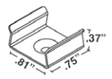
6" bending radius

FLEXIBILITY



2 MOUNTING

WSC

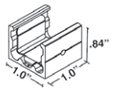


White Snug Clip
Indirect uplight

To order separately use WSC

Each clip comes with a #6x5/8" flat screw

RLC

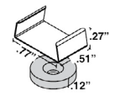


Rigid Lock Channel

To order separately use RLC

Each clip comes with a #6x5/8" flat screw

MC

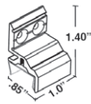


Magnetic Clip
Cove use only

To order separately use MC

Each clip comes with a #6x5/8" flat screw

SGC

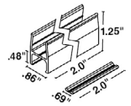


Side Graze Clip

To order separately use SGC

Each clip comes with a #6x5/8" flat screw

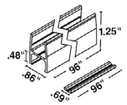
PPS-2



PVC Mounting Clip

To order separately use KURV-PPS2

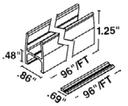
PPS-96



96" straight linear run

To order separately use KURV-PPS-96

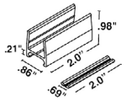
PPS-FT



PVC channel
Custom length

To order separately use KURV-PPS-FT

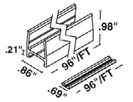
PPS-LP-2



Low profile PVC
Mounting Clip

To order separately use KURV-PPS-LP-2

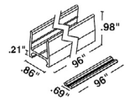
PPS-LP-FT



Low profile PVC channel
Custom length

To order separately use KURV-PPS-LP-FT

PPS-LP-96



Low profile PVC channel
96" straight linear run

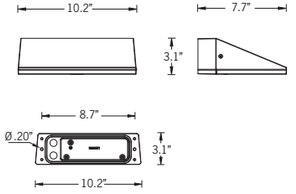
To order separately use KURV-PPS-LP-96

UVK-30002
Vekter 1 Medium Surface

microVos TECHNOLOGY

LIGMAN LIGHTING USA

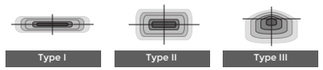
28w LED 3308 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 7 lbs



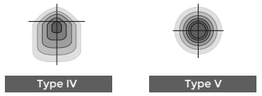
Mounting Detail

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.



Type I | Type II | Type III



Type IV | Type V

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.

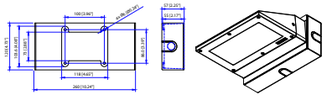
This luminaire can be mounted in downward or upward positions.

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 - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or -
5332-0 - 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.

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark AP

CLCS Canopy

Surface / Canopy Luminaire

Product Features

Selectable lumens · seleCCTable colors · DUSK-TO-DAWN

Interactive Menu

- Stock Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 2

Product Certifications

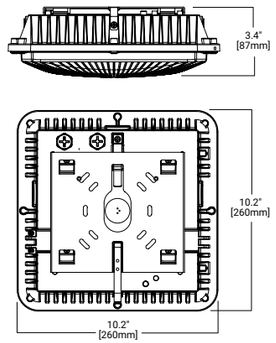
UL CERTIFIED · DLC · FC CLASS A CAN ICES-005 · RoHS COMPLIANT · IP65 · SYSTEMS TESTED CERTIFIED · 5 YEAR

Quick Facts

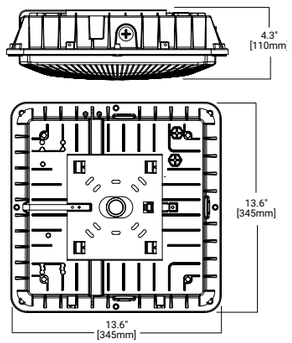
- Fixed output and selectable configurations available across 2 housing sizes
- Lumen packages range from 5,500 - 17,600 lumens (40W - 120W)
- Replaces 150W up to 400W HID equivalent
- Efficacies up to 153 lumens per watt at maximum output
- Energy and maintenance savings up to 86% versus HID solutions

Dimensional Details

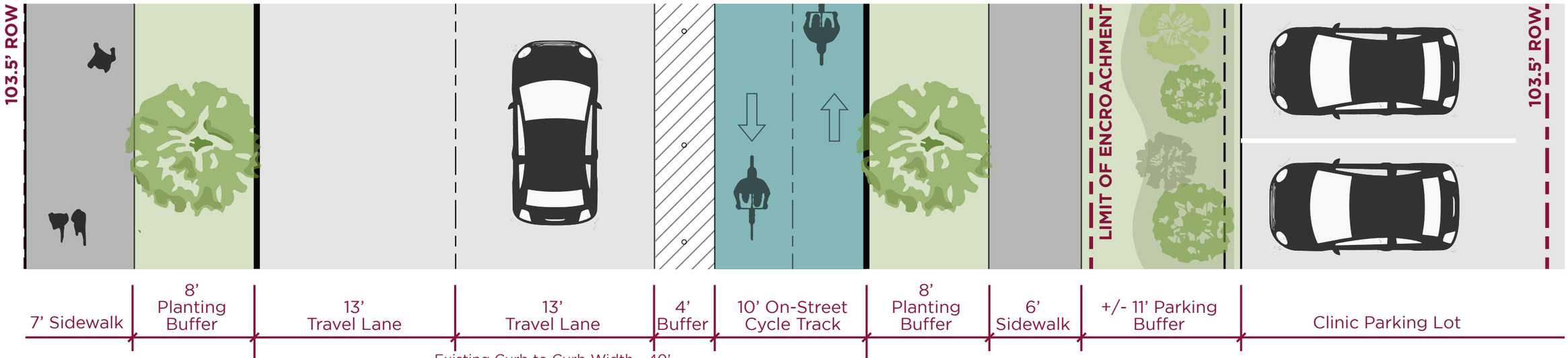
CLCS15 / CLCS17



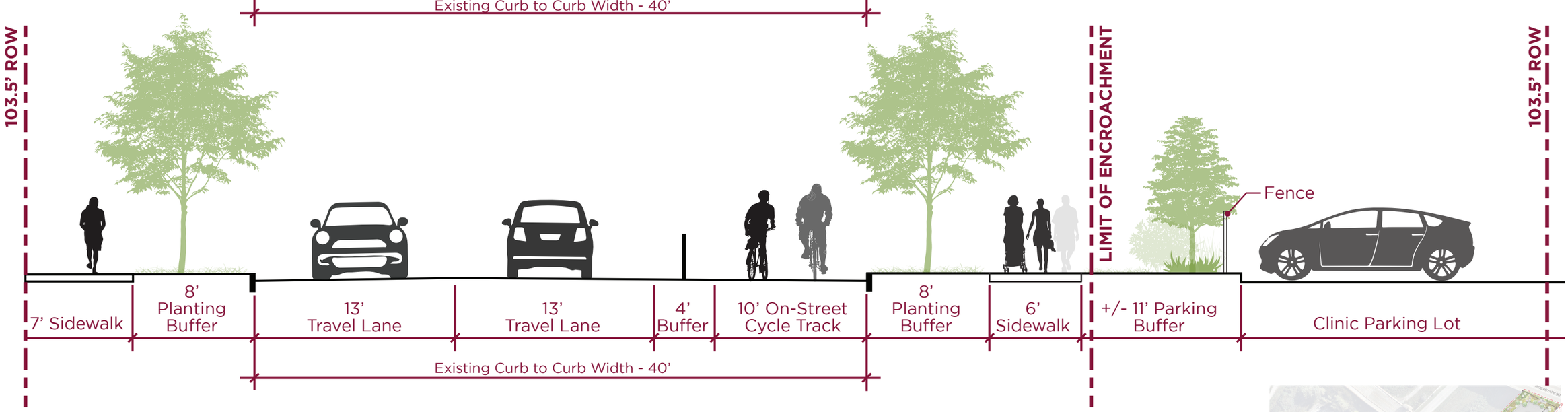
CLCS40



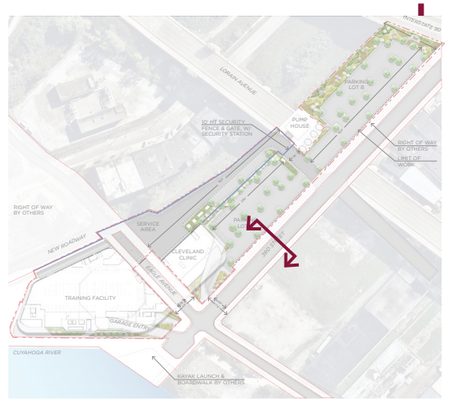
Future Development Parcel

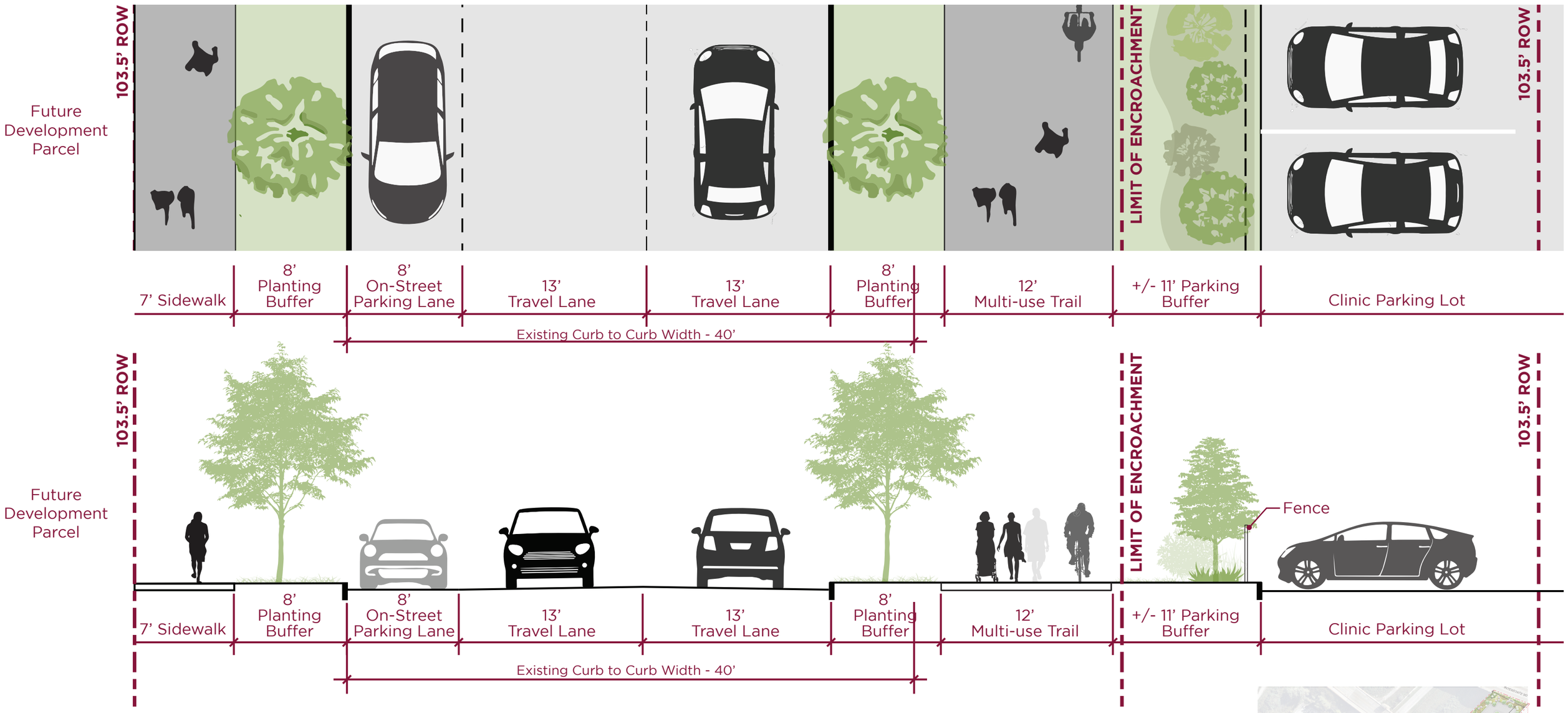


Future Development Parcel



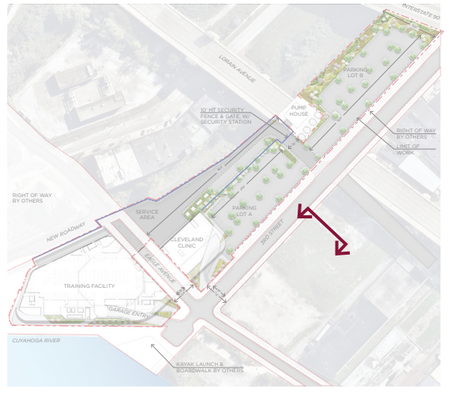
W. 3rd Ave. Streetscape - Option 1 (On-Street Cycle Track)



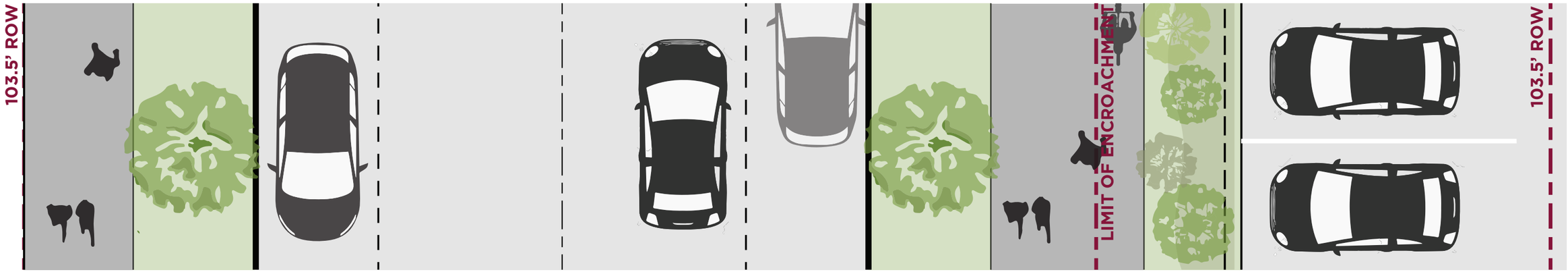


W. 3rd Ave. Streetscape - Option 2 (On-Street Parking + Multi-use Trail)

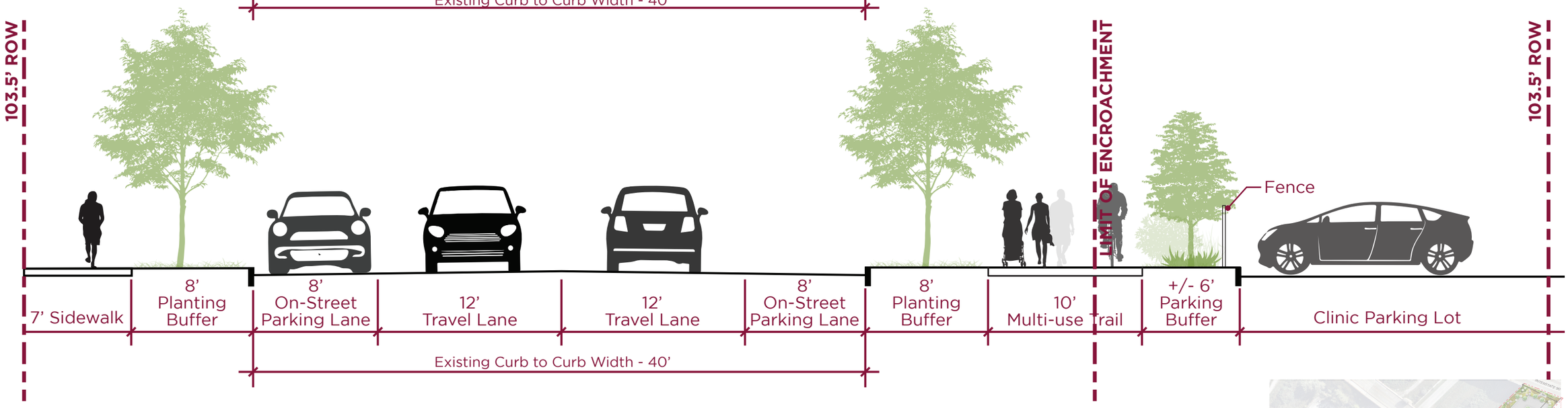
*Note: Revised Curb Alignment - W. 3rd narrows from 40' to 34'



Future Development Parcel

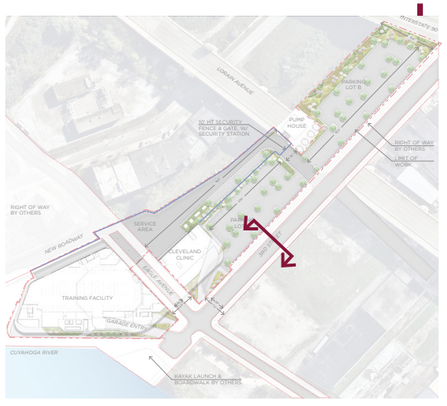


Future Development Parcel



W. 3rd Ave. Streetscape - Option 3 (Two Lanes of On-Street Parking)

*Note: 12' Travel Lanes are not a preferred lane width for this street



For our stormwater management process, coordination with various city and agency stakeholders including Water Pollution Control, Cuyahoga Soil & Water, and NEORSD is essential. Our initial discussions with NEORSD during the process to secure a Determination Letter have occurred, but further dialogues with other city agencies are pending.

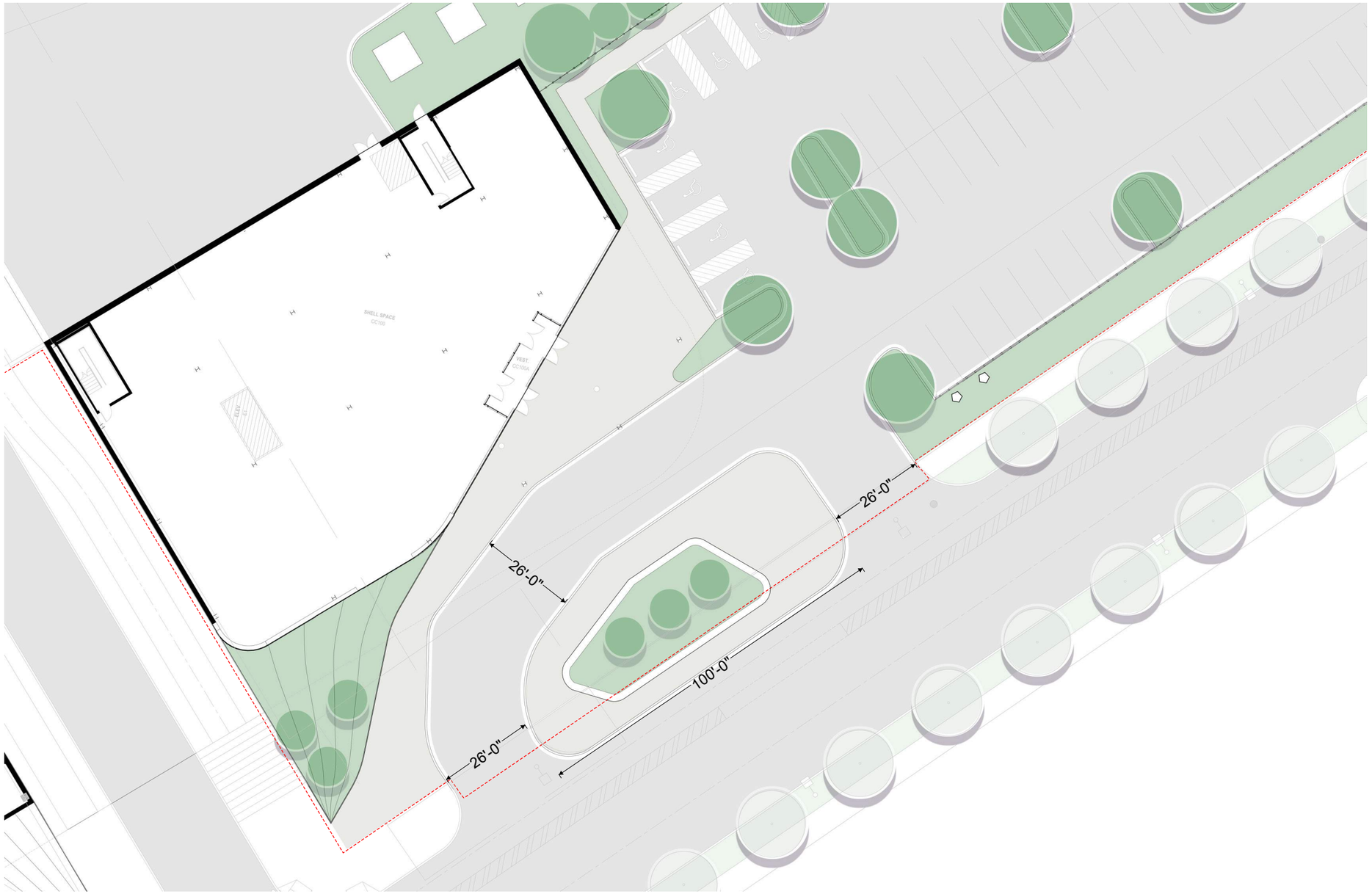
While we are optimistic about potentially avoiding the need for stormwater detention due to the site's proximity to the river and existing sewer infrastructure that conveys flow directly to the river, Water Pollution Control may still mandate some form of detention. If required, this would likely involve an underground pipe system.

The management of stormwater quality is also critical and requires coordination with both Water Pollution Control and Cuyahoga County Soil & Water. We initially hoped to implement stormwater quality controls through a bioswale along the W3rd of Parcel 19 frontage. However, constraints posed by the site's layout and utility infrastructure, including limited horizontal space and conflicts with existing utilities, are challenging. The available space of 11 feet between the walk and curb, along with the depth requirements and proximity to the electrical duct bank, may limit our ability to install a standard bioswale.

An alternative location to the north is under consideration, where it seems feasible to manage approximately 1800 cubic feet of stormwater quality volume. However, this is less than the preliminary requirement of 3100 cubic feet. Consequently, we may need to explore additional solutions to fully meet stormwater quality requirements. This may entail underground treatment.

Moving forward, detailed coordination with all relevant agencies will be crucial to finalize our stormwater management strategy and ensure compliance with all regulations and standards.

APPENDIX Proposed Revision to Site Plan



Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2023-058 **Meeting Date:** 04/4/2024

Project Name: Bedrock – Cleveland Clinic Global Peak Performance Center

Project Address: Cuyahoga Riverfront in Downtown Cleveland– W. 3rd and Eagle Avenue/Stones Levee

Contact Person: Nora Romanoff

Architect/Contractor:

General Description:

Motion by Design Review Committee:

Schematic Approval W/Conditions

Approve: Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain: Bialosky

Non-Voting Members:

1. Incorporate Staff Report as conditions for approval.

2. Commend the overall architectural design.

3. Applicant to carry their high architectural design standards to all other areas of the project, including the site design, parking lots, landscaping, riverwalk, kayak launch, multi-modal pathways, streetscape, and overall public realm. Designing to the minimum requirement does not fit the rest of the design sensibility carried by the architecture. The site design, circulation, landscaping, and public realm should be as iconic, innovative, and world-class as the architecture.

4. All items on Design Review Checklist to be completed per standard process prior to any approved permitting - submission lacks required information.

5. Entries are complex, difficult, congested, and mixing zones pose real hazards - these should be rethought. More consideration given to conflict zones at Eagle and W. 3rd Street, kayak landing, ingress/egress at parking garage, pedestrian entrance to Cavs facility, 8% grade on Eagle, and movement of pedestrians between Riverwalk and streetscape network through these conflict zones. Present how snow and ice will be dealt with in these conflict zones, particulary along 8% grade and intersection at New Roadway & W. 3rd Street.

6. Corner of Eagle Ave and New Roadway is a key, prominent "gateway" location viewed by many (often as the first impression to the site), and an entrance should be located at this point.

7. The "pit" between the Cavs facility and the New Roadway causes concern, and creates an inhospitable place for all users. As part of creating a main entry point at this corner, the "pit" should be eliminated along New Roadway and Eagle Ave. Enhance the vision of what the public sees coming down Eagle Ave and along New Roadway. Should carry the iconic nature of the rest of the architecture through these facades.

8. Master Plan & Design Guidelines should be presented in full to prevent ad-hoc architectural development.

9. Roof architecture needs improved, currently appears simply as equipment screening and leftover mechanical creating awkward spaces. Roof and top of building should be further articulated & sculptural in nature to match the dynamism of the rest of the architecture. Prominent location will often be viewed from above, and should be taken into account. Opportunity for additional windows & user access onto rooftop. Continue the fluid movements, access to light, materiality, and fin articulation on rooftop cohesively with the rest of the architectural design.

10. Landscaping to be installed with high standards around soil quality, irrigation, and/or resilient native plant selection. Particular attention should be given to the placement, species selection (including native riverine shade tolerant species), and maintenance of all landscaping given the lack of sun exposure on the North, Northwest, and overhang areas, ie: "right plant, right place." Clearly delineate landscaping responsibility, and ensure that maintainability of landscaping is determined jointly with partners, and applicable installation/maintenance agreements are in place for areas that are not Bedrock's responsibility.

11. Landscaping between parking lot & ROW needs improvement - Applicant should not design to the code's minimum, instead should have high standard to match the high standards of the architectural components. W. 3rd Street will become major corridor with Eagle Ave bridge replacement, the streetscape should be greatly enhanced to suit. Provide specific details on how W. 3rd Street will be treated as a prominent corridor that makes for engaging pedestrian experience, particularly to address the screening of wide expanses of parking lot. Show how the project connects/integrates with adjacent trails & streetscapes, particularly connecting bike & pedestrian facilities into Canal Basin, Scranton Flats, Tremont, Memorial Bridges Loop, and other City & Metroparks facilities.

12. Sidewalk dimensions should be expanded to meet urban context. Typical sidewalks in Central Business District are 15-30'.

13. Large expanse of paving/plaza at the retail space - provide details on what operator/vendor/use would be located here, and how they will activate & utilize this outdoor space. Retail location should be further developed & unified with the design - currently feels detached from all other entrances, and difficult for users to be aware of or access it. Could be located closer to main entrances, or its current location should be presented in context with future plans for adjacent parcels, ie: "the bramble" and amphitheatre.

14. Stormwater Management information lacking, need specific details, plans, and drawings per Design Review Checklist requirements.

15. Consider nearby standard riverwalk railings, particularly along the Flats East Bank, to ensure the railings are high quality, aesthetically appealing, and maintainable.

16. Wayfinding signage should be considered in such a way as to indicate/announce the building's name & location to areas above, particularly from Ontario & Hope Memorial Bridge.

Downtown Cleveland

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K & D Group

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The Millennia Companies

India Birdsong Terry
CEO
GCRTA

Michael Deemer
President & CEO

Downtown/Flats Design Review Advisory Committee
601 Lakeside Avenue
Cleveland, OH 44114

April 1, 2024

Members of the Downtown and Flats Design Review Advisory Committee:
On behalf of Downtown Cleveland Inc., I am writing to express our strong support for Project #DF 2023-058, regarding the new commercial and institutional construction of the Cavaliers and Cleveland Clinic Global Peak Performance Center as part of the Cuyahoga Riverfront Masterplan.

Downtown Cleveland, Inc., is a nonprofit organization that attracts talent, jobs, residents, and investment through market influence, community impact, and irresistible experiences. As the only organization focused solely on strengthening and building the heart of Cleveland itself, we envision Downtown Cleveland as a vibrant and welcoming city center that weaves Downtown districts and surrounding neighborhoods into a seamless urban fabric that is greater than the sum of its parts. We work from sidewalk to skyline and everything in between, leading efforts to enhance Downtown's environment, economy, and experience.

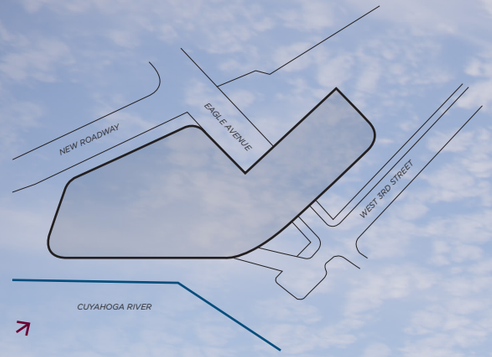
The decision to construct a new global peak performance center in the heart of Cleveland itself demonstrates Bedrock, the Cleveland Cavaliers, and the Cleveland Clinic's commitment to revitalizing our urban core. The Cleveland Cavaliers along with our other sports teams are iconic symbols of our city's identity and reaffirm Downtown's identity as a destination for events, businesses, residents, and visitors.

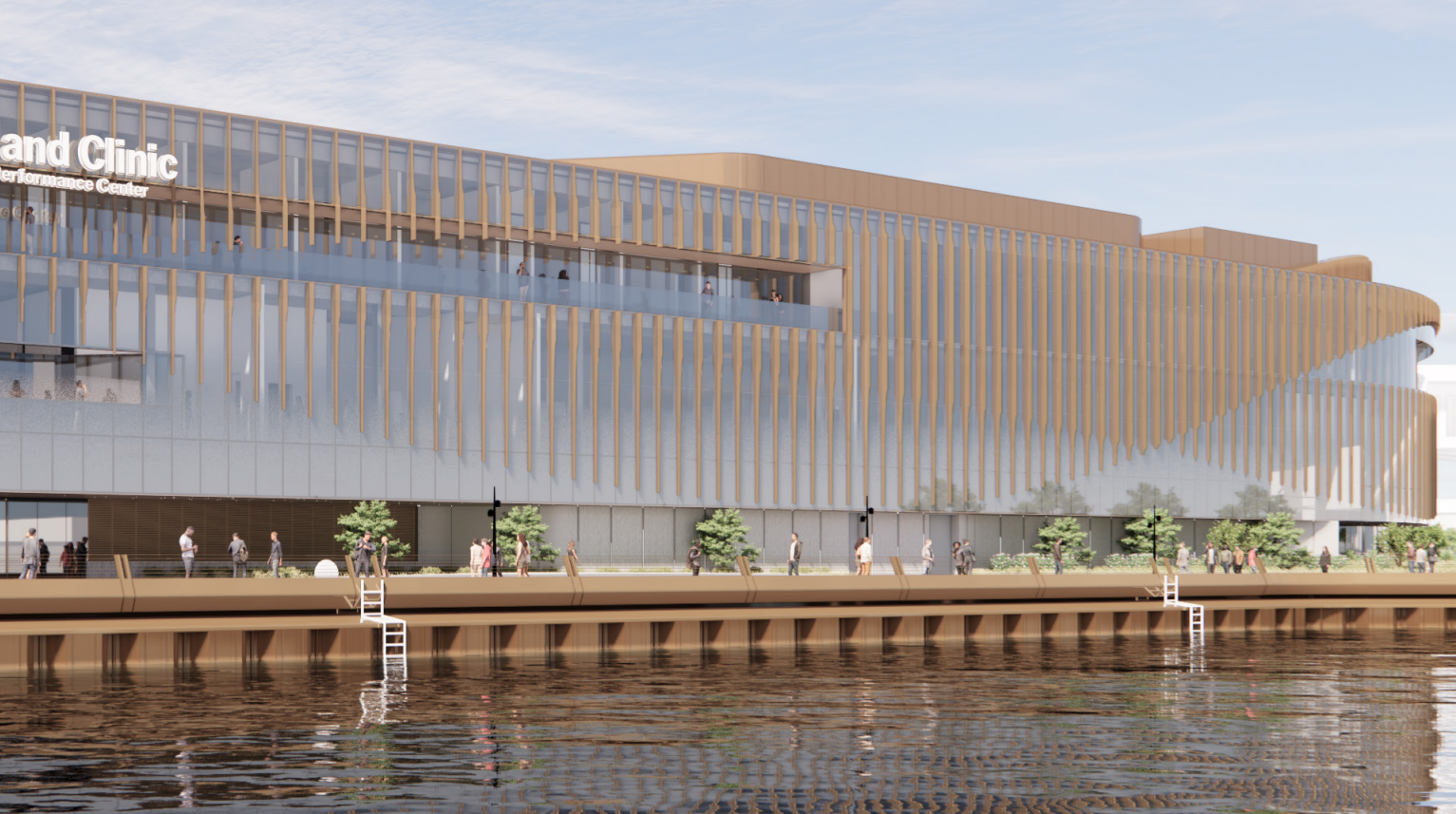
Downtown Cleveland, Inc., strongly recommends schematic approval of this global facility that will provide great economic benefit and improve the quality of life for residents, visitors, and employees.

Sincerely,

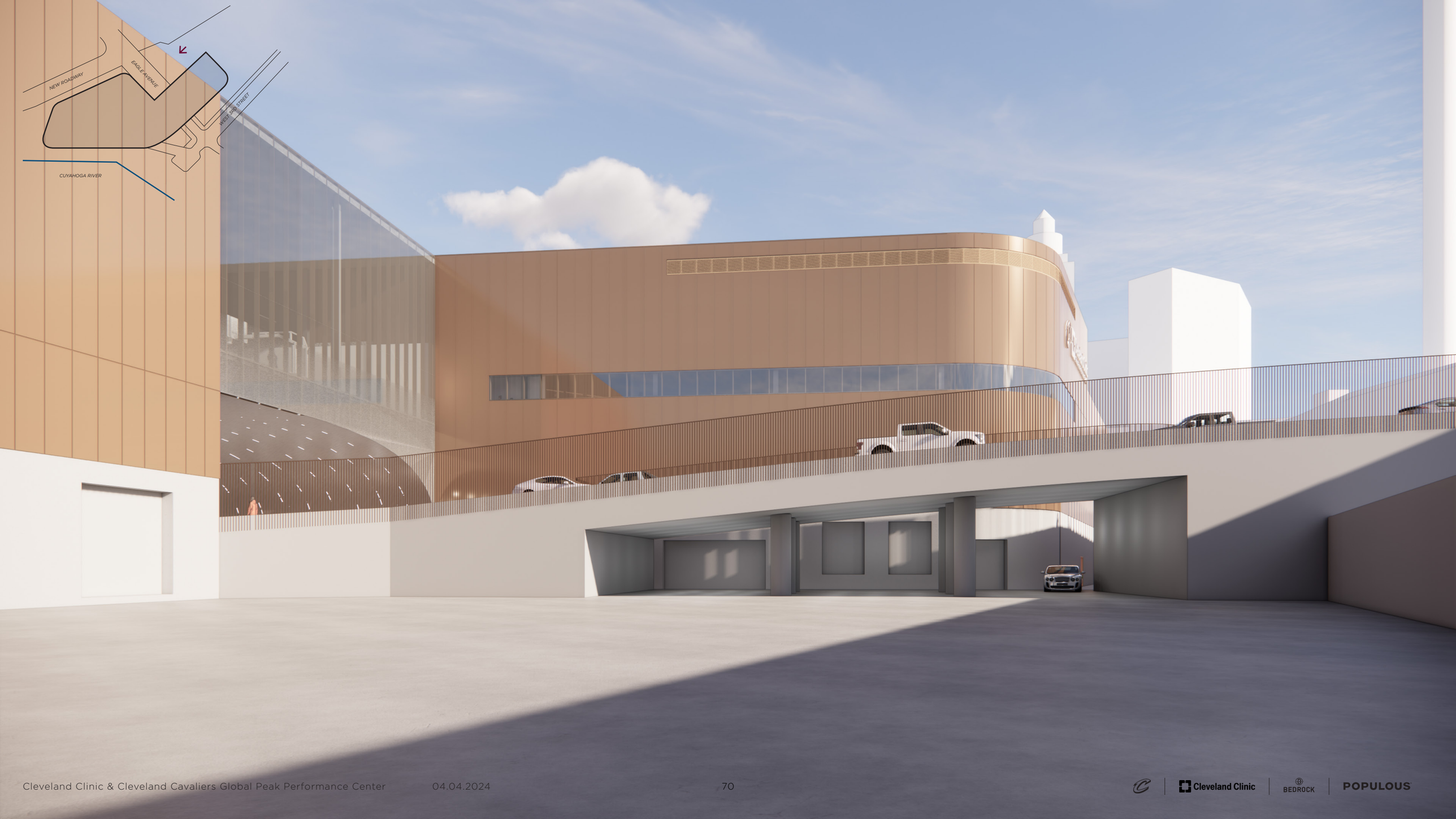
Michael Deemer
President & CEO

1010 Euclid Avenue, 3rd Floor | Cleveland, OH 44115
Phone (216) 736-7799 | Fax (216) 920-7798
www.downtowncleveland.com


NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER

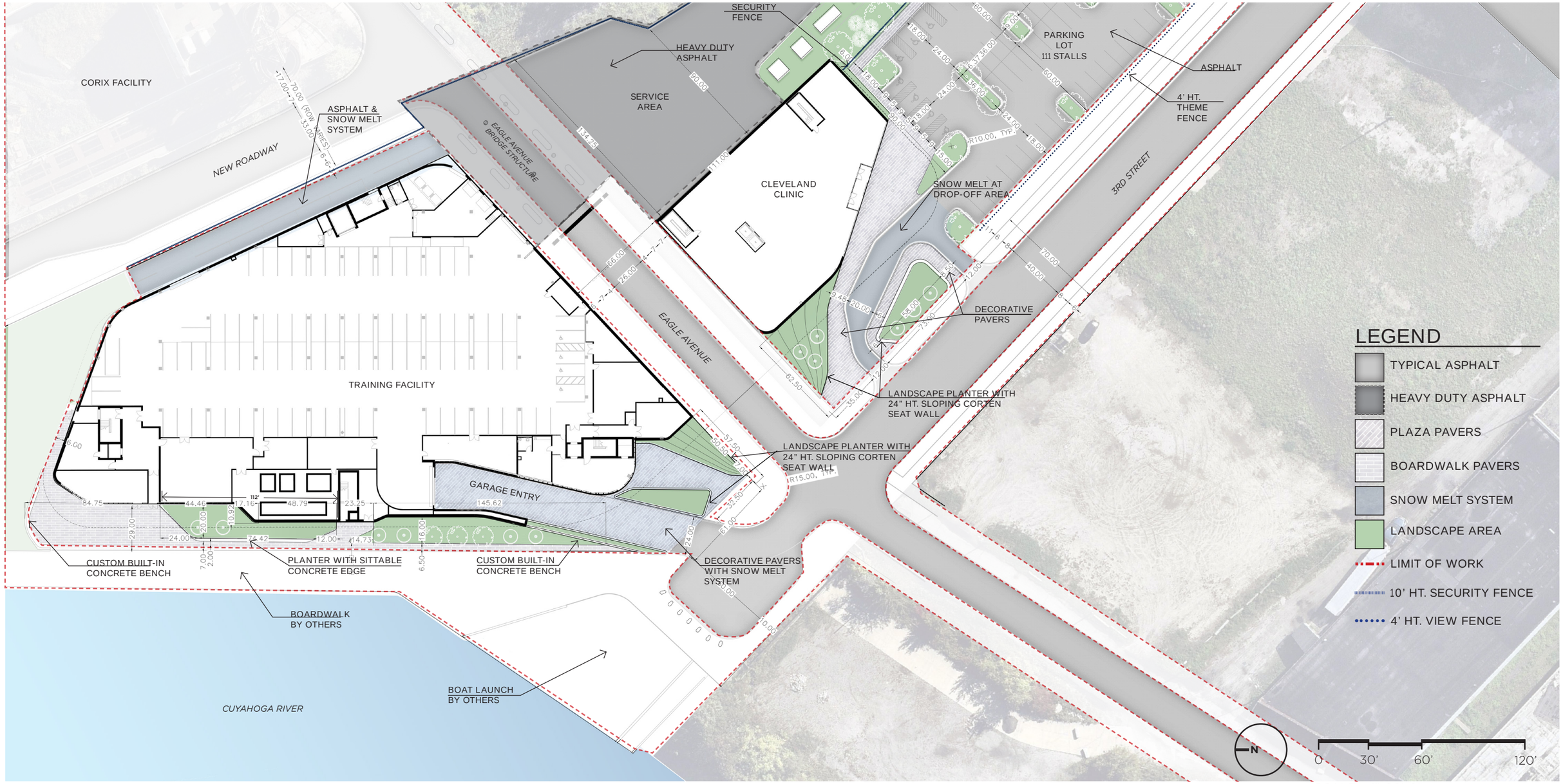

and Clinic
erformance Center

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER
Cleveland Clinic
Global Peak Performance Center

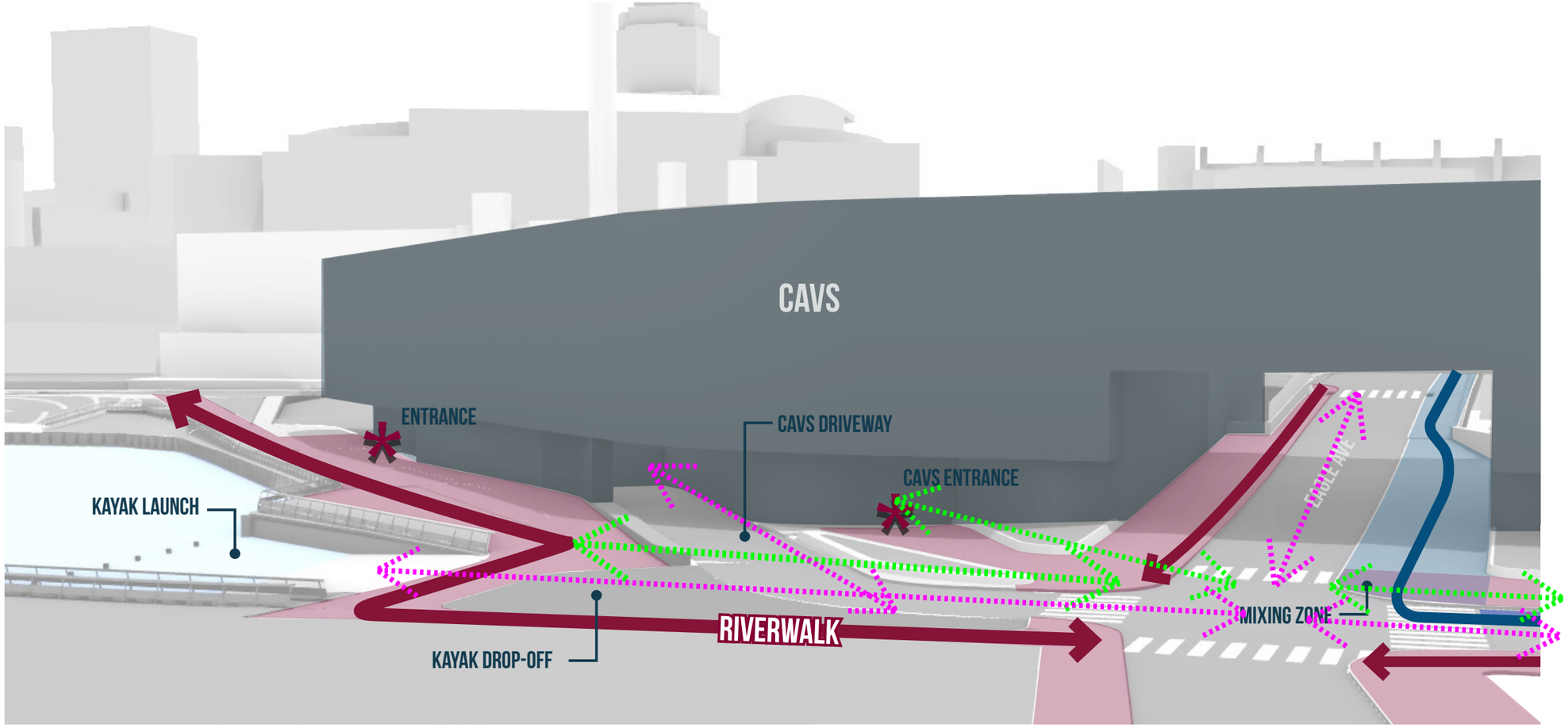

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET

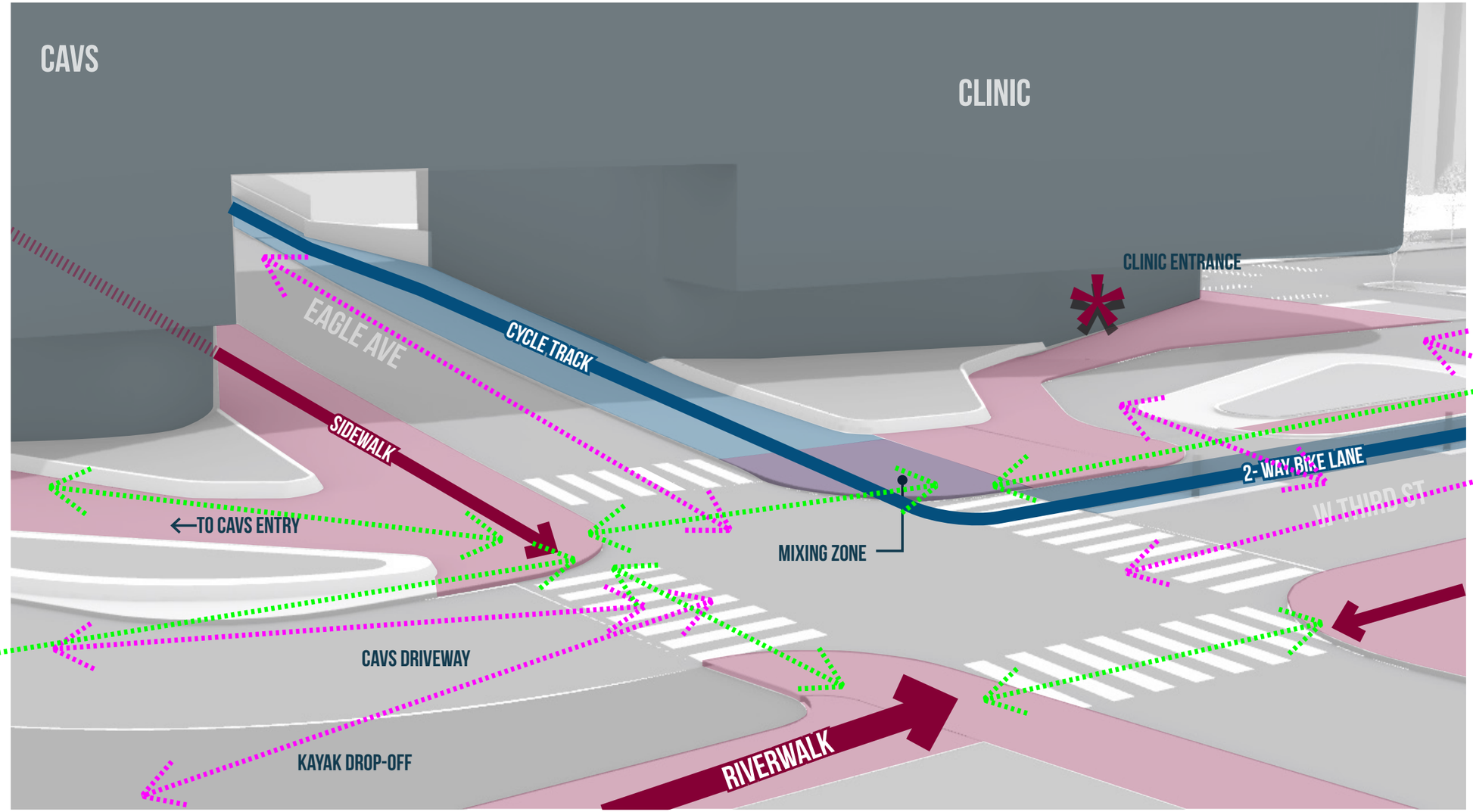
SITE DESIGN Material Plan



SCALE = 1"-60'-0"


CAVS
ENTRANCE
CAVS DRIVEWAY
CAVS ENTRANCE
KAYAK LAUNCH
EAGLE AVE
MIXING ZONE
RIVERWALK
KAYAK DROP-OFF

MKSK


CAVS
CLINIC
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EAGLE AVE
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W THIRD ST
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MIXING ZONE
CAVS DRIVEWAY
KAYAK DROP-OFF
RIVERWALK

MKSK

NEW ROADWAY
EAGLE AVENUE
WEST 3RD STREET
CUYAHOGA RIVER

Renderings by Populous

Cleveland Clinic | BEDROCK | POPULOUS

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024

Director's Report

April 19, 2024

Upcoming Conferences:

-APA Ohio Planning & Zoning, April 26

-Cleveland's North Coast Lakefront: A Vision for All Clevelanders

-Building Community 'Round Roundabouts: A Deep Dive into a Controversial Roadway Project

- The International Making Cities Livable (IMCL), April 26-28

-Creating Public Spaces that Center Equity and Wellbeing through New Tech

-Midwest Regional Sustainability Summit, May 2

-Transforming Transit in Ohio

-Ohio Chapter American Society of Landscape Architects Annual Meeting, May 9

-Ohio Planning Directors (title TBD)

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024