CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

October 3, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

AGENDA

CONDITIONAL USES

- Pedestrian Retail Overlay – W25th Retail & Townhomes

SPECIAL PRESENTATIONS - PUBLIC ART

- EC2025-027 – Huntington Bank Buckeye Branch Mural

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- EC2024-035 – 9014 Cedar Ave Demolition
- EC2025-022 – 8114 Euclid Demolition
- EC2025-018 – Chipotle Restaurant
- EC2025-032 – African Town Retail

LEGISLATION

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

- Billboard Regulations

Cleveland City Planning Commission

PREAMBLE

In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

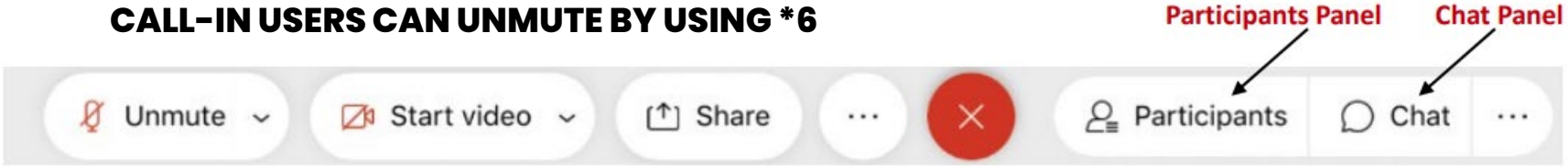
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the Chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.



CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

PREAMBLE

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

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

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

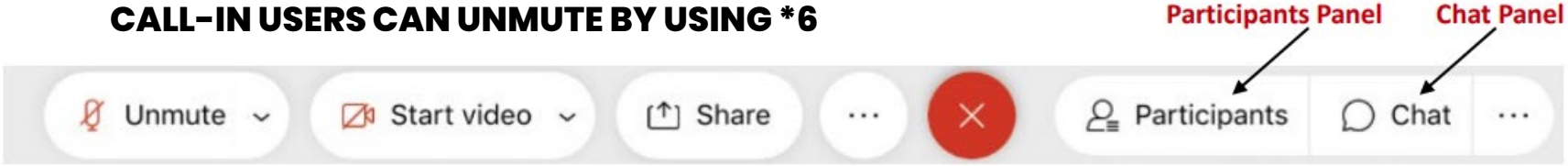
Any comments received by the Wednesday 12:00 pm deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

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



CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

MEETING RULES AND PROCEDURES

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

Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

October 3, 2025

Lillian Kuri, Chair

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Cleveland City Planning Commission

Conditional Uses

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Conditional Uses

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Pedestrian Retail Overlay – W25th Retail & Townhomes

October 3, 2025

Project Address: 1468 West 25th St

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representatives: Bryan Daily & Denver Brooker

Ward 3: Council Member McCormack | **SPA: Ohio City**

1468 West 25th Street

Conditional Use Permit

City Planning Commission Hearing

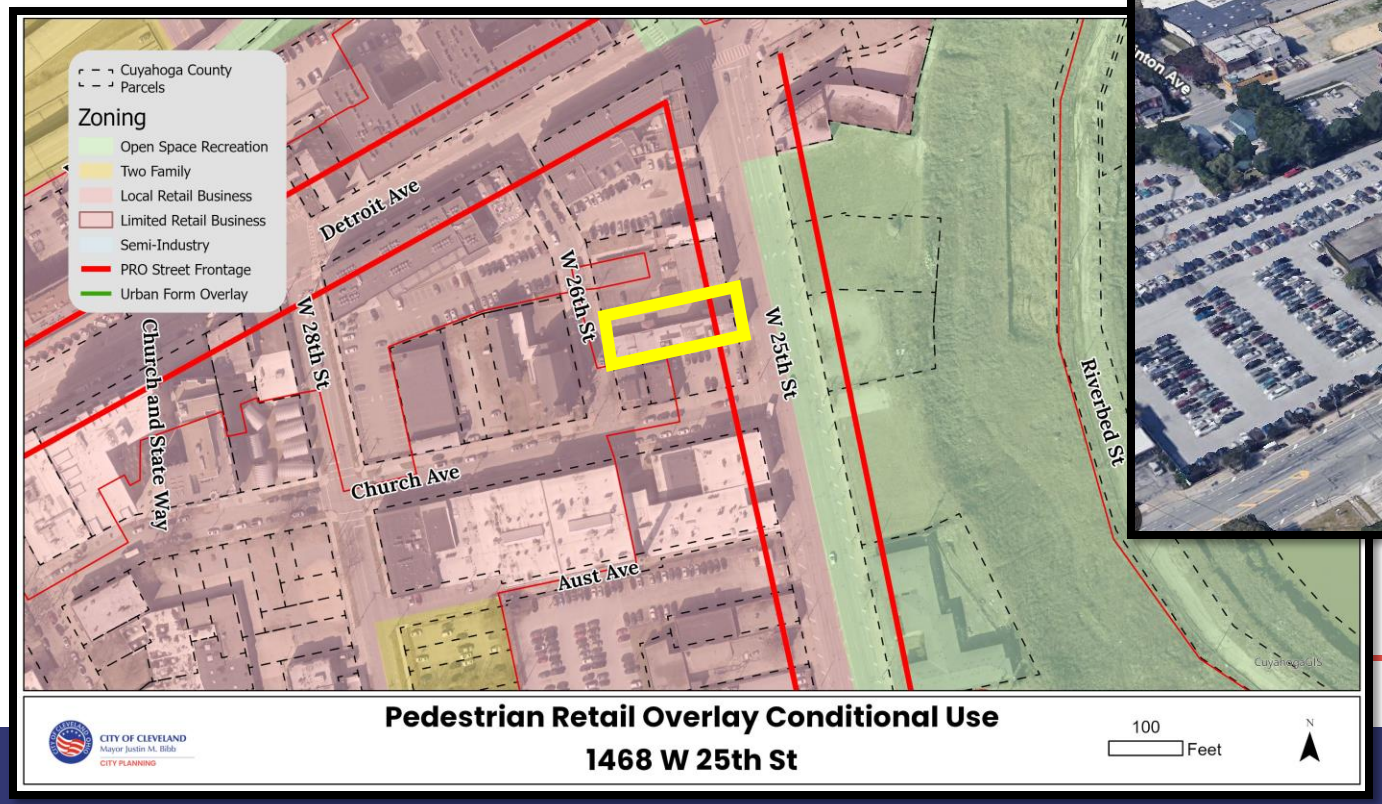
October 03, 2025

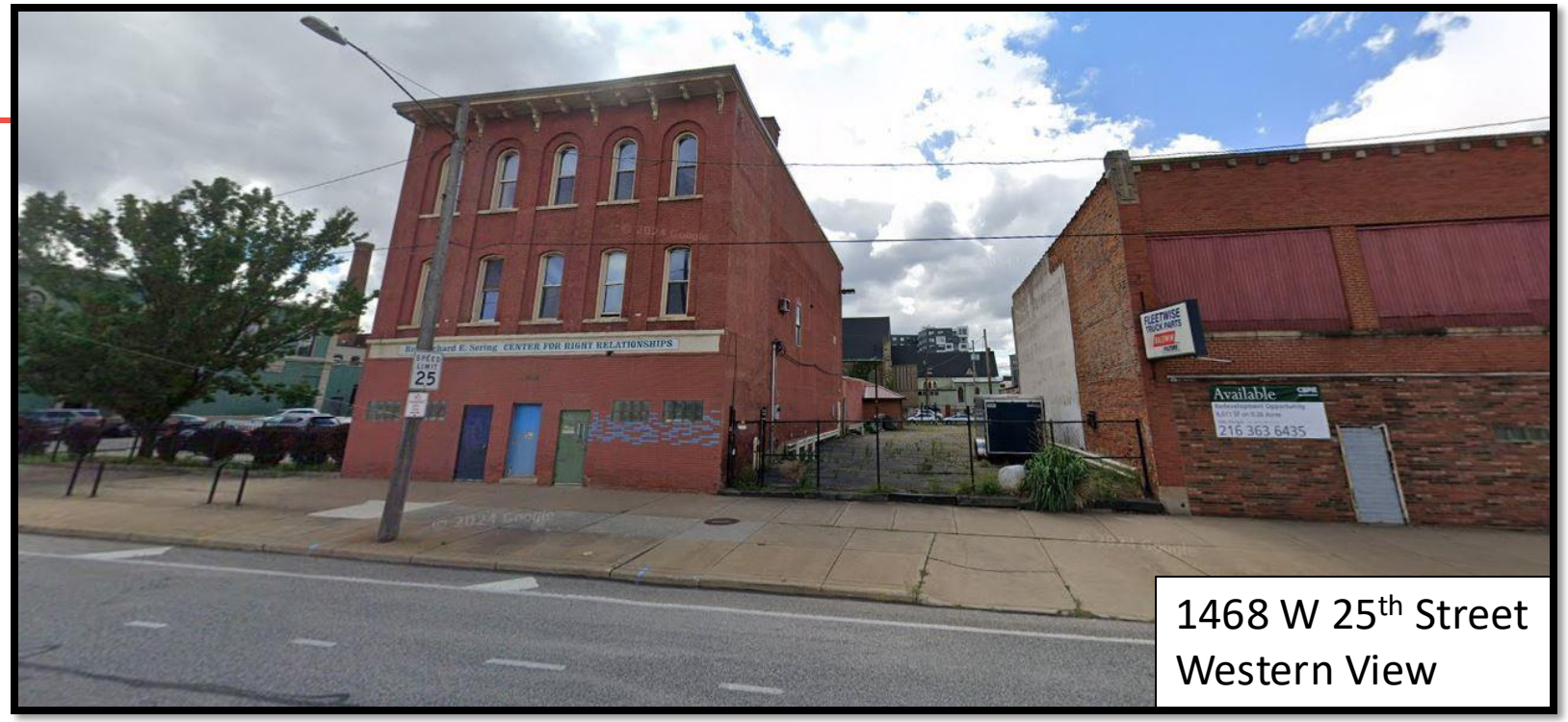
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

To renovate historic existing building into one floor of commercial space and two floors of residential uses. Additionally, three new townhouses are planned for the west side of the parcel



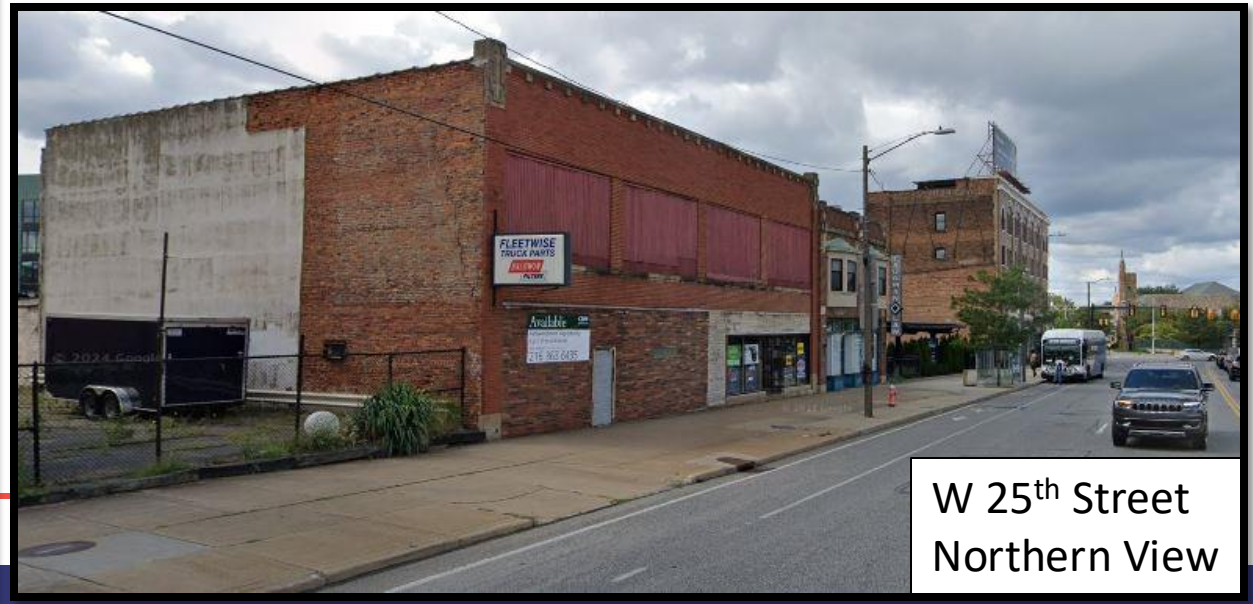




1468 W 25th Street
Western View



W 25th Street & Church Ave
Southern View



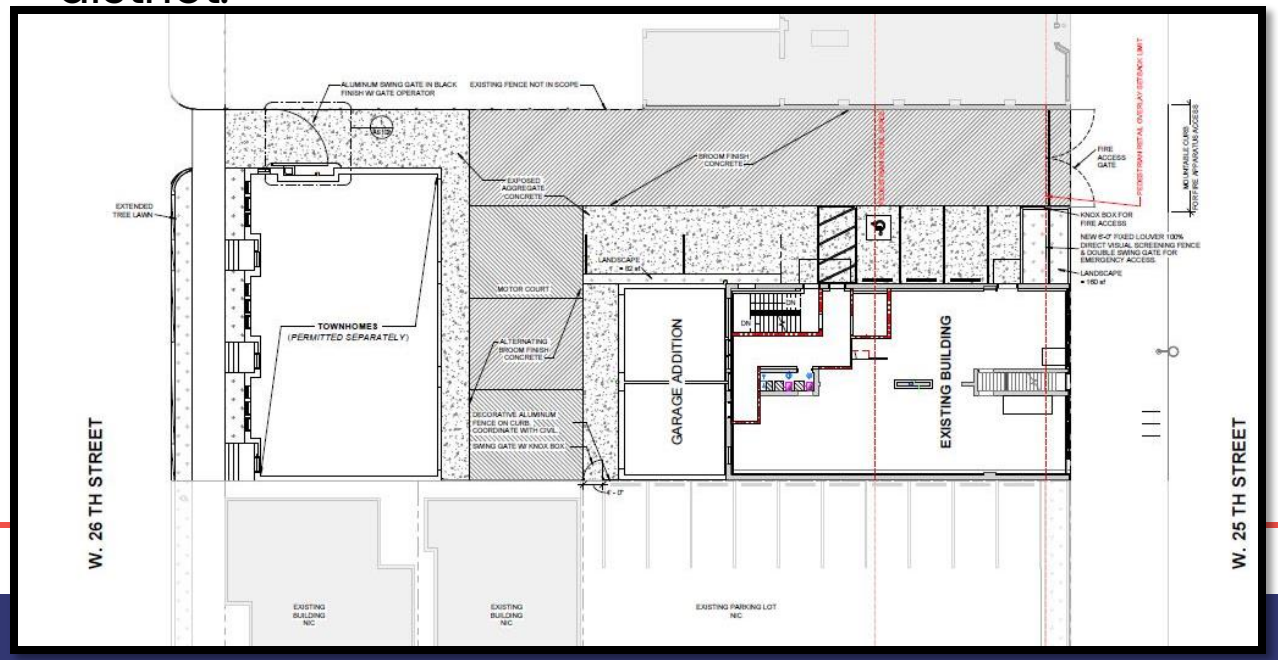
W 25th Street
Northern View

Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (C)

A. & B. Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

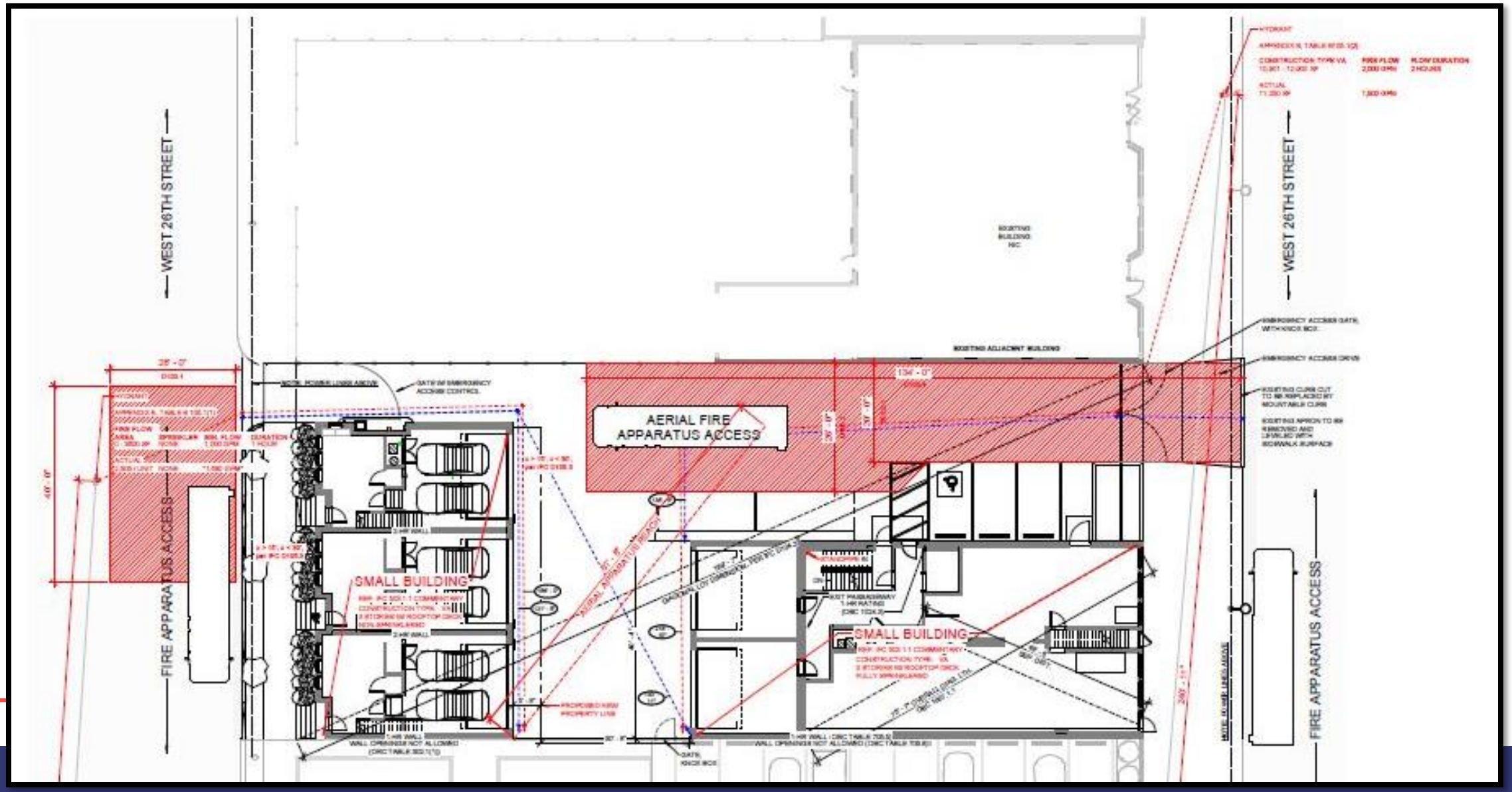
- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?

- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.





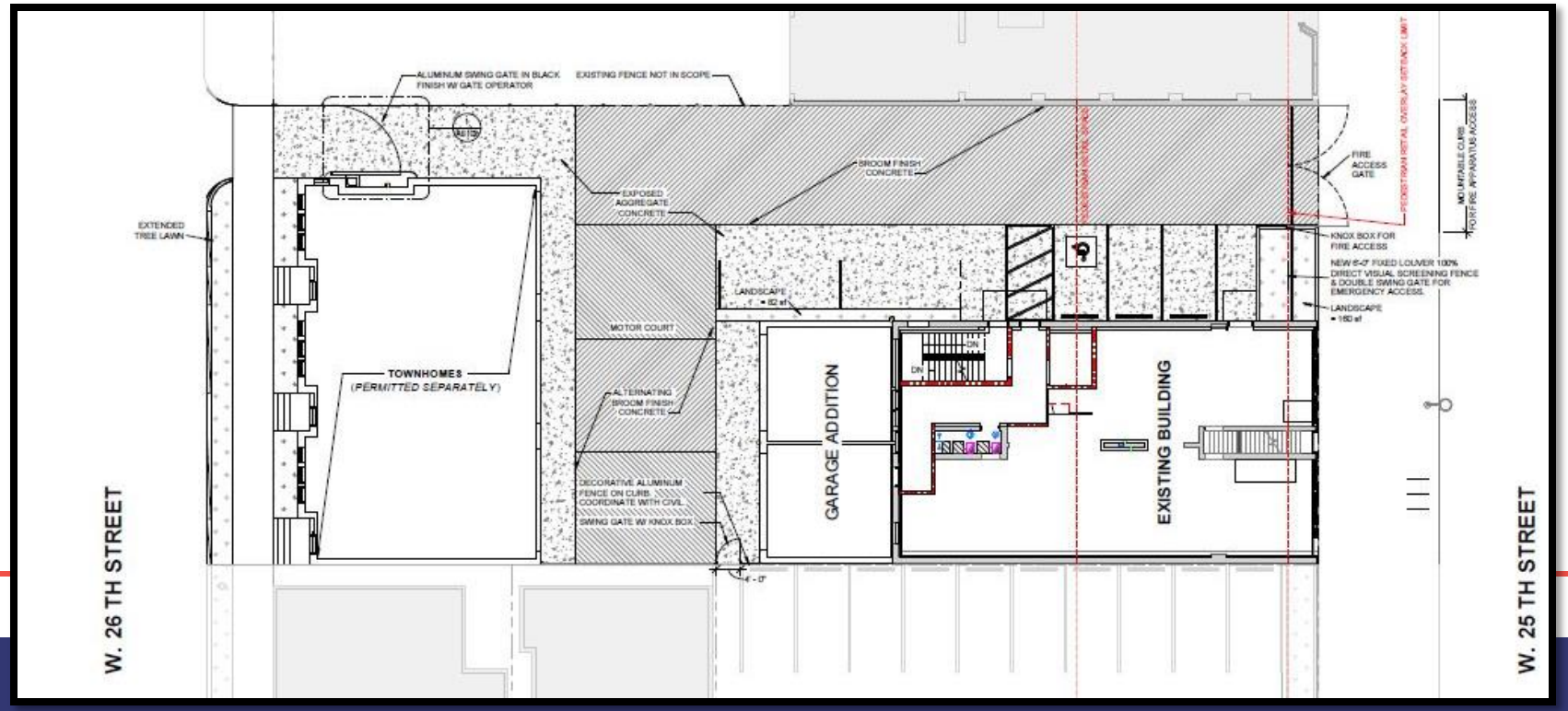
Fire Access Site Plan



Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (C)

E. A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

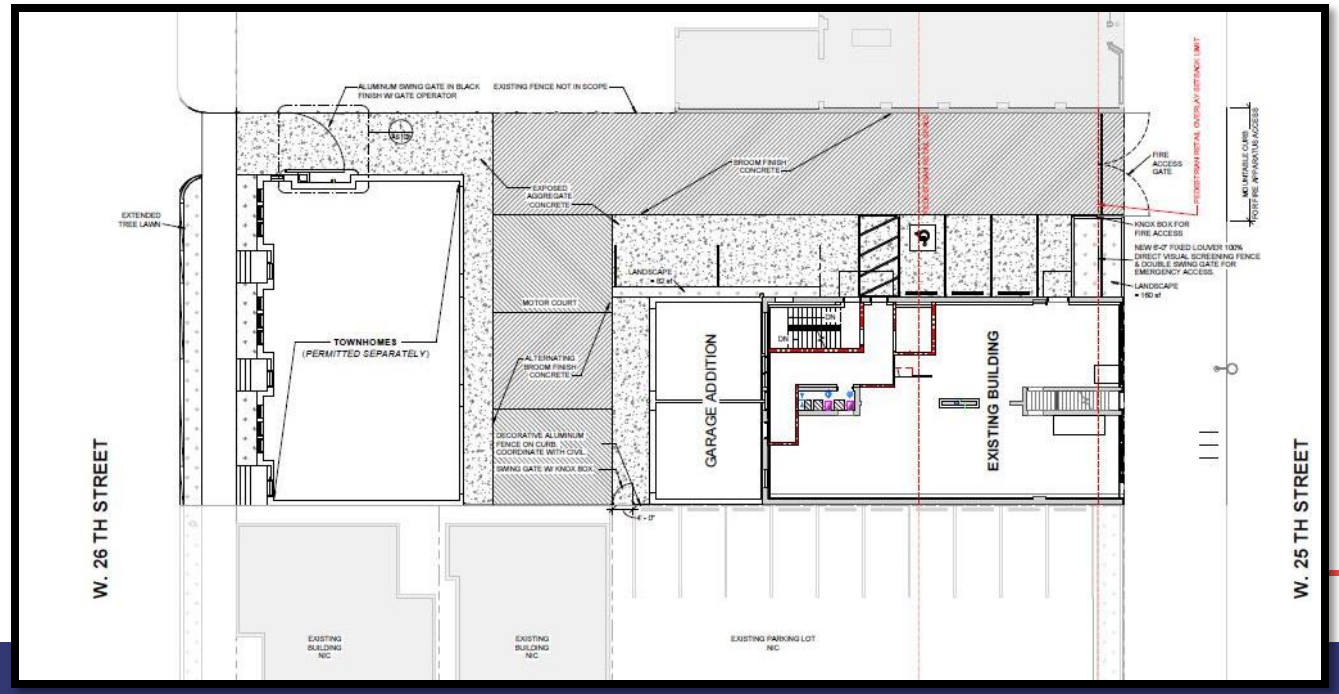
- In the case of an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage, the subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.



Pedestrian Retail Overlay Conditional Uses

A.) Off-Street Parking or Loading Area

E.) A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage.





EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

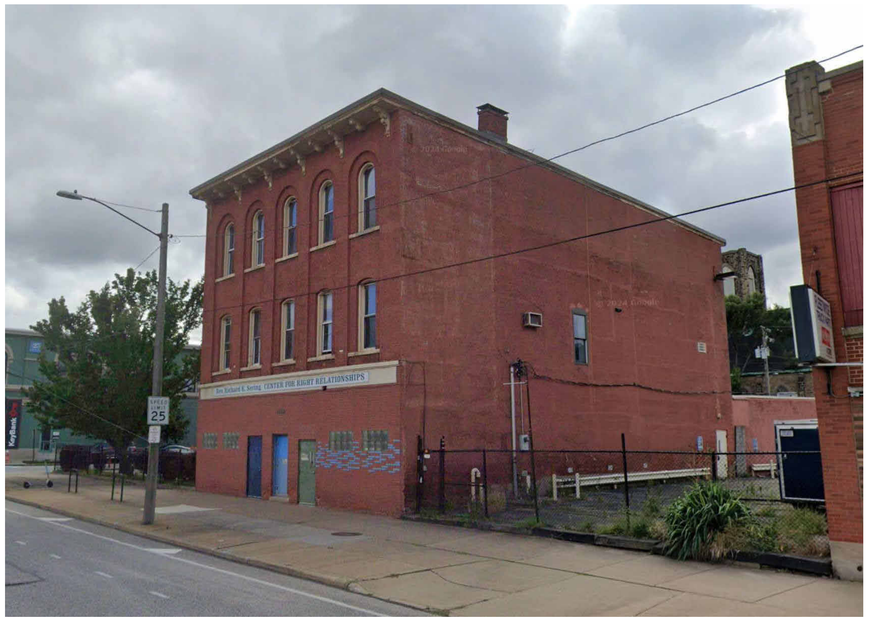
S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

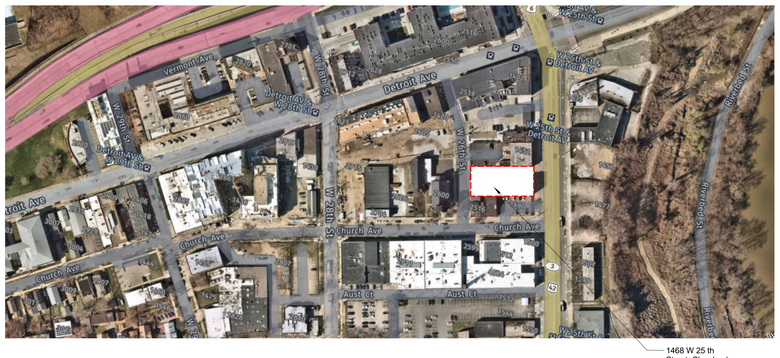
PROPOSED



EXISTING



SITE LOCATION MAP



PROJECT TEAM

CLIENT
TD 1468 W25th St LLC

3900 Park East Drive, Suite 200
Beachwood, OH 44122
(p): 216.736.7260
Contact: Jon Pinney
(e): jjp@KJK.com

GENERAL CONTRACTOR
T.B.D.

Street Address
City, State , Zip Code
(p): 000.000.0000
Contact: FirstName LastName, Title
(e): person@company.com

ARCHITECT / INTERIOR DESIGN
vocon.partners

3142 Prospect Avenue
Cleveland, OH 44115
City, State , Zip Code
(p): 216.588.0800
Architect Of Record: John C. Workley

vocon team

Denver Brooker, Principal
Denver.Brooker@vocon.com
Erica Hillow, Project Manager
erica.hillow@vocon.com

STRUCTURAL CONSULTANT
I.A. LEWIN, P.E. AND ASSOCIATES

4110 Mayfield Road, Suite B
South Euclid, Ohio 44121
(p): 216.291.3131
Contact: Isaac Lewin, PE, SE
(e): ILewin@lewinandassociates.com

ENGINEERING CONSULTANT (MEP)
WHS ENGINEERING

2012 West 25th St., Suite 200
Cleveland, OH 44113
(p): 216.227.8505
Contact: William H. Shepardson, P.E.
(e): bill@whs-eng.com

CIVIL & LANDSCAPE ENGINEER
Riverstone

3800 Lakeside Avenue, Suite 100
Cleveland, OH 44114
(p): 216.491.2000
Contact: Joe Drucker
(e): jdrucker@riverstonesurvey.com

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PLOTTED: 9/26/2025 9:05:48 PM

vocon.

cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

vocon.partners LLC

RIVERSTONE
LAND SURVEYING · ENGINEERING DESIGN

I. A. Lewin, P.E. and Associates
4110 Mayfield Road, Suite B
South Euclid, Ohio 44121
(216) 291-3131
www.lewinandassociates.com

whs engineering
2012 West 25th St., Suite 900
Cleveland, Ohio 44113-4131
Office (216) 227-8505

I hereby certify that this drawing, specification, plan or report was prepared by me or under my direct supervisiog and that I am a duly registered Architect under the laws of the state which govern this project. WARNING: No person shall alter these documents unless person is "or under the direct supervision of" the licensed record Architect. [Section 4732.2(D) ORC, JCW]

PROFESSIONAL SEAL: STATE OF OHIO · JOHN C. WORKLEY · 10157 · REGISTERED ARCHITECT

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

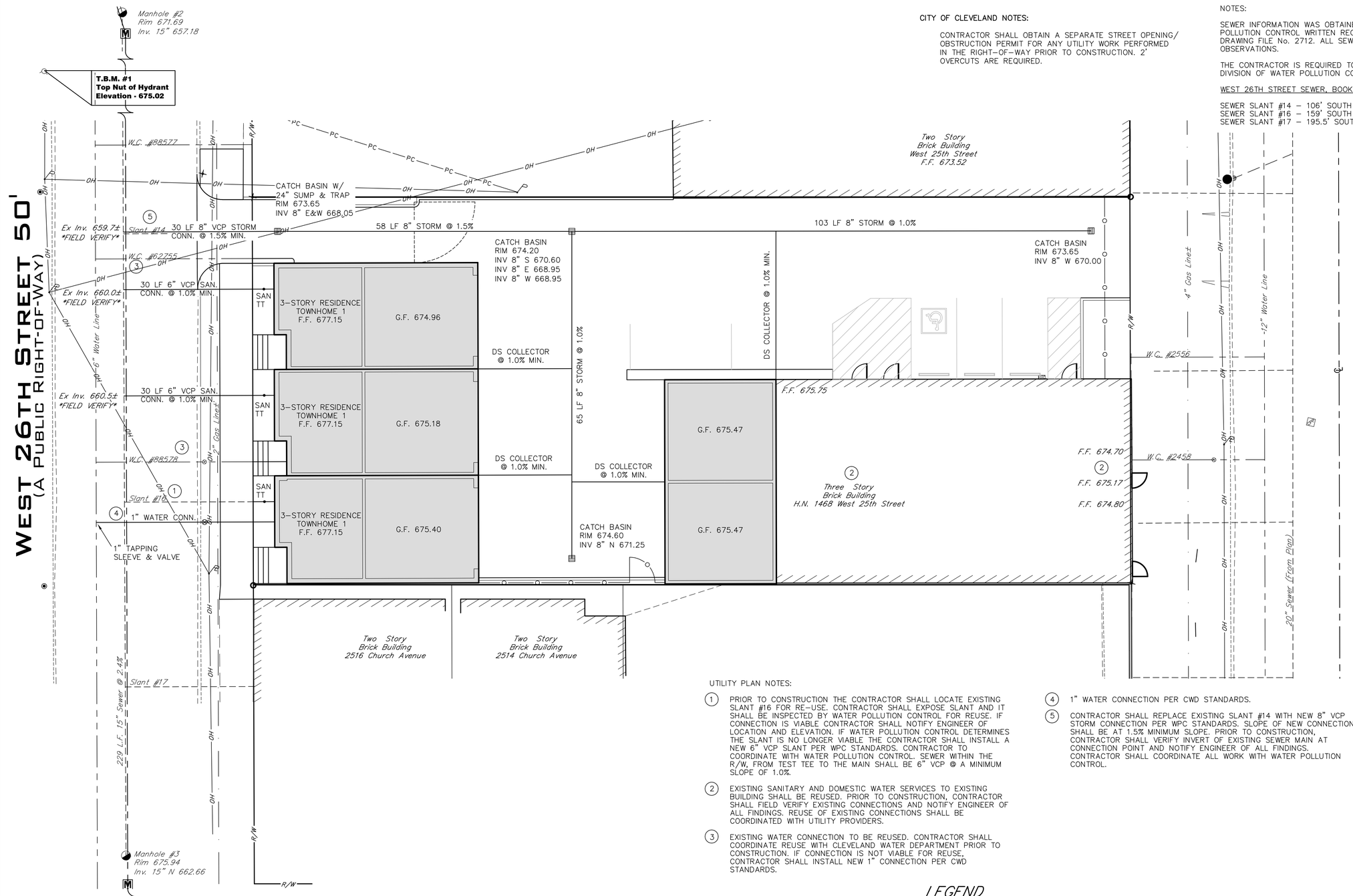
No.	Date	Description
	09/26/2025	Fire & Zoning Review

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

G100



CITY OF CLEVELAND NOTES:

CONTRACTOR SHALL OBTAIN A SEPARATE STREET OPENING/ OBSTRUCTION PERMIT FOR ANY UTILITY WORK PERFORMED IN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION. 2' OVERCUTS ARE REQUIRED.

NOTES:

SEWER INFORMATION WAS OBTAINED FROM THE CITY OF CLEVELAND WATER POLLUTION CONTROL WRITTEN RECORDS BOOK No. 17, PG. 279 AND PLAN DRAWING FILE No. 2712. ALL SEWER INVERTS WERE TAKEN FROM FIELD OBSERVATIONS.

THE CONTRACTOR IS REQUIRED TO OBTAIN A SEWER PERMIT FROM THE DIVISION OF WATER POLLUTION CONTROL PRIOR TO ANY SEWER WORK.

WEST 26TH STREET SEWER, BOOK #17, PG. #279

SEWER SLANT #14 – 106' SOUTH OF M.H.#2
SEWER SLANT #16 – 159' SOUTH OF M.H.#2
SEWER SLANT #17 – 195.5' SOUTH OF M.H.#2

UTILITY PLAN NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL LOCATE EXISTING SLANT #16 FOR RE-USE. CONTRACTOR SHALL EXPOSE SLANT AND IT SHALL BE INSPECTED BY WATER POLLUTION CONTROL FOR REUSE. IF CONNECTION IS VIABLE CONTRACTOR SHALL NOTIFY ENGINEER OF LOCATION AND ELEVATION. IF WATER POLLUTION CONTROL DETERMINES THE SLANT IS NO LONGER VIABLE THE CONTRACTOR SHALL INSTALL A NEW 6" VCP SLANT PER WPC STANDARDS. CONTRACTOR TO COORDINATE WITH WATER POLLUTION CONTROL. SEWER WITHIN THE R/W, FROM TEST TEE TO THE MAIN SHALL BE 6" VCP @ A MINIMUM SLOPE OF 1.0%.
2. EXISTING SANITARY AND DOMESTIC WATER SERVICES TO EXISTING BUILDING SHALL BE REUSED. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONNECTIONS AND NOTIFY ENGINEER OF ALL FINDINGS. REUSE OF EXISTING CONNECTIONS SHALL BE COORDINATED WITH UTILITY PROVIDERS.
3. EXISTING WATER CONNECTION TO BE REUSED. CONTRACTOR SHALL COORDINATE REUSE WITH CLEVELAND WATER DEPARTMENT PRIOR TO CONSTRUCTION. IF CONNECTION IS NOT VIABLE FOR REUSE, CONTRACTOR SHALL INSTALL NEW 1" CONNECTION PER CWD STANDARDS.
4. 1" WATER CONNECTION PER CWD STANDARDS.
5. CONTRACTOR SHALL REPLACE EXISTING SLANT #14 WITH NEW 8" VCP STORM CONNECTION PER WPC STANDARDS. SLOPE OF NEW CONNECTION SHALL BE AT 1.5% MINIMUM SLOPE. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY INVERT OF EXISTING SEWER MAIN AT CONNECTION POINT AND NOTIFY ENGINEER OF ALL FINDINGS. CONTRACTOR SHALL COORDINATE ALL WORK WITH WATER POLLUTION CONTROL.

LEGEND

- M = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8" Iron Pin Set and Capped Riverstone Company PS 8740
- = P.K. Nail
- = Gas Meter
- = Gas Valve
- = Utility Pole
- = Light Pole
- = Guy Anchor & Line
- = Telephone Box
- = Electric Box
- = Cable Box
- = Bollard
- Existing / PROPOSED = Spot Elevation Tag
- = Hydrant
- = Water Service Valve
- = Water Valve
- = Water Meter
- = Reducer
- = Storm Manhole
- = Sanitary Manhole
- = Curb Inlet
- = Catch Basin
- = Round Curb Inlet
- = Cleanout/Test Tee

Ex. Parel line
Original Sublot Line
Original Lot Line
Centerline
Property Line
Right-of-way Line
Easement Line
Railroad Tracks
Electric Line
Gas Line
Sanitary/Combination Sewer
Storm Sewer
Waterline
Fence Line (Wooden)
Fence Line (Chain-Link)
Guardrail

Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	Meas./M.	Measured
Asp.	Asphalt	MH	Manhole
B.F.	Basement Floor	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R.	Cuyahoga County Map Records	℄	Property Line
℄	Centerline	Rec./R.	Record
C.L.F.	Chain-link Fence	R/W	Right-of-way
Clr.	Clears	San.	Sanitary
Conc.	Concrete	S.F.	Square Feet
Conn.	Connection	S/L	Sublot
D.H.	Drill Hole	Stm.	Storm
D.I.W.M.	Ductile Iron Water Main	T.B.M.	Temporary Bench Mark
Elec	Electric	TBR	To Be Removed
Encr.	Encroaches	Tele	Telephone
Ex.	Existing	T.F.	Top Footer
F.F.	Finished Floor	Vol.	Volume
		Wat	Water

GRAPHIC SCALE

10 0 5 10 15

(IN FEET)
1 inch = 10 ft.

Preliminary Not for Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVE. SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-065

PLAN REVISIONS:

PAGE REVISIONS:

ISSUED FOR:
-
DATE

NEW TOWNHOMES & SITE IMPROVEMENTS
1468 WEST 25TH STREET
CLEVELAND, OHIO

UTILITY PLAN

Ohio Utilities Protection Service
Call 811 before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2984 or 811

C4.01

T.B.M. #1
Top Nut of Hydrant
Elevation - 675.02

WEST 26TH STREET 50'
(A PUBLIC RIGHT-OF-WAY)

WEST 25TH STREET 104'
(A PUBLIC RIGHT-OF-WAY)

CHURCH AVENUE N.W. 66'
(FORMERLY PARK STREET)
(A PUBLIC RIGHT-OF-WAY)

3-STORY RESIDENCE
TOWNHOME 1
F.F. 677.15
G.F. 674.96

3-STORY RESIDENCE
TOWNHOME 1
F.F. 677.15
G.F. 675.18

3-STORY RESIDENCE
TOWNHOME 1
F.F. 677.15
G.F. 675.40

G.F. 675.47

G.F. 675.47

Asphalt Pavement

Chain Link Fence

Two Story
Brick Building
West 25th Street
F.F. 673.52

Concrete Walk

Concrete Apron

Curb Cut

Three Story
Brick Building
H.N. 1468 West 25th Street

F.F. 675.75

F.F. 674.70

F.F. 675.17

F.F. 674.80

Two Story
Brick Building
2516 Church Avenue

Two Story
Brick Building
2514 Church Avenue

Asphalt Parking

Retaining Wall
W/Metal Fence

Bike Rack

Bike Rack

LEGEND

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- = P.K. Nail
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- = Sanitary Manhole
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- = Catch Basin
- = Round Curb Inlet
- = Cleanout/Test Tee

- Ex. Parcel line
- Original Sublot Line
- Original Lot Line
- Centerline
- Property Line
- Right-of-way Line
- Easement Line
- Railroad Tracks
- Electric Line
- Gas Line
- Sanitary/Combination Sewer
- Storm Sewer
- Waterline
- Fence Line (Wooden)
- Fence Line (Chain-Link)
- Guardrail

Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	Meas./M.	Measured
Asp.	Asphalt	MH	Manhole
B.F.	Basement Floor	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R.	Cuyahoga County Map Records	℄	Property Line
℄	Centerline	Rec./R.	Record
C.L.F.	Chain-link Fence	R/W	Right-of-way
Clr.	Clears	San.	Sanitary
Conc.	Concrete	S.F.	Square Feet
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2025-065

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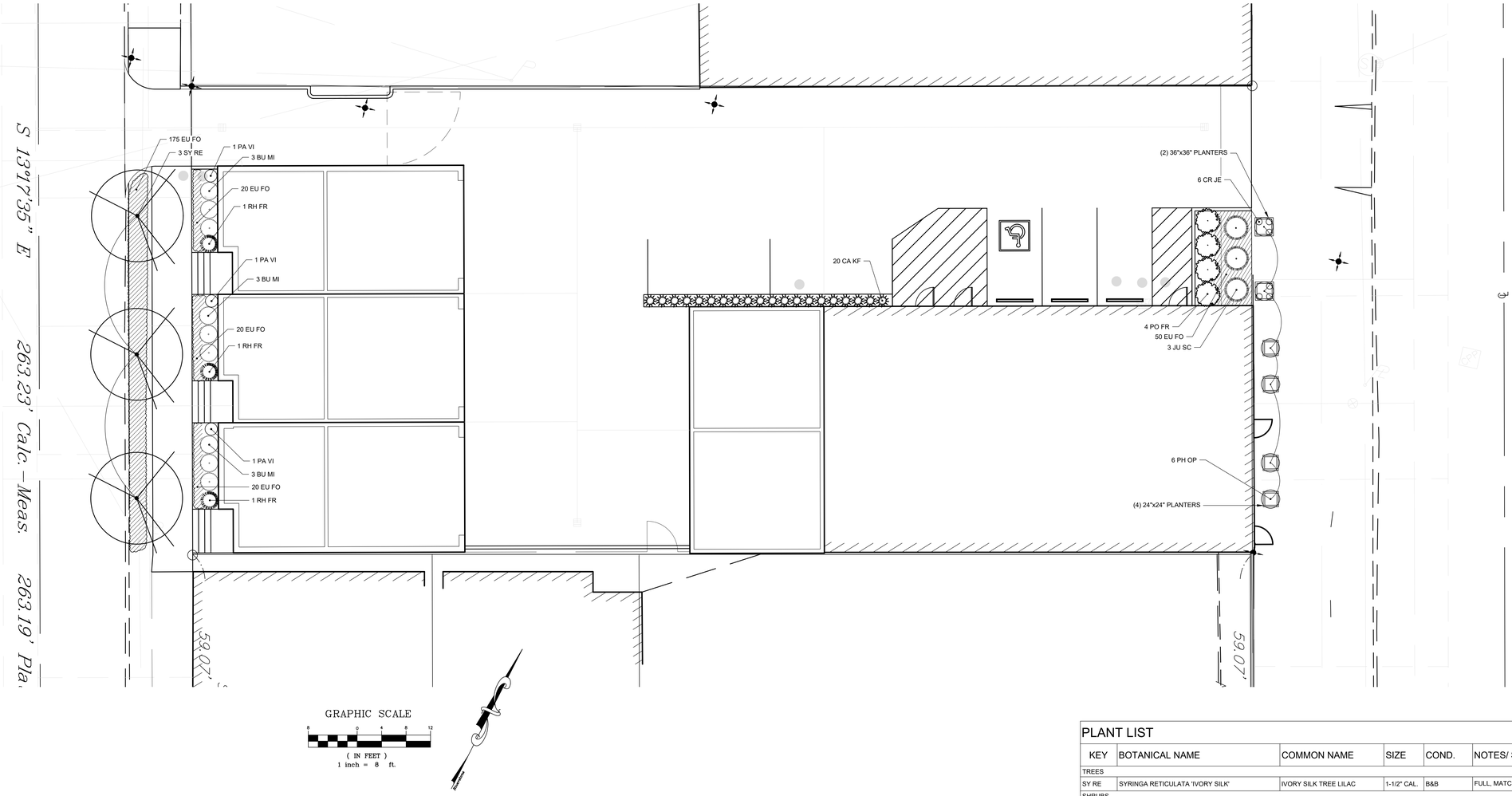
NEW TOWNHOMES & SITE IMPROVEMENTS
1468 WEST 25TH STREET
CLEVELAND, OHIO

GRADING PLAN

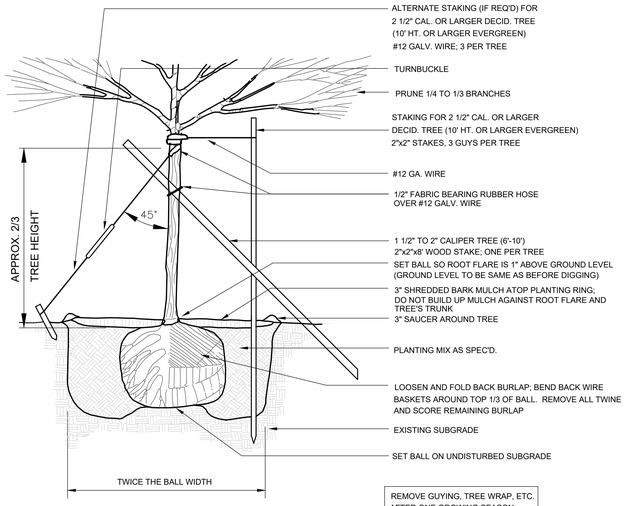
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Call 811 before you dig

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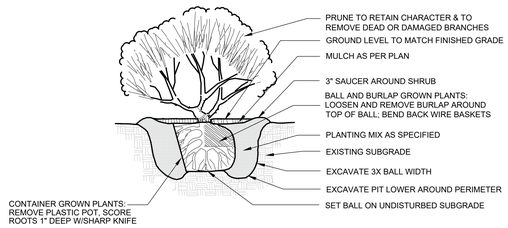
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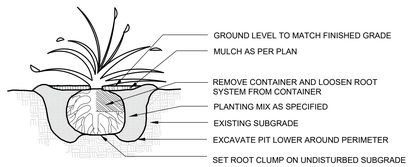
PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES/ SPACING	QTY
TREES						
SY RE	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1-1/2" CAL.	B&B	FULL, MATCHING HEADS	3
SHRUBS						
BU MI	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	24" HT.	NO. 3 CONT.	48" O.C.	9
JU SC	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	6' HT.	B&B		3
PO FR	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	18" HT.	NO. 3 CONT.	36" O.C.	4
RH FR	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE FERN BUCKTHORN	36" HT.	NO. 5 CONT.		3
PERENNIALS AND GRASSES						
CA KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	CLUMP	NO. 2 CONT.	24" O.C.	20
EU FO	EUONYMUS FORTUNEI 'COLORATA'	PURPLE WINTERCREEPER	CLUMP	50 CT. FLAT	15" O.C.	285
LY NU	LYSIMACHIA NUMMULARIA	CREEPING JENNY	CLUMP	NO. 1 CONT.		6
PA VI	PANICUM VIRGATUM 'ROTSTRAHLBUSH'	RED RAYS SWITCHGRASS	CLUMP	NO. 2 CONT.	30" O.C.	3



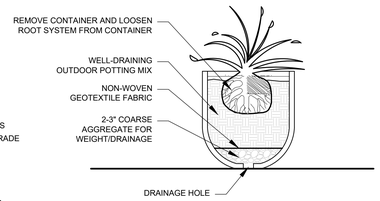
TREE PLANTING DETAIL
NTS — 1 / L101



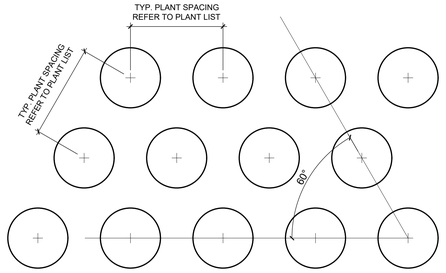
SHRUB PLANTING DETAIL
NTS — 2 / L101



PERENNIAL PLANTING DETAIL
NTS — 3 / L101



PLANTER DETAIL
NTS — 4 / L101



MASS PLANTING TYPICAL LAYOUT
NTS — 5 / L101

LANDSCAPE NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE ACCEPTED PRACTICES OF THE AMERICAN ASSOCIATION OF LANDSCAPE CONTRACTORS.
2. PRIOR TO INSTALLATION, INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS, AND TOPSOIL. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS; WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED.
3. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO ONSET OF WORK AND COORDINATE ACCORDINGLY WITH APPROPRIATE UTILITIES' DEPARTMENTS. DO NOT INSTALL TREES WITHIN 4' OF BURIED UTILITY LINES. RELOCATE PLANT MATERIAL SLIGHTLY IF NECESSARY. IN THE CASE OF A CONFLICT, NOTIFY LANDSCAPE ARCHITECT.
4. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, CONTACT THE LANDSCAPE ARCHITECT FOR ACCEPTABLE ALTERNATIVE.
5. ALL PLANT MATERIAL MUST BE FROM NURSERY SOURCE WITH A HARDINESS ZONE SIMILAR TO THAT OF THE PROJECT SITE. PLANTS SHALL BE TRUE TO GENUS AND SPECIES AS INDICATED ON THE PLANS, COMPLYING WITH ANSI.Z60.1 FOR THE TYPES AND FORM OF PLANS REQUIRED.
6. ALL PLANTING BEDS TO RECEIVE 6" DEPTH PLANTING MIX AFTER FINAL GRADE IS ESTABLISHED. SHRUB AND PERENNIAL PLANTING PITS SHALL RECEIVE PLANTING MIX PER DETAILS, THIS SHEET.
7. PROVIDE SHREDDED HARDWOOD MULCH 3" DEEP AT ALL PLANTING BEDS, TAKING CARE TO KEEP MULCH AWAY FROM CROWNS AND ROOT FLARES OF ALL PLANTS. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
8. CONTRACTOR TO APPLY STARTER FERTILIZER PER SPECIFICATIONS OR APPROVED SIMILAR FOR ALL LAWN AND PLANTING BEDS.
9. FINAL GRADES SHALL BE SMOOTH AND EVEN. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS MAY INCLUDE NOT PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN. GRADES SHALL SLOPE A MINIMUM OF 2% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED.
10. ALL MATERIALS TESTING SHALL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO PROPERLY WATER PLANT MATERIALS IMMEDIATELY UPON PLANTING.
12. PLANT LIST IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND PROVIDING PLANT MATERIAL AS SHOWN ON PLANS.

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BOULEVARD STUDIOS LLC
LANDSCAPE ARCHITECTURE + LAND PLANNING
592 VALLEY BROOK LANE MACEDONIA, OH 44056
TEL: 440-821-7704 WWW.BOULEVARD-STUDIOS.COM

KEY PLAN
N.T.S.

PROPOSED ADDITIONS AND RENOVATIONS FOR:

1468 W. 25th St.

Cleveland, Ohio 44113

JOB NUMBER: 240221

DRAWING RELEASE:

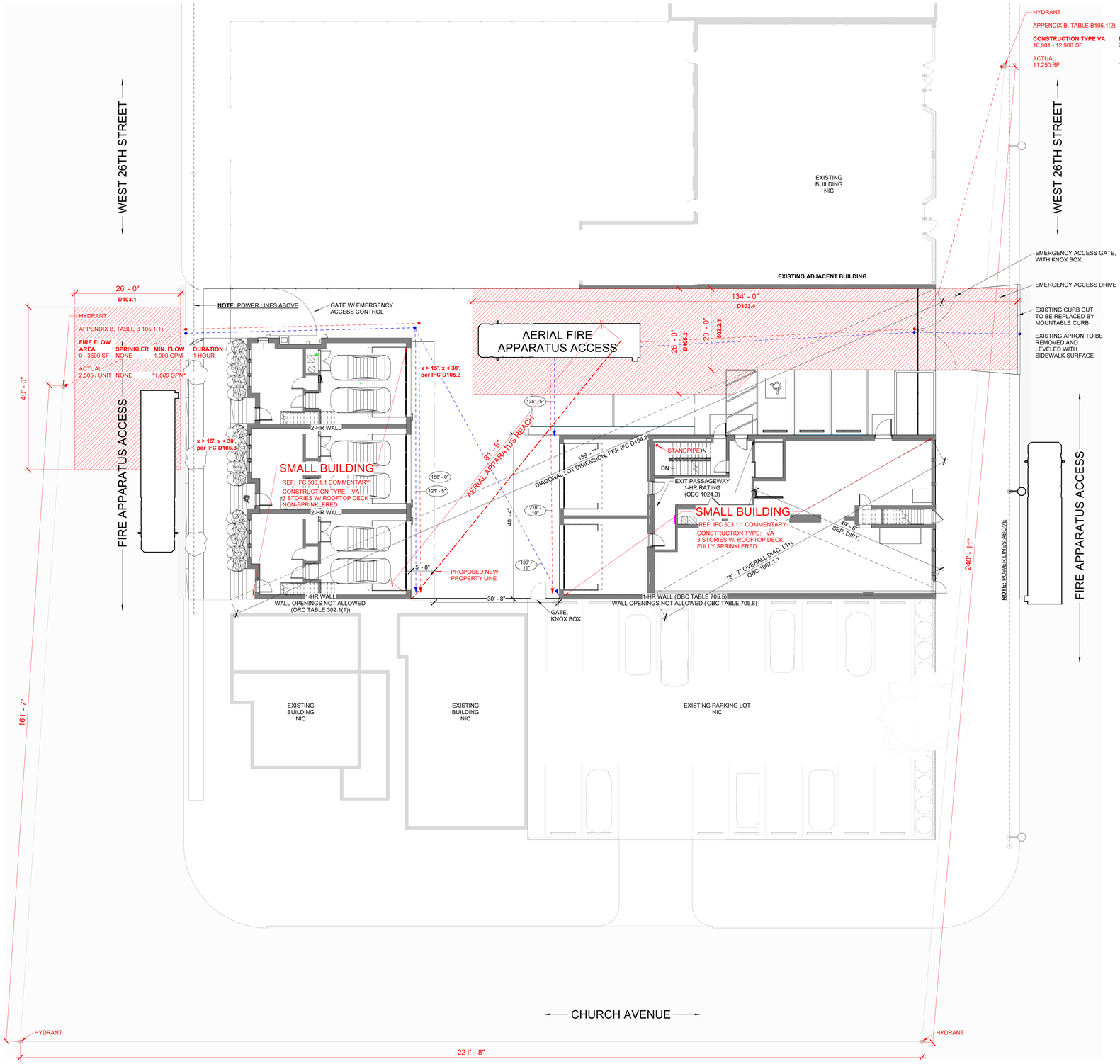
No.	Date	Description
	09/19/2025	DRAFT REVIEW

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L101



1 PROPOSED
FIRE ACCESS SITE PLAN
SCALE: 3/32" = 1'-0"

FIRE ACCESS LEGEND

- IFC SECTION 507.5.1 — 600'-0" PATH (AUTO-SPRINKLER)
- IFC SECTION 503.1.1 — 150'-0" PATH
- (X'-X") DISTANCE TAG
- AERIAL FIRE APPARATUS

2021 INTERNATIONAL FIRE CODE

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1.1 BUILDINGS AND FACILITIES. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET (45 720 MM) OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

(A) 503.2.1 DIMENSIONS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).

(E) 503.2.5 DEAD ENDS DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET (45 720 MM) IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

(6) 503.6 SECURITY GATES THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CHIEF. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325 AS LISTED IN RULE 1301:7-7-80 OF THE ADMINISTRATIVE CODE. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200 AS LISTED IN RULE 1301:7-7-80 OF THE ADMINISTRATIVE CODE.

507.5.1 WHERE REQUIRED. WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET (122 M) FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
EXCEPTIONS:
1. FOR GROUP R-3 AND GROUP U OCCUPANCIES, THE DISTANCE REQUIREMENT SHALL BE 600 FEET (183 M).
2. FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE DISTANCE REQUIREMENT SHALL BE 600 FEET (183 M).

APPENDIX D: FIRE APPARATUS ACCESS ROADS
SECTION D103 MINIMUM SPECIFICATIONS

D103.1 ACCESS ROAD WIDTH WITH A HYDRANT. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS (SEE FIGURE D103.1).

D103.3 TURNING RADIUS. THE MINIMUM TURNING RADIUS SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL.

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT. BUILDINGS OR FACILITIES EXCEEDING 30 FEET (9144 MM) OR THREE STORIES IN HEIGHT SHALL HAVE NOT FEWER THAN TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE.

D104.3 REMOTENESS. WHERE TWO FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D103.4 DEAD-ENDS. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH TABLE D103.4.

D103.5 FIRE APPARATUS ACCESS ROAD GATES. GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
1. WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL BE NOT LESS THAN 20 FEET (6096 MM). WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 12 FEET (3658 MM).
2. GATES SHALL BE OF THE HORIZONTAL SWING, HORIZONTAL SLIDE, VERTICAL LIFT OR VERTICAL PIVOT TYPE.
3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
6. METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
7. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
8. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

D105.1 WHERE REQUIRED. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.

D105.2 WIDTH. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.

D105.3 PROXIMITY TO BUILDING. ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET (4572 MM) AND NOT GREATER THAN 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

D105.4 OBSTRUCTIONS. OVERHEAD UTILITY & POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND BUILDING ....

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I hereby certify that this drawing, specification, plan or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the state which govern this project. WARNING: No person shall alter these documents unless acting as "or under the direct supervision of" the licensed record architect. [including AI tools, JCW]

PROFESSIONAL SEAL:
STATE OF OHIO
JOHN C. WORKLEY
10157
REGISTERED ARCHITECT

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

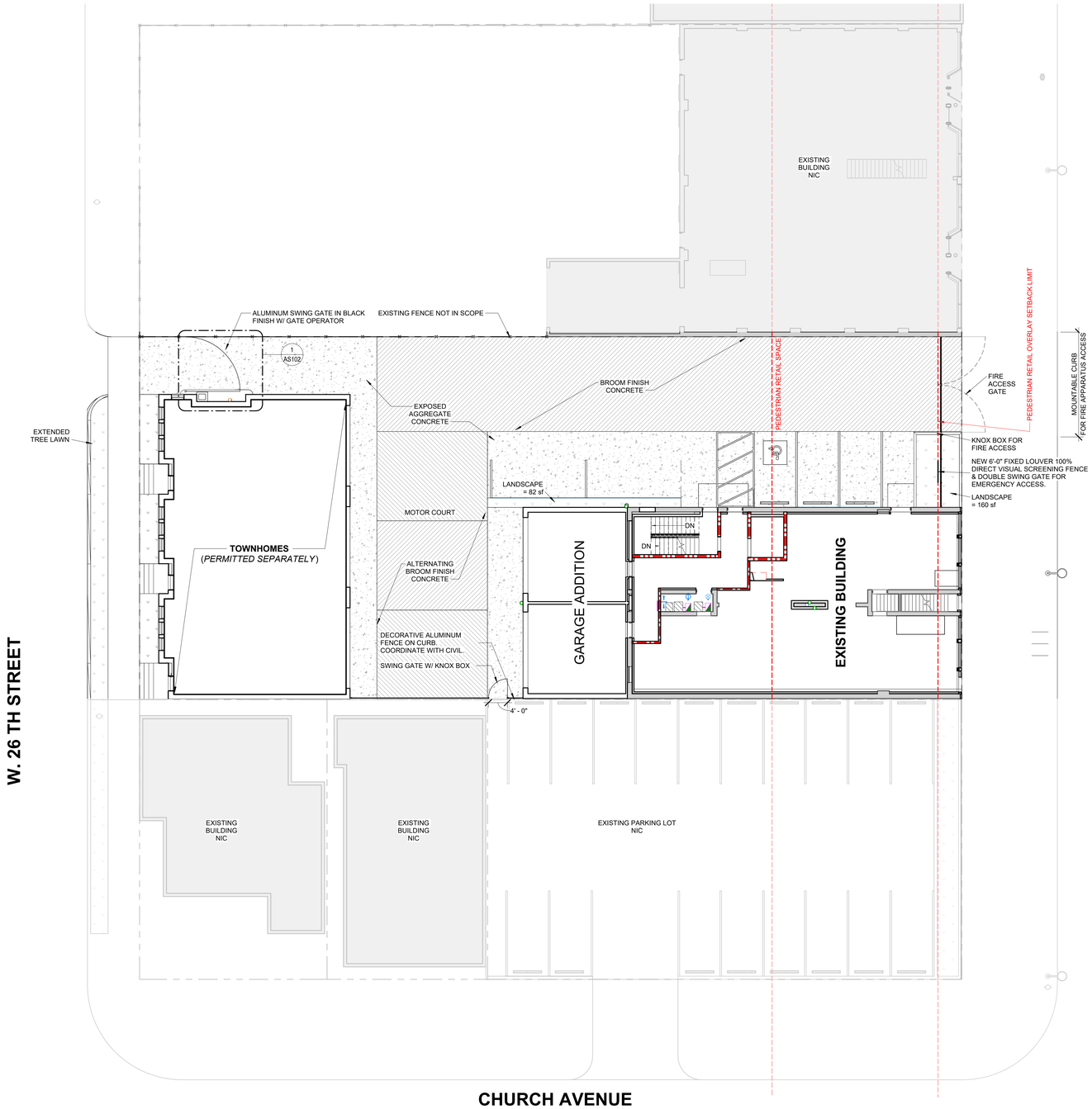
No.	Date	Description
	09/26/2025	Fire & Zoning Review

SHEET TITLE:
FIRE ACCESS - SECTION 503 & APPENDIX D ANALYSIS

SHEET NUMBER:
G105

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1 PROPOSED
ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

Project North / True North

SITE ZONING DATA

PROJECT INFORMATION

PROJECT NAME:	**1468 W 25th STREET**
LAND USE CODE:	(4800) C - 1-UNIT WHSE <75000SF
ZONING CODE:	LR-D3
ADDRESS:	1468 W 25TH ST CLEVELAND, OH 44113
PARCEL NUMBER:	#003328085
DISTRICT NAME:	CLARK METRO
NEIGHBORHOOD:	78387 OHIO CITY
USE DISTRICT:	LOCAL RETAIL BUSINESS
AREA DISTRICT:	D
HEIGHT DISTRICT:	3 HL - 115'-0"
LANDMARK DISTRICT:	OHIO CITY LOCAL LANDMARK DISTRICT
HISTORIC DISTRICT:	N/A
OVERLAY DISTRICT:	PRO: STREET FRONTAGE OVERLAY
LAND USE CODE:	(4480) C - WALKUP OFFICE >2 ST
ZONING CODE:	LR-D3

BUILDING METRICS

EXISTING USES/OCCUPANCY:	**BUSINESS**
PROPOSED USES/OCCUPANCY:	**BUSINESS & RESIDENTIAL**

BUILDING AREA BY USE (GROSS):

MIXED USE BUILDING:

APARTMENT A:	2,480 SF +/-
APARTMENT A ROOF TOP PATIO:	887 SF +/-
APARTMENT B:	2,547 SF +/-
APARTMENT B ROOF TOP PATIO:	943 SF +/-
RETAIL:	2,048 SF +/-
CIRCULATION:	1,994 SF +/-
ACCESSORY:	3,368 SF +/-
TOTAL SQUARE FOOTAGE:	22,870 SF +/- (Total Building above grade not including basement and covered parking)

PROJECT NOTES:

Allowable Area = Ior Area= 10,058 sf
Actual Area = 14,167 sf +/-

ZONING STANDARDS AND RESTRICTIONS

BUILDING REQUIREMENTS

	CHAPTER	REQUIRED	PROPOSED
HEIGHT LIMIT (FEET):	353.01	115' - 0"	Existing 41'-3"
BUILDING SETBACK REQUIREMENTS:			
FRONT YARD: TO ANY FRONT PROPERTY LINE	343.23	< 5'-0" FROM PRSF	Existing 0'
SIDE YARD: WHEN ADJACENT TO NON-RESIDENTIAL DISTRICT	343.23(g)(2)	< 4'-0"	Existing 36' N / 0' S

BUILDING NOTES:

§ 343.23 Pedestrian Retail Overlay (PRO) District

(e) Use Regulations. All uses permitted in the underlying retail zoning district shall be permitted in the PRO District, except that the use of Pedestrian Retail Spaces, as defined in this section, shall be further limited as follows.
(2) Conditional Uses. For Pedestrian Retail Spaces, as defined in this section, the following uses shall be permitted as Conditional Uses, as approved by the City Planning Commission under the approval criteria provided in this section:
A. Off-street parking or loading areas and located within (40) feet of W 25th Street ROW;
E. A building with an interior side yard more than four (4) feet in width.

(f) Criteria for Conditional Uses. The City Planning Commission shall approve a Conditional Use application if it determines that the application meets the following criteria:
(2) In the case of a proposed off street parking or loading area or driveway, one (1) or both of the following conditions apply.
A. The size, shape or layout of the subject property does not permit placement of the parking, loading or driveway in a more suitable location.
B. It has been demonstrated by the applicant that placement of the parking, loading or driveway in an allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO District.

PARKING REQUIREMENTS

	CHAPTER	REQUIRED	PROPOSED
PARKING SETBACK REQUIREMENTS:			
FRONT YARD: TO ANY FRONT PROPERTY LINE WHEN ADJACENT TO RESIDENTIAL DISTRICT WHEN ADJACENT TO NON-RESIDENTIAL DISTRICT	349.05	< 400'-0"	N/A
SIDE YARD/REAR YARD: WHEN ADJACENT TO RESIDENTIAL DISTRICT WHEN ADJACENT TO NON-RESIDENTIAL DISTRICT	349.05	< 400'-0"	
MINIMUM SETBACK FROM BUILDING: WHEN ADJACENT TO RESIDENTIAL BUILDING OR STRUCTURE	349.05	>10'-0"	N/A
PARKING REQUIREMENTS (BY USE):			
USE #1: ONE-FAMILY & CLASS A MULTIPLE DWELLINGS	349.04	1/ dwelling unit	10
USE #4: RETAIL	349.04	dependent on tenant see note **(1)**	5

(1) On-site parking to be used for residential and retail employee parking only. No public parking provided on-site.

343.23: In recognition of the expected greater use of public transit, bicycles and walking by customers and employees traveling to PRO Districts, the minimum number of parking spaces otherwise required by the Zoning Code shall be reduced by thirty-three percent (33%) for retail business uses in the districts.

TOTAL PARKING REQUIREMENTS:
Total Parking Spaces Required = (2 residential + dependant on retail use) * .66 (PRO District Reduction)

Current Spaces Provided = 5 retail + (2) two-car garages = **11 SPACES**

SITE DEVELOPMENT STANDARDS	TBD	REQUIRED	PROPOSED
FRONTAGE STRIP			
FRONT YARD:	N/A	N/A	
SIDE YARD:	352.10	N/A	
OPEN OFF-STREET PARKING:	352.10	MEDIUM, 6'-0"	6'-0"
FENCING			
HEIGHT	358.05	< 6'-0"	6'-0"
OPACITY	358.05	OPEN OR CLOSED	OPEN

PLANTING REQUIREMENTS:

352.03:
(b) Other. Frontage Strips, Island Strips, and Screen Barriers shall be required as provided in the table contained in Section 352.10.

SITE DEVELOPMENT NOTES:

PAVEMENT LEGEND

- BROOM FINISH CONCRETE
- EXPOSED AGGREGATE CONCRETE
- VEGETATION - SEE CIVIL DOCUMENTATION

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PROFESSIONAL SEAL: STATE OF OHIO · JOHN C. WORKLEY · 10157 · REGISTERED ARCHITECT · SEPTEMBER 19, 2025

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
	09/26/2025	Fire & Zoning Review

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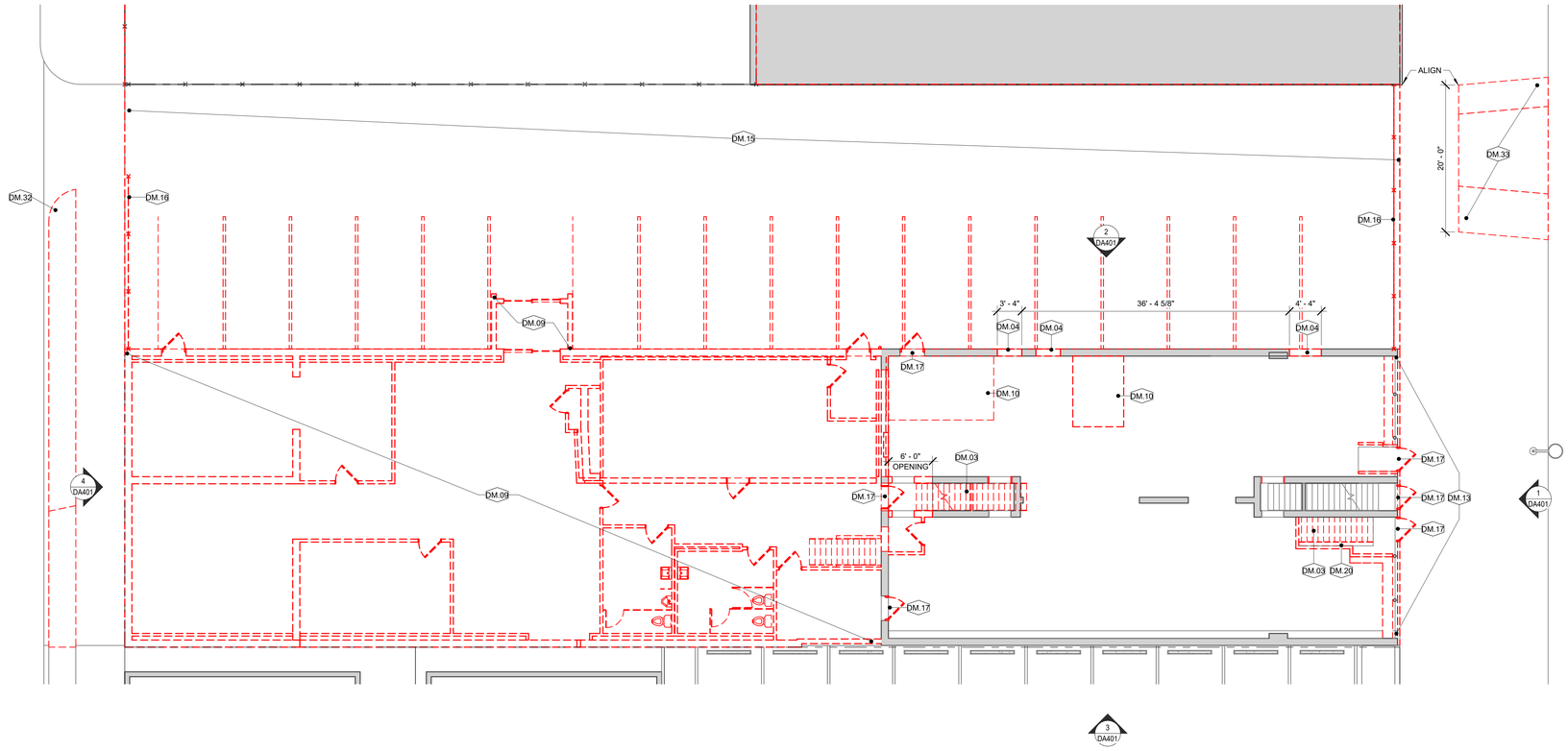
ARCHITECTURAL SITE PLAN & ZONING INFORMATION

SHEET NUMBER:

AS101

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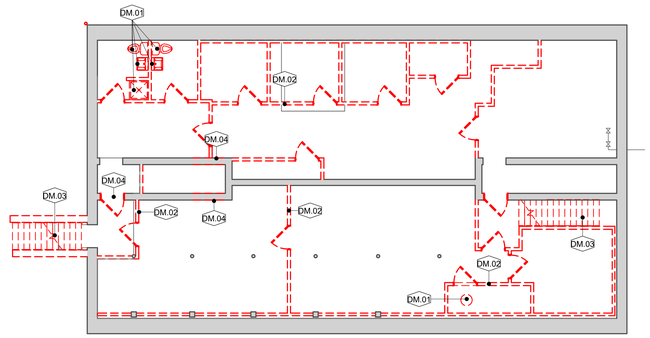
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2 LEVEL 1 DEMOLITION PLAN

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

0' 1" 4' 8' 16' 32'



1 BASEMENT DEMOLITION PLAN

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

0' 1" 4' 8' 16' 32'

KEYNOTES

NUMBER	DESCRIPTION
DM.01	REMOVE EXISTING PLUMBING FIXTURES. CAP EXISTING WATER SUPPLY AND DRAINS AS REQUIRED. REFER TO PLUMBING DRAWINGS.
DM.02	REMOVE EXISTING WOOD STUD/ GYPSUM BOARD PARTITION WALL, DOORS & DOOR FRAMES. ELECTRICAL DEVICES TO BE REMOVED AND TERMINATED AS REQUIRED. REFER TO ELECTRICAL DRAWINGS.
DM.03	DEMO. EXISTING STAIR AND HANDRAILS. OPENING TO BE INFILLED. REFER TO STRUCTURAL DRAWINGS.
DM.04	NEW MASONRY OPENING. PROVIDE TOOTHED MASONRY JAMBS AND NEW GALVANIZED STEEL LINTEL SUPPORT FOR NEW OPENING PER STRUCTURAL DRAWINGS AND SPECIFICATIONS.
DM.09	DEMOLISH AND REMOVE INDICATED AREA OF THE EXISTING ONE-STORY BUILDING IN ITS ENTIRETY INCLUDING ALL FOUNDATIONS AND FLOOR SLABS.
DM.10	NEW STAIR AND ELEVATOR OPENING IN THE EXISTING WOOD JOIST FLOOR. SAW CUT INTO EXISTING CONCRETE SLAB OR FLOOR ASSEMBLY TO PROVIDE OPENING IN FLOOR FOR NEW ELEVATOR AND STAIR. COORDINATE WITH STRUCTURAL DRAWINGS.
DM.13	REMOVE EXISTING INFILL MASONRY AND GLASS BLOCK COMPLETELY. PREP NEW MASONRY OPENING FOR INSTALLATION OF NEW STOREFRONT SYSTEM. PROVIDE TOOTHED MASONRY JAMBS AND NEW GALVANIZED STEEL LINTEL SUPPORT FOR NEW OPENING PER STRUCTURAL DRAWINGS AND SPECIFICATIONS.
DM.15	REMOVE EXISTING ASPHALT PAVING AND SUBSTRATE.
DM.16	REMOVE EXISTING CHAIN LINK FENCE, GATES AND POSTS.
DM.17	REMOVE EXISTING DOOR AND UNDERLYING FRAME. REMOVE ALL FASTENERS, SEALANTS, AND CAULKING FROM REMAINING OPENING. PREPARE OPENING FOR NEW MASONRY INFILL.
DM.20	EXISTING WOOD STUD/ PLASTER PARTITION WALL TO BE REMOVED.
DM.32	REMOVE EXISTING SIDEWALK TO EXTEND TREE LAWN. COORDINATE EXTENTS & DETAILS WITH CIVIL DOCUMENTATION.
DM.33	REMOVE & WIDEN EXISTING APRON EXTENTS. COORDINATE WITH CIVIL DRAWINGS

GENERAL REFERENCE AND COORDINATION NOTES

1. REFER TO THE SPECIFIC TRADE DRAWINGS FOR COORDINATION OF DEMOLITION, CONSTRUCTION, AND INFORMATION NOT SHOWN ON THIS PLAN FOR MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, CIVIL, AND FIRE PROTECTION WORK.
2. REFER TO THE ARCHITECTURAL FLOOR PLANS FOR COORDINATION OF DEMOLITION, CONSTRUCTION, AND INFORMATION NOT SHOWN ON THIS PLAN. I.E.: WALL TYPES & DETAILS FOR NEW CONSTRUCTION.
3. REFER TO GENERAL NOTE SHEETS FOR STANDARDS.
   A. SHEET G100 SERIES FOR CODE AND LIFE SAFETY PLAN INFORMATION AND COORDINATION ITEMS.
   B. SHEET G200 SERIES FOR ACCESSIBILITY GUIDELINES, DRAWING STANDARDS, GENERAL NOTES FOR ALL PHASES OF CONSTRUCTION, LEGENDS, MATERIALS, ABBREVIATIONS & SYMBOLS.
   C. SHEET G300 SERIES FOR CODE SIGNAGE REQUIREMENTS.

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PROFESSIONAL SEAL: STATE OF OHIO · JOHN C. WORKLEY · 10157 · REGISTERED ARCHITECT

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
	09/26/2025	Fire & Zoning Review

SHEET TITLE:

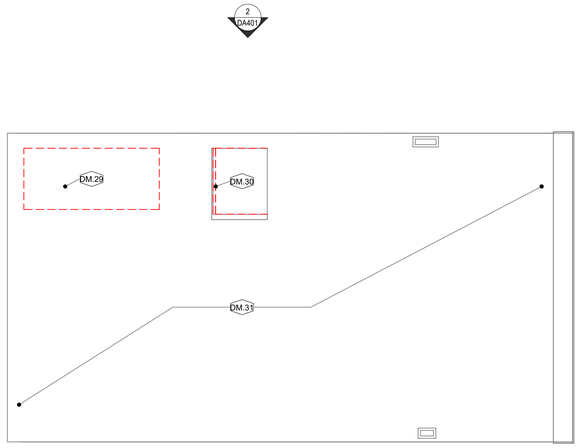
BASEMENT & LEVEL 1 DEMOLITION PLAN

SHEET NUMBER:

DA101

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PLOTTED: 9/25/2025 2:19:19 PM

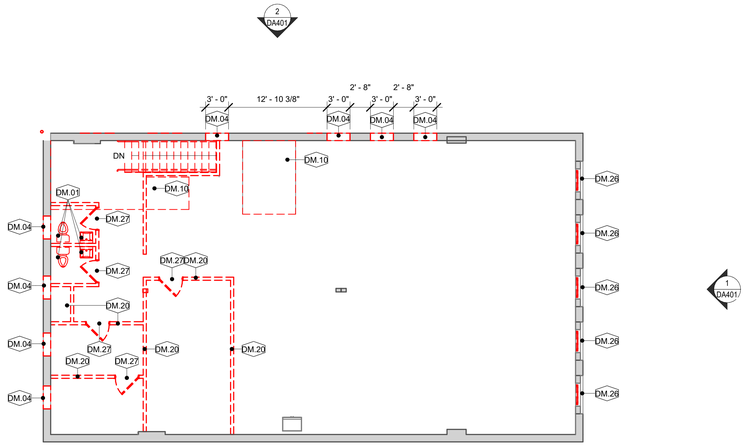


4 ROOF LEVEL DEMOLITION PLAN

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

0' 1' 4' 8' 16' 32'

Project North

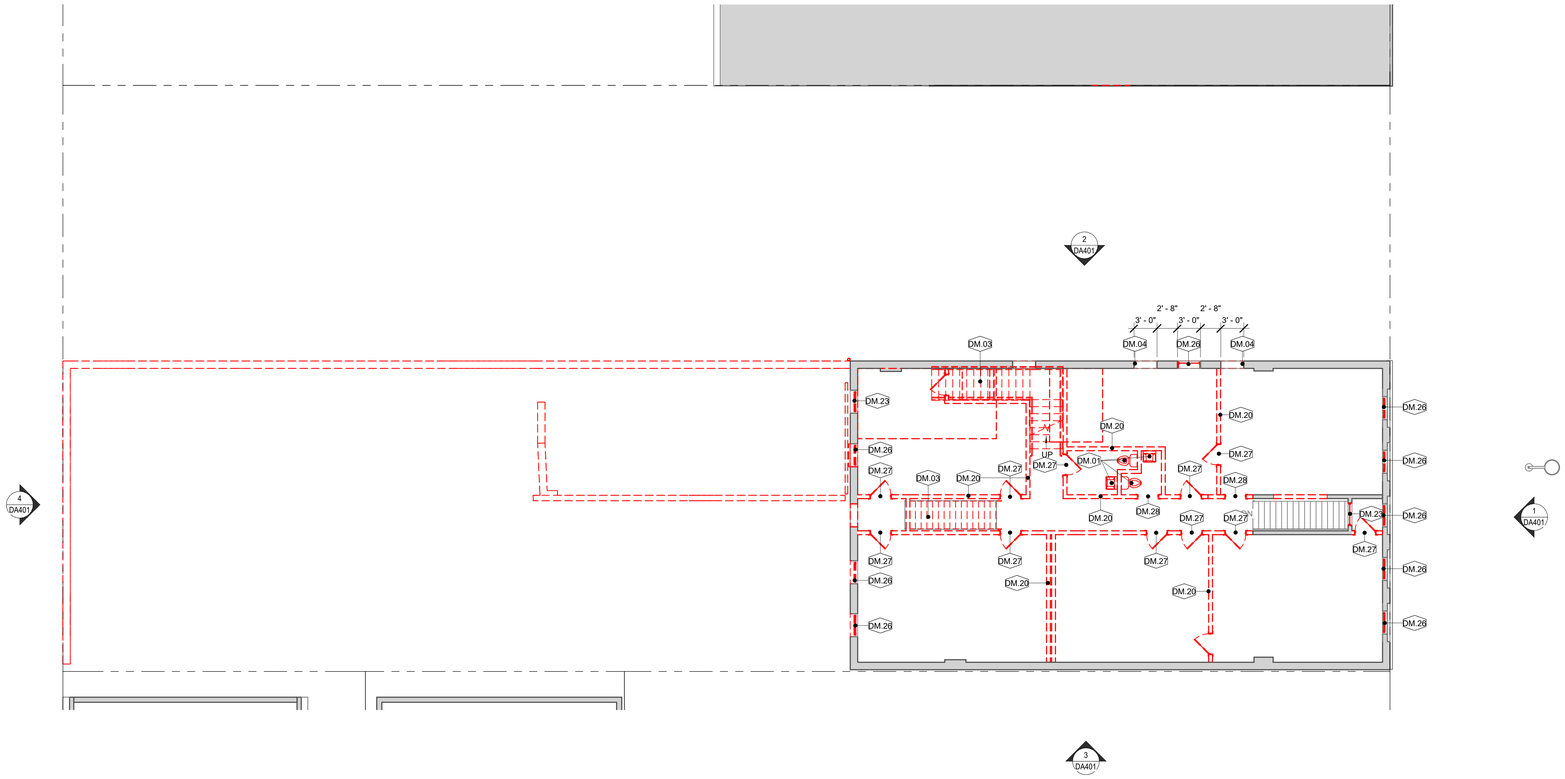


2 LEVEL 3 DEMOLITION PLAN

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

0' 1' 4' 8' 16' 32'

Project North



1 LEVEL 2 DEMOLITION PLAN

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

0' 1' 4' 8' 16' 32'

Project North

KEYNOTES

NUMBER	DESCRIPTION
DM.01	REMOVE EXISTING PLUMBING FIXTURES. CAP EXISTING WATER SUPPLY AND DRAINS AS REQUIRED. REFER TO PLUMBING DRAWINGS.
DM.03	DEMO. EXISTING STAIR AND HANDRAILS. OPENING TO BE INFILLED. REFER TO STRUCTURAL DRAWINGS.
DM.04	NEW MASONRY OPENING. PROVIDE TOOTHED MASONRY JAMBS AND NEW GALVANIZED STEEL LINTEL SUPPORT FOR NEW OPENING PER STRUCTURAL DRAWINGS AND SPECIFICATIONS.
DM.10	NEW STAIR AND ELEVATOR OPENING IN THE EXISTING WOOD JOIST FLOOR. SAW CUT INTO EXISTING CONCRETE SLAB OR FLOOR ASSEMBLY TO PROVIDE OPENING IN FLOOR FOR NEW ELEVATOR AND STAIR. COORDINATE WITH STRUCTURAL DRAWINGS.
DM.20	EXISTING WOOD STUD/ PLASTER PARTITION WALL TO BE REMOVED.
DM.23	REMOVE EXISTING WINDOW. INFILL OPENING TO MATCH ADJACENT SURFACES.
DM.26	REMOVE EXISTING WINDOWS AND UNDERLYING FRAMES. REMOVE ALL FASTENERS, SEALANTS AND CAULKING MATERIAL FROM EXISTING OPENINGS. PREPARE OPENING FOR NEW REPLACEMENT WINDOW. WINDOW REMOVAL SHALL NOT COMMENCE UNTIL NEW MOCKUP WINDOWS FOR EACH TYPE OF WINDOW REPLACEMENT HAS BEEN APPROVED BY THE NATIONAL PARK SERVICE.
DM.27	REMOVE EXISTING DOOR AND FRAME.
DM.28	REMOVE EXISTING DOOR. HISTORICAL WOOD DOOR FRAME TO REMAIN.
DM.29	EXISTING ROOF TO BE REMOVED IN ITS ENTIRETY. EXISTING STRUCTURE TO BE DEMOLISHED TO ACCOMODATE NEW OPENING FOR NEW STAIR. REFER TO STRUCTURAL DRAWINGS.
DM.30	EXISTING ROOF TO BE REMOVED IN ITS ENTIRETY. EXISTING STRUCTURE TO BE DEMOLISHED TO ACCOMODATE NEW OPENING FOR NEW ELEVATOR OVERRUN. REFER TO STRUCTURAL DRAWINGS.
DM.31	EXISTING ROOF TO BE REMOVED IN ITS ENTIRETY BACK TO STRUCTURAL DECK. PREPARE SURFACE FOR NEW ROOF.

GENERAL REFERENCE AND COORDINATION NOTES

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2. REFER TO THE ARCHITECTURAL FLOOR PLANS FOR COORDINATION OF DEMOLITION, CONSTRUCTION, AND INFORMATION NOT SHOWN ON THIS PLAN. I.E.- WALL TYPES & DETAILS FOR NEW CONSTRUCTION.
3. REFER TO GENERAL NOTE SHEETS FOR STANDARDS.
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   C. SHEET G300 SERIES FOR CODE SIGNAGE REQUIREMENTS.

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PROFESSIONAL SEAL:

STATE OF OHIO
JOHN C. WORKLEY
10157
REGISTERED ARCHITECT
SEVEN YEARS

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
	09/26/2025	Fire & Zoning Review

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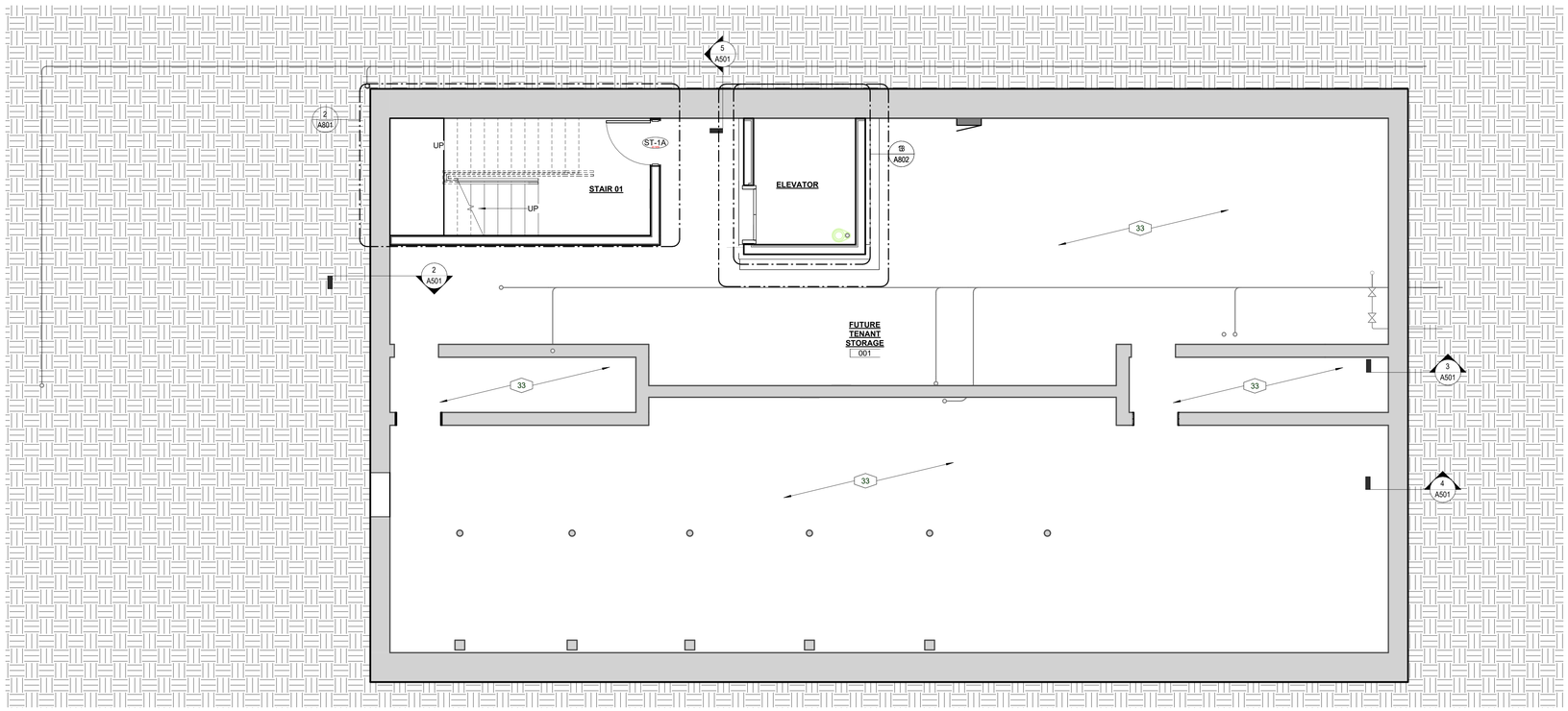
LEVEL 2, LEVEL 3, & ROOF DEMOLITION PLAN

SHEET NUMBER:

DA102

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1 BASEMENT CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

Project North

0' 1' 4' 8' 16' 32'

CODED NOTES - CONSTRUCTION PLANS

NUMBER	DESCRIPTION
33	REMOVE ANY DEBRIS. CLEAN ALL SURFACES.

GENERAL REFERENCE AND COORDINATION NOTES

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   C. SHEET G300 SERIES FOR CODE SIGNAGE REQUIREMENTS.

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PROFESSIONAL SEAL:

STATE OF OHIO
JOHN C. WORKLEY
10157
REGISTERED ARCHITECT

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
	09/26/2025	Fire & Zoning Review

SHEET TITLE:

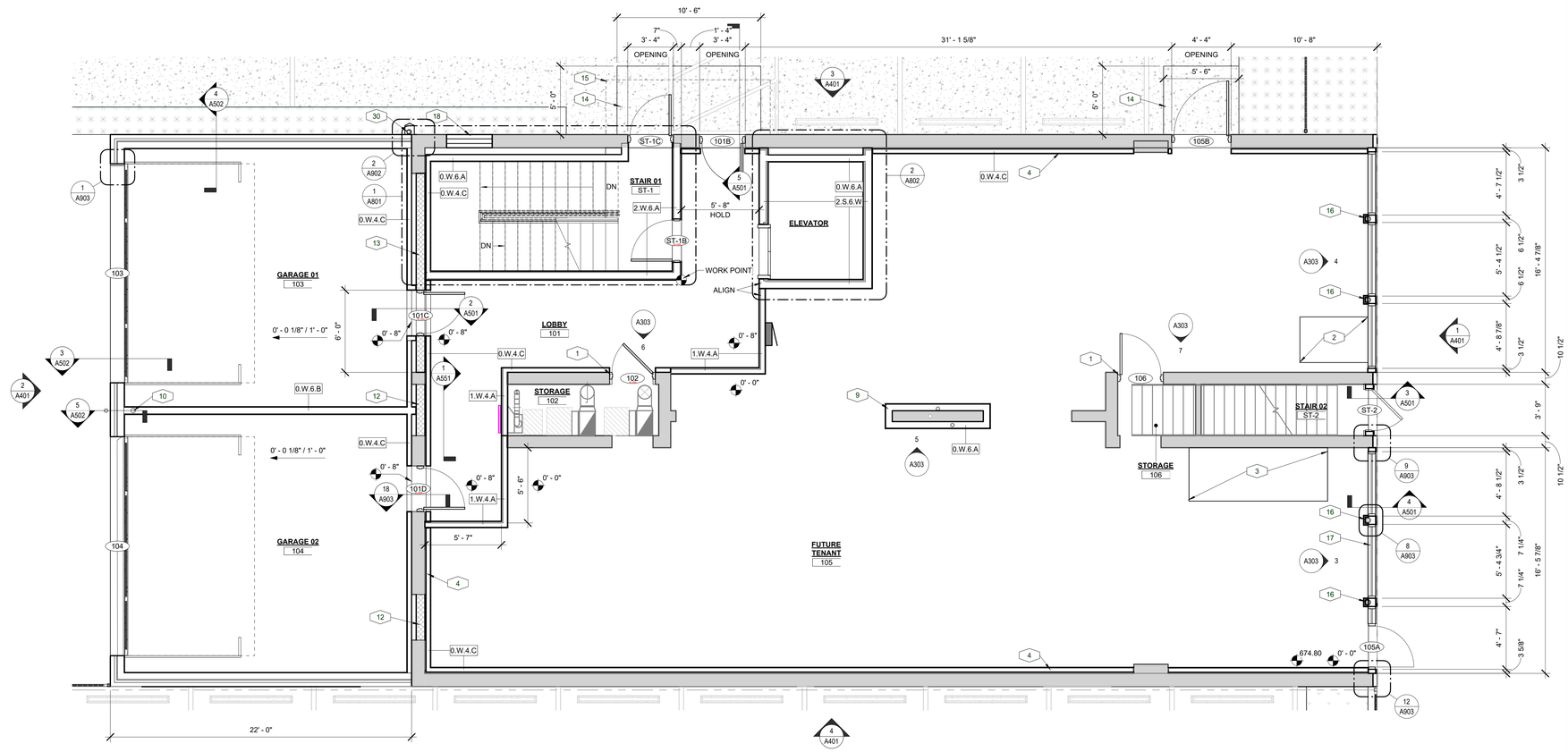
BASEMENT LEVEL CONSTRUCTION PLAN

SHEET NUMBER:

A100

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2 LEVEL 01 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

Project North / True North

CODED NOTES - CONSTRUCTION PLANS

NUMBER	DESCRIPTION
1	EXISTING OPENING. TOOTH IN BRICK TO ACCEPT DOOR FRAME. SEE DOOR SCHEDULE FOR DIMENSIONS.
2	LEVEL EXISTING CONCRETE RAMP WITH PROPOSED SUBFLOOR.
3	INFILL EXISTING FLOOR OPENING. REFER TO STRUCTURAL DRAWINGS FOR FRAMING SIZES & ORIENTATION.
4	FURRED WALL. SEE A 500s FOR WALL ASSEMBLY.
9	RUN PLUMBING LINES WITHIN FURRED WALL. REFER TO PLUMBING DRAWINGS FOR PROPOSED LINES.
10	ROOF DRAIN LINE W/ CLEANOUT ABOVE SLAB ON GRADE. COORDINATE WITH PLUMBING & CIVIL DRAWINGS.
12	INFILL EXISTING WALL OPENING WITH CMU.
13	INFILL EXISTING WALL OPENING WITH CMU. SEE STRUCTURAL DRAWINGS FOR DETAIL
14	FROST SLAB. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
15	PREFABRICATED CANOPY ABOVE
16	EXISTING STRUCTURAL COLUMN.
17	STOREFRONT ON CMU KNEE-WALL.
18	INFILL EXISTING WALL OPENING WITH BRICK. BRICK TO MATCH SIZE & TEXTURE OF EXISTING BRICK WALL.
30	DRAIN LINE. PROVIDE PIPE PROTECTOR. COORDINATE WITH PLUMBING & CIVIL DRAWINGS.

GENERAL REFERENCE AND COORDINATION NOTES

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PROFESSIONAL SEAL:

STATE OF OHIO
JOHN C. WORKLEY
10157
REGISTERED ARCHITECT

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
	09/26/2025	Fire & Zoning Review

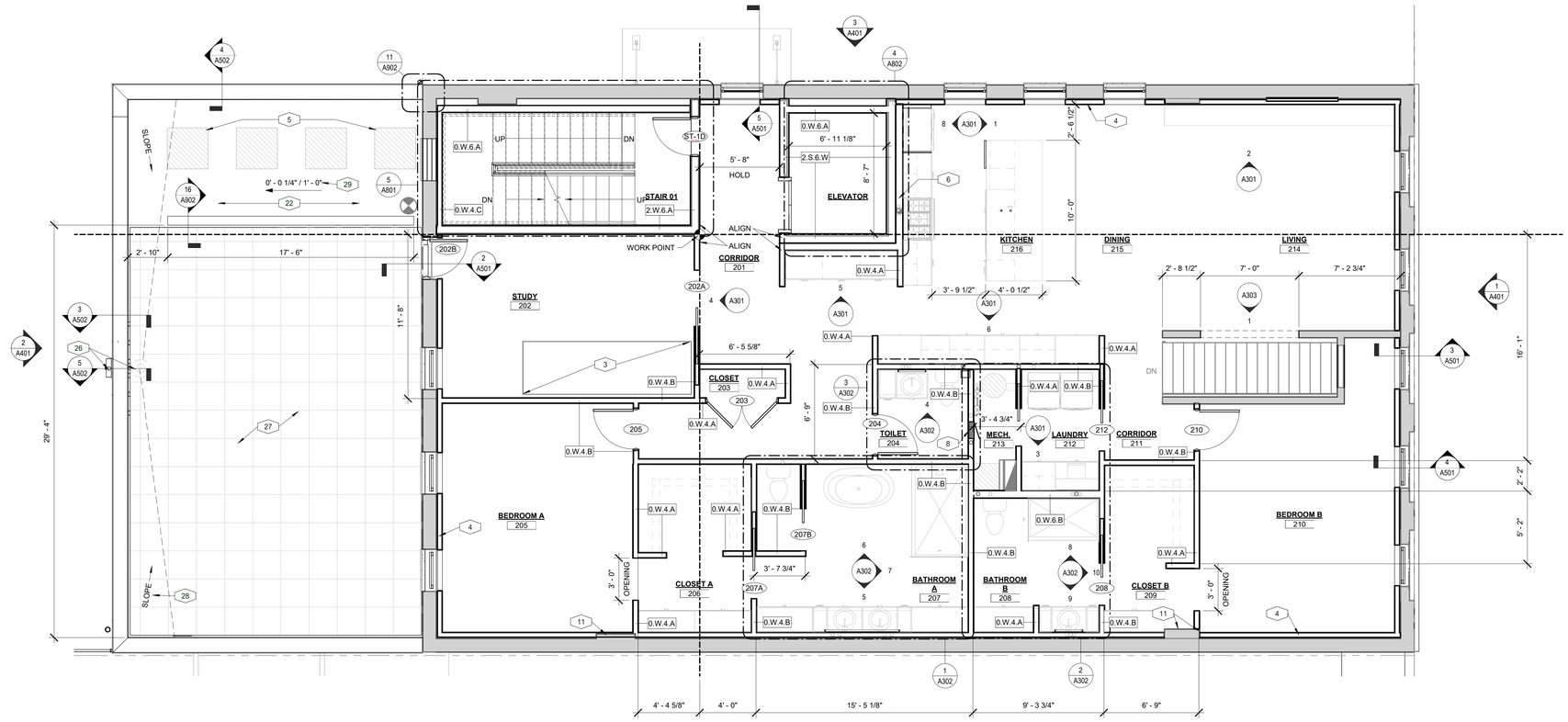
SHEET TITLE:

LEVEL 1 CONSTRUCTION PLAN

SHEET NUMBER:

A101

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1 LEVEL 02 CONSTRUCTION PLAN

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

Project North

0' 1' 4' 8' 16' 32'

CODED NOTES - CONSTRUCTION PLANS

NUMBER	DESCRIPTION
3	INFILL EXISTING FLOOR OPENING. REFER TO STRUCTURAL DRAWINGS FOR FRAMING SIZES & ORIENTATION.
4	FURRED WALL. SEE A 500s FOR WALL ASSEMBLY.
5	MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
6	6" FURRED WALL FOR UTILITY RUNS. REFER TO MEP DRAWINGS.
8	PROVIDE PENETRATION PROTECTION ON BACKSIDE OF PIPES & ELECTRICAL PANEL. FROM FLOOR TO UNDERSIDE OF DECK.
11	LAMINATE GYPSUM WALL BOARD ON BRICK. SHIM AS NECCESARY
22	TPO ROOF MEMBRANE. SEE WALL SECTIONS FOR DETAILS.
26	ROOF DRAIN BELOW PEDESTAL PAVERS WITH THROUGH WALL OVERFLOW SCUPPER.
27	PEDESTAL PAVERS OVER TPO ROOF MEMBRANE.
28	RIGID INSULATION. SLOPE TO ROOF DRAIN.
29	SLOPED ROOF STRUCTURE BELOW PEDESTAL PAVERS. SEE WALL SECTIONS FOR DETAILS.

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PROFESSIONAL SEAL: STATE OF OHIO · JOHN C. WORKLEY · 10157 · REGISTERED ARCHITECT · SEPTEMBER 19, 2025

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

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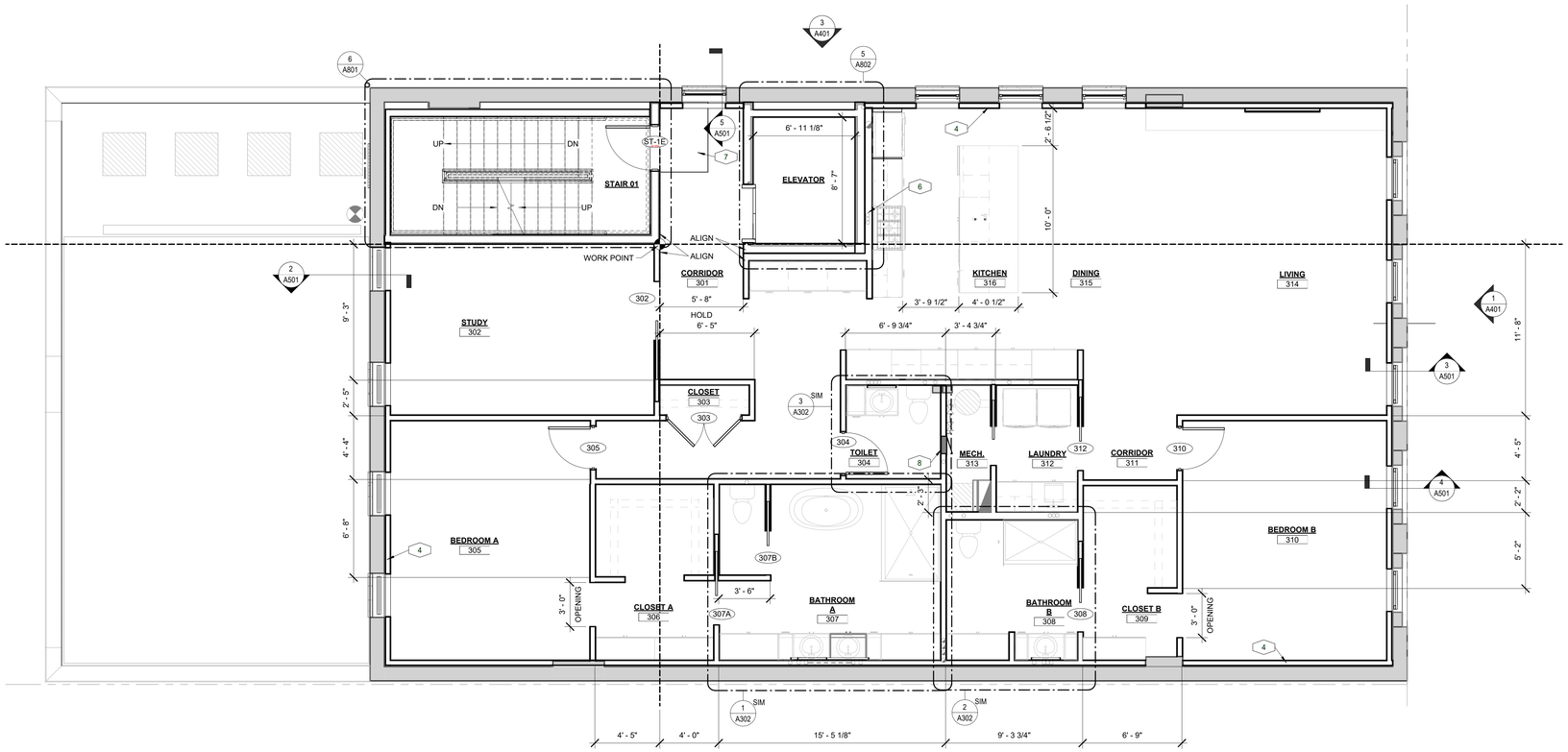
LEVEL 2 CONSTRUCTION PLAN

SHEET NUMBER:

A102

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1 LEVEL 03 CONSTRUCTION PLAN

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

Project North

0' 1' 4' 8' 16' 32'

CODED NOTES - CONSTRUCTION PLANS

NUMBER	DESCRIPTION
4	FURRED WALL. SEE A 500s FOR WALL ASSEMBLY.
6	6" FURRED WALL FOR UTILITY RUNS. REFER TO MEP DRAWINGS.
7	FLOOR INFILL. REFER TO STRUCTURAL DRAWINGS FOR FRAMING SIZE & ATTACHMENT
8	PROVIDE PENETRATION PROTECTION ON BACKSIDE OF PIPES & ELECTRICAL PANEL, FROM FLOOR TO UNDERSIDE OF DECK.

GENERAL REFERENCE AND COORDINATION NOTES

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   C. SHEET G300 SERIES FOR CODE SIGNAGE REQUIREMENTS.

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PROFESSIONAL SEAL:

STATE OF OHIO
JOHN C. WORKLEY
10157
REGISTERED ARCHITECT

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
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SHEET TITLE:

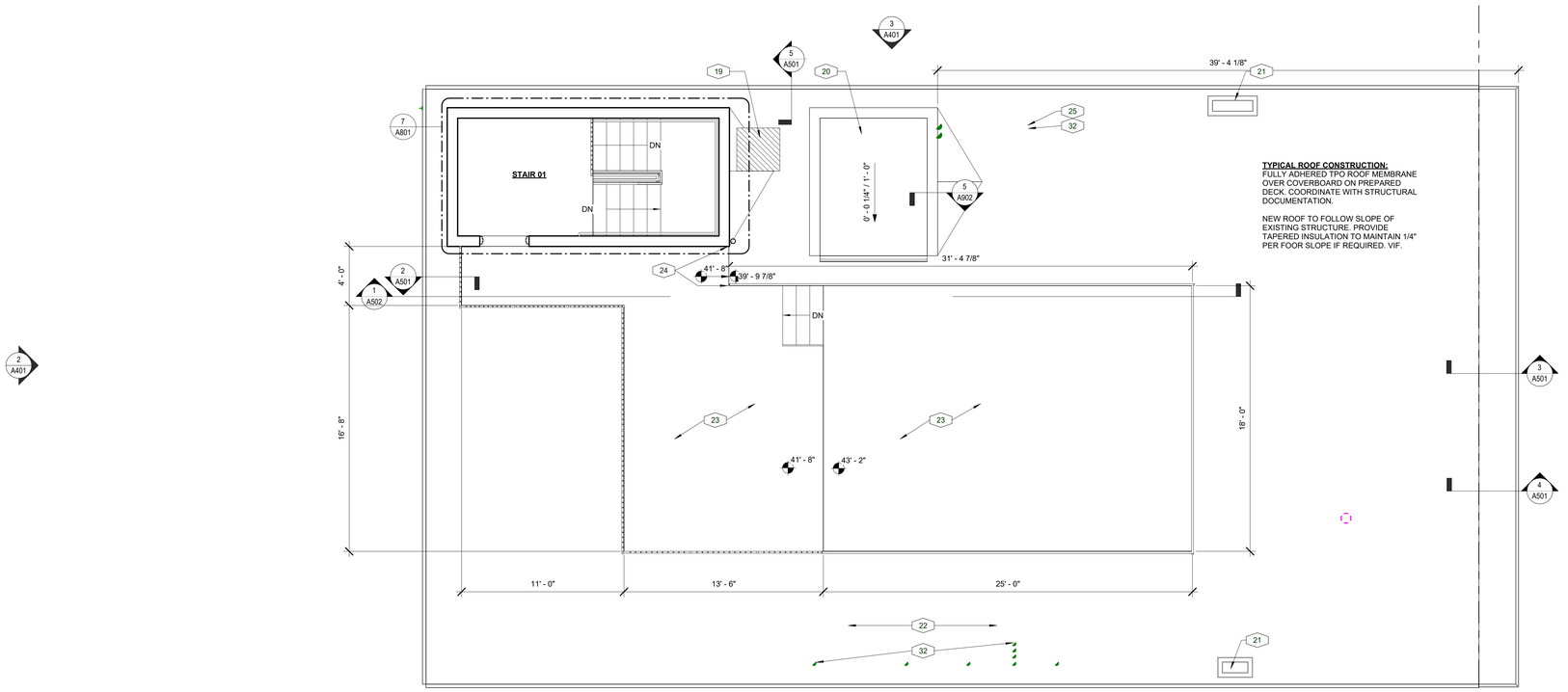
LEVEL 3 CONSTRUCTION PLAN

SHEET NUMBER:

A103

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TYPICAL ROOF CONSTRUCTION:
FULLY ADHERED TPO ROOF MEMBRANE OVER COVERBOARD ON PREPARED DECK. COORDINATE WITH STRUCTURAL DOCUMENTATION.

NEW ROOF TO FOLLOW SLOPE OF EXISTING STRUCTURE. PROVIDE TAPERED INSULATION TO MAINTAIN 1/4" PER FOOR SLOPE IF REQUIRED. VIF.

1 ROOF CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

0' 1' 4' 8' 16' 32'

Project North

CODED NOTES - CONSTRUCTION PLANS

NUMBER	DESCRIPTION
19	APARTMENT B CONDENSING UNIT
20	ELEVATOR OVERRUN
21	EXISTING CHIMNEY
22	TPO ROOF MEMBRANE. SEE WALL SECTIONS FOR DETAILS.
23	COMPOSITE PLANK ROOF DECKING ON STRUCTURAL FRAMING. INSTALL FLASHING TAPE ON TOP OF EVERY FRAMING MEMBER BEFORE INSTALLING COMPOSITE DECK. COORDINATE FRAMING WITH STRUCTURAL DRAWINGS.
24	NO RAILING PROVIDED TO ALLOW ROOF ACCESS.
25	APARTMENT UNIT KITCHEN EXHAUST. COORDINATE WITH MECHANICAL DRAWINGS.
32	INSTALL PREMANFACTURED BOOT FOR ALL ROOF PIPE / DUCT PENETRATIONS. SEE A900s FOR DETIAL.

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PROFESSIONAL SEAL: STATE OF OHIO · JOHN C. WORKLEY · 10157 · REGISTERED ARCHITECT · SEPTEMBER 26, 2025

Date: 09/19/2025
John C. Workley Registration Number: 10157
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JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
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SHEET TITLE:

ROOF CONSTRUCTION PLAN

SHEET NUMBER:

A104

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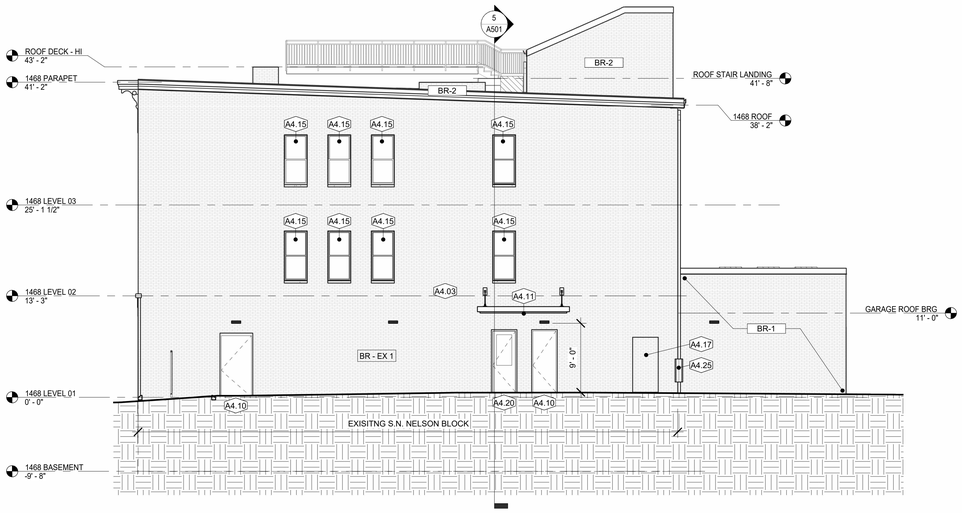
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EXTERIOR FINISH SCHEDULE

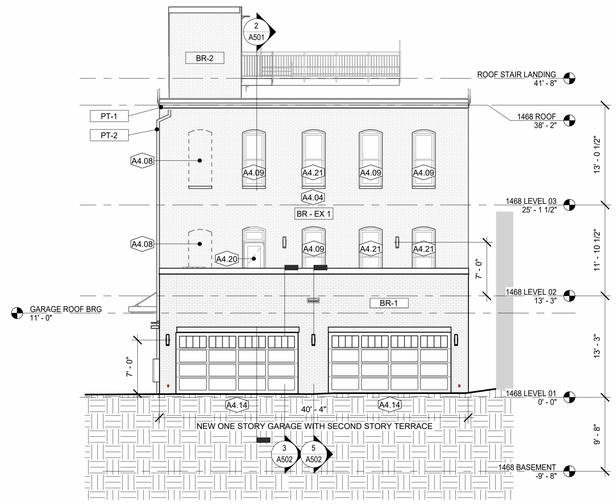
FINISH TAG	MATERIAL	MANUFACTURER	PROFILE	COLOR	COMMENTS
BR - EX 1	EXISTING BRICK		RUNNING BOND	PAINTED	PAINTED, PATCH AND REPAIR
BR - EX 2	EXISTING BRICK		RUNNING BOND	MURAL	PATCH AND REPAIR
BR-1	3 5/8" BRICK VENEER		STANDARD RUNNING BOND	BURGUNDY	
BR-2	FIBER CEMENT PANEL - BRICK PATTERN	NICHIHA	PLYMOUTH BRICK	CRIMSON	PAINT TO MATCH BR - EX 1
FCP-1	FIBER CEMENT PANEL	--		ZINC	
FCP-2	FIBER CEMENT PANEL	--		ZINC	W/ PVC TRIM TO CREATE HISTORIC PANEL
GL-1	STOREFRONT	--		BLACK	ALUM MULLION SYS, PAINTED BLACK
MTL-2	METAL TRIM			BLACK	
PT-1	PAINT	SHERWIN-WILLIAMS		COLOR	COMMENT
PT-2	PAINT	SHERWIN-WILLIAMS		COLOR	COMMENT

KEYNOTES

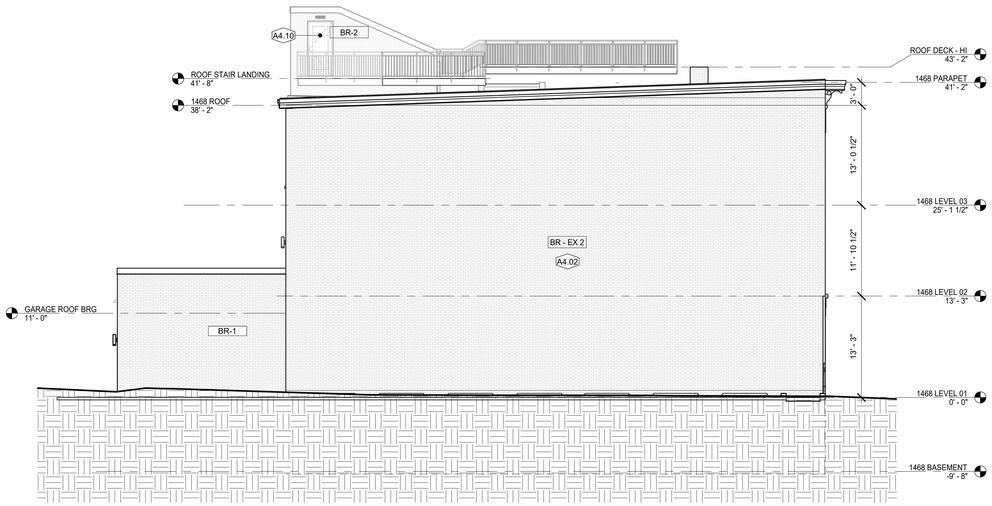
NUMBER	DESCRIPTION
A4.01	NEW ARCH TOP DOUBLE HUNG WINDOW. REMOVE EXISTING REPLACEMENT WINDOW. EXISTING WINDOW OPENING TO REMAIN. NEW WINDOW TO MATCH NOMINAL SIZE AND FUNCTIONALITY OF EXISTING REPLACEMENT WINDOW.
A4.02	EXISTING BRICK TO BE CLEANED, REPAINTED, AND REPLACED AS NECESSARY. MURAL ON SOUTH FACADE OF S. N. NELSON BUILDING TO REMAIN.
A4.03	EXISTING BRICK TO BE CLEANED, REPAINTED, AND REPLACED AS NECESSARY. REPLACEMENT BRICK TO MATCH EXISTING. USE SALVAGED BRICK FROM NEW MASONRY OPENINGS WHEN POSSIBLE.
A4.04	EXISTING STUCCO OVER BRICK. REMOVE SPAWLING OR LOOSE MATERIAL. PATCH AND REFINISH TO NEW CONDITION. PAINT.
A4.08	REMOVE EXISTING WINDOW. TOOTH IN REPLACEMENT BRICK TO MATCH EXISTING. USE SALVAGED BRICK FROM NEW MASONRY OPENINGS WHEN POSSIBLE.
A4.09	EVIDENCE OF EXISTING WINDOW OPENING REMAINS. NEW WINDOW TO MATCH NOMINAL SIZE, SHAPE AND FUNCTIONALITY OF FACADE ADJACENT EXISTING REPLACEMENT WINDOWS.
A4.10	NEW HOLLOW METAL DOOR.
A4.11	NEW PREFABRICATED METAL AWNING.
A4.14	NEW OVERHEAD TRACK GARAGE DOOR.
A4.15	NEW DOUBLE HUNG WINDOW WITH NEW PRECAST SILL. PROVIDE NEW MASONRY OPENING. TOOTH IN SALVAGED BRICK.
A4.17	TOOTH IN REPLACEMENT BRICK TO MATCH EXISTING. USE SALVAGED BRICK FROM NEW MASONRY OPENINGS WHEN POSSIBLE.
A4.20	NEW HOLLOW METAL DOOR WITH TRANSOM.
A4.21	NEW DOUBLE HUNG WINDOW WITH INFILLED ARCH TOP HEADER. REMOVE EXISTING REPLACEMENT WINDOW. EXISTING WINDOW OPENING TO REMAIN. NEW WINDOW TO MATCH NOMINAL SIZE AND FUNCTIONALITY OF EXISTING REPLACEMENT WINDOW.
A4.25	8" PIPE GUARD. BLACK FINISH.



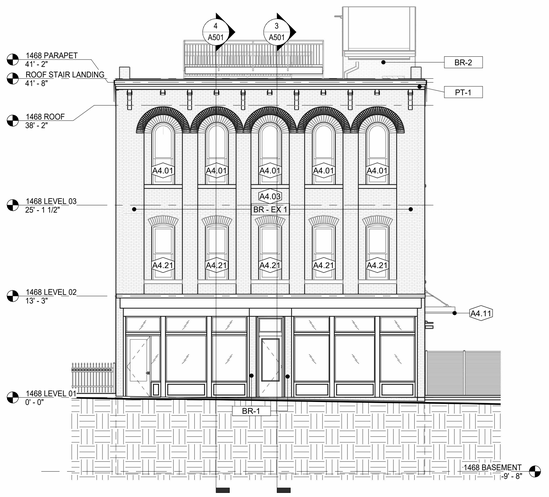
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

ELEVATION PHASING LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW CONSTRUCTION

vocon.

cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

vocon.partners LLC

RIVERSTONE
LAND SURVEYING · ENGINEERING DESIGN

I. A. Lewin, P.E. and Associates
4110 Mayfield Road, Suite B
South Euclid, Ohio 44121
(216) 291-3131
www.lewinandassociates.com

whs engineering
2012 West 25th St., Suite 900
Cleveland, Ohio 44113-4131
Office: (216) 227-8505

I hereby certify that this drawing, specification, plan or report was prepared by me or under my direct supervisiog and that I am a duly registered Architect under the laws of the state which govern this project. WARNING: No person shall use these documents unless person is "or under the direct supervision of" the licensed record architect. [O.R.C. Section 4703.19(E), JCW]

PROFESSIONAL SEAL: STATE OF OHIO · JOHN C. WORKLEY · 10157 · REGISTERED ARCHITECT

Date: 09/19/2025
John C. Workley Registration Number: 10157
Expiration Date: 12/31/25

EXISTING BUILDING RENOVATION & (2) TWO-CAR GARAGE ADDITION

S. N. Nelson Block

1468 W 25th Street
Cleveland, OH 44113

JOB NUMBER: 220563.00

DRAWING RELEASE:

No.	Date	Description
	09/26/2025	Fire & Zoning Review

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A401

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PLOTTED: 9/26/2025 9:06:16 PM

Cleveland City Planning Commission

Special Presentations – Public Art

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-027 – Huntington Bank Buckeye Branch Mural

October 3, 2025

Project Address: 11623 Buckeye Road

Type: Public Art - Mural

Project Representative: Ahlon Gonzalez, LAND Studio

Presenter: Tarra Petras, Public Art Project Coordinator

Approval: Final

Ward 6: Council Member Griffin | **SPA: Buckeye-Shaker Square**



Huntington Bank Buckeye Branch Mural Final Approval

11623 Buckeye Road


11623 Buckeye Road
Huntington Bank
ATM (Drive-Up)
E 117th St
Buckeye Rd
Buckeye Rd



11623 Buckeye Road (street view facing west)





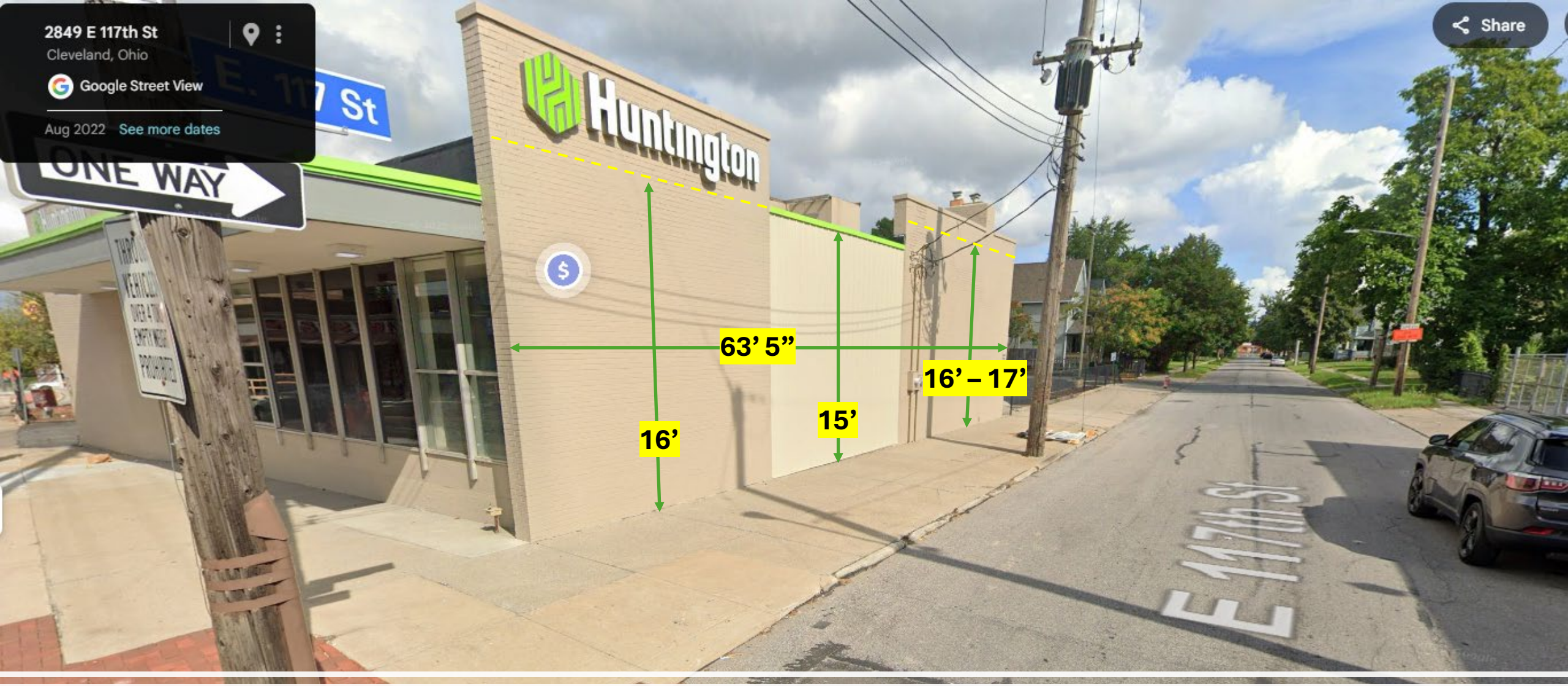
11623 Buckeye Road (street view facing east)

CHRISTA CHILDS

Artist Bio

Chista is a **freelance artist** based in Cleveland who specializes most in the medium acrylic paints. Most surfaces she's done work on has been **exterior surfaces**, **canvas**, and **fabrics** but loves to experiment and stretch her reach through color and texture! The work Christa produces is very stylized and falls in with **surrealism**, **pop art** and **street art**, speaking on her personal **experiences**, **interests**, and **emotions**. Her role in CCA is to guide students through working with and on **different mediums of Art** and helping them find and cultivate their voice through every piece they create.





11623 Buckeye Road (artwork dimensions)

Artwork Rendering & Mockup



Artist Statement: The concept here is early on trading. The children are making money and learning the art of trading in a positive way. Selling candy door to door, selling lemonade and even doing yard work. This concept shows the importance of community support and early on financial literary. Design wise the idea is to spray paint the background and hand paint the foreground. Creating a nice layer of depth between the subjects and background.

Project Details

Materials

- Paints:
  - Sherwin Williams Resilience
  - Nova Color Paints
  - Montana Spray Cans (if needed)
  - Finishing: Vandal Guard Anti Graffiti and UV protection







Community Outreach & Engagement

- Josiah Britt @ CollectivExpress has been guiding the project as community liaison
- The mural design has been shared at Neighbor Night on August 25th
- The design has also been shared with Council President Blaine Griffin

Ownership & Maintenance

- Triple R Associates, Ltd. owns the building and leases to The Huntington National Bank
- The Huntington National Bank Buckeye branch will be the steward of this mural

Project Timeline

- September 2025: Project approvals & permitting
- October 2025: Mural installation & ribbon cutting/celebration event


Thank You!

Special Presentations – Public Art – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-027 – Huntington Bank Buckeye Branch Mural

October 3, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval (with no conditions) on 9/18/25.

City Planning Staff:

Staff is very supportive of this mural, and feels it is well integrated with the building, and adds to the vibrancy of the neighborhood.

City Planning Commission voted to approve this project (without full quorum) on 9/17/25.

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2024-035 – 9014 Cedar Ave. Demolition

October 3, 2025

Project Address: 9014 Cedar Avenue

Type: Demolition

Project Representatives: Brian Bauer, Bauer Architecture, Jim Doerschuk,

MCG Architecture, & Brent Wehage, KLM Trucking and Excavating

Approval: Final

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

9014 CEDAR AVENUE
EXISTING BUILDING DEMOLITION

August 28, 2025

Cedar Health Realty, LLC

FOUNDATIONS
HEALTH SOLUTIONS

ba²
Bauer Architecture, LLC
K.M.U.
TRUCKING & EXCAVATING, LLC
mg

The Gardens of Fairfax Healthcare Center Project Data

- Cedar Health Realty, LLC purchased the property this year (2024) with two primary structures (Formerly Fairfax Place Retirement Home).

- Cedar Health Realty, LLC is associated with Foundations Health Solutions, a leading Ohio long-term care provider, managing nearly 60 nursing homes specializing in physical therapy and skilled nursing.

- Cedar Health Realty, LLC purchased the subject property located at 9014 Cedar Avenue in 2024. The property consists of two primary structures that together served as Fairfax Place Retirement Home for 98 residents. The original structure was constructed in 1891 with a later addition at the rear. The second structure was constructed in 1995.

- Cedar Health Realty, LLC is currently engaged in renovating the 1995 structure to meet current standards for a nursing home and to update all interior finishes.

  Cedar Health Realty, LLC is proposing the construction of a new addition to the 1995 structure that will provide 39 additional private rooms for the care of ventilator patients. The additional rooms provided in the addition will also serve to eliminate all but 6 of the current semi-private rooms and convert them to private occupancy.

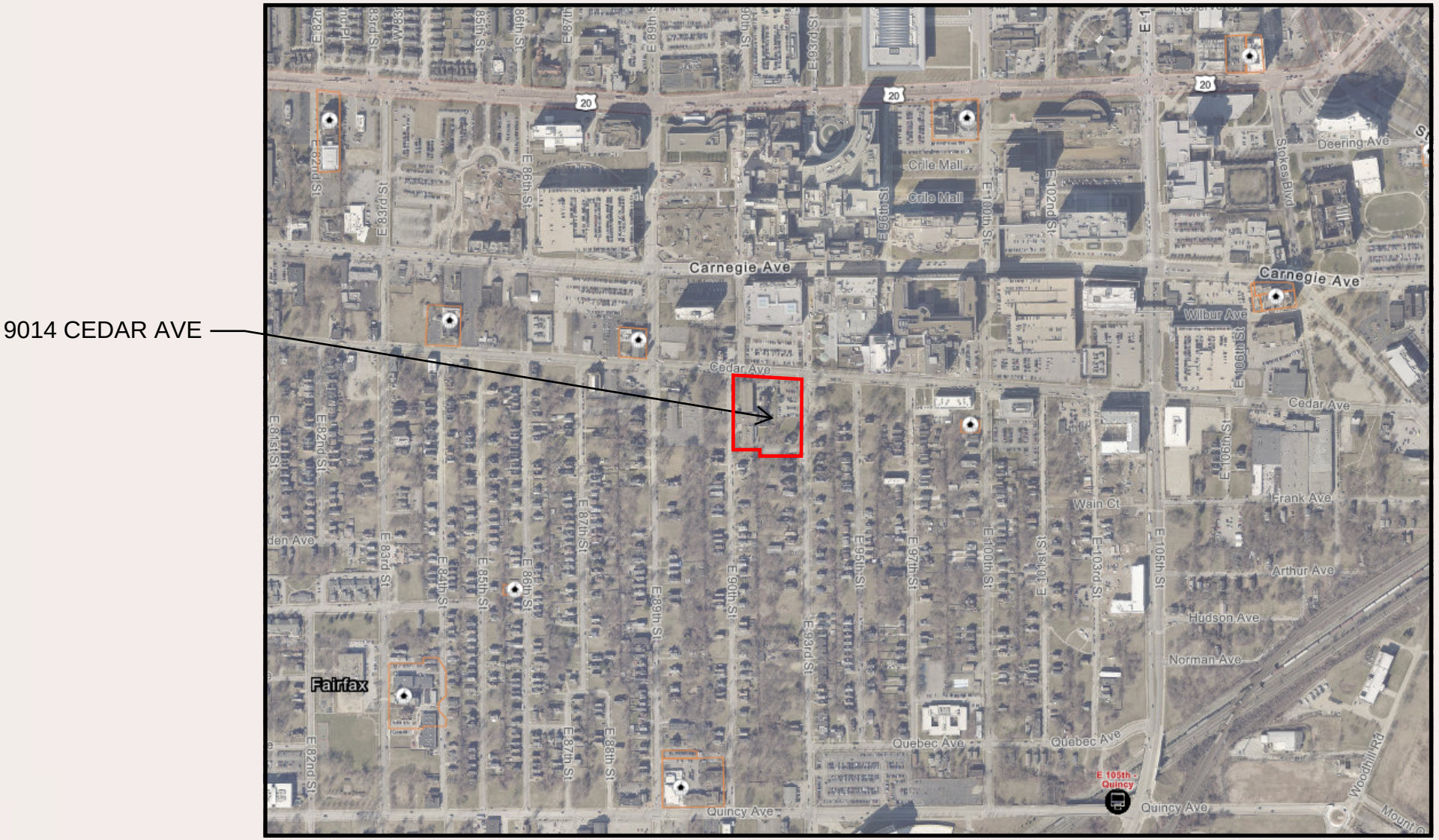


The Gardens of Fairfax Healthcare Center Project Data

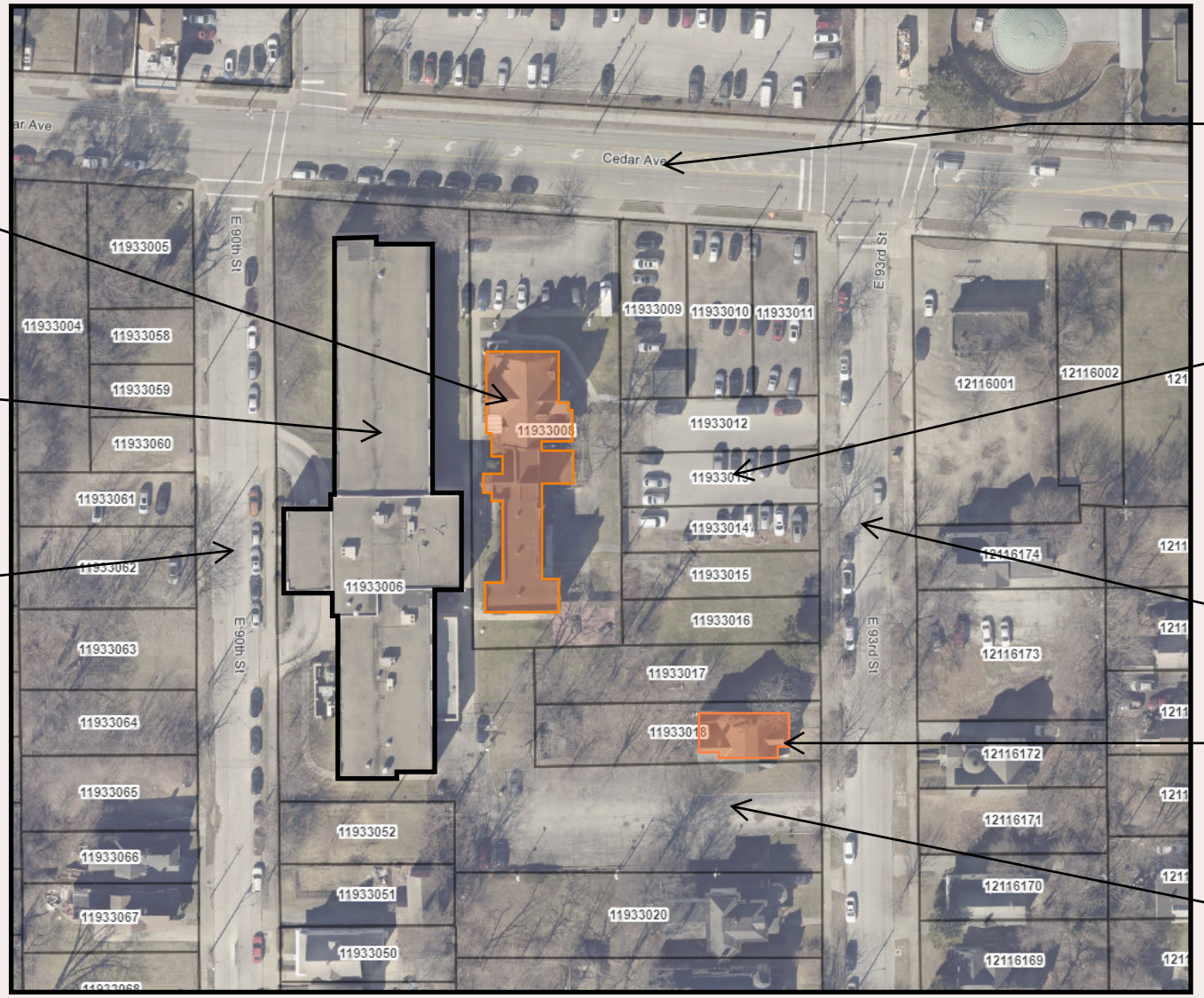
- Requesting CPC approval to demolish the 1891 structure (9014 Cedar Ave)
- Earlier this year Cedar Health Realty, LLC had hazardous material abatement completed, as well as cleaned out building including removal of furniture, medical equipment and rubbish.
- Electricity, natural gas and telecommunications utility disconnects have been completed to the building, and First Energy has approved utility pole removals from site immediately adjacent to the structure.
- Scope of work would include removal of existing structure and backfill of basement void to leave site in a useable state ready for future project.



Aerial Site Map - Existing Vicinity



Aerial Site Map - Existing Conditions



BUILDING TO BE DEMOLISHED

9014 CEDAR AVE

E. 90TH STREET

CEDAR AVENUE

PROJECT SITE

E. 93RD STREET

BUILDING TO BE DEMOLISHED

EXISTING PARKING LOT TO REMAIN

341.08 - a-1 Building History

(a) Criteria for Action. In considering a request to demolish or move a building or other structure located within a Design Review District, the City Planning Commission and its Local Design Review Advisory Committee shall consider the following factors in making its decision to approve or disapprove the request:

(1) The architectural and historic significance of the subject building or structure

a. The building is designed by Charles Schweinfurth.
https://shakerlibrary.org/wp-content/uploads/Cleveland-Landmarks-Commission-Cleveland-City-Planning-....pdf

b. It originated as Infants Rest Inner City Nursing Home in 1891 (home for children under 2 years)

c. Holy Cross House (for children) purchased the property in 1915, a transitional location in their organization's history
https://case.edu/ech/articles/h/holy-cross-house

d. Mount Zion Church purchased the property in the 1930's, a transitional location in their organization's history. Mount Zion Church renovated the property and added on to it, modifications including a sanctuary, gym, offices, and basement dining.
https://www.mtzioncleveland.com/an-historic-church

e. New Sardis Church purchased the property in the 1950, a transitional location in their organization's history. New Sardis vacated the property in 1959.
https://www.newsardispbc.org/our-story

f. In 1996, the property transferred to Senior Care Resources.

341.08 - a-2-3 Building Significance

(2) The significance of the building or structure in contributing to the architectural or historic character of its environs

a. The most significant period of the property's history is it's founding, when it opened as a home to care for orphaned infants.

b. Since that opening, the building has been purchased and utilized as a church, children's home, and nursing home. Each transaction represented a piece of each organization's history as no organization was founded in the building after it's purchase, nor was it the last location for any organization as each went on to move elsewhere in the region.

(3) In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance

a. This section does not apply as the design team is proposing a total demolition of the structure

341.08 - a-4 Viability and Existing Conditions

(4) The present and potential economic viability of the subject building or structure, given its physical condition and marketability

a. The structure creates several challenges and hazards if salvaged, which are not only non-marketable, but also against modern building codes and life threatening to the proposed occupancy of elderly patients and patients with compromised respiratory and immune systems.

- Building Condition - The original structure has remained unoccupied for an extended period of time serving only as overflow storage space. It has long been neglected with little to no maintenance and there currently are no utilities servicing the building. Over years of neglect the building has incurred significant water intrusion through the exterior masonry walls and roof that has resulted in the deterioration of all interior construction and structural elements.

- Air Quality - A mold study was conducted in February of 2025 (See Attached). The 1891 building is not suitable to be used in conjunction with a nursing home environment that is specifically being developed to accommodate ventilator patients with compromised respiratory systems. The presence of any mold spores would create an unacceptable health care risk and liability to the treatment of those patients or any elderly population with compromised immune systems. The design team highly recommends demolition of the existing structure to mitigate this issue.

- Accessibility - The existing construction of the 1891 building creates a significant hardship with regards to the health safety and welfare of the occupants to its conversion for any future use to meet current Ohio Building Code, NFPA Life Safety Code and ADA standards. The 1995 structure and 1891 structure have differing finished floor elevations of at least 2'-0". Connecting both would require a series of ramps and other modifications. Health care codes require 8'-0" wide corridors for the movement of patient beds. A series of ramps would be detrimental to patient movement and egress as most patients are confined to a wheelchair or bed. Dining, physical therapy, dialysis, and activity spaces are located in the existing 1995 structure. It would require a minimum of 3 trips daily when only accounting for access to meals.

- Fire Protection - The existing construction of the 1891 building as a two-story wood frame structure is not permitted for an Institutional (I2) nursing home occupancy.

- Building Location - The proposed addition will be required to meet all the Euclid Corridor Design District zoning and design standards. Those standards require exterior pedestrian green space along Cedar Avenue and all parking to be located to the “rear” of the building. The size and location of the1891 structure on the site will prevent being able to meet those conditions and will also not permit the development of adequate on-site parking.

341.08 - a-5-6-7 Existing Conditions and Use

(5) The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition

a. These concerns have been addressed in Item a-4

(6) The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition

a. Based on the environmental hazards present in the existing building, the design team proposes full demolition of the structure without salvage

(7) The design quality and significance and the appropriateness of the proposed re-use of the property

a. The property will continue to operate as a nursing home. The proposed demolition will permit the construction of a proposed addition which will improve and expand the standard of care and services that the facility provides for the inner-city residents that it currently serves. It will prevent those residents and their families from having to travel outside of their neighborhood to seek quality and specialized care. The existing facility is primarily semi-private rooms. The proposed addition will provide 43 private rooms which will permit the conversion of 39 semi-private rooms into private occupancy for a total of 82 private rooms. The private rooms will provide a more comfortable and dignified living environment, a personal space for residents to visit with their families and protect patients' privacy rights.

b. The existing 1891 building and more recently constructed 1995 building have no contextual similarities to each other. One represents a more traditional residential character while the other a more modern institutional character. The proposed addition and the renovation of the existing exterior facade of the 1995 will create an overall more harmonious modern character for the entire facility. The building will be more reflective of the existing Cleveland Clinic development that is immediately opposite the Gardens of Fairfax along the north side of Cedar Avenue.

9014 Cedar Avenue - Existing Condition

ARCHWAY TO BE SALVAGED AND INSTALLED ON NEW BUILDING



CEDAR AVENUE FAÇADE - NORTH



COLUMN TO BE SALVAGED AND INSTALLED IN LOBBY

WEST FACADE

9014 Cedar Avenue - Existing Condition



WEST FAÇADE FROM SOUTH



REAR FAÇADE - SOUTH

9014 Cedar Avenue - Existing Condition



EAST FAÇADE - SOUTH

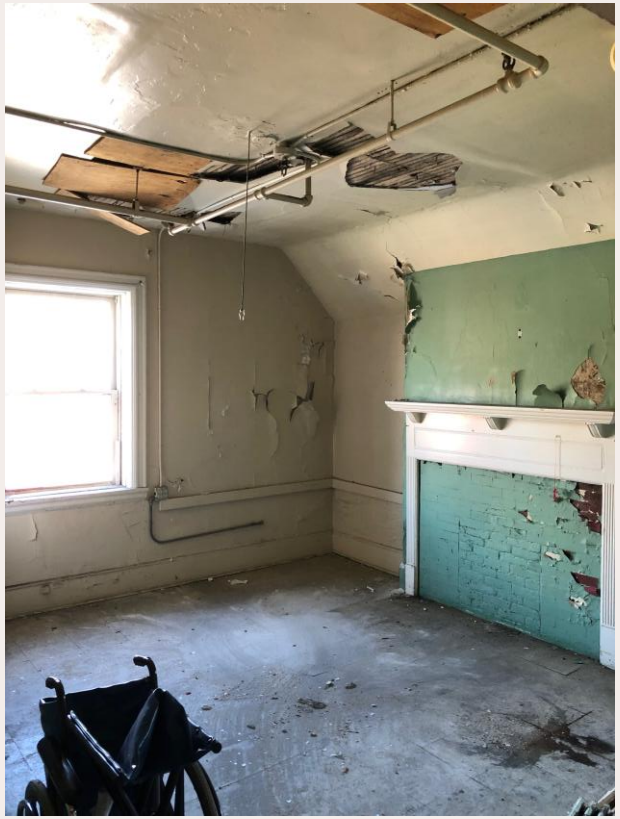


EAST FAÇADE - NORTH

9014 Cedar Avenue - Existing Condition



INTERIOR



INTERIOR



INTERIOR

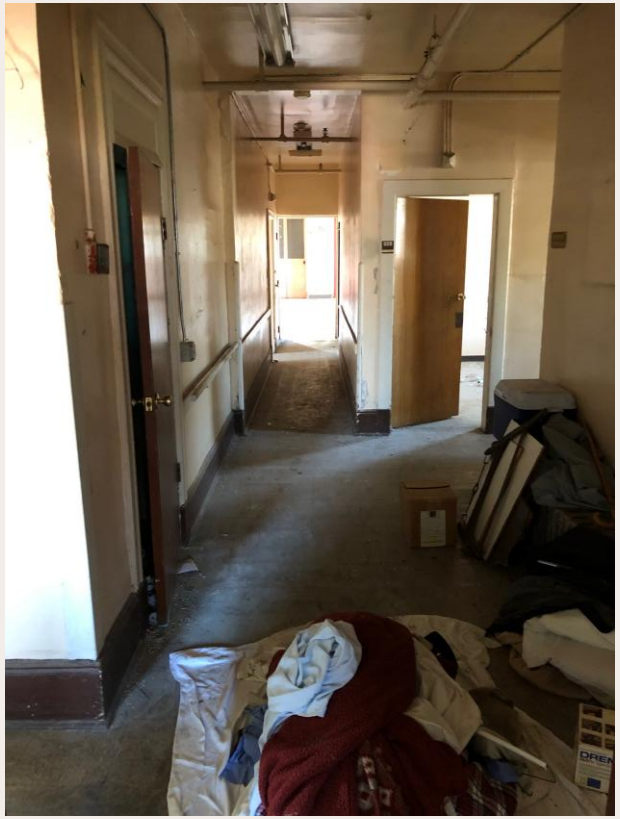
9014 Cedar Avenue - Existing Condition



INTERIOR



INTERIOR



INTERIOR

Project Schedule

THE GARDENS OF FAIRFAX

PROJECT TIMELINE

AUGUST 29, 2025

TASKS	DESIGN 2025-2026								CONSTRUCTION 2026-2027		
	APRIL	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	MAR 2026	THRU	MAR 2027
SITE DEMOLITION											
PETBOT Meeting	4/15/2025										
Demolition Permit Approval											
Demolition Permit Application		9/10/2025									
Design Review Committee Meeting		9/18/2025									
Planning Commission Meeting		9/19/2025									
1891 Building Demolition			10/6/2025	11/14/2025							
House Demolition		9/8 THRU 9/26									
DESIGN REVIEW & APPROVAL											
Conceptual Approval											
Design Review Submittal				11/5/2025							
Design Review Committee Approval				11/13/2025							
Planning Commission Approval				11/14/2025							
Schematic Approval											
Design Review Submittal					12/3/2025						
Design Review Committee Approval					12/11/2025						
Planning Commission Approval					12/12/2025						
Final Approval											
Design Review Submittal					12/31/2025						
Design Review Committee Approval						1/8/2026					
Planning Commission Approval						1/9/2026					
SITE PLAN APPROVAL											
Survey, Drawings and Legals		9/22/2025	10/24/2025								
Lot Consolidation Approvals		9/22/2025		11/28/2025							
Civil Engineering Documents		9/22/2025		11/28/2025							
Cleveland Engineering Approval					12/1/2025	1/30/2026					
ZONING PERMIT APPROVAL						1/26/2026	2/27/2026				
BUILDING DEPARTMENT APPROVAL											
Construction Document Production		9/22/2025				1/16/2026					
Building Code Compliance Review						1/19/2026	2/27/2026				
BIDDING & NEGOTIATIONS						1/19/2026	2/27/2026				
CONTRACT AWARD								3/9/2026			
CONSTRUCTION									3/23/2026	THRU	3/26/2027

Proposed Building - Cedar and 93rd



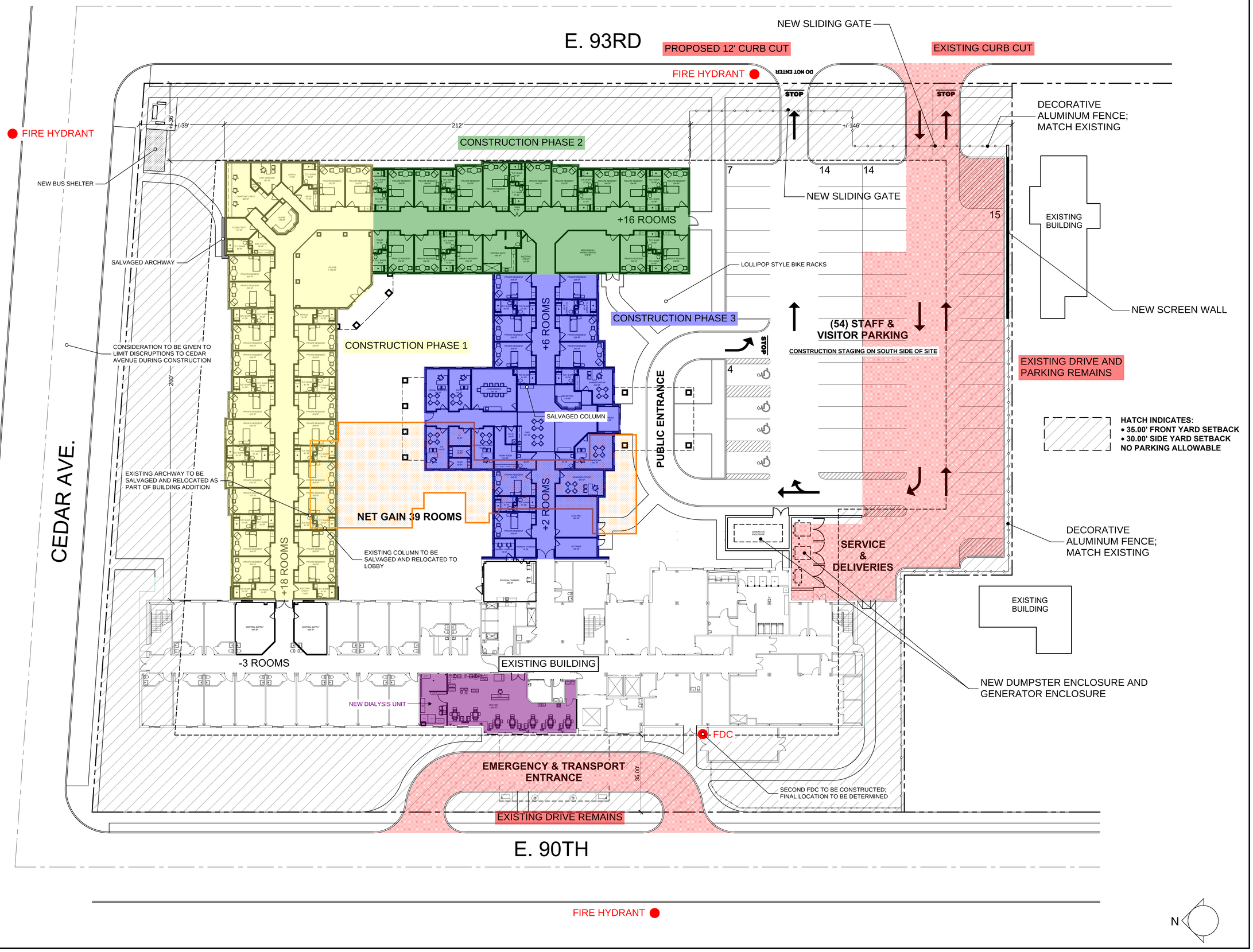
Proposed Building - Public Entrance



Proposed Building - Public Lobby



Proposed Site Plan



mcgarchitecture.com

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

Seal:

A Project for:

FAIRFAX PLACE TRANSITIONAL CARE FACILITY
RESIDENT ADDITION

9014 CEDAR AVE
CLEVELAND, OH 44106

Client:

FOUNDATIONS
HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMSTED, OH 44070

Revisions:

No.	Description	Date

Project No.:	24.534.01
Drawn By:	JD
Reviewed By:	--
Scale:	AS NOTED
Date:	
Filename:	24534_Fairfax Place_SD Plan

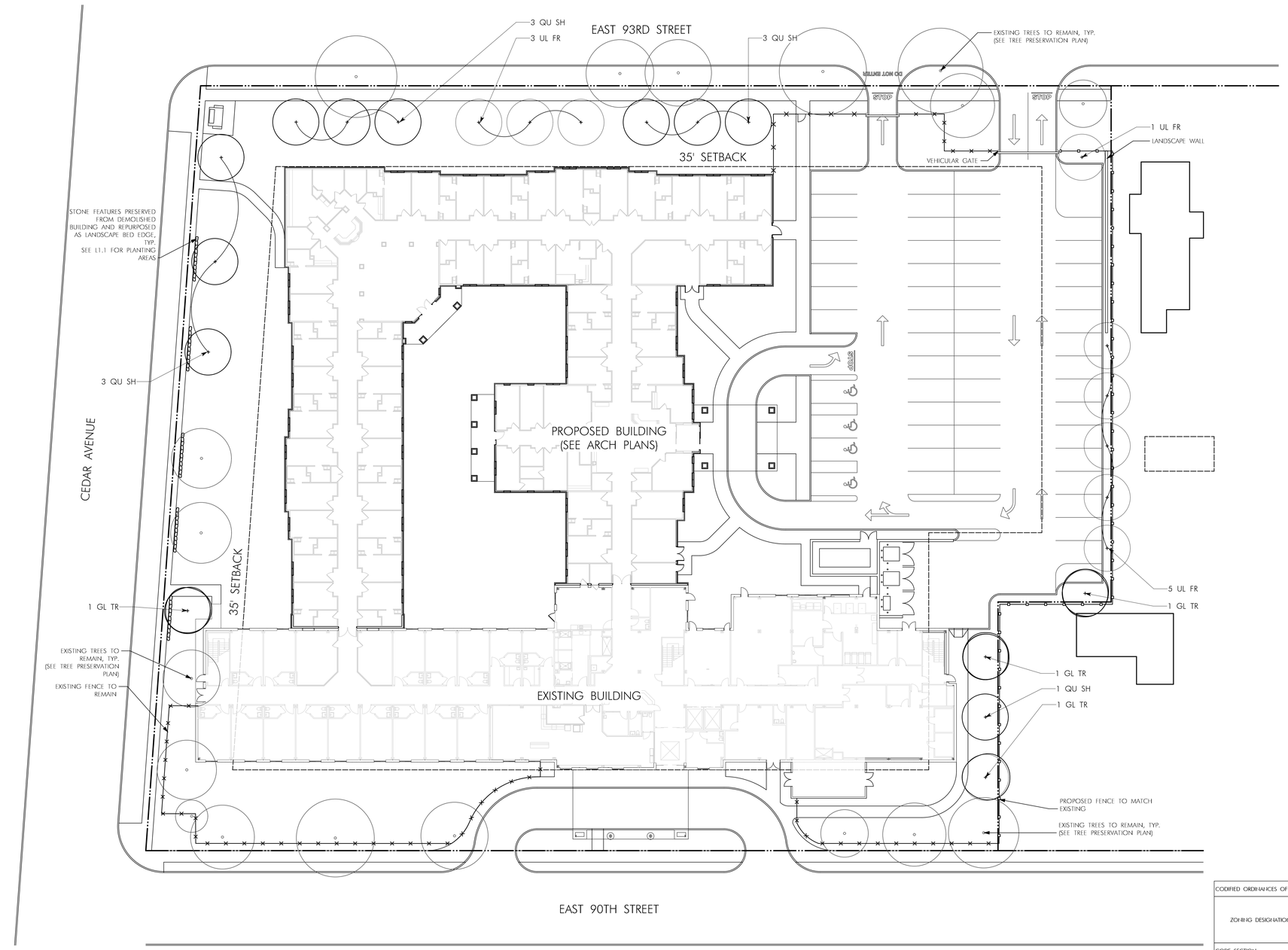
Sheet Title:

OVERALL
BUILDING
FLOOR PLAN

Sheet #:

A101

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Tree Planting Plan
Scale: 1" = 20'-0"

0 20 40 60 ft

LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING FENCE TO REMAIN
- PROPOSED FENCE TO MATCH EXISTING
- EXISTING TREE TO REMAIN

GENERAL NOTES

1. REFER TO ARCHITECTURE PLANS FOR ALL BUILDINGS
2. REFER TO CIVIL PLANS FOR ALL ROADWAY, PARKING, SITE WALK LAYOUTS, AND SITE GRADING
3. REFER TO M.E.P. PLANS FOR ALL SITE ELECTRICAL DETAILS AND LAYOUTS
4. NOTIFY OWNER IMMEDIATELY WHEN DISCREPANCIES EXIST BETWEEN SITE CONDITIONS AND DRAWINGS.
5. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND MAINTAIN LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION PROCESS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL ADHERE TO CHAPTER 6D OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION

PLANT LIST

QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	REMARKS
DECIDUOUS TREES					
4	GL TR	Gleditsia triacanthos Honey Locust	2.5" cal.	B&B	Spacing As Shown
10	QU SH	Quercus shumardii Sumard Oak	2.5" Cal.	B&B	Spacing As Shown
9	UL FR	Ulmus 'frontier' Frontier Elm	2.5" cal.	B&B	Spacing As Shown

*PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

CODIFIED ORDINANCES OF CELEVELAND, OHIO			
ZONING DESIGNATIONS	MF-C1 (MULTI-FAMILY), LR-D3 (LIMITED RETAIL DISTRICT), 2F-B1 (TWO FAMILY DISTRICT), LMF-B1 (LIMITED MULTI-FAMILY DISTRICT)	EUCLID CORRIDOR DEVELOPMENT SUB-AREA (MMUD-1): PROVIDES FOR A MIX OF LAND USES TO BE BUILT AT HIGHER DENSITIES	LANDSCAPE PLANTING ADHERES TO REQUIREMENTS OF THE MOST RESTRICTIVE ZONE (2F-B1)
CODE SECTION		REQUIRED	PROVIDED
349.09 - SCREENING OF OFF-STREET PARKING SPACES	WHERE 5 OR MORE ACCESSORY OFF-STREET PARKING SPACES ARE PROVIDED AND ARE LOCATED ON A LOT THAT IS ADJACENT TO A RESIDENCE DISTRICT OR THAT ADJOINS A BUILDING CONTAINING DWELLING UNITS, PARKING SPACES SHALL BE SCREENED FROM ALL ADJOINING LOTS BY A STRIP OF LAND AT LEAST FOUR FEET WIDE AND DENSELY PLANTED WITH SHRUBS THAT FORM A DENSE SCREEN YEAR-ROUND. SUCH WALL, FENCE OR SHRUBS SHALL BE AT LEAST THREE FEET, BUT NOT MORE THAN SIX FEET SIX INCHES IN HEIGHT.	MIN. 4 FOOT WIDE AND 3 FOOT HIGH PLANTING, HEAVY OPACITY REQ. (75% IN ACCORDANCE WITH 352.11)	4 FOOT EVERGREEN SCREEN PROVIDED
352.05(d)(2) - PRESERVATION OF LANDSCAPING, CREDIT TOWARDS REQUIREMENTS	THE DIRECTOR OF BUILDING AND HOUSING SHALL CREDIT HEALTHY TREES EXISTING ON A SITE PRIOR TO DEVELOPMENT AND PROPOSED TO BE PRESERVED TOWARD THE REQUIREMENTS OF THE TABLE IN SECTION 352.11. EACH PRESERVED TREE MEETING THE APPLICABLE REQUIREMENTS OF THE TABLESHALL REDUCE BY 1 THE NUMBER OF NEW TREES REQUIRED. LARGER PRESERVED TREES SHALL REDUCE THE REQUIRED NUMBER AS FOLLOWS: REDUCTION OF 2 TREES PER PRESERVED TREE WITH TRUNK CALIPER BETWEEN 8 AND 16 INCHES IN DIAMETER, 3 TREES PER PRESERVED TREE WITH TRUNK CALIPER 16 INCHES IN DIAMETER		PRESERVED TREES 6 - 8" = 2 X 1 = 2 TREE CREDITS 8 - 16" = 13 X 2 = 26 TREE CREDITS 16+" = 3 X 3 = 9 TREE CREDITS 37 TOTAL TREE CREDITS
352.10 - USES REQUIRING OTHER SCREENING OR LANDSCAPING	OPEN OFF STREET PARKING OVER 10 SPACES REQUIRES MEDIUM FRONTAGE STRIP, OUTDOOR STORAGE, UTILITY STATIONS, ELECTRICAL AND MECHANICAL EQUIPMENT REQUIRES SCREEN BARRIER.	MEDIUM SCREENING INTENSITY REQUIRED FOR EACH USE	REQUIREMENTS MET THROUGH ADHERENCE TO SECTION 352.11
352.11 - HEAVY SCREENING INTENSITY MINIMUM VALUES	8 FEET IN WIDTH, 4 FEET IN HEIGHT WITH 75% YEAR-ROUND OPACITY TREES: 30 FOOT SPACING ON-CENTER, 8 FOOT HEIGHT AND 2.5 INCH CALIPER AT TIME OF INSTALLATION. SHRUBS: 12 FOOT SPACING ON-CENTER, 2.5 FOOT HEIGHT AT TIME OF INSTALL.	TOTAL LENGTH= 1,396 LINEAR FEET 1,396 FT / 30 FT = 50 TREES 1,396 / 12 FT = 119 SHRUBS	37 EXISTING TREE CREDITS 23 PROPOSED TREES 217 SHRUBS PROVIDED

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A Project for:

FAIRFAX PLACE TRANSITIONAL CARE FACILITY
RESIDENT ADDITION

9014 CEDAR AVE
CLEVELAND, OH 44106

Client:

FOUNDATIONS
HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMSTED, OH 44070

Revisions:

No.	Description	Date

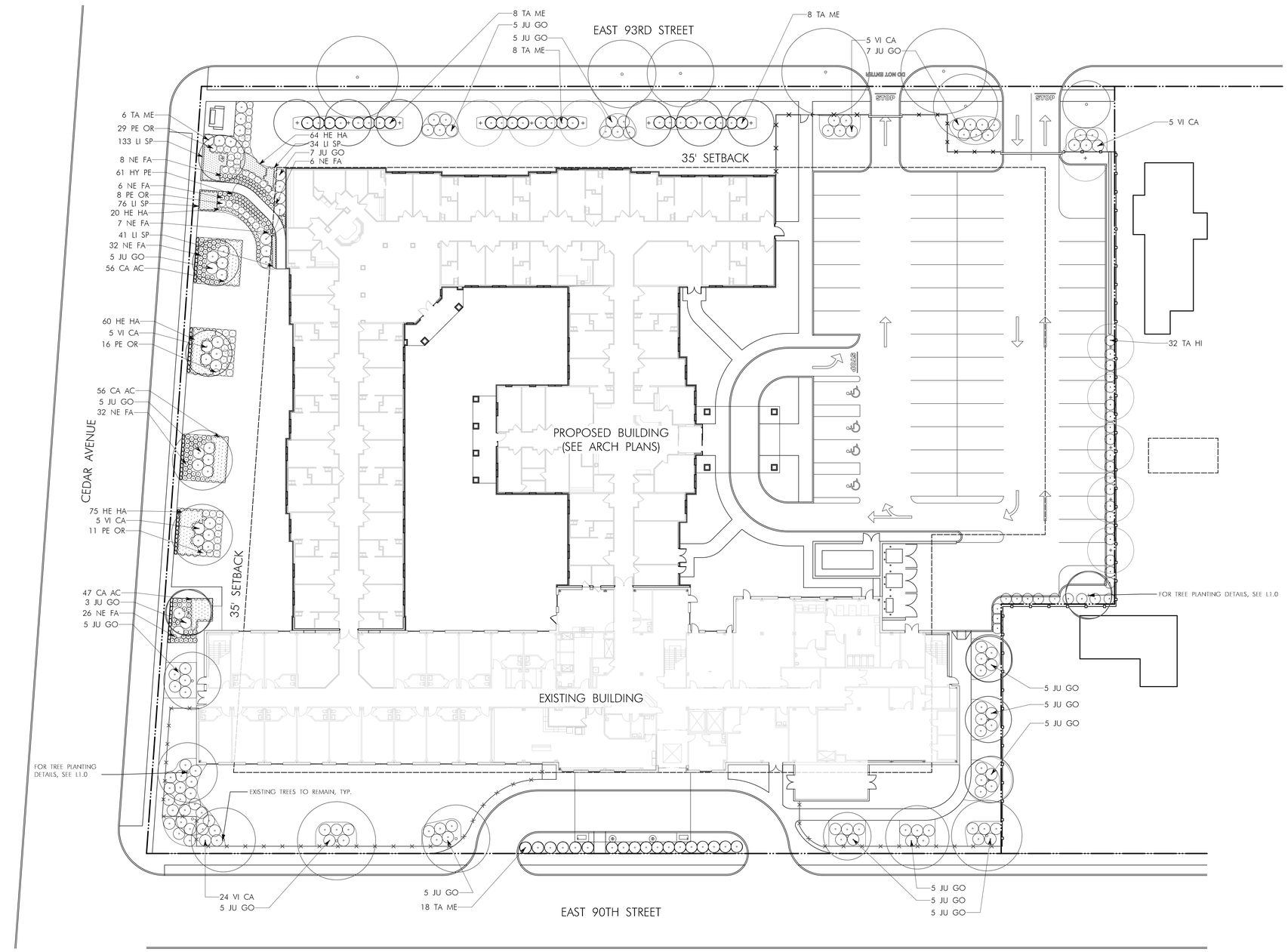
Project No.: 24.534.01
Drawn By: DH, GM
Reviewed By: CG
Scale:
Date: 08-29-25
Filename:
Sheet Title:

Tree Planting Plan

Sheet #:

L1.0

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Shrub Planting Plan
Scale: 1" = 20'-0"

0 20 40 60 ft

PLANT LIST

SHRUBS					
82	JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	#3	5' OC	Cont.
284	LI SP	Liriope spicata Creeping Lilyturf	#1	12" OC	Cont.
32	TA HI	Taxus x media 'Hicksii' Hicks Yew	#3	5' OC	Cont.
48	TA ME	Taxus x media 'Densiformis' Dense Yew	#3	5' OC	Cont.
44	VI CA	Viburnum carlesii Korean Spice Viburnum	#3	5' OC	Cont.
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
159	CA AC	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#2	24" OC	Cont.
219	HE HA	Hemerocallis 'Happy Returns' Happy Returns Daylilly	#1	12" OC	Cont.
61	HY PE	Hypericum perforatum St John's Wort	#1	18" OC	
117	NE FA	Nepeta x faassenii 'Walker's Low' Walker's Low Catmint	#1	24" OC	Cont.
64	PE OR	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	#2	3' OC	Cont.

*PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

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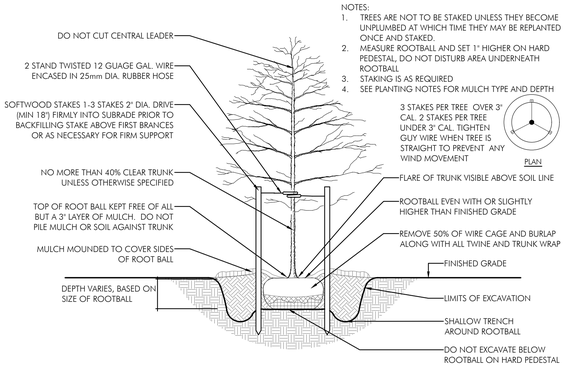
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Project No.:		24.534.01
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Sheet Title:		

Shrub Planting Plan

Sheet #:

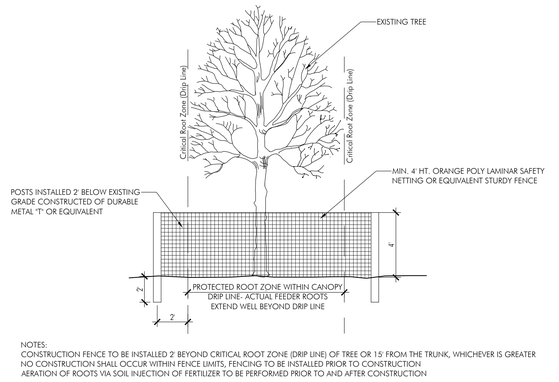
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NOTES:
1. TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED.
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. STAKING IS AS REQUIRED
4. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH

1 Tree Planting
N.T.S.



NOTES:
CONSTRUCTION FENCE TO BE INSTALLED 2' BEYOND CRITICAL ROOT ZONE (DRIP LINE) OF TREE OR 15' FROM THE TRUNK, WHICHEVER IS GREATER
NO CONSTRUCTION SHALL OCCUR WITHIN FENCE LIMITS, FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION
AERATION OF ROOTS VIA SOIL INJECTION OF FERTILIZER TO BE PERFORMED PRIOR TO AND AFTER CONSTRUCTION

2 Tree Protection
N.T.S.

NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH

PRUNING:
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

3 Shrub Planting
N.T.S.

NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH

4 Perennial Planting
N.T.S.

PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE VIRGINIA UTILITIES PROTECTION SERVICE AT (800) 552-3120. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.

5. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
   SOIL AMENDMENT: COM-TIL ORGANIC COMPOST (OR EQUAL):
   7000 STATE ROUTE 104
   SOUTH LOCKBOURNE, OHIO 43137
   (614) 645-3152

   PERENNIAL BED AREAS: SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE IMPORTED TOPSOIL BY MECHANICAL TILLER.

   TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.

6. ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.

7. ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.

8. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.

9. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2') DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

10. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.

11. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.

12. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.

    A. MOWING - MINIMUM ONCE PER WEEK.

    B. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.

    C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.

    D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

13. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.

14. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

15. CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.

16. FINISHED TURF (SOD) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.

17. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.

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Scale:		
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Filename:		
Sheet Title:		

Planting Details

Sheet #:

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Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2024-035 – 9014 Cedar Ave. Demolition

October 3, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval with the following conditions on 10/2/25:

- Document the history of the building as outlined by the Historic Society including the history of what has taken place on this property over the years and history of the architect
- Also include details of historical elements that are being preserved, the methods by which it will be preserved and added to the new building

City Planning Staff:

Staff is in support of this demolition for the purposes of the redevelopment of the site.

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-022 – 8114 Euclid Demolition

October 3, 2025

Project Address: 8114 Euclid Ave

Type: Demolition

Project Representative: Jonathan Evans, Evans Engineering

Approval: Final

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


Viet
& Grill




USG Ceilings
09/2015


PART
CHEW

EXIT




EXIT
EXIT
EXIT


Reception


CEILING PAINT


HELL

Phở Việt
& Grill
Authentic Vietnamese
Restaurant
POSTED
KEEP OUT
FOR SALE OR LEASE
BY OWNER
216-394-9538


STOP
ACCORD

Phở Việt
& Grill
Authentic Vietnamese Restaurant
PICK UP WINDOW
CALL AHEAD
216-459-7235
SPECIALIZING IN AUTHENTIC
RICE NOODLE BEEF SOUP



Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-022 – 8114 Euclid Demolition

October 3, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval with the following condition on 10/2/25:

- The site must be kept in appropriate condition until the new building is constructed

City Planning Staff:

Staff is in support of this demolition.

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-018 – New Chipotle Restaurant

October 3, 2025

Project Address: 8114 Euclid Ave

Type: New Construction - Commercial

Project Representative: Jonathan Evans, Evans Engineering

Approval: Final

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

PLANS FOR THE CONSTRUCTION OF A NEW RESTAURANT KNOWN AS:

CHIPOTLE - EUCLID

8114 EUCLID AVE., CUYAHOGA COUNTY, OH
JUNE, 2025

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF CLEVELAND SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE EUCLID AVE., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF CLEVELAND.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

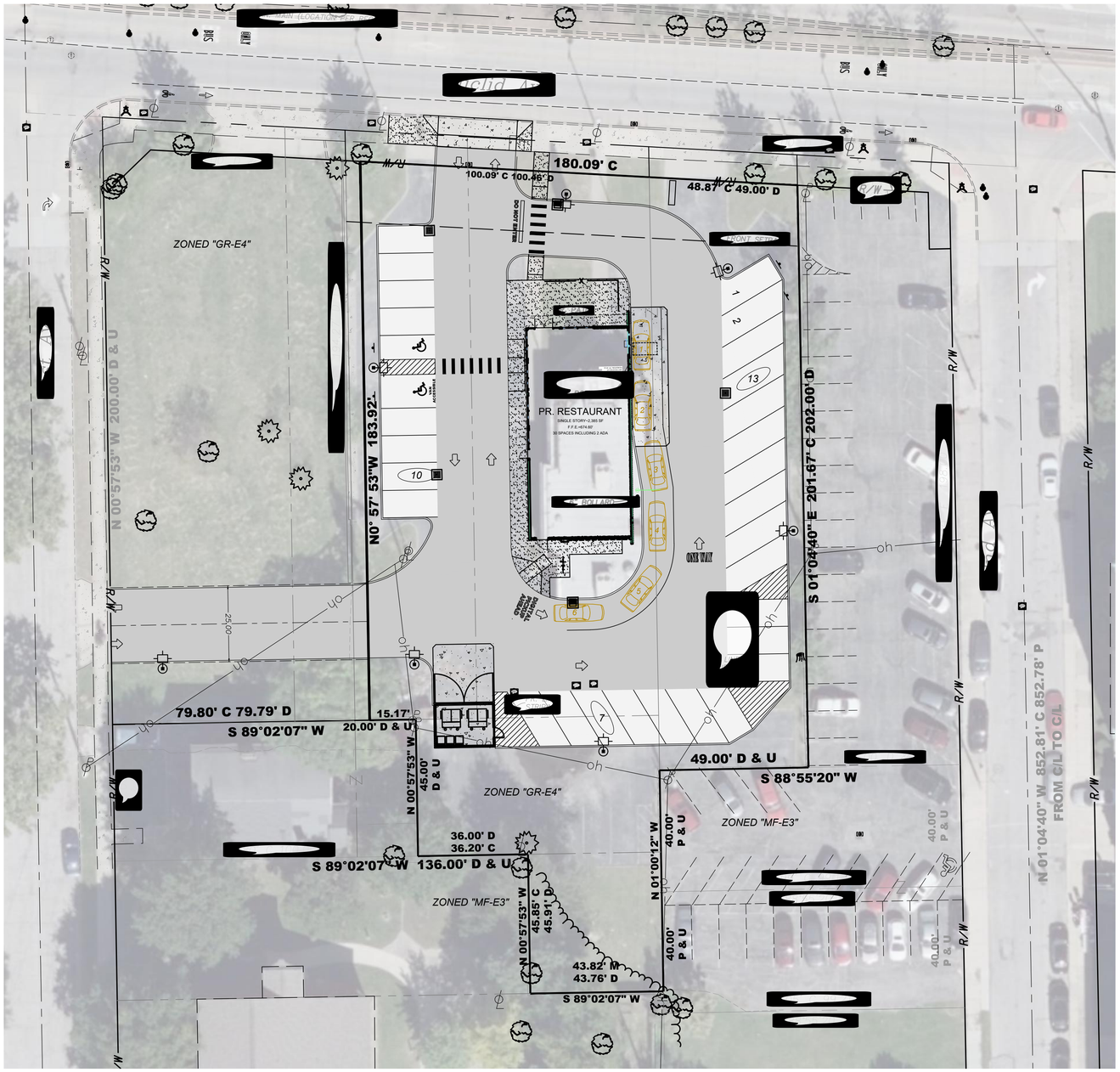
CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS, (SEE DETAIL SHEET).

DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

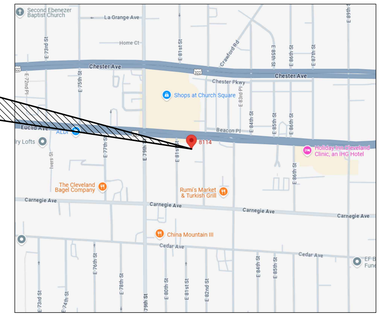
SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL



DEPARTMENT/ UTILITY TABLE:

[redacted]

PROPOSED SITE



LOCATION MAP

OWNER:

[redacted]

CIVIL ENGINEERING:

[redacted]

SURVEYING:

[redacted]

INDEX:

[redacted]

STANDARD DRAWINGS:

[redacted]

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NOT FOR CONSTRUCTION

REVISIONS

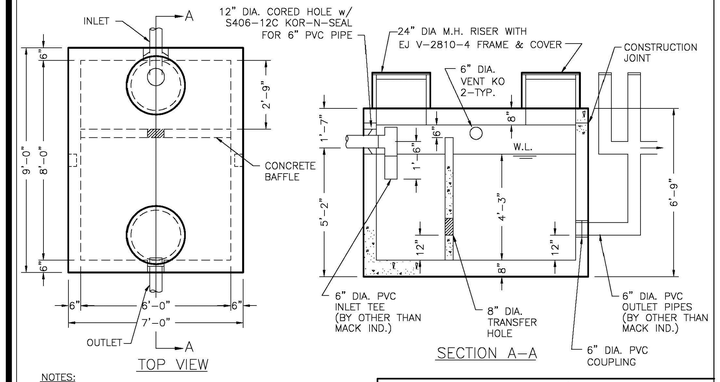
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHIPOTLE - EUCLID
TITLE SHEET & GENERAL NOTES
8114 EUCLID AVE.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

SCALE:	HORIZ.	VERT.
	[redacted]	[redacted]
JOB. NO.	[redacted]	
DATE	[redacted]	

SHEET NO.

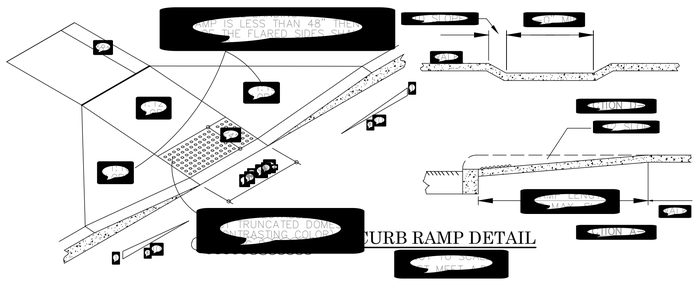
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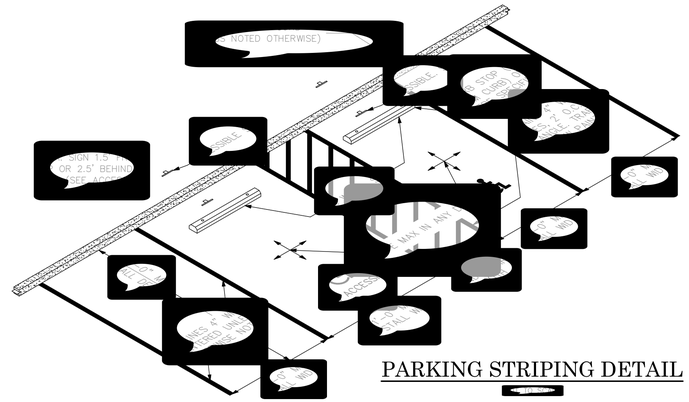


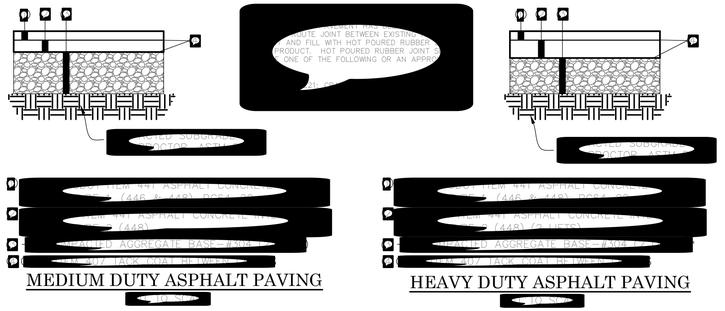
NOTES:

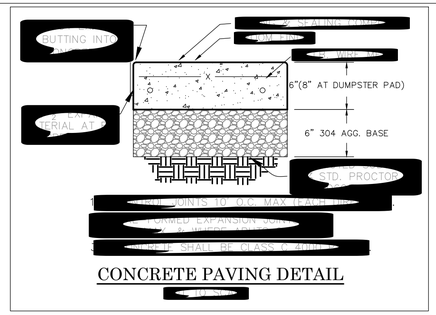
1. REINFORCED PRECAST CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS, AND CONTAIN XYPEX WATERPROOFING ADMIXTURE.
2. CONCRETE REINFORCED TO MEET H–20 LOADING, #5 BARS AT 8" C–C, EACH WAY, CONTINUOUS AROUND CORNERS.
3. 24" DIA. RISER AVAILABLE IN 12", + 24" HEIGHTS.
4. CONSTRUCTION JOINT TO BE SEALED WITH 1" CONSEAL **CS–102** SEALANT.

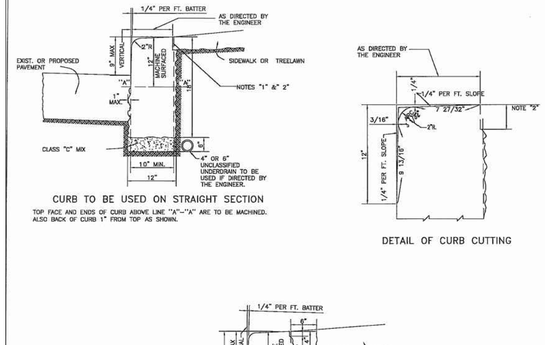
1500 GALLON OIL/GREASE TRAP STARK COUNTY		
DRAWN BY: BK	SCALE: 3/8"=1'-0"	DRAWING NO.: 1500GTSTARK
DATE: 4–10–13	REV: 4–15–16 BK	
MACK INDUSTRIES, INC. 201 COLUMBIA ROAD, VALLEY CITY, OHIO 44280 (330)483–3111		



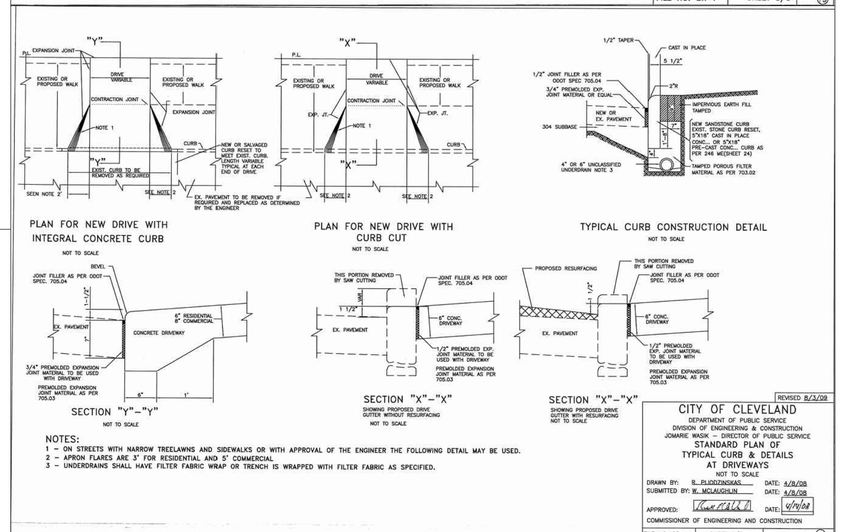






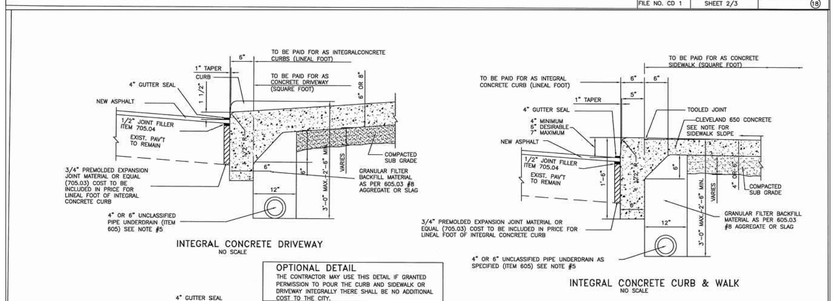


CITY OF CLEVELAND
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING & CONSTRUCTION
JOMARIE WASIK–DIRECTOR OF PUBLIC SERVICE
STANDARD DETAILS SHOWING GRANITE CURBING
NOT SCALE
DRAWN BY: R. PLIODZINSKAS DATE: 4/8/08
SUBMITTED BY: W. MCLAUGHLIN DATE: 4/8/08
APPROVED: DATE: 4/9/08
COMMISSIONER OF ENGINEERING & CONSTRUCTION
FILE NO. CR 1 | SHEET 3/3 | 16

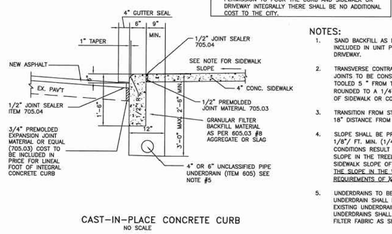


NOTES:
1 – ON STREETS WITH NARROW TREELAWNS AND SIDEWALKS OR WITH APPROVAL OF THE ENGINEER THE FOLLOWING DETAIL MAY BE USED.
2 – APRON FLARES ARE 3' FOR RESIDENTIAL AND 5' COMMERCIAL
3 – UNDERDRAINS SHALL HAVE FILTER FABRIC WRAP OR TRENCH IS WRAPPED WITH FILTER FABRIC AS SPECIFIED.

CITY OF CLEVELAND
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING & CONSTRUCTION
JOMARIE WASIK – DIRECTOR OF PUBLIC SERVICE
STANDARD PLAN OF TYPICAL CURB & DETAILS AT DRIVEWAYS
NOT TO SCALE
REVISED 8/3/09
DRAWN BY: R. PLIODZINSKAS DATE: 4/8/08
SUBMITTED BY: W. MCLAUGHLIN DATE: 4/8/08
APPROVED: DATE: 4/9/08
COMMISSIONER OF ENGINEERING AND CONSTRUCTION
FILE NO. CD 1 | SHEET 2/3 | 18

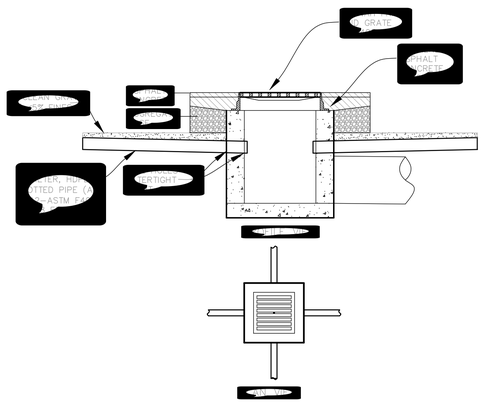


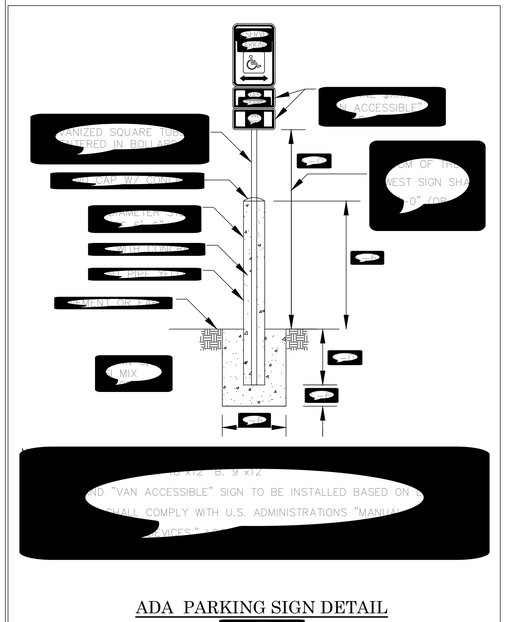
OPTIONAL DETAIL
THE CONTRACTOR MAY USE THIS DETAIL IF GRANTED PERMISSION TO POUR THE CURB AND SIDEWALK OR DRIVEWAY INTEGRALLY THERE SHALL BE NO ADDITIONAL COST TO THE CITY.

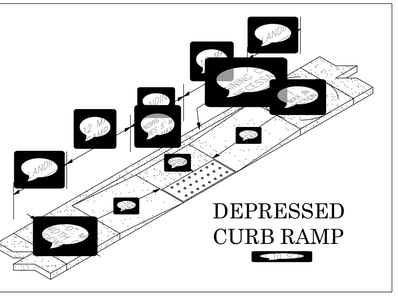


NOTES:
1. SAND BACKFILL AS REQUIRED TO ACHIEVE PROPOSED SUB GRADE. COST TO BE INCLUDED IN UNIT PRICE BID PER SQUARE FOOT OF SIDEWALK OR CONCRETE DRIVEWAY.
2. TRANSVERSE CONTRACTION JOINTS (5'CTRS) AND EXPANSION JOINTS TO BE CONSTRUCTED AS DIRECTED BY THE ENGINEER. JOINTS SHALL BE TOOLED 5 " FROM THE STREET FACE OF THE CURB. 1/4" DEEP WITH EDGES ROUNDED TO A 1/4" RADIUS, COST TO BE INCLUDED IN PRICE PER SQUARE FOOT OF SIDEWALK OR CONCRETE DRIVEWAY.
3. TRANSITION FROM STANDARD CURB SECTION TO DROP CURB SECTION TO BE MADE IN 18" DISTANCE FROM DRIVEWAY.
4. SLOPE SHALL BE PROVIDED AS NEEDED TO DRAIN SIDEWALK AND TREELAWN AREA. 1/8" FT. MIN. (1/4" FT. DESIRABLE AND 5/8" FT. MAX.) IF THE EXISTING CONDITIONS RESULT IN A UNIFORM SLOPE GREATER THAN 1/4" FT. THEN THE SLOPE IN THE TREELAWN AREA MAY EXCEED THE MAX. AS NEEDED TO PROVIDE A SIDEWALK SLOPE OF 1/4" FT.
THE SLOPE IN THE WALK AREA OF DRIVE APRONS MUST NOT EXCEED ADA REQUIREMENTS OF 2" FT. CROSS SLOPE.
5. UNDERDRAINS TO BE INSTALLED IN AREAS WHERE CURB IS TO BE REPLACED. THE UNDERDRAIN SHALL BE CONSTRUCTED SO AS TO MATCH THE LOCATION OF ANY EXISTING UNDERDRAIN TO REMAIN. UNDERDRAIN SHALL OUTLET AT CATCH BASIN. UNDERDRAINS SHALL HAVE FILTER FABRIC WRAP OR TRENCH IS WRAPPED WITH FILTER FABRIC AS SPECIFIED.

CITY OF CLEVELAND
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING & CONSTRUCTION
JOMARIE WASIK–DIRECTOR OF PUBLIC SERVICE
CURB DETAILS
NOT TO SCALE
REVISED 12/3/09
DRAWN BY: R. PLIODZINSKAS DATE: 4/8/08
SUBMITTED BY: W. MCLAUGHLIN DATE: 4/8/08
APPROVED: DATE: 4/9/08
COMMISSIONER OF ENGINEERING AND CONSTRUCTION
FILE NO. CD 1 | SHEET 1/3 | 17









PRELIMINARY
NOT FOR CONSTRUCTION

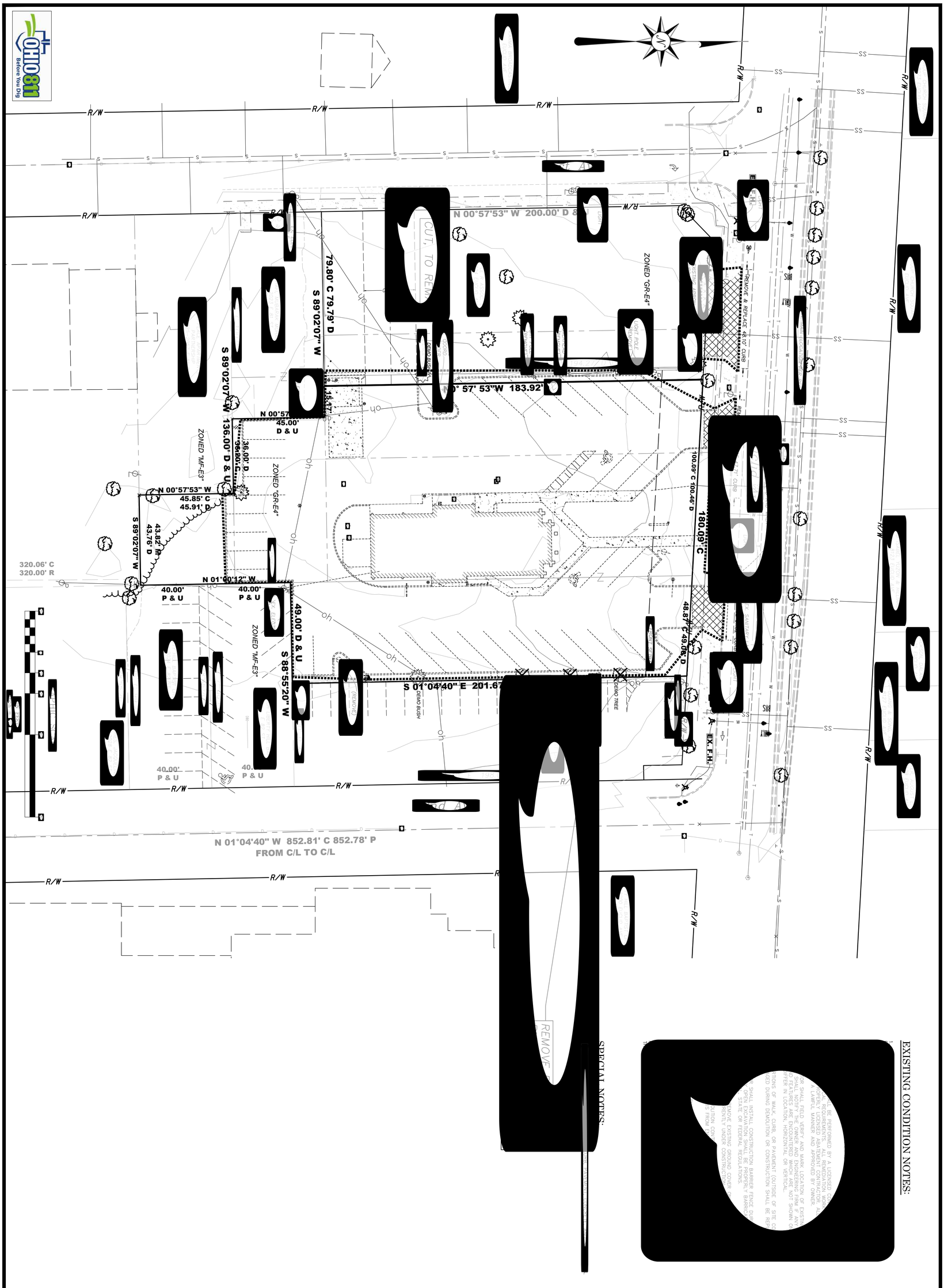
REVISIONS

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHIPOTLE – EUCLID
SITE CONSTRUCTION DETAILS
8114 EUCLID AVE.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

SCALE:	HORIZ.	VERT.
JOB. NO.		
DATE		

SHEET NO.



CHIPOTLE - EUCLID

EXISTING CONDITIONS & DEMO PLAN

8114 EUCLID AVE.,
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

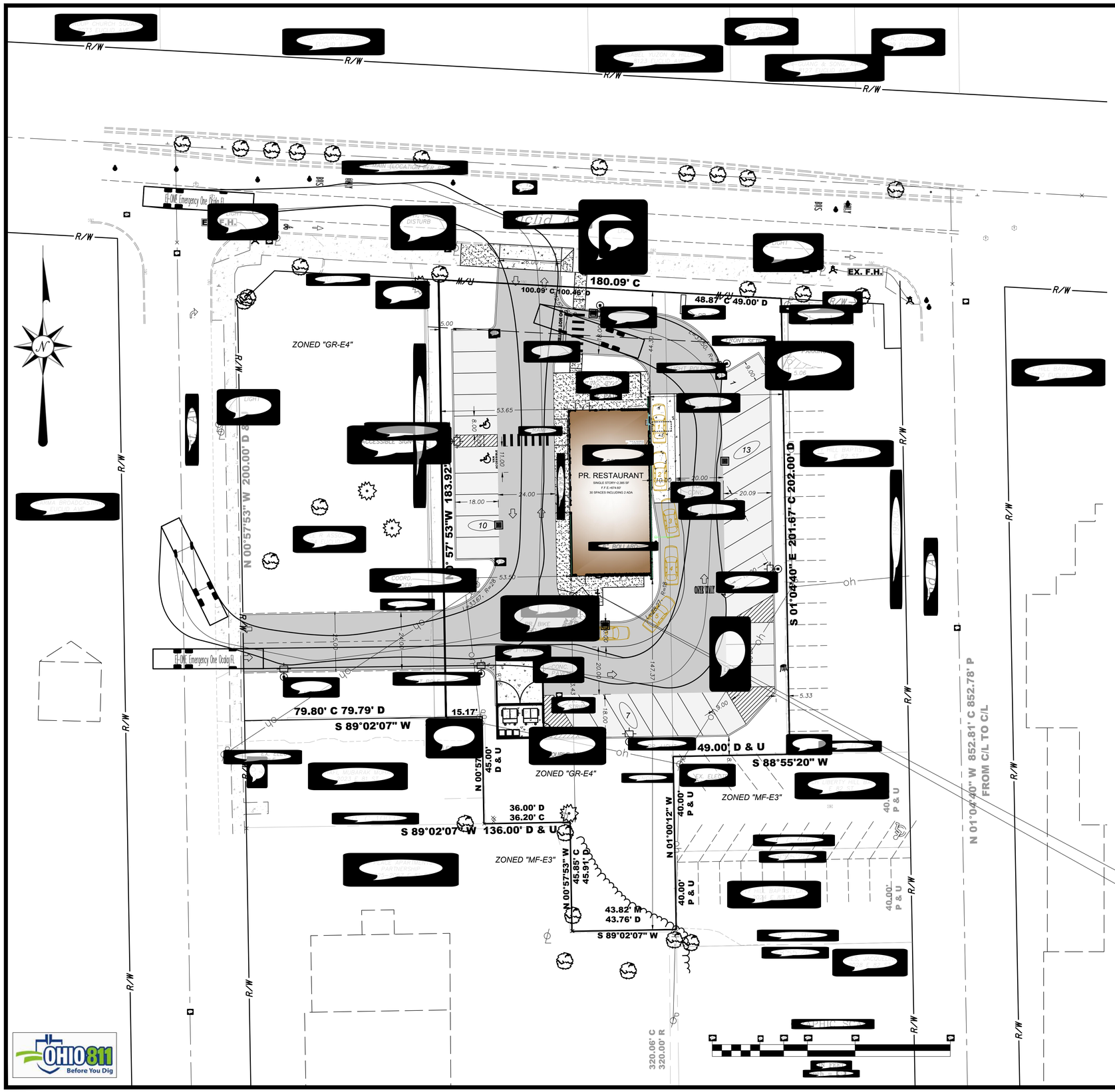
REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NO.

JOB NO.
DATE

SCALE:
HORIZ.
VERT.



LEGEND-PROP. FEATURES

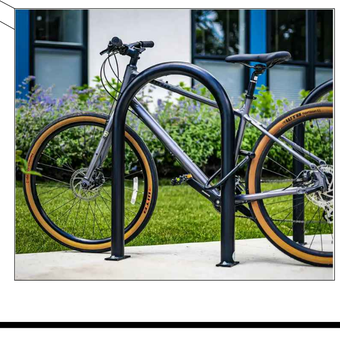
PARKING TABLE:

PROPOSED PARKING=	28
ADA ACCESSIBLE =	2
TOTAL PARKING	30 SPACES (MIN. 9' X 18')

IMPERVIOUS SURFACE RATIO:

LOT SIZE =	33,110 SF (0.76 ACRES)
IMPERVIOUS AREA =	22,663 SF
PERVIOUS AREA=	10,451 SF
ISR=	0.68

NOTES:



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CHIPOTLE - EUCLID

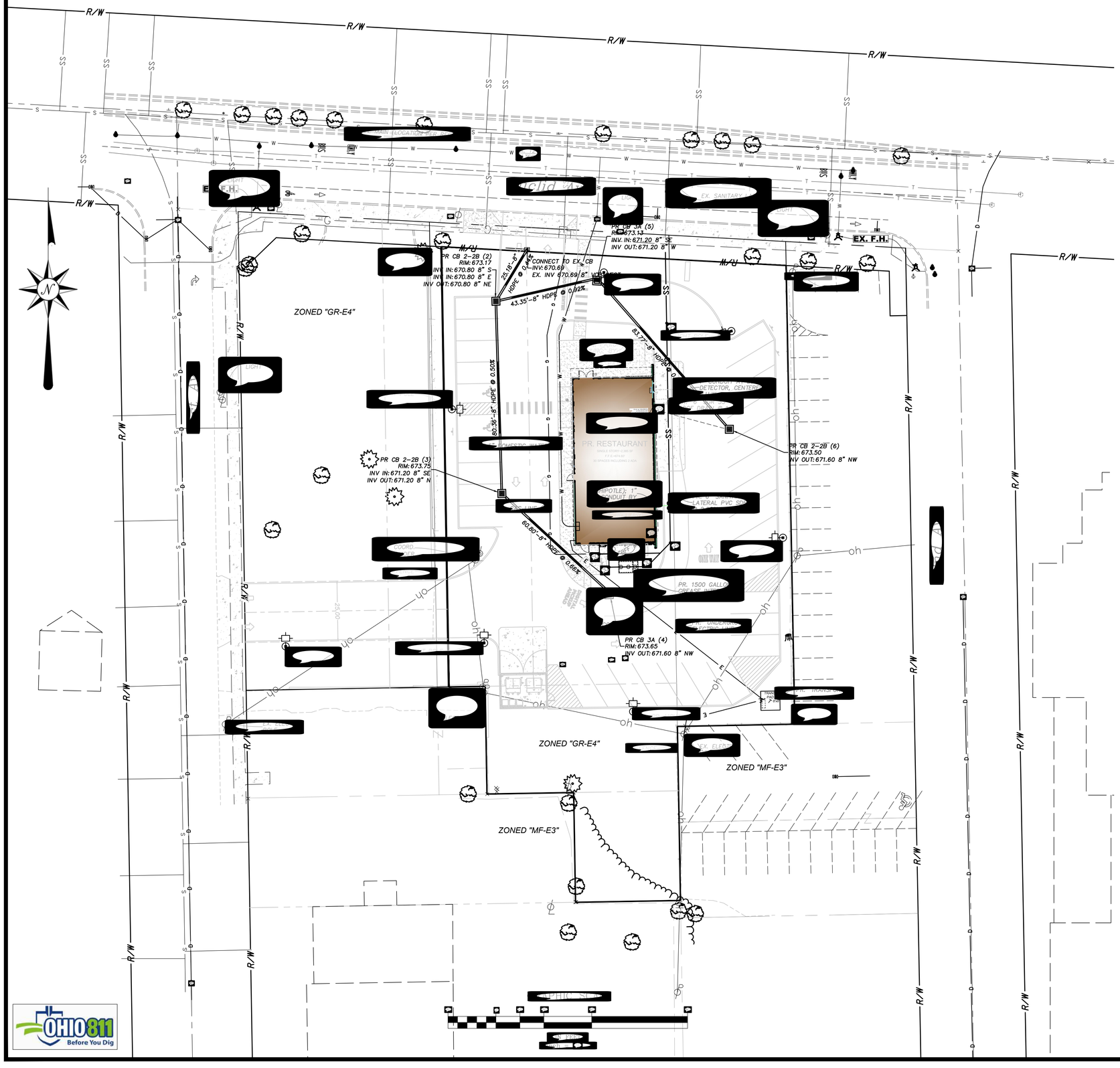
SITE DIMENSION PLAN

8114 EUCLID AVE.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

SCALE:	HORIZ.	VERT.
JOB. NO.		
DATE		

SHEET NO.

OHIO 811 Before You Dig



LEGEND-PROP. FEATURES

W — PROPOSED SERVICE LINE WITH PROVIDER REQUIREMENTS

SS — PROPOSED 6" SDR-35 SANITARY SEWER @ 2.00% MIN. SANITARY MANHOLE

E — PROPOSED UNDERGROUND ELECTRIC

G — PROPOSED GAS LINE WITH PULL STRING AND LOCATOR WIRE AS REQUIRED BY PROVIDER

PROPOSED ROOF DRAIN @ 2.00% MIN.

UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY GARCIA SURVEYORS, INC.
2. ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
3. FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
4. THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
6. SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
7. COORDINATE WITH PROVIDERS FOR BUILDING SEWER AND WATER TAPS.
8. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
10. SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
11. A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
14. SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
16. SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
17. DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
18. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
19. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
20. WATER MAINS SHALL BE LAID IN A MINIMUM OF 6'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
21. ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
22. SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
23. CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS
24. GAS SERVICE TO BE INSTALLED BY PROVIDER, FROM MAIN TO METER SETTING. IF CONTRACTOR ELECTS TO PAVE OR COVER AREA BEFORE SERVICE INSTALLED, CONTRACTOR SHALL INSTALL 4" OR 6" PVC WITH PULL STRING SO PROVIDER CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH PROVIDER BEFORE COMMENCING WORK.
25. THE OWNER WILL BE RESPONSIBLE TO RUN THE LINE TO THE WATER MAIN TAP, OBTAIN THE WORK PERMIT FROM CITY OF CLEVELAND, AND RESTORE PAVEMENT AS NEEDED.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHIPOTLE - EUCLID

UTILITY SERVICE PLAN

8114 EUCLID AVE.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

SCALE:	HORIZ.	VERT.
JOB. NO.		
DATE		

SHEET NO.

GRADING LEGEND

[redacted]

SPECIAL NOTES:

[redacted]

CONTOUR LEGEND:

[redacted]

PR. RESTAURANT
SINGLE STORY~2,385 SF
F.F.E.=674.60'
30 SPACES INCLUDING 2 ADA

PR CB 3A (5)
RIM: 673.13
INV IN: 671.20 8" SE
INV OUT: 671.20 8" W

PR CB 2-2B (2)
RIM: 673.17
INV IN: 670.80 8" E
INV IN: 670.80 8" E
INV OUT: 670.80 8" NE

CONNECT TO EX. CB
INV: 670.69
EX. INV 670.69 8" VCP WEST

25'5.12"-8" HDPE @ 0.44%

43.35'-8" HDPE @ 0.92%

80.36'-8" HDPE @ 0.92%

60.00'-8" HDPE @ 0.80%

8.47'-8" HDPE @ 0.80%

PR CB 2-2B (3)
RIM: 673.75
INV IN: 671.20 8" SE
INV OUT: 671.20 8" N

PR CB 2-2B (6)
RIM: 673.50
INV OUT: 671.60 8" NW

PR CB 3A (4)
RIM: 673.65
INV OUT: 671.60 8" NW

N0° 57' 53"W 183.92'

TC=673.10 P=672.60 MTC. EX.
TC=673.05 P=672.55 MTC. EX.
TC=673.56 P=673.06
TC=673.58 P=673.08
TC=673.94 P=673.44
TC=673.95 P=673.45
TC=673.65 P=673.15
TC=674.16 P=673.66
TC=674.25 P=673.75
TC=674.75 P=674.25
TC=674.58 P=674.08
TC=674.30 P=673.80
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TC=674.19 P=673.69
TC=674.38 P=673.88
TC=674.58 P=674.08
F=674.60
TC=674.50 P=674.00
TC=674.50 P=674.00
TC=674.75 P=674.25
TC=674.50 P=674.00
TC=674.35 P=673.85
TC=674.86 P=674.36 HIGH POINT
TC=674.72 P=674.22
TC=674.50 P=674.00
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F=674.60
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P=673.14 MTC. EX.
TC=676.20 P=675.70
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P=675.69
TC=676.82 P=676.32
TC=676.66 P=676.16
TC=676.44 P=675.94
TC=676.22 P=675.72
TC=676.00 P=675.50
TC=676.00 P=675.50
TRANS. PAD 7.8'x8'

R/W
LIGHT
25'00
ONE WAY
ROLLARD
EX. ELEC.
TRANS. PAD
673
674
675
676
677
oh
up

OHIO811 Before You Dig

PRELIMINARY
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REVISIONS

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHIPOTLE - EUCLID
GRADING PLAN
8114 EUCLID AVE.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

SCALE:	HORIZ.	VERT.
JOB. NO.		
DATE		

SHEET NO.

R/W

ZONED "GR-E4"

ZONED "MF-E3"

N 00°57'53" W 200.00' D & U

N0° 57' 53"W 183.92'

79.80' C 79.79' D

S 89°02'07" W

15.17'

20.00' D & U

180.09' C

100.09' C 100.46' D

48.87' C 49.00' D

C.W.O.

D.B.

PR. RESTAURANT

SINGLE STORY=2,385 SF

F.F.E.=674.60'

30 SPACES INCLUDING 2 ADA

ONE WAY

ACCESSIBLE

10

13

7

S 01°04'40" E 201.67' C 202.00' D

49.00' D & U

S 88°55'20" W

N 00°57'53" W

45.00'

D & U

36.00' D

36.20' C

S 89°02'07" W 136.00' D & U

N 01°00'12" W

40.00'

P & U

N 00°57'53" W

45.85' C

45.91' D

43.82' M

43.76' D

S 89°02'07" W

N 01°04'40" W 852.81' C 852.78' P

FROM C/L TO C/L

320.06' C

320.00' R

OHIO ST

EROSION CONTROL LEGEND

SF

D.B.

C.W.O.

SITE NOTES:

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

EVANS ENGINEERING

4240 AIRPORT ROAD, SUITE 211

CINCINNATI, OHIO 45226

(513) 321-2168

CHIPOTLE - EUCLID

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

8114 EUCLID AVE.,

CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

SCALE:	HORIZ.	VERT.
JOB. NO.		
DATE		

SHEET NO.

OHIO811 Before You Dig

EROSION AND SEDIMENT CONTROL NOTES:

PRE–CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF CLEVELAND AT LEAST SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE UTILITY, WILL BE REQUIRED TO HOLD A PRE–CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE CITY OF CLEVELAND.

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF CLEVELAND BY TELEPHONE AT THE FOLLOWING POINTS:
   A. THE REQUIRED PRE–CONSTRUCTION MEETING
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
   C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
   D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
   E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF CLEVELAND PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A REPRESENTATIVE OF THE CITY OF CLEVELAND.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF CLEVELAND BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM AN SMU REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO REPRESENTATIVES OF THE CITY OF CLEVELAND UPON REQUEST.

SAFETY:

8. THE CITY OF CLEVELAND SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON–SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF–WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE–FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NO DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP–RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OR ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF AN SMU REPRESENTATIVE, THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.



ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OHC000005–"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF–SITE FROM THE LOT ONTO STREETS.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

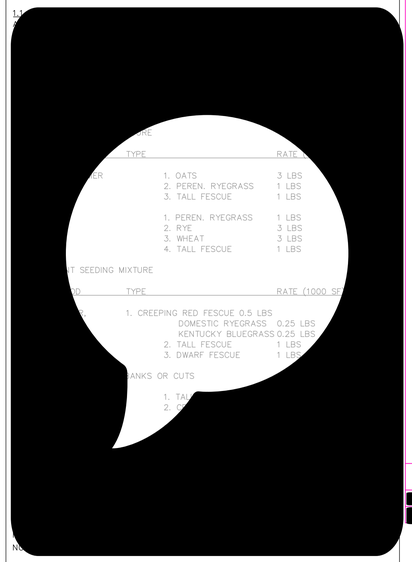
THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT–O–LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

OHIO811 Before You Dig

TEMPORARY AND PERMANENT SEEDING:





STABILIZATION:

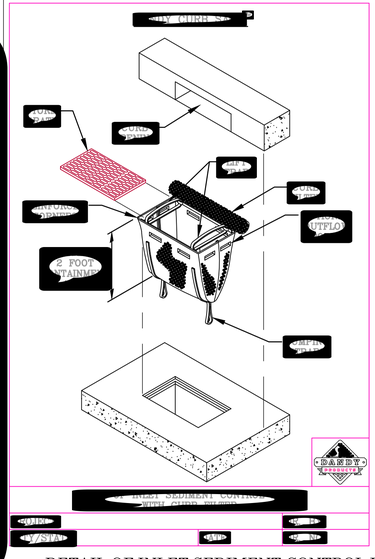
AREAS MUST BE STABILIZED BY:

PERMANENT STABILIZATION

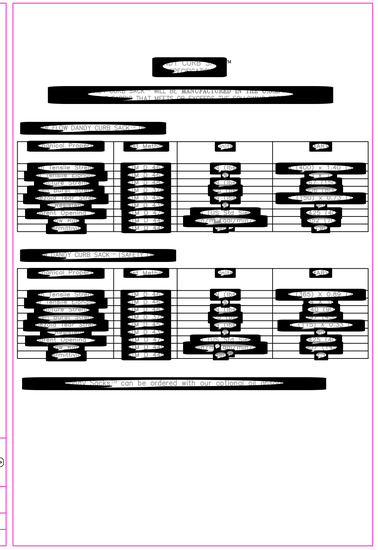
During permanent stoppage of work on a site	Time to apply erosion control
Areas that will be dormant for one year or more	Within seven days of the most recent disturbance within the area
Areas within 50 feet of a stream	Within two days of the most recent disturbance within the area
All disturbed areas	Within seven days of reaching final grade within that area

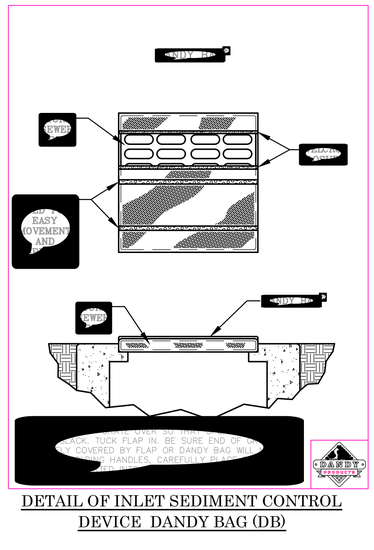
TEMPORARY STABILIZATION

During temporary stoppage of work on a site	Time to apply erosion control
Disturbed areas within 50 feet of a stream	Within two days of the most recent disturbance within the area if the area will lie dormant for five or more days
Disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a stream	Within seven days of the most recent disturbance within the area
All disturbed areas	By the onset of winter weather



DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY CURB FILER BAG





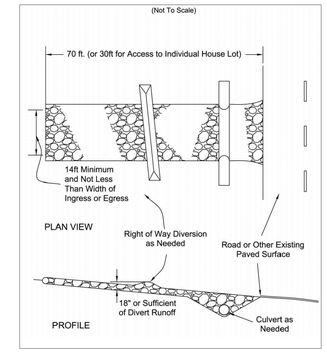
DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY BAG (DB)

CONSTRUCTION SEQUENCE:

Table 8.2.2 A Construction Sequence for Small Construction Sites

Stage	Actions
Mark off set aside areas	1. Fence naturally vegetated areas and the dripline of trees that will be maintained and protected during construction.
Install initial sediment and erosion controls	2. Install appropriate sediment controls to protect down-stream and adjacent areas. These are to be installed prior to grading and construction begins and includes practices such as sediment traps, sediment barriers(silt fence, filter socks and berms) and protection of catch basins with inlet protection.
	3. Install stone construction entrance prior to general grading or excavation or delivery of materials.
Prepare site and construct improvements	4. Remove topsoil and stockpile, seeding stockpile immediately upon completion. Install sediment controls as necessary.
	5. Grade site or excavate building foundation or basement.
	6. Temporary seed rough graded areas and maintain or repair sediment controls as needed. Maintenance includes the removal of sediment from streets and sediment controls.
	7. Construct the building and site improvements.
Final grading and stabilization	8. Complete land grading and shaping. Soils shall be roughly graded, followed by the spreading and grading of topsoil. Installation of roof drains and other drains to stable outlets should be completed at this time.
	9. Establish permanent vegetation. After reaching final grade elevations and leveling of topsoil, bare soils shall be stabilized with seed and mulch, sod or other permanent landscaping materials.
	10. Remove temporary sediment control practices once vegetation is established.

Specifications for
Construction Entrance



Specifications for
Construction Entrance

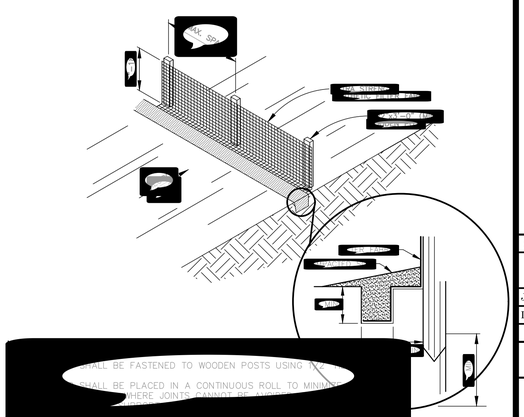
1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

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

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

CHAPTER 7 Soil Stabilization 19



SILT FENCE (SF) DETAIL

PRELIMINARY
NOT FOR CONSTRUCTION

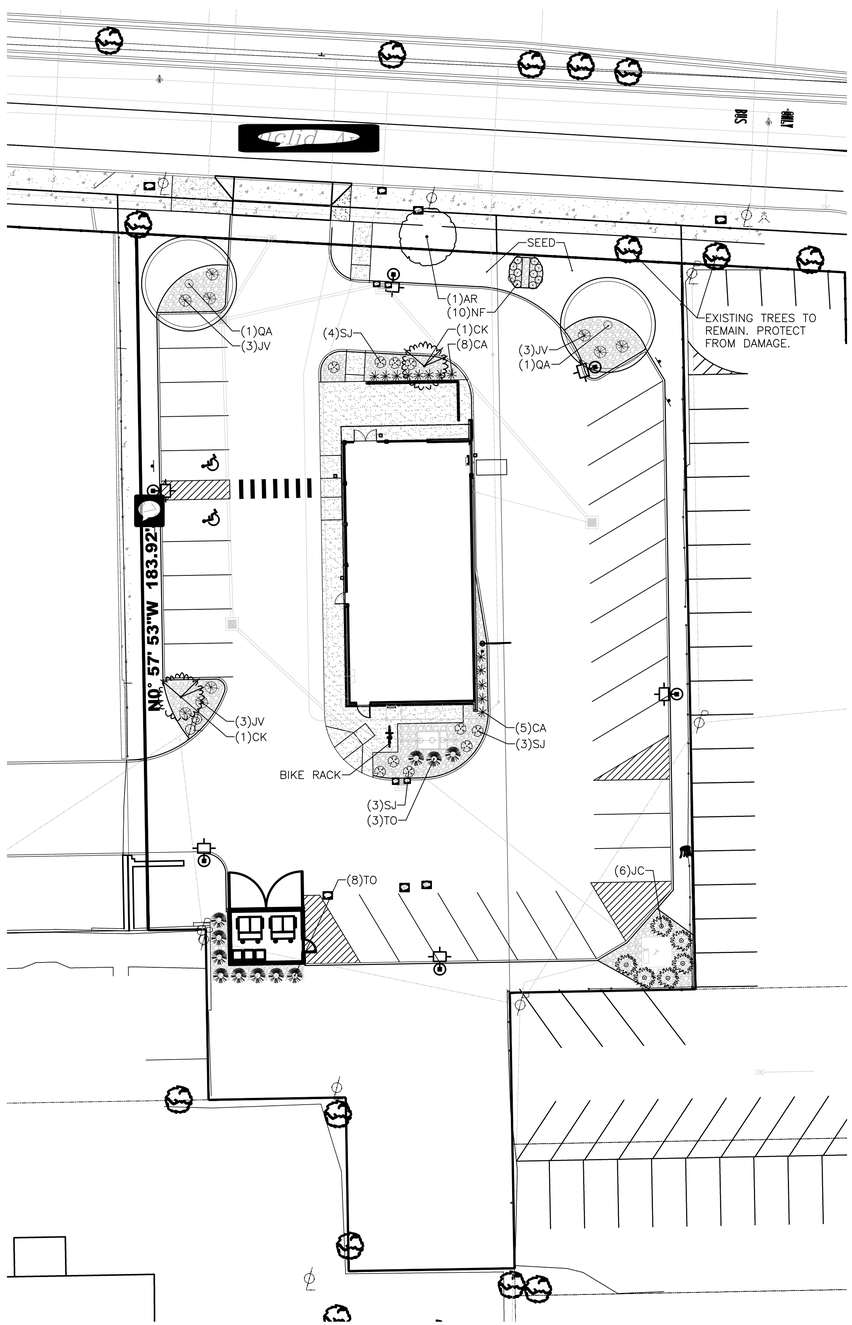
REVISIONS

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHIPOTLE - EUCLID
SWPPP NOTES & DETAILS
8114 EUCLID AVE.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

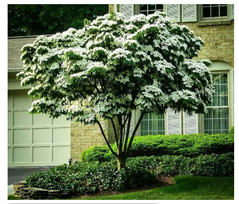
SCALE:	HORIZ.	VERT.
JOB. NO.		
DATE		

SHEET NO.





Viburnum 'Octobrr'



Weigela florida 'Alexandra'



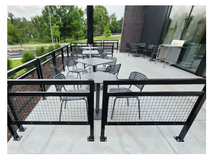
Quercus x 'Crimschmidt'



Cornus sericea 'Kelseyi'



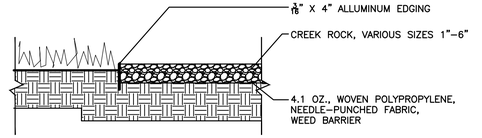
Hydrangea paniculata 'Little Princess'



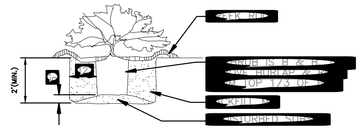
Metal Table



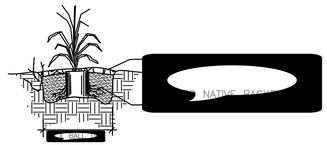
Bike Rack



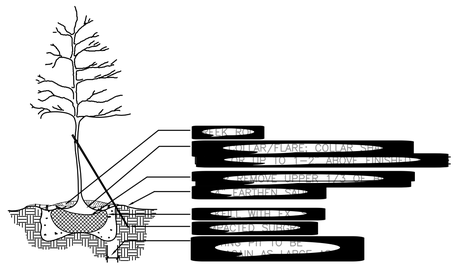
MULCH PLANTING BED DETAIL



SHRUB PLANTING



PERENNIAL PLANTING DETAIL



TREE PLANTING

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
TREES					
2	Viburnum 'Octobrr'	Viburnum 'Octoberfest'	2" Cal.	B&B	Matching, Central Leader
3	Quercus x 'Crimschmidt'	Crimson Spire® Oak	2" Cal.	B&B	Matching, Central Leader
SHRUBS					
4	Cornus sericea 'Kelseyi'	Kelsey Dwarf Red Osier Dogwood	24"	#3	
4	Hydrangea paniculata 'Little Princess'	Little Princess Hydrangea	24"	#3	
10	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	24"	#3	
10	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Maiden Grass	24"	#3	
10	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"	#3	
10	Spiraea japonica 'Little Princess'	Little Princess Spirea	24"	#3	
10	Taxus x media 'Densiformis'	Densiform Yew	24"	#3	
PERENNIALS					
10	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	24"	#1	
GRASSES					
5	Miscanthus sinensis 'Graziella'	Graziella Maiden Grass	24"	#3	

1. ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSED SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
13. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH OVERSIZE CREEK ROCK (VARIOUS SIZES 1"–6") TO BE INSTALLED OVER LANDSCAPE FABRIC.

GRAPHIC SCALE IN FEET

20 10 0 20 40 60

1 INCH = 20 FEET

LANDSCAPE PLAN

CHIPOTLE MEXICAN GRILL

8114 EUCLID AVE.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OH

2K LA
2K Landscape Architecture
3234 Harvest Avenue
Cincinnati, Ohio 45213
513.260.2672
www.2KLandscapeArchitecture.com

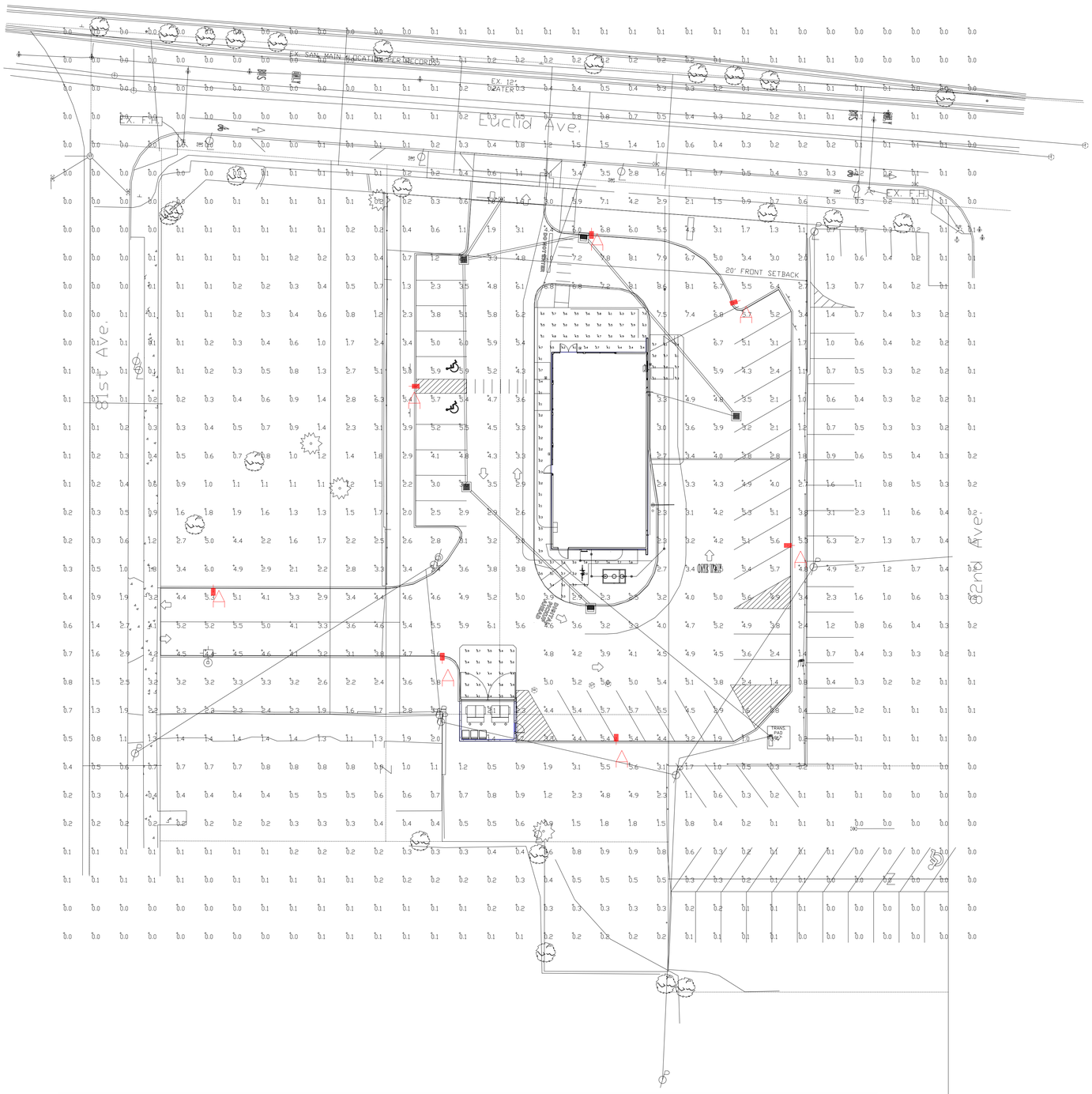
2025-21

SEPTEMBER 24, 2025 | KTC | KTC | 1" = 20'

L-1

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.





PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS AT GRADE	Illuminance	Fc	1.47	8.6	0.0	N.A.	N.A.	0
AROUND BUILDING	Illuminance	Fc	2.77	4.7	1.6	1.73	2.94	0
PATIO	Illuminance	Fc	5.45	7.0	4.5	1.21	1.56	0
PICK UP	Illuminance	Fc	4.93	6.4	3.1	1.59	2.06	0
TRASH	Illuminance	Fc	4.66	5.9	2.4	1.94	2.46	0
INSIDE CURB	Illuminance	Fc	4.53	8.6	0.8	5.66	10.75	0

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	7	A	Single	SLM-LED-24L-SIL-FT-50-70CRI-SINGLE	25'	1.000	25143	161	B3-U0-G3

Total Project Watts
Total Watts = 1127

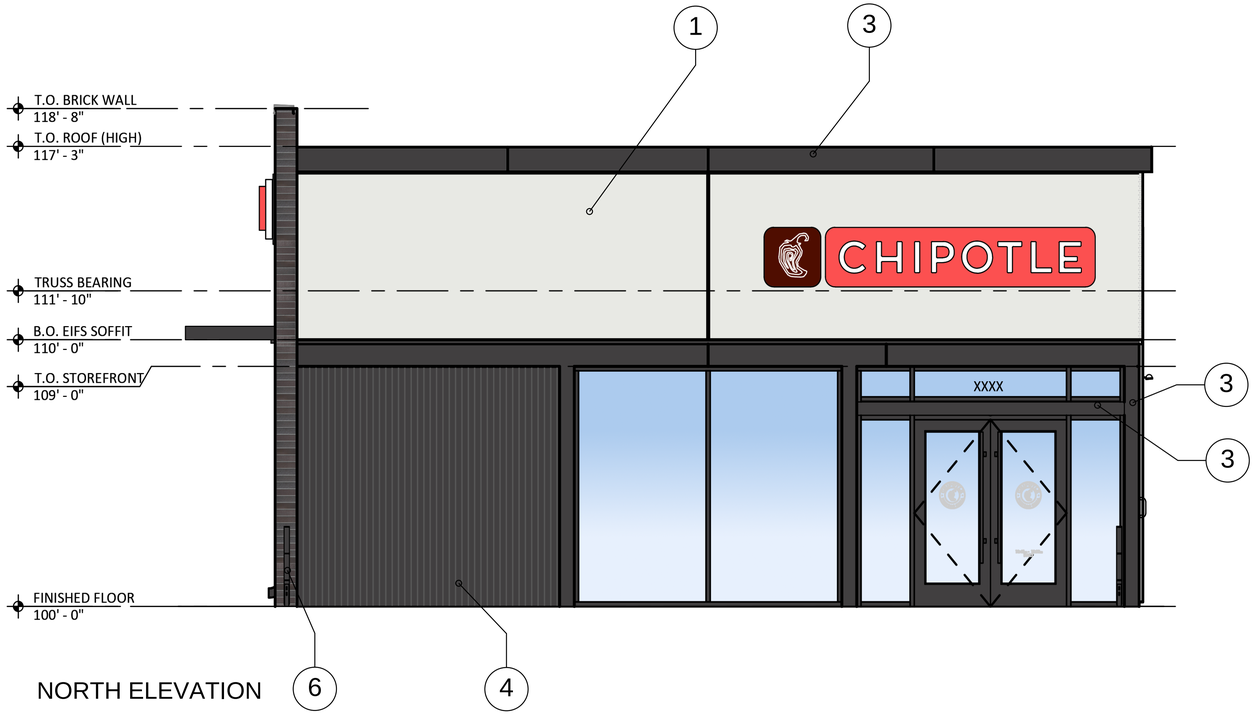
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ■ FAX (513) 793-4003

LIGHTING PROPOSAL LD-162968-1

CHIPOTLE
8114 EUCLID AVE
CLEVELAND,OH

BY:MK	DATE:8/1/25	REV:9/24/25	SHEET 1 OF 1

SCALE: 1"=20' ARCH D 0 20



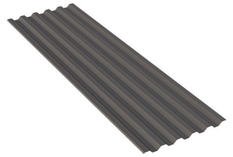
NORTH ELEVATION



7 EXITRONIX
MODEL: MLED1-B-WP,
SURFACE MOUNT



8 EXTERIOR ROOF LADDER
COLOR: PPG "BLACK MAGIC"



4 ALUMINUM STOREFRONT
SYSTEM/METAL
COLOR: PPG "BLACK MAGIC"

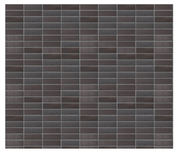


5 DERO HEAVY DUTY BIKE RACK



6 PATIO RAILING/FENCING
COLOR: PPG "BLACK MAGIC"

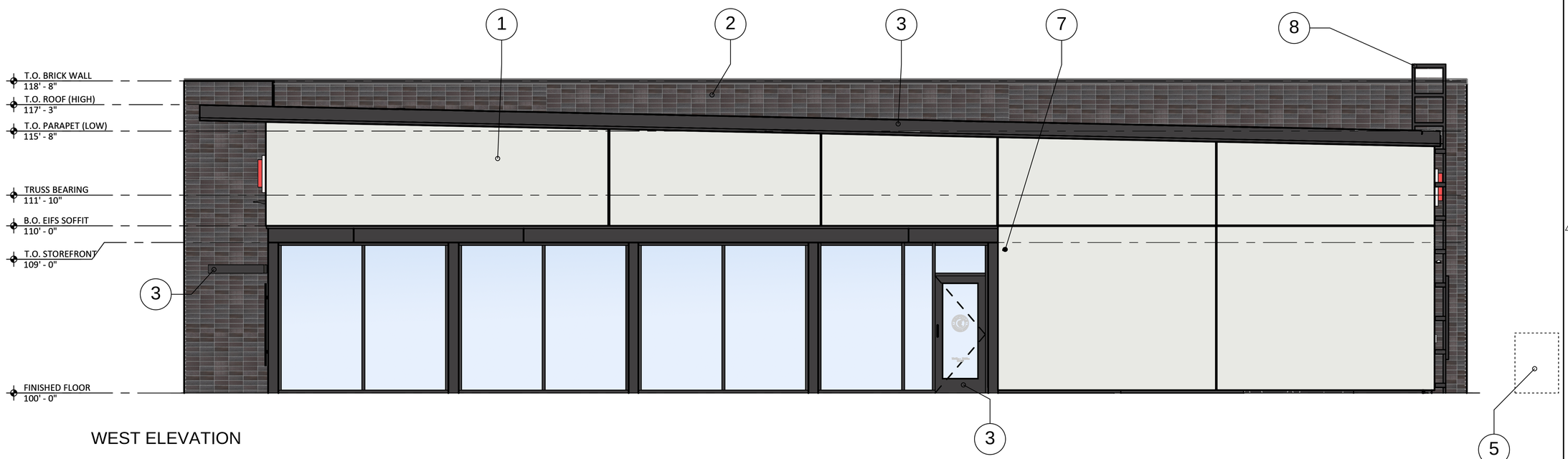
1 EIFS SYSTEM
COLOR: PPG PEGASUS



2 THIN BRICK
ENDICOTT SIENNA
COLOR: IRONSPOT



3 ALUMINUM STOREFRONT
SYSTEM/METAL COPING/
METAL CANOPY
COLOR: PPG "BLACK MAGIC"



WEST ELEVATION

Consultant:

ACS Architectural Construction Services Inc.

7870 E Kemper Road
Suite 320
Cincinnati OH
45249

T (513) 991-6200
acs-architects.com

ATL | NPB | MKE | CIN

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COLUMBUS, OH 43218-2566
TELEPHONE: 614.318.2400
INTERNET: WWW.CHIPOTLE.COM

HABANERO PROTO FREESTANDER
8114 EUCLID AVENUE
CUYAHOGA COUNTY, OH

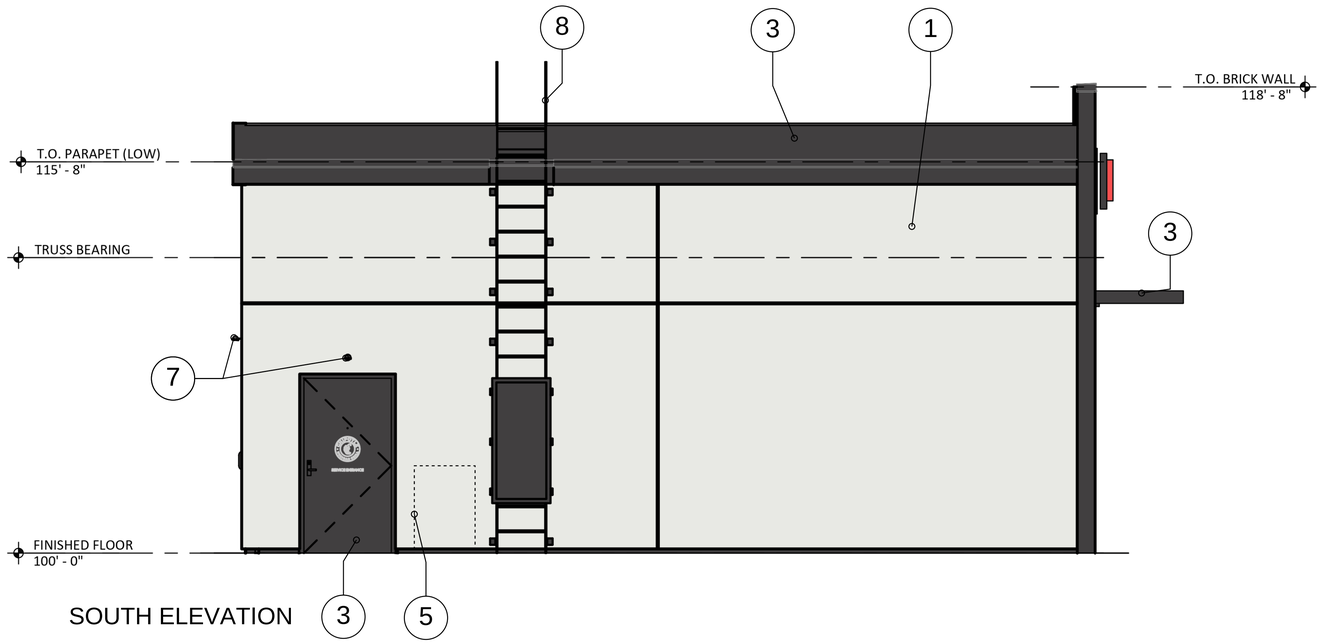
Issue Record:

Revisions:

Drawn: WH
Checked: JN

Project No.
CP5A0001.00

Contents:
MATERIAL BOARD ELEVATIONS



SOUTH ELEVATION



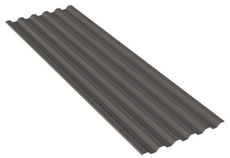
7 EXITRONIX
MODEL: MLED1-B-WP,
SURFACE MOUNT



8 EXTERIOR ROOF LADDER
COLOR: PPG "BLACK MAGIC"



9 PASS-THRU WINDOW
COLOR: DARK BRONZE



4 ALUMINUM STOREFRONT
SYSTEM/METAL
COLOR: PPG "BLACK MAGIC"

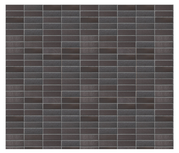


5 DERO HEAVY DUTY BIKE RACK



6 PATIO RAILING/FENCING
COLOR: PPG "BLACK MAGIC"

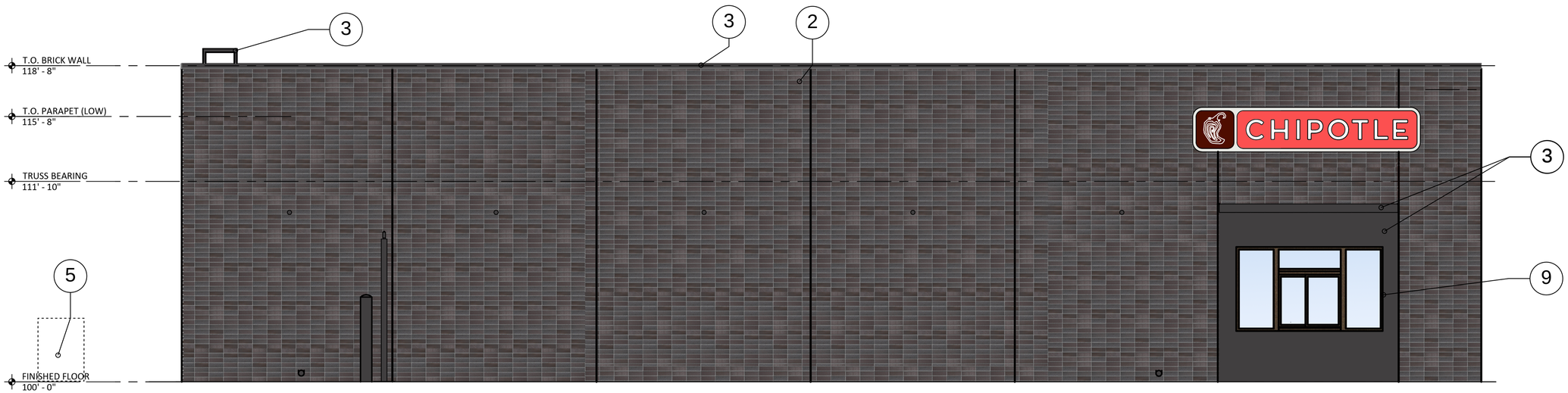
1 EIFS SYSTEM
COLOR: PPG PEGASUS



2 THIN BRICK
ENDICOTT SIENNA
COLOR: IRONSPOT



3 ALUMINUM STOREFRONT
SYSTEM/METAL COPING/ METAL
CANOPY/EXTERIOR DOORS
COLOR: PPG "BLACK MAGIC"



EAST ELEVATION

Consultant:
ACS Architectural Construction Services Inc.
7870 E Kemper Road
Suite 320
Cincinnati OH
45249
T (513) 991-6200
acs-architects.com
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COLUMBUS, OH 43218-2566
TELEPHONE: 614.318.2400
INTERNET: WWW.CHIPOTLE.COM

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8114 EUCLID AVENUE
CUYAHOGA COUNTY, OH

Issue Record:

Revisions:

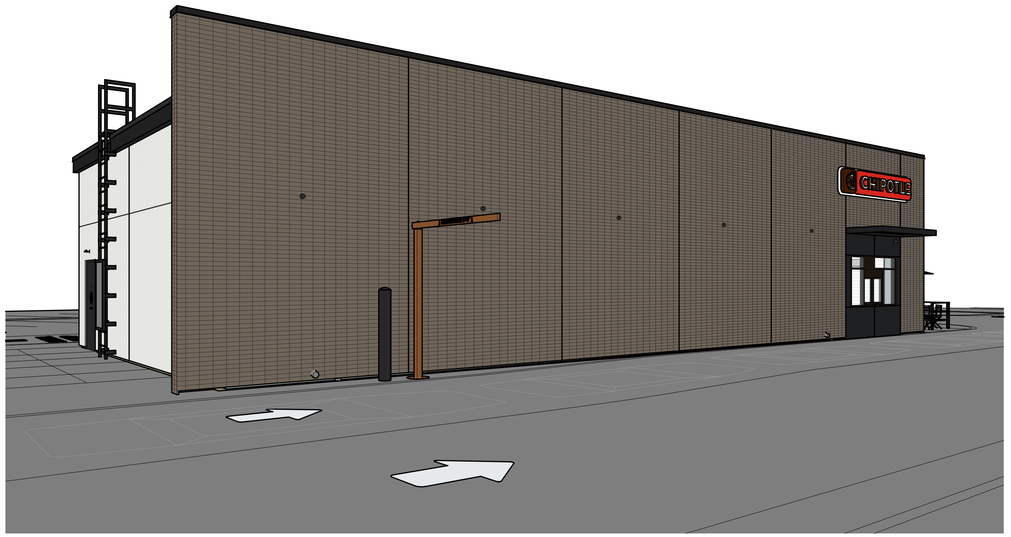
Drawn: WH
Checked: JN

Project No.
CP5A0001.00

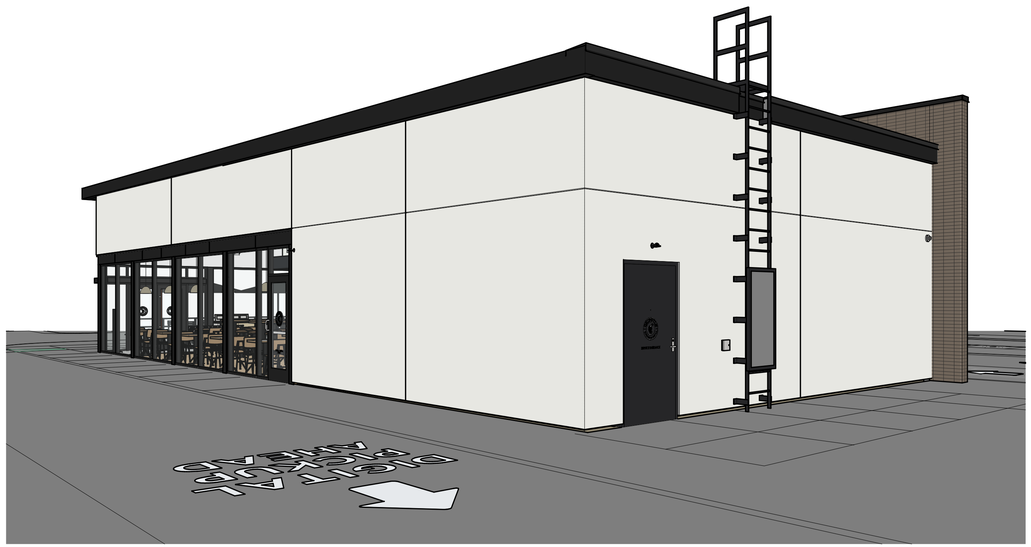
Contents:
MATERIAL BOARD ELEVATIONS



4 A901 **EXTERIOR PERSPECTIVE**



3 A901 **EXTERIOR PERSPECTIVE**



2 A901 **EXTERIOR PERSPECTIVE**



1 A901 **EXTERIOR PERSPECTIVE**

Consultant:

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TELEPHONE: 614.318.2400
INTERNET: WWW.CHIPOTLE.COM

STORE NO.: XXXX
HABANERO PROTO FREESTANDER
STREET ADDRESS
CITY STATE ZIP

Issue Record:

03/17/25	LL PRICING SET

Revisions:

Drawn: AA
Checked: AA

Project No.
CMGXXX

Contents:
EXTERIOR PERSPECTIVES





Consultant:

ACS Architectural Construction Services Inc.

7870 E Kemper Road
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Cincinnati OH
45249

T (513) 991-6200
acs-architects.com

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CUYAHOGA COUNTY, OH

Issue Record:

Revisions:

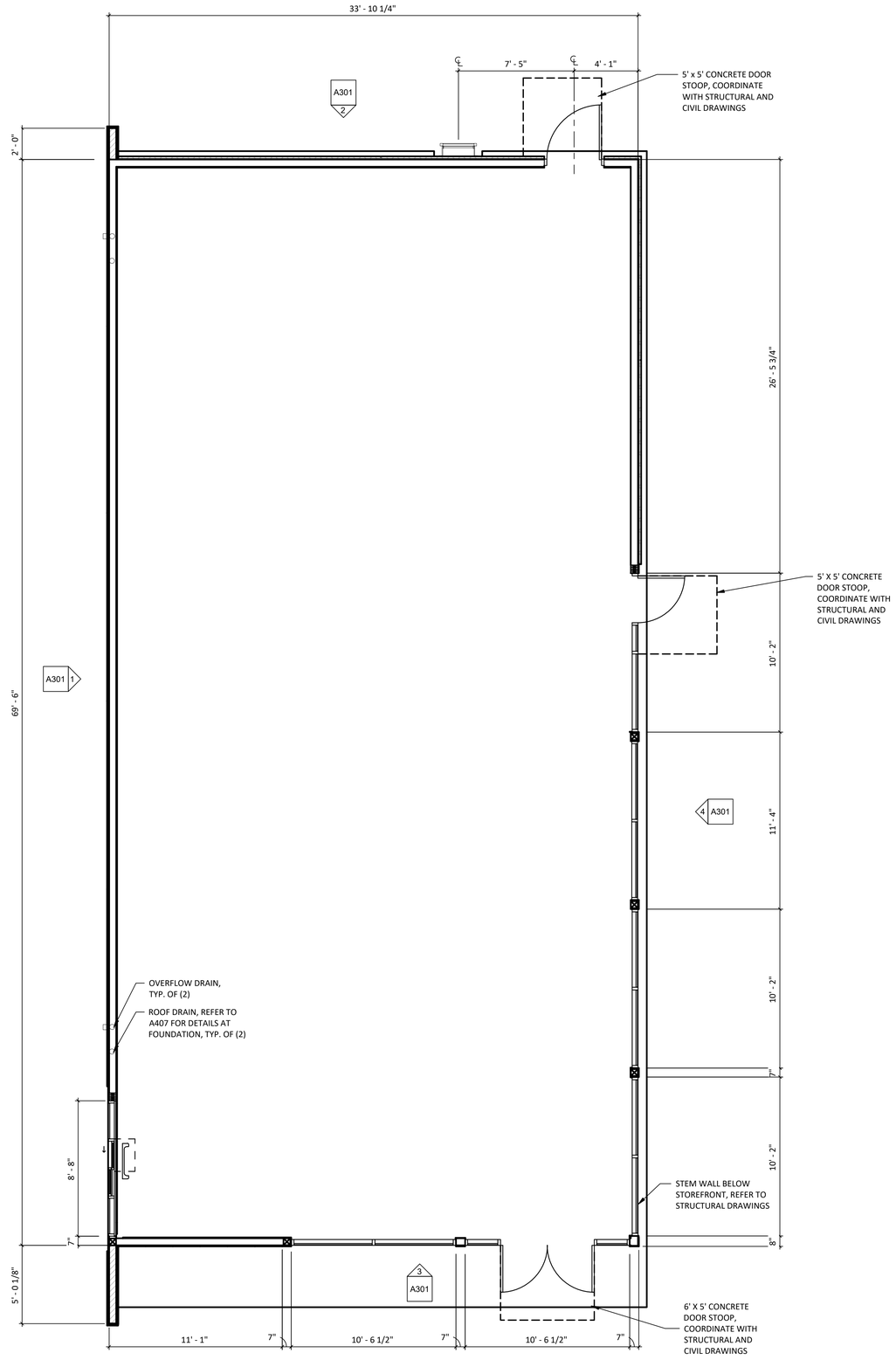
Drawn: WH

Checked: JN

Project No.
CP5A0001.00

Contents:

EXTERIOR RENDERS



1 A100 **ARCHITECTURAL SHELL PLAN**

1/4" = 1'-0"

Consultant:

ACS Architectural Construction Services Inc.

7870 E Kemper Road
Suite 320
Cincinnati OH
45249

T (513) 991-6200
acs-architects.com

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TELEPHONE: 614.318.2400
INTERNET: WWW.CHIPOTLE.COM

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8114 EUCLID AVENUE
CUYAHOGA COUNTY, OH

Issue Record:

Revisions:

Drawn:	Checked:
WH	JN

Project No.

CP5A0001.00

Contents:

ARCHITECTURAL SHELL PLAN

A100


CHIPOTLE
DO NOT ENTER


CHIPOTLE
10:45 AM - 11:00 PM
DAILY


CHIPOTLE

Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-018 – New Chipotle Restaurant

October 3, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval with the following conditions on 10/2/25:

- Consideration is given to the dumpster enclosure materials and location and the building materials overall as it relates to future maintenance

City Planning Staff:

Staff is in support of this new development.

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-032 – African Town Retail

October 3, 2025

Project Address: Cedar Avenue between E 77th and E 78th

Type: New Construction - Commercial

Project Representatives: Joe Myers, Joseph Myers Architects, James Sosan, Developer

Approval: Conceptual

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

AFRICAN TOWN
RETAIL PLAZA



FRONT ELEVATION 1/4"

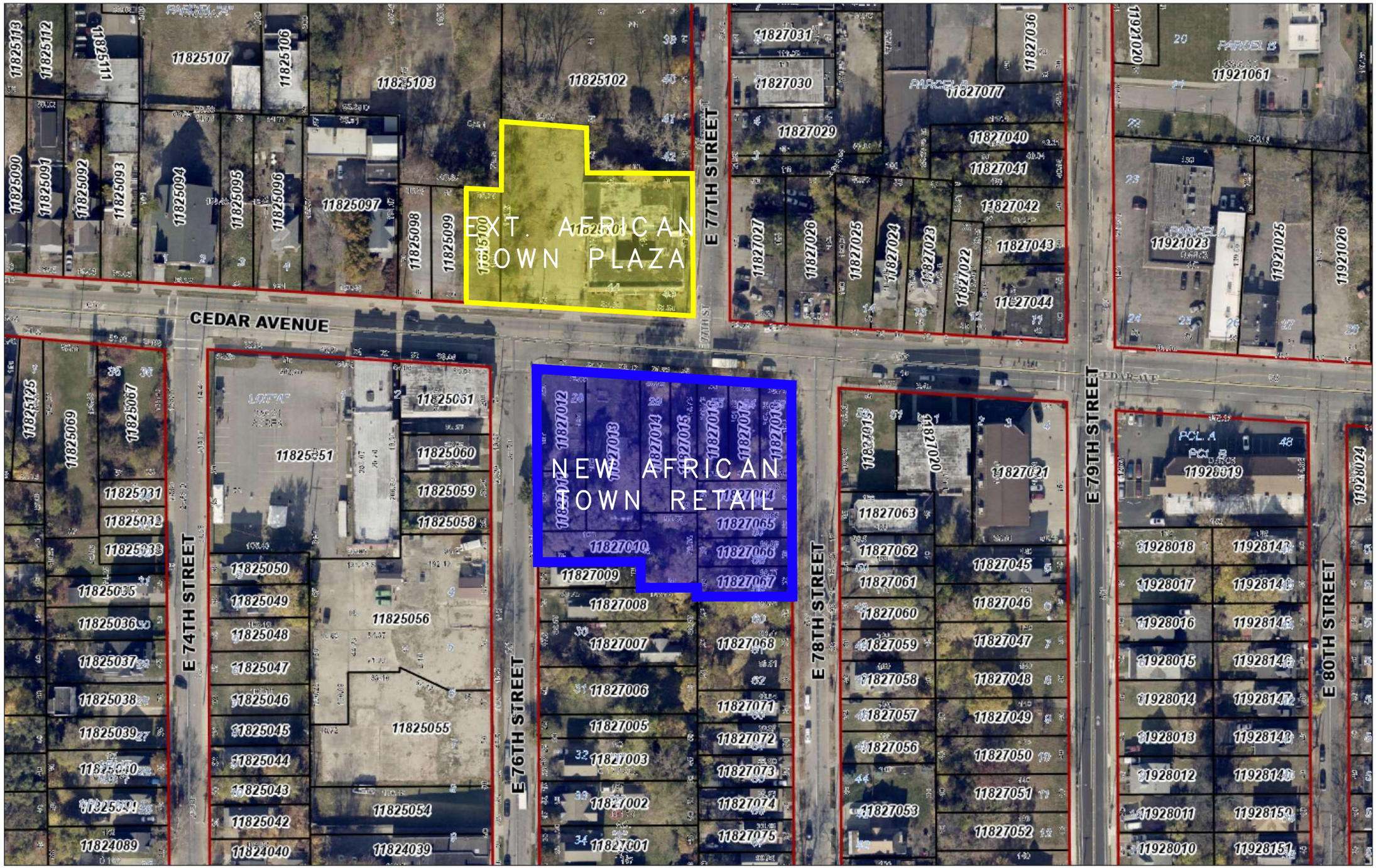
REVISIONS	BY

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA
CEDAR AVENUE
CLEVELAND, OHIO
COLORED ELEVATION

DRAWN
XX
DATE
SEPTEMBER 2025
SCALE
1/4" = 1'-0"
JOB NO.
240245
SHEET
A1
OF X SHEETS

Cuyahoga County GIS Viewer



Date Created: 11/20/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road

1: 1,200

200 0 100 200 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP




Google

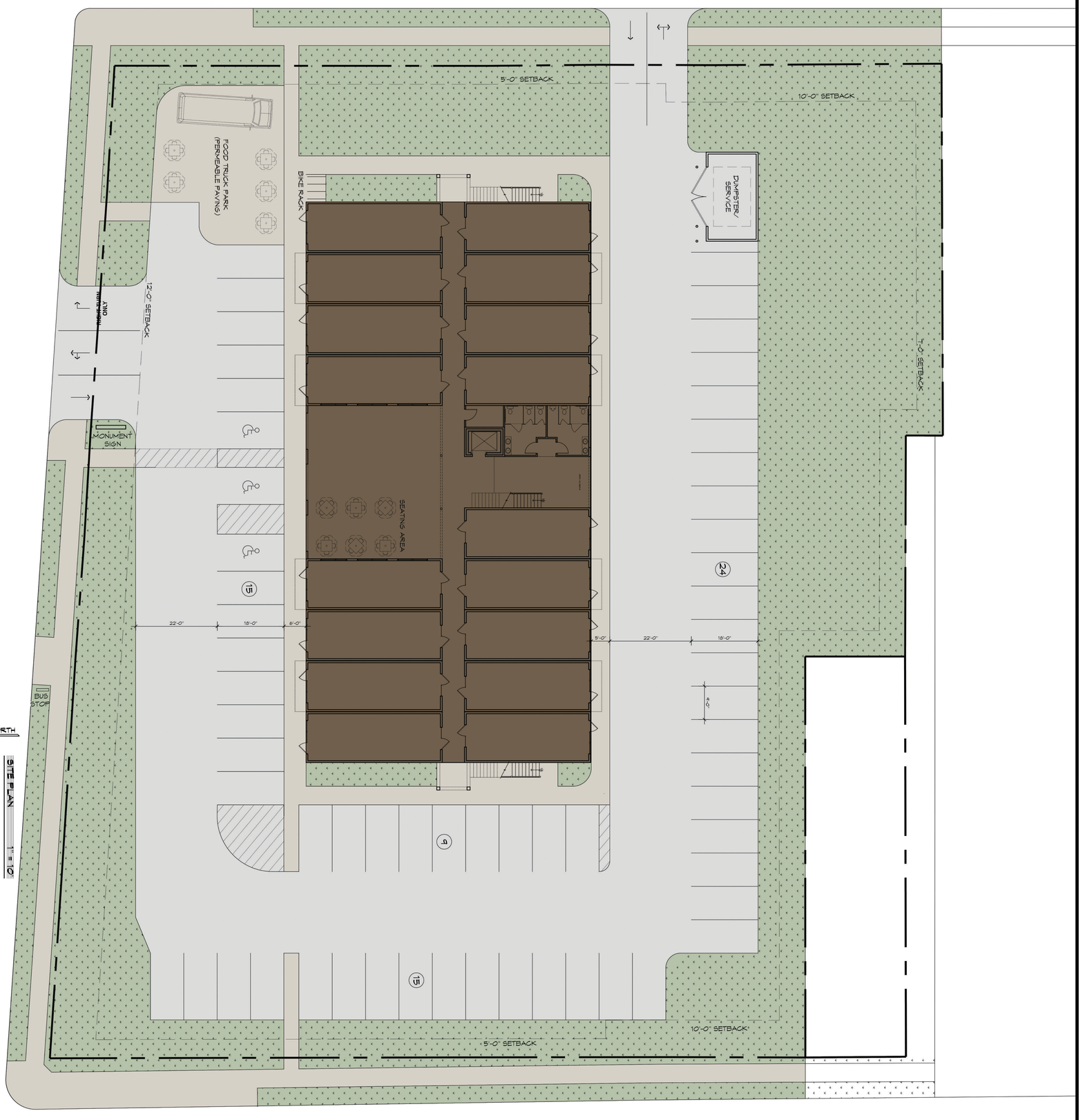


EAST 78TH STREET

EAST 77TH STREET

CEDAR ROAD

EAST 76TH STREET



SHEETS	SP
SHEET NO.	
TOTAL NO.	
SCALE	
DATE	SEPTEMBER 2022
DRAWN	XX

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

SITE PLAN

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

BY	REVISIONS
	PLANNING BOARD SUBMISSION 09-22-22
	PLANNING BOARD SUBMISSION 07-25-22

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

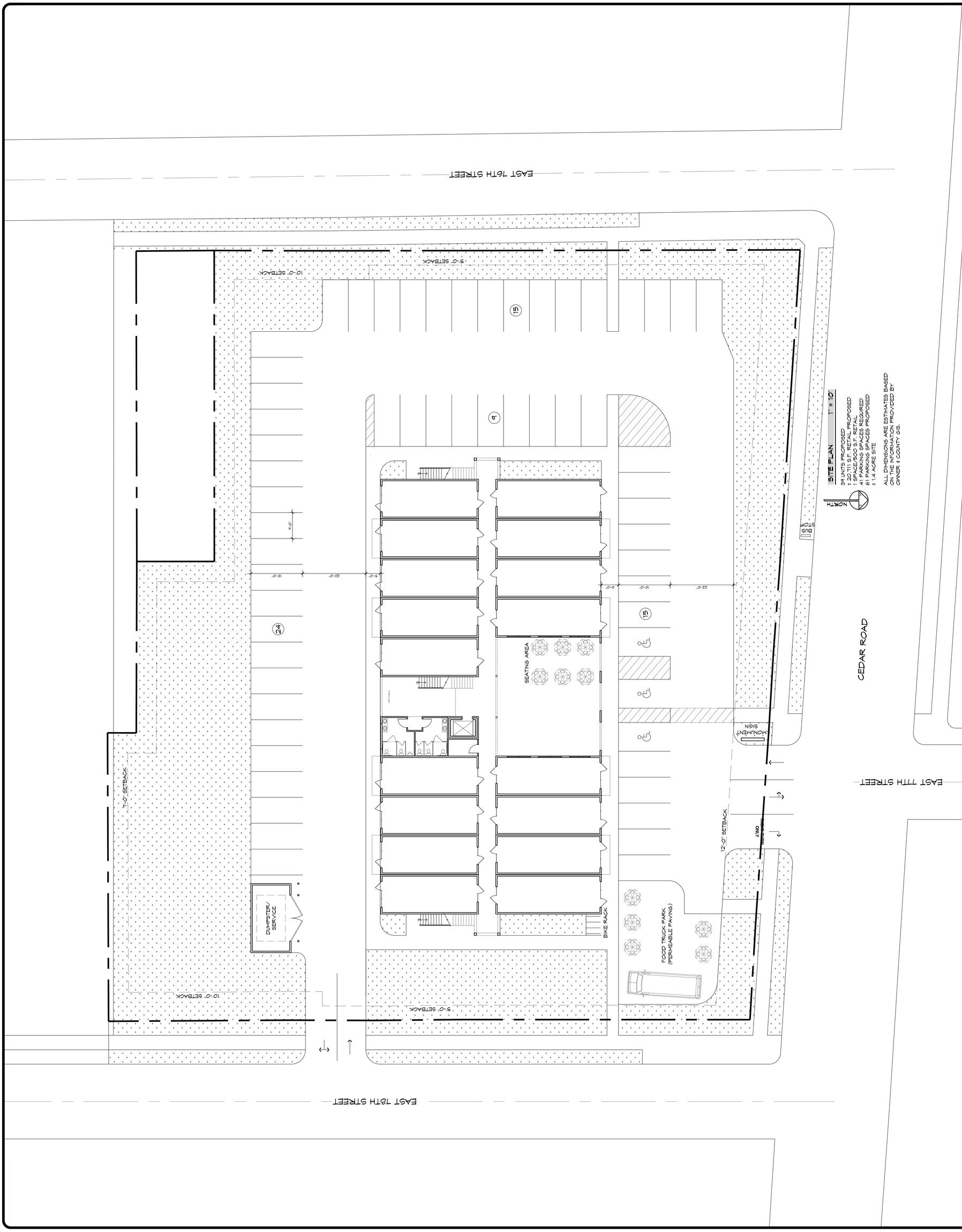
SITE PLAN

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

BY	REVISIONS
	PETSOT MEETING 09-09-2025
	BUILD CORRIDOR 09-29-2025

DRAWN XX
DATE SEPTEMBER 2025
SCALE 1:10
JOB NO. 24-045
SHEET

SHEETS

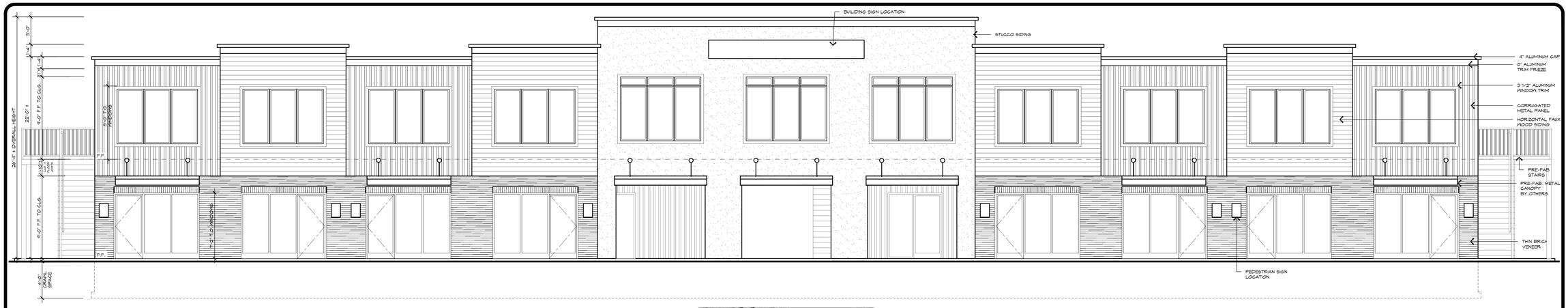


SITE PLAN 1" = 10'

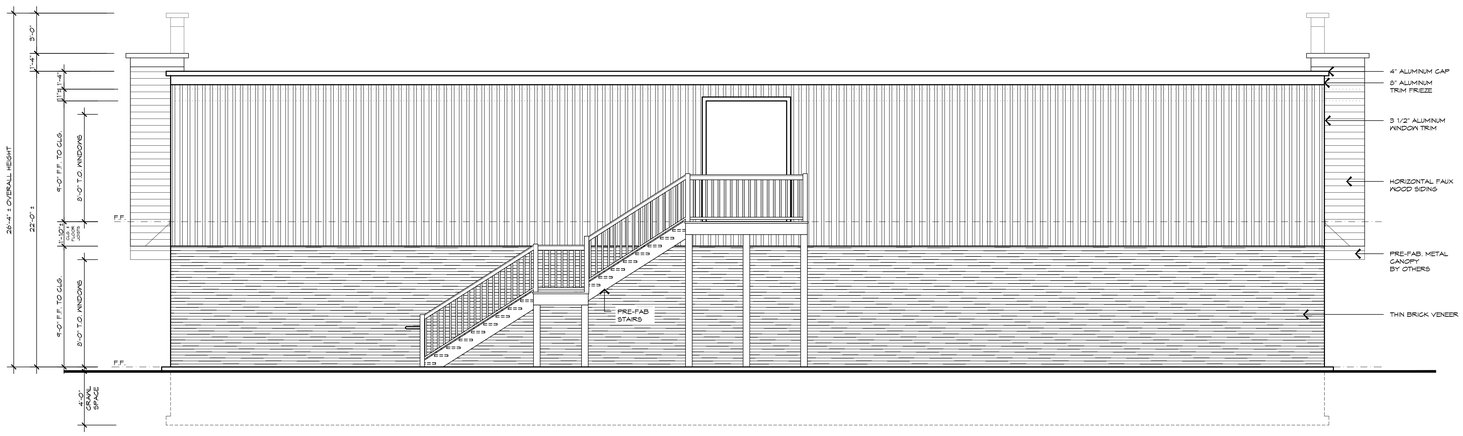
- 39 UNITS PROPOSED
- ± 20,711 S.F. RETAIL PROPOSED
- 1 BEDROOMS 15 RETAIL
- 41 PARKING SPACES REQUIRED
- 61 PARKING SPACES PROPOSED
- ± 1.4 ACRE SITE

ALL DIMENSIONS ARE ESTIMATES BASED ON THE INFORMATION PROVIDED BY OWNER & COUNTY GIS.

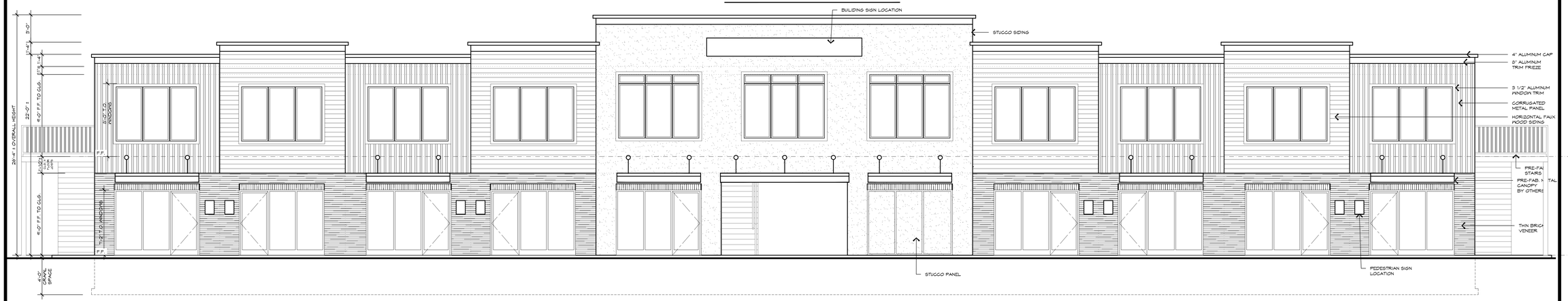
NORTH



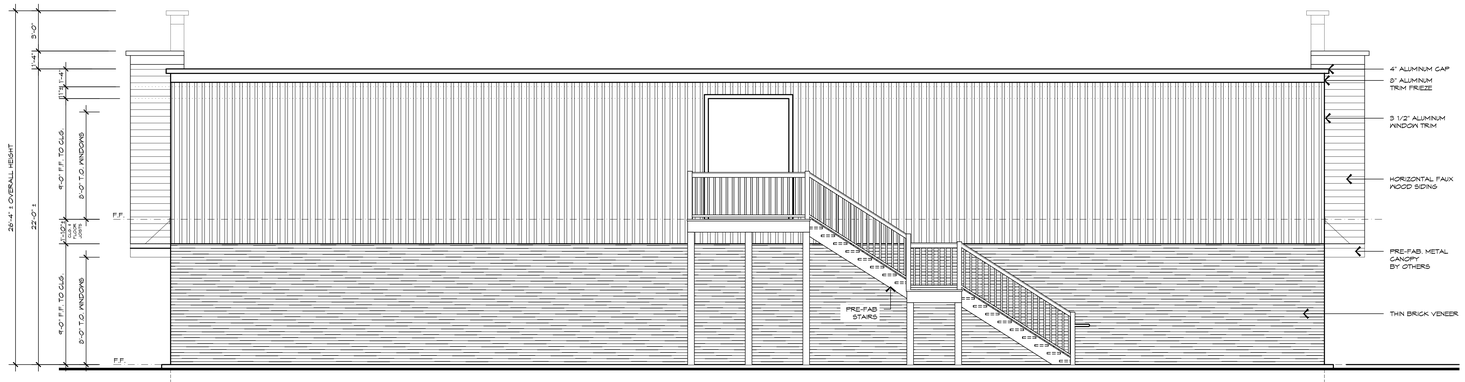
FRONT ELEVATION 1/4"



LEFT ELEVATION 1/4"



REAR ELEVATION 1/4"



RIGHT ELEVATION 1/4"

REVISIONS	BY
PETBOT MEETING 09.09.2025	
EUCLID CORRIDOR 09.29.2025	

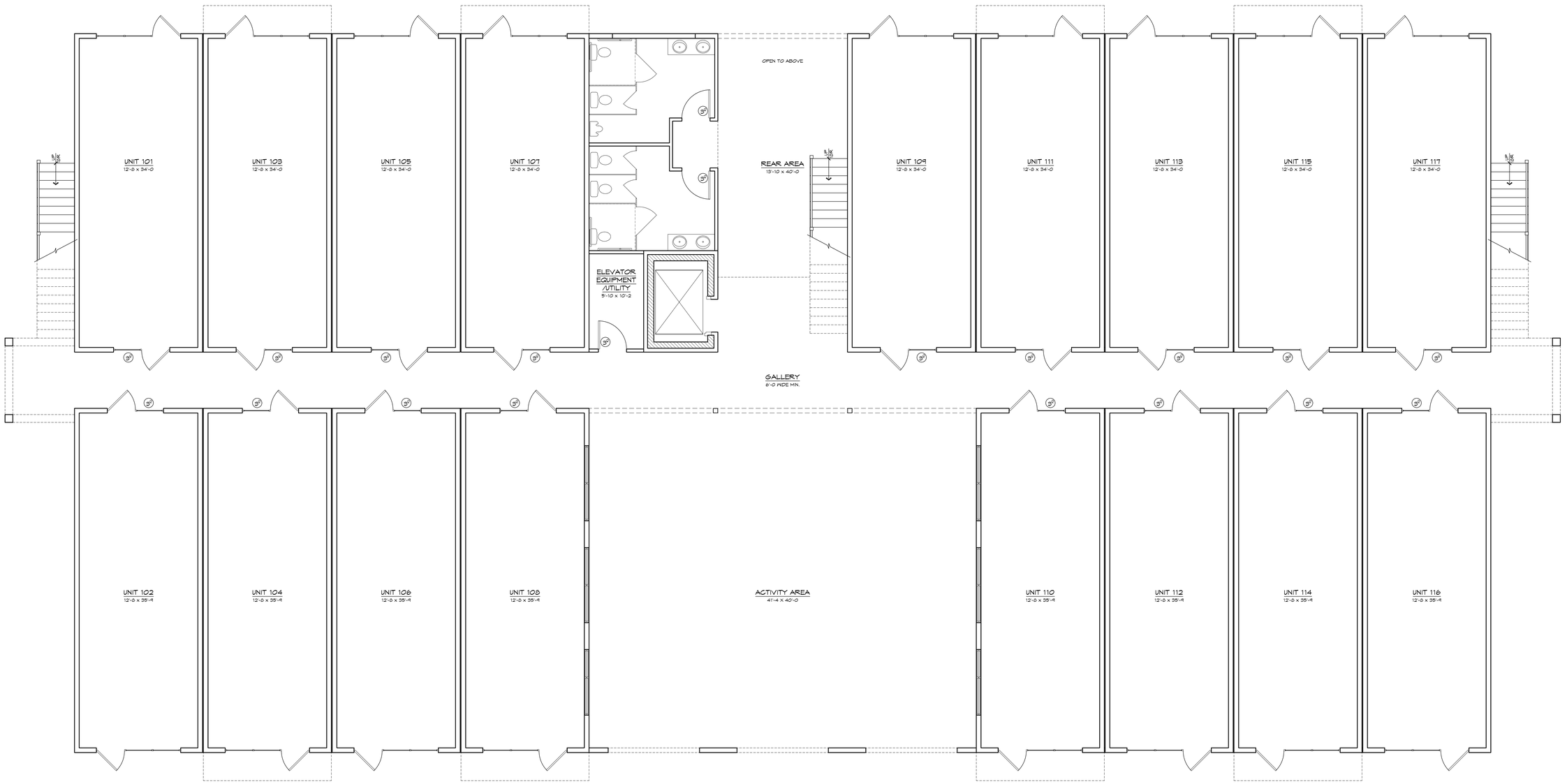
JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

ELEVATIONS

DRAWN	XX
DATE	SEPTEMBER 2025
SCALE	1:10
JOB NO.	240245
SHEET	A1
OF X	SHEETS



ENTRY LEVEL FLOOR PLAN 1/4"

17 ENTRY LEVEL UNITS
±8,238 S.F. ENTRY RETAIL FLOOR AREA

38 TOTAL UNITS
±21,240 S.F. OVERALL RETAIL FLOOR AREA

±13,000 S.F. BUILDING FOOTPRINT
FIRE AREA: 11,930 SF

REVISIONS	BY
PETBOT MEETING 04.09.2025	
EUCLID CORRIDOR 04.29.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

ENTRY LEVEL FLOOR PLAN

DRAWN
XX

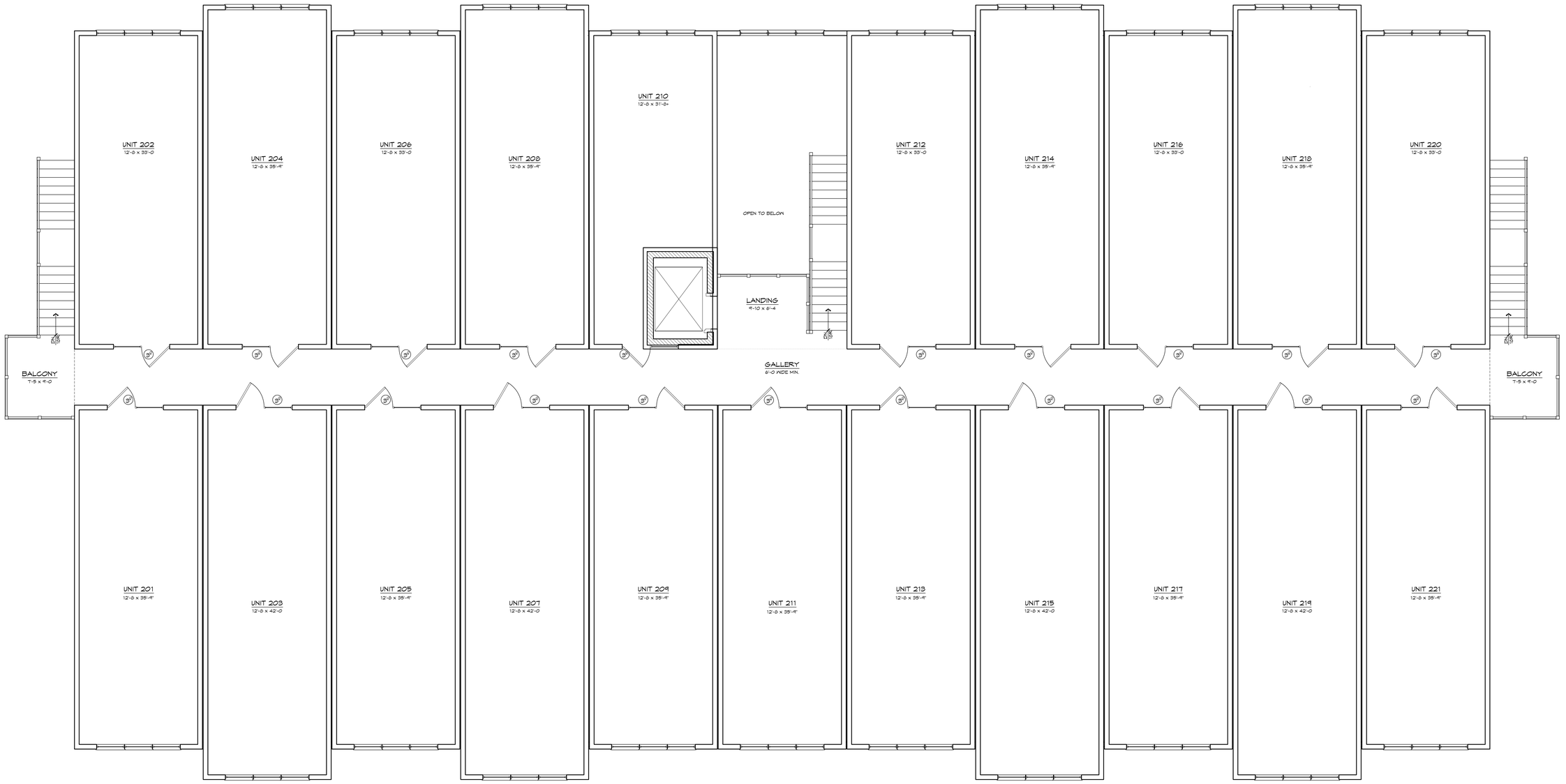
DATE
SEPTEMBER 2025

SCALE
1/10

JOB NO.
24045

SHEET
A2

OF X SHEETS



UPPER LEVEL FLOOR PLAN 1/4"

21 UPPER LEVEL UNITS
±10,467 S.F. UPPER RETAIL FLOOR AREA

±11,544 S.F. TOTAL UPPER FLOOR AREA
FIRE AREA: 11,544 SF

REVISIONS	BY
PETBOT MEETING 04.09.2025	
EUCLID CORRIDOR 04.29.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

UPPER LEVEL FLOOR PLAN

DRAWN
XX

DATE
SEPTEMBER 2025

SCALE
1:10

JOB NO.
240415

SHEET
A3

OF X SHEETS

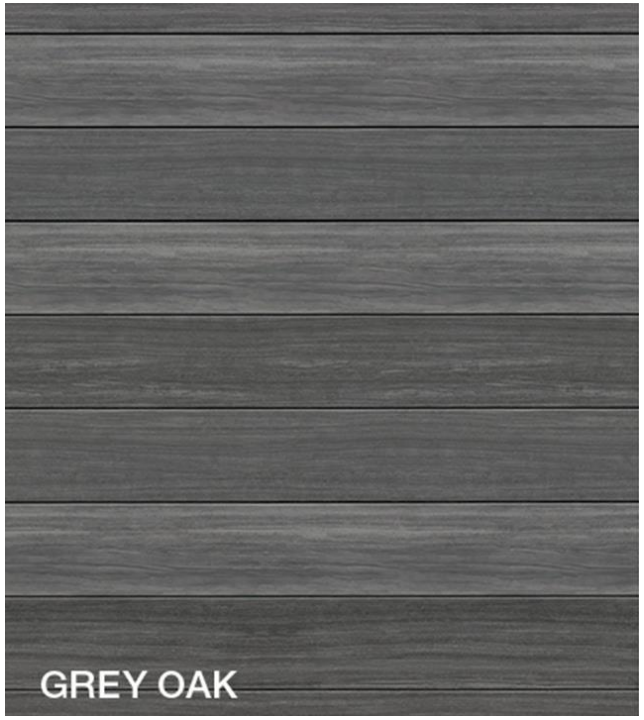
SIDING, STUCCO COLOR & CANOPIES



STUCCO-DRYVIT TUSCAN GLAZE IN HEATHER #806



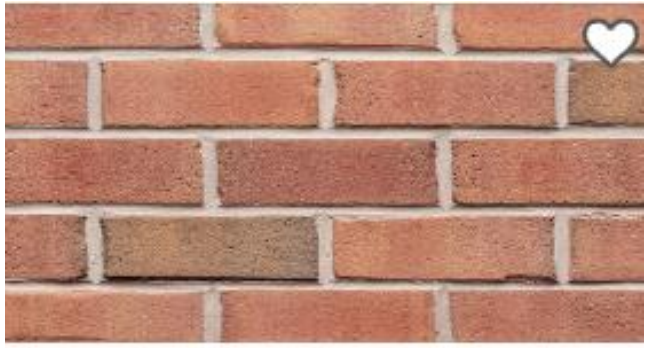
PRE-FAB METAL CANOPY



HORIZONTAL FAUX-WOOD SIDING-CEDAR RENDITIONS



CORRUGATED METAL SIDING



THIN BRICK VENEER – GLEN-GERY

JOSEPH MYERS ARCHITECTS, INC.

AFRICAN TOWN-
RETAIL SHOPS
EXTERIOR SIDING

8/26/25

AFRICAN TOWN RETAIL PLAZA



REVISIONS	BY
PETBOT MEETING 04.09.2025	
EUCLID CORRIDOR 04.29.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA
CEDAR AVENUE
CLEVELAND, OHIO
ELEVATIONS

DRAWN
XX

DATE
SEPTEMBER 2025

SCALE
1:10

JOB NO.
24045

SHEET
R

OF X SHEETS

Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-032 – African Town Retail

October 3, 2025

Design Review Advisory Committee:

ECDRAC recommended conceptual approval with the following conditions on 10/2/25:

- Attention to be given to circulation
- Attention to be given to exterior materiality and where joints meet vertically and horizontally
- Study adding windows on the East & West sides
- Define how the interior courtyard will be secured after hours

City Planning Staff:

Staff is in support of this development. The investment in this area can bring catalytic change to the physical and economic landscape. The concept was well received by committee members with many ideas expressed on how to treat the facade fronting Cedar.

Cleveland City Planning Commission

Mandatory Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Mandatory Referrals

October 3, 2025

Ord. No. 1083-2025 (introduced by Council Member Starr) Designating Former Cleveland Fire Department Engine Company 26 Station House as a Cleveland Landmark.

CLEVELAND LANDMARK NOMINATION

FORMER CLEVELAND FIRE DEPARTMENT

ENGINE CO. 26 STATION

Nominated August 26, 2021

History

- Property at Kinsman Street and East Madison Avenue(East 79th Street) sold to the City of Cleveland by Susan T. and Jacob B. Hawkins in 1883.
- December 16, 1895 – Resolution No. 9279
- “The committee on fire met yesterday and recommended the erection of an engine house on Kinsman Street, near Woodland Hills Avenue (East 93rd Street)” *Plain Dealer*, January 26, 1896



History

- This plan was not approved however, on January 1, 1897 Cleveland City Council adopted Resolution File No. 14492: That the Director of Fire be and is hereby authorized and directed to advertise for bids for the erection of a fire engine house on Kinsman Street near East Madison Avenue, on the vacant lot now owned by the city.
- The first proposals were rejected, and new bids were requested.

History

- Contracts approved on September 20, 1897
  - Mason – M.J. Kelley
  - Carpenter – G. A. Cook
  - Glazing – Cleveland Window Glass Co.
  - Plastering – J.W. Smith
  - Roofing – J. Callaghan & Son
  - Plumbing – R.E. Albin
  - Construction, Iron and Steel – T. H. Brooks
- Contract approved on October 11, 1897
  - Heating & Ventilation – Chafer & Becker



History

Building dedicated on Tuesday, March 8, 1898.

"The new station is an exceptionally fine structure of its kind, built of brick, with stone trimmings, with two stories, a large attic and a tower of particularly artistic design. Within, the building is finished in white enamel brick, with Georgia Pine woodwork and wainscotting and a ceiling done in cherry." -*Cleveland Plain Dealer* March 9, 1898

John A. Rees, Captain

David M. Dieterich, Lieutenant

Vincent Seidel, Engineer

Martin A. Donnes, Assistant Engineer

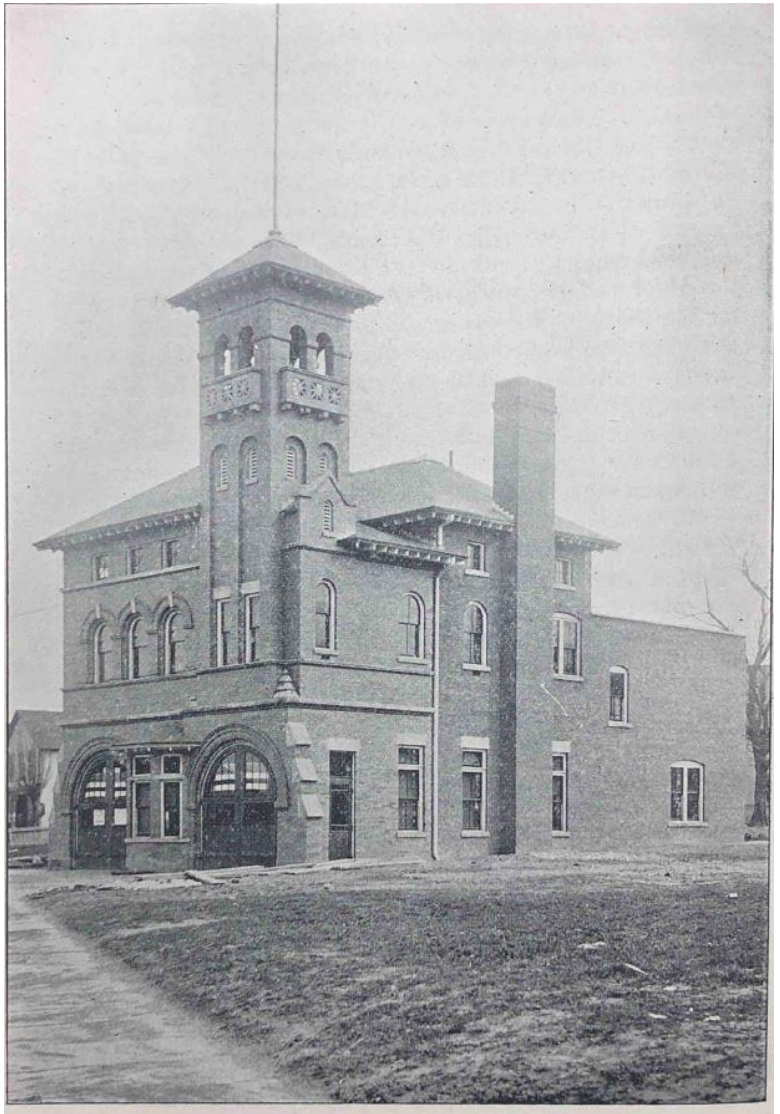
George B. Shibley, Fireman

John J. Dienst, Fireman

Dan S. Kennedy, Fireman

Joseph G. Glyde, Fireman

Fred G. Fuerst, Fireman



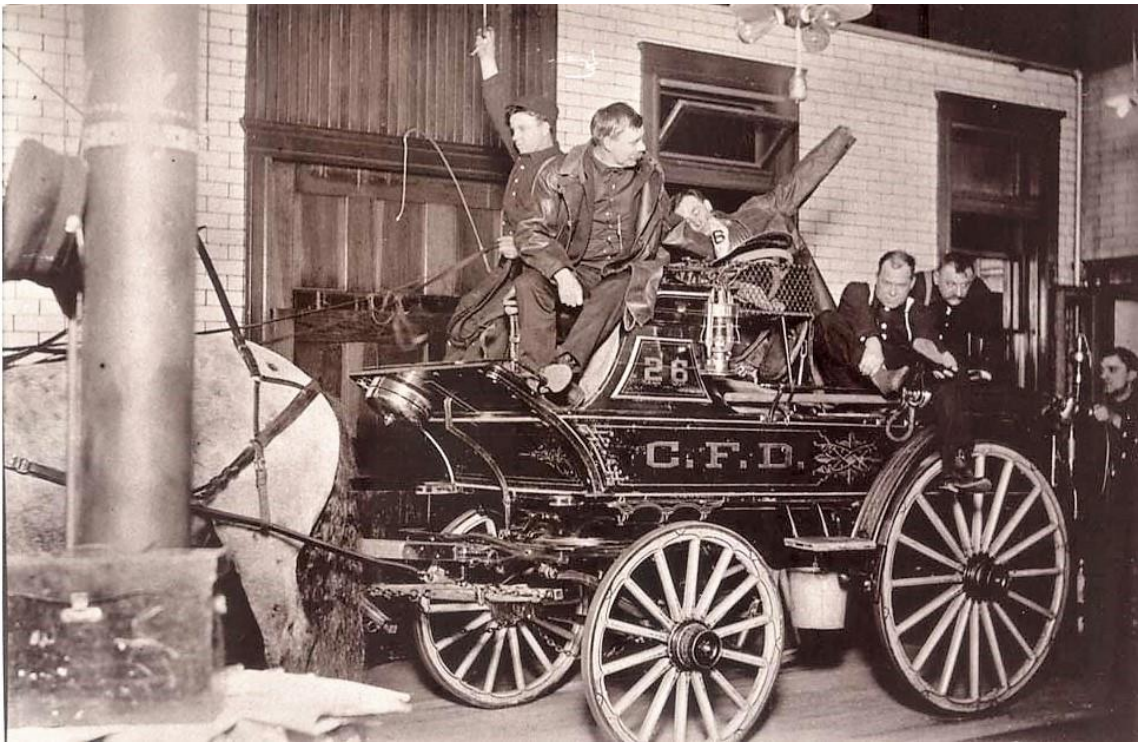
NEW ENGINE HOUSE No. 26, KINSMAN STREET.
First Engine House Built in This City Within Estimate and Without "Extras."

Architect

- William Ruggles Watterson (1867-1929)
- Raised in Cleveland
- Studied at Columbia University
- Returned to Cleveland as a local representative for George B. Post
- Practiced on his own from 1895 – 1903 and as a partner with Charles Schneider from 1903-1908

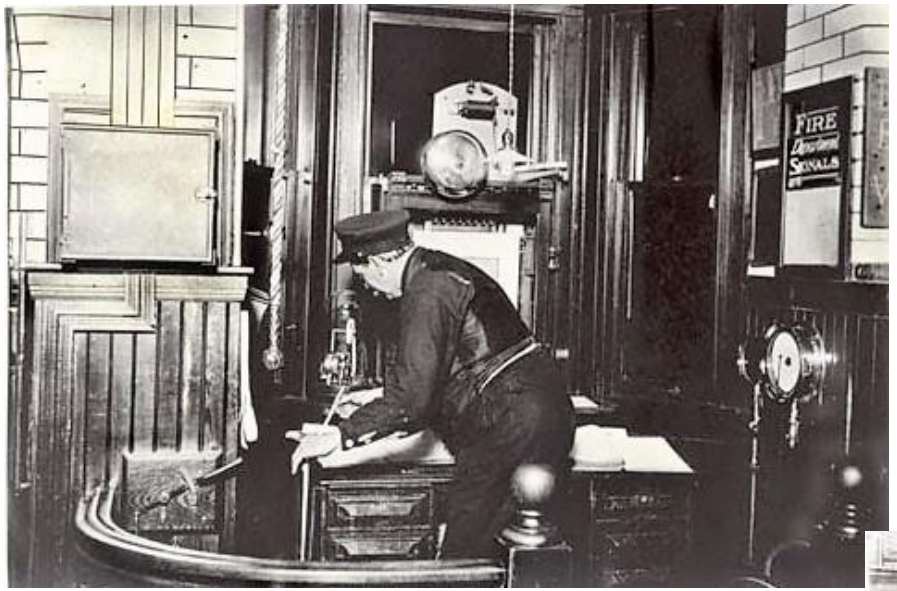
Architect







Courtesy of Zack Miklowski





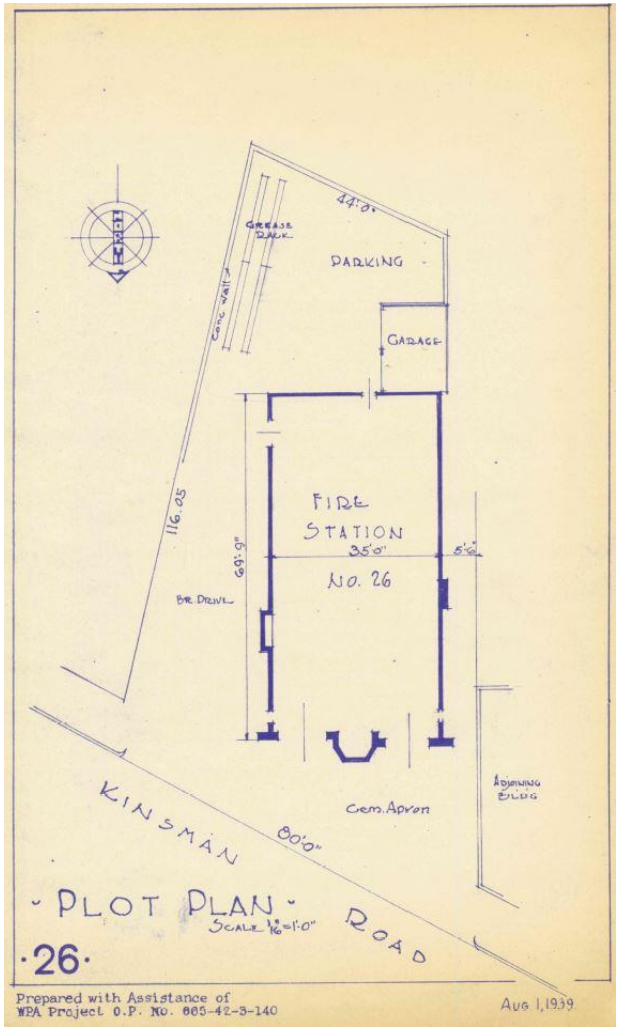
Courtesy of Zack Miklowski

History

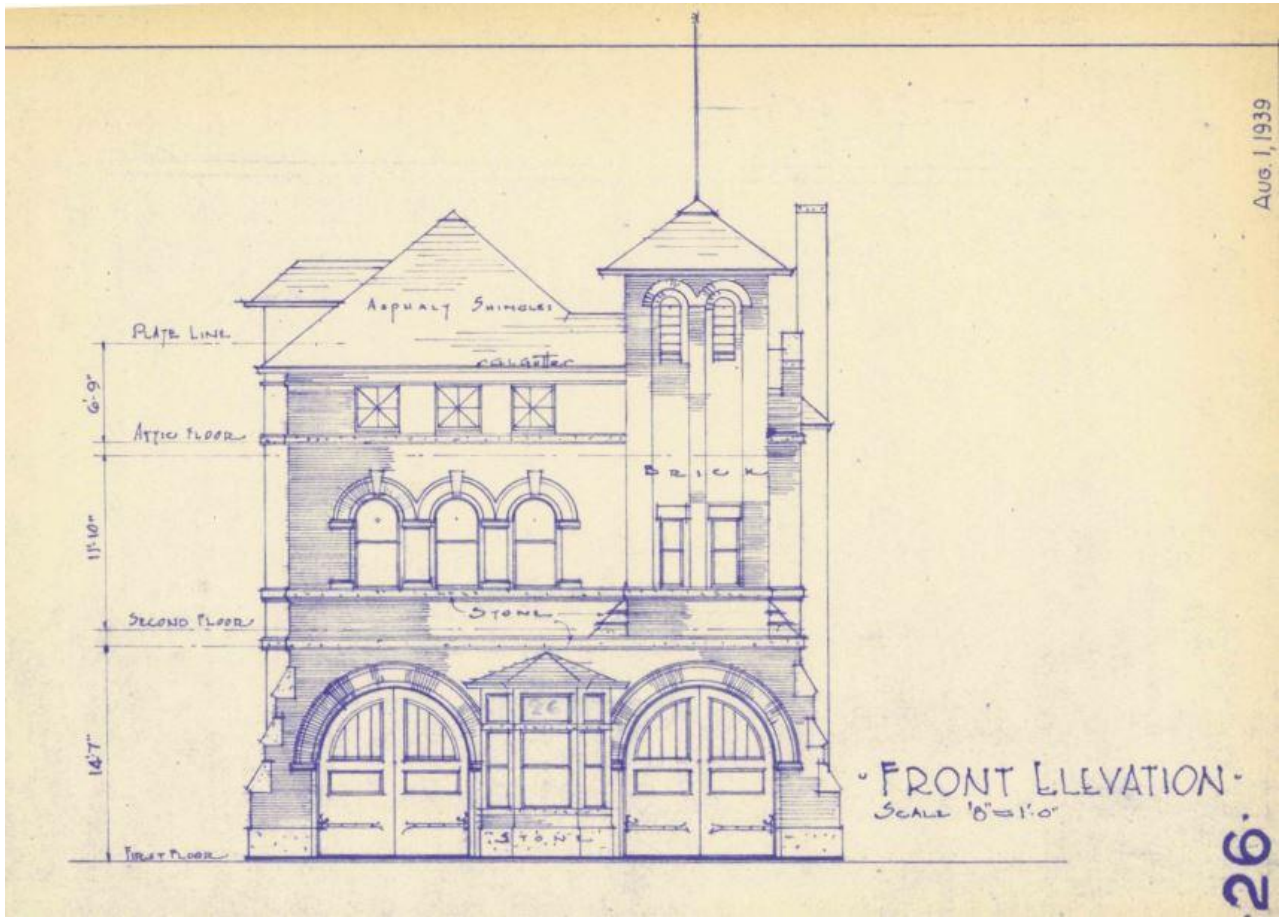
A portion of the original land purchase was exchanged for a small triangular section on the east side of the property on Kinsman on June 1, 1898.

In the late 1930s all the alarm bells were removed from stations through the city.

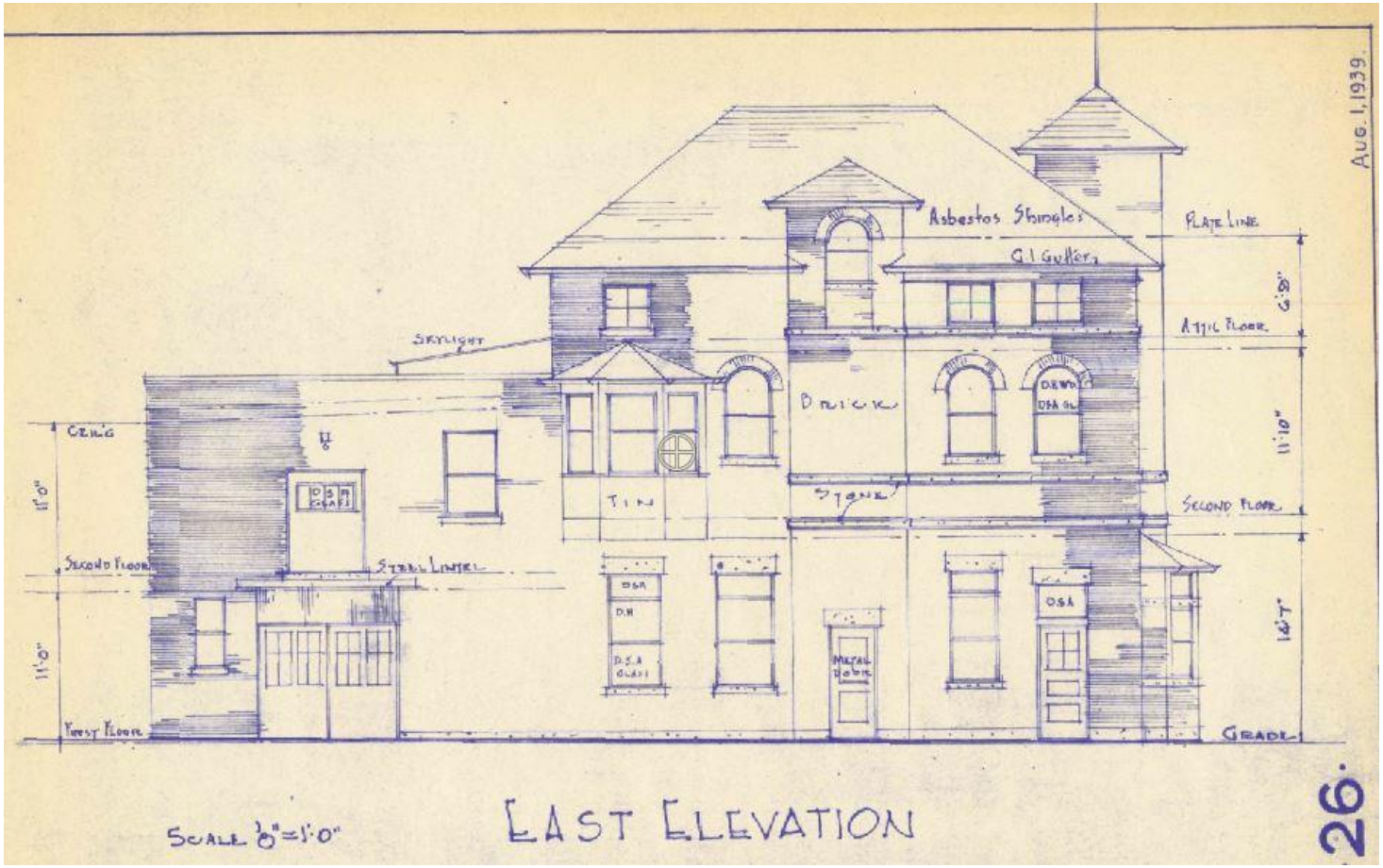




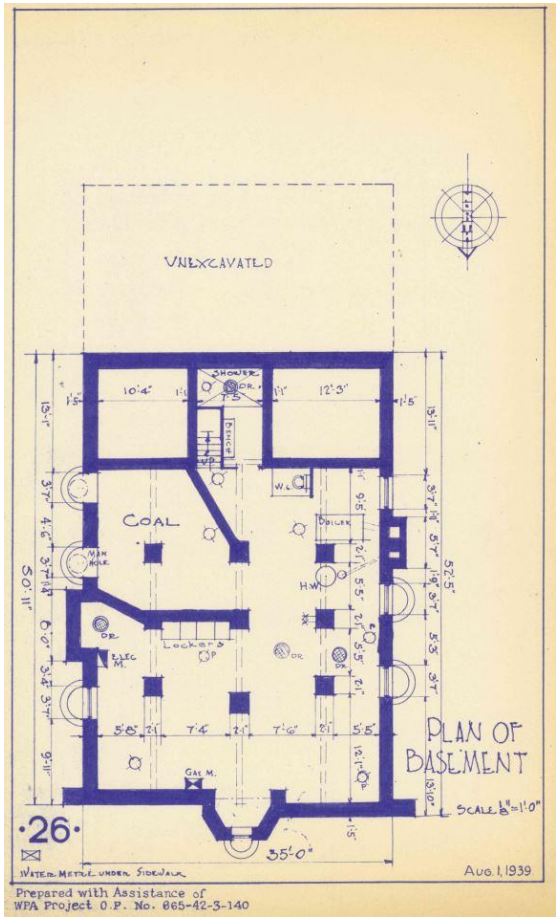
1939 Alteration

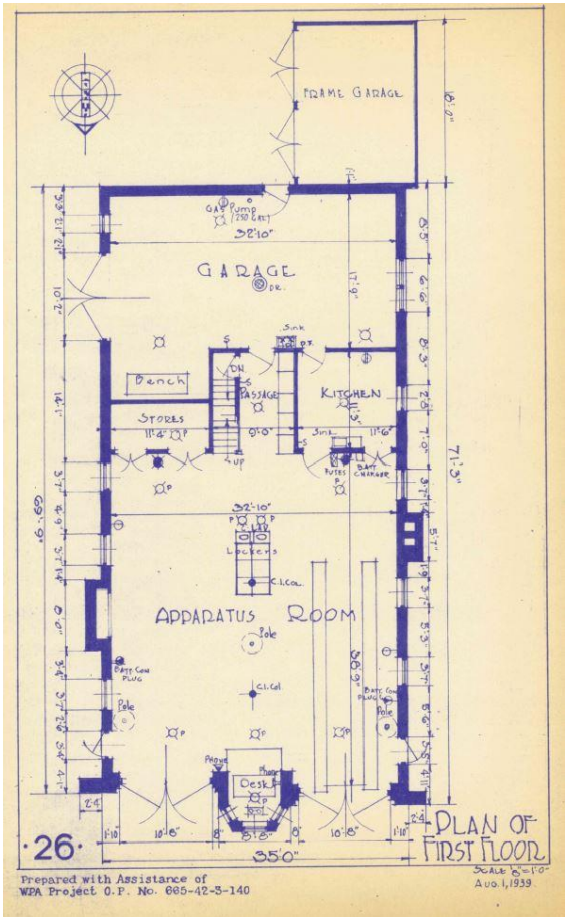


1939 Alteration

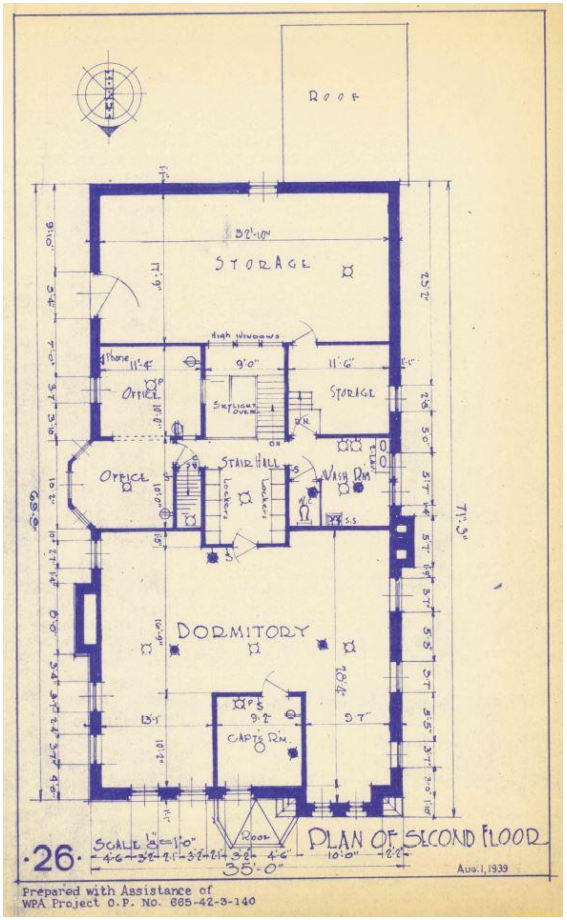


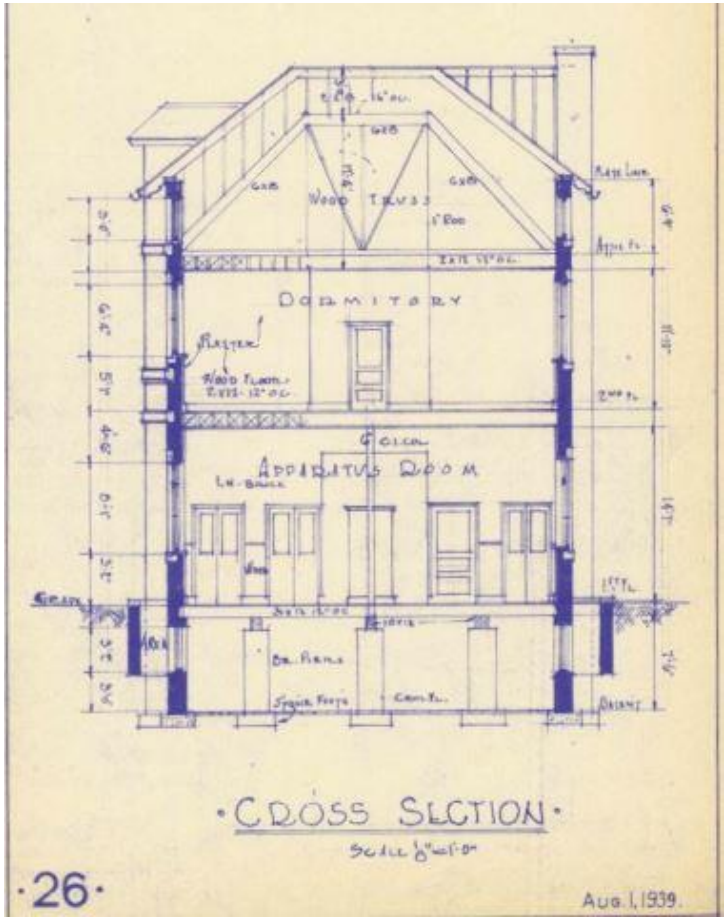
Floor Plan


UNEXCAVATED
SHOWER
COAL
BOILER
W.C.
PLAN OF BASEMENT
·26·
35'-0"
Aug. 1, 1939
Prepared with Assistance of
WPA Project O.P. No. 665-42-3-140


FRAME GARAGE
GARAGE
Bench
STORES
PASSAGE
KITCHEN
APPARATUS ROOM
Desk
PLAN OF FIRST FLOOR
·26·
35'-0"
Aug. 1, 1939
Prepared with Assistance of
WPA Project O.P. No. 665-42-3-140

Floor Plan


ROOF
STORAGE
OFFICE
STORAGE
OFFICE
STAIR HALL
DORMITORY
PLAN OF SECOND FLOOR
·26·
Aug. 1, 1939
Prepared with Assistance of
WPA Project O.P. No. 665-42-3-140


DORMITORY
APPARATUS ROOM
·CROSS SECTION·
·26·
Aug. 1, 1939.

1940



A-26 9-23-40

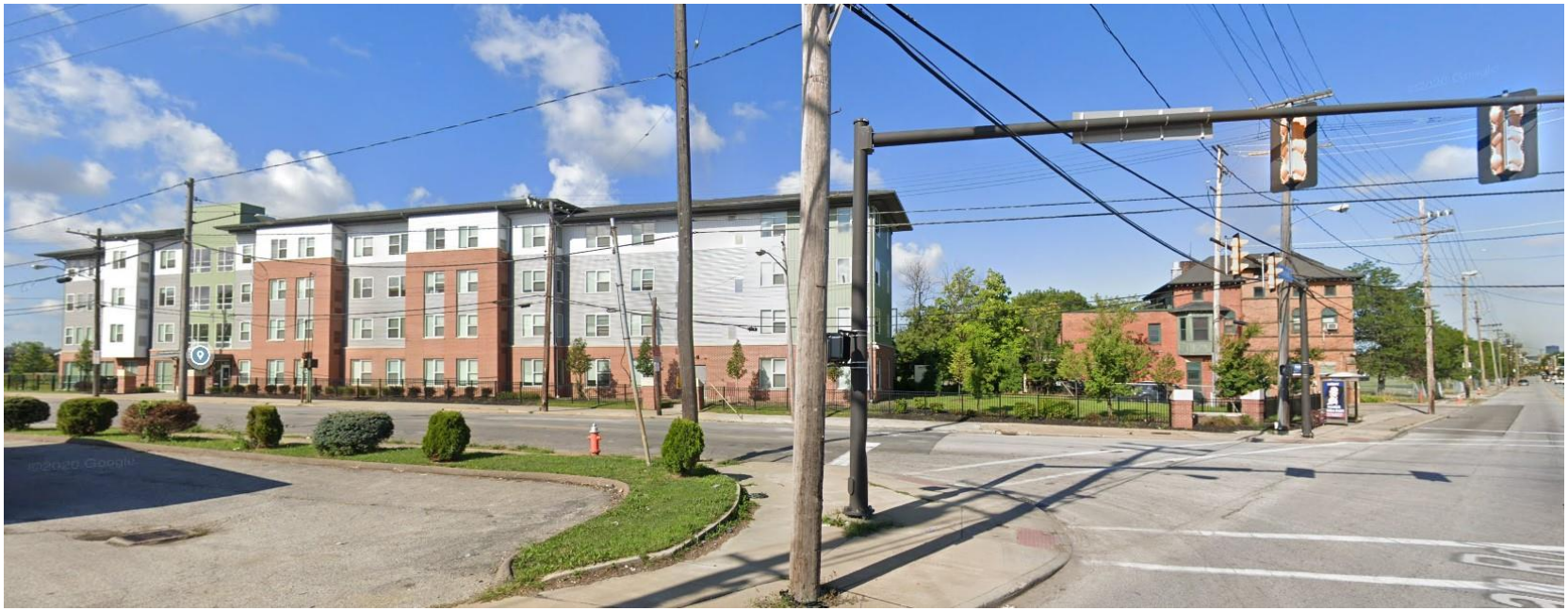
1975

By the 1970s alterations to the doors and front windows had occurred.



Site Visit

January 2020












KOHLER
OH 2294

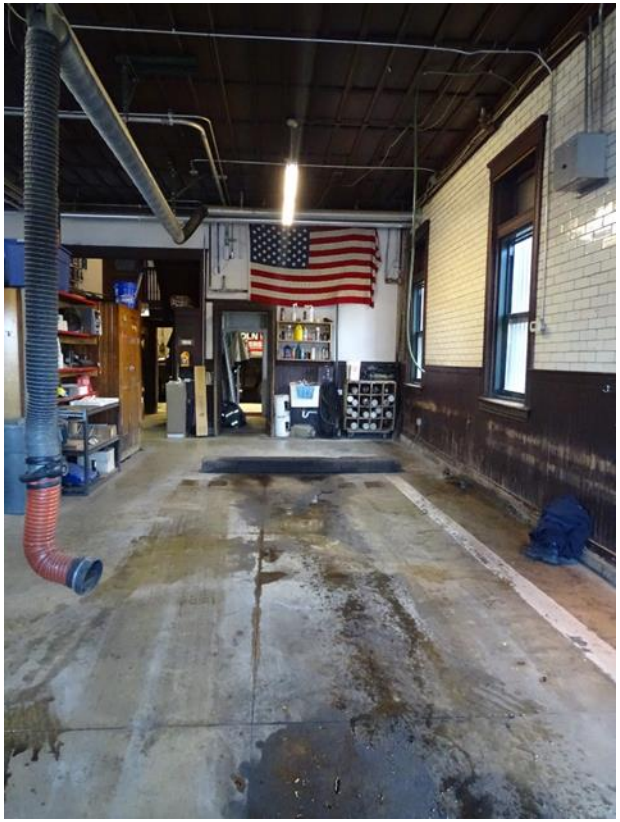
Basement

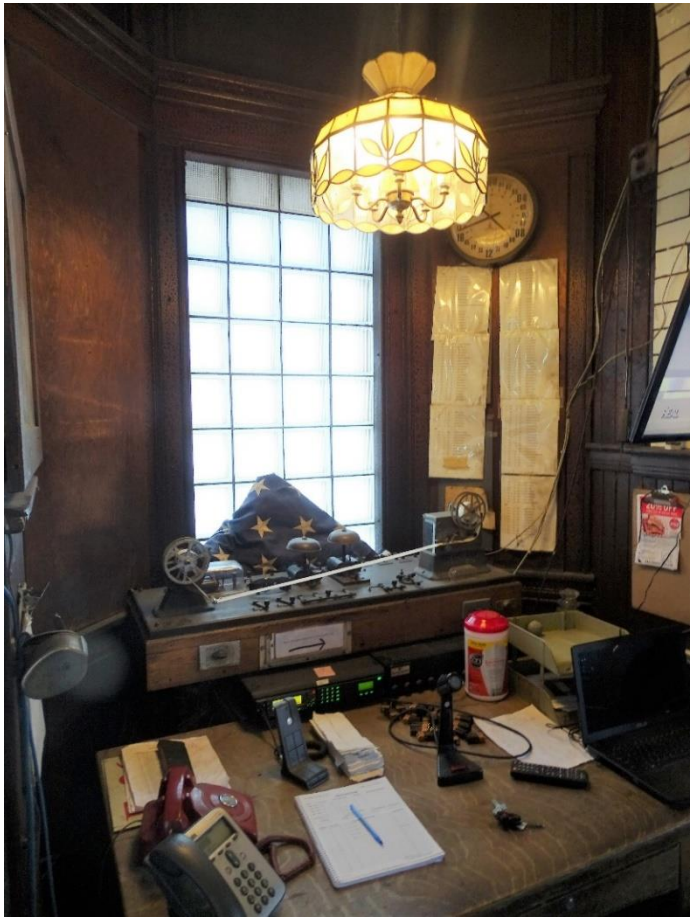




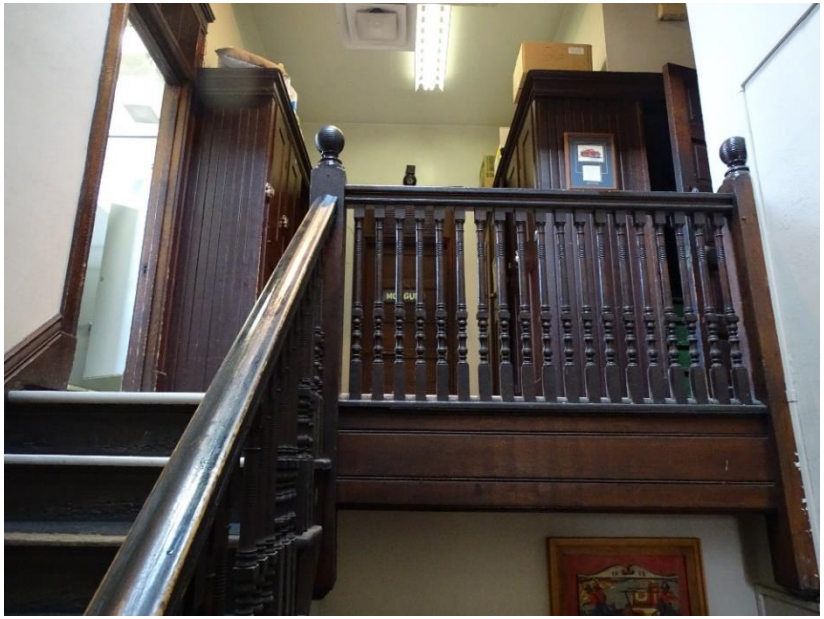
Apparatus Room

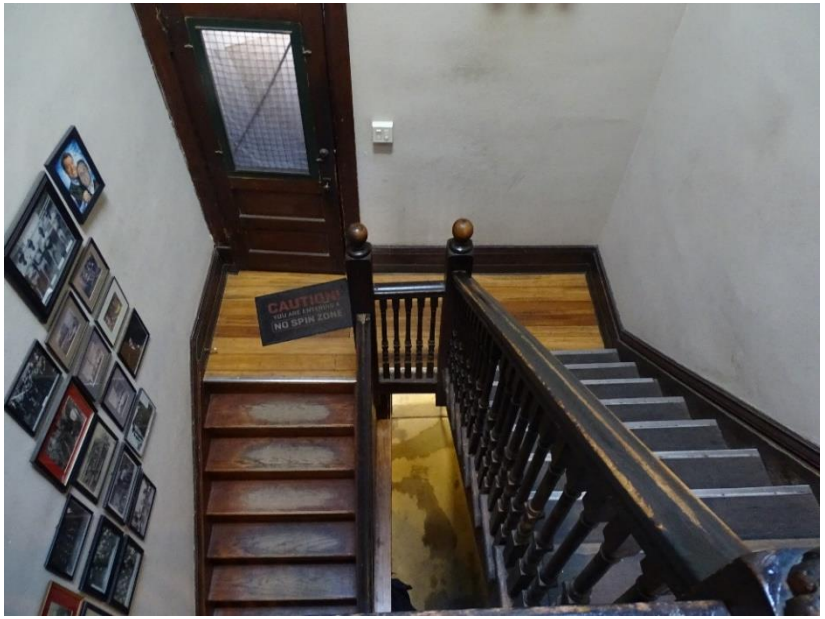




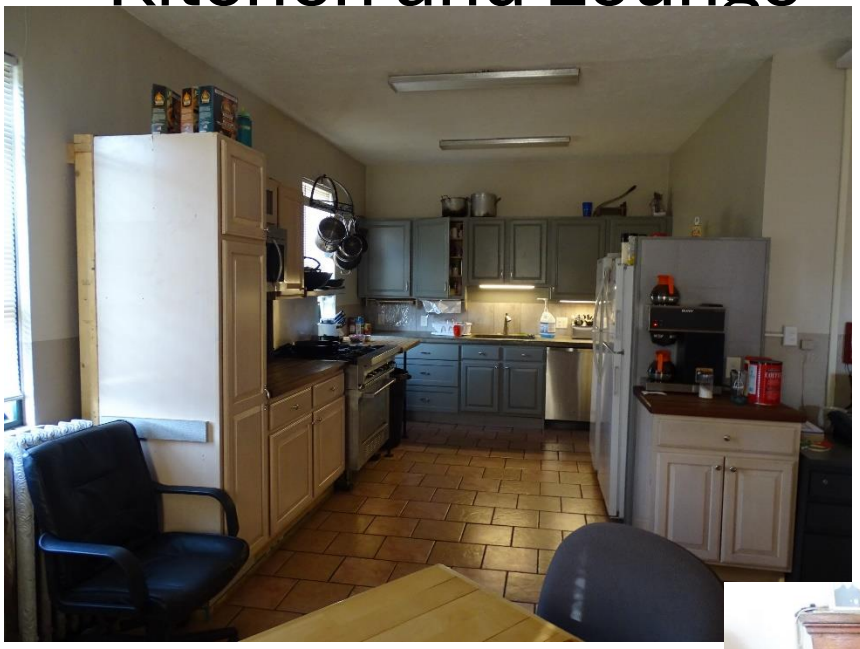







CAUTION!
NO SPIN ZONE

Kitchen and Lounge

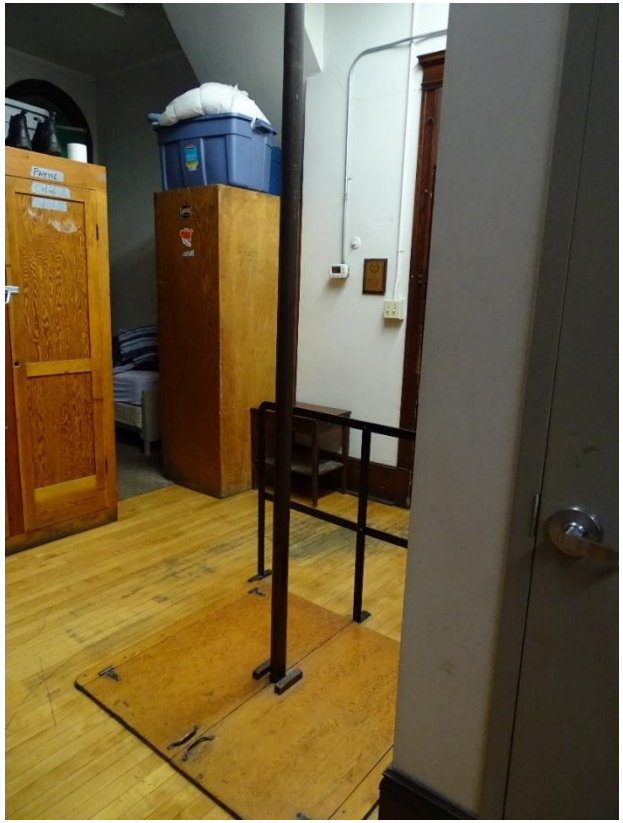






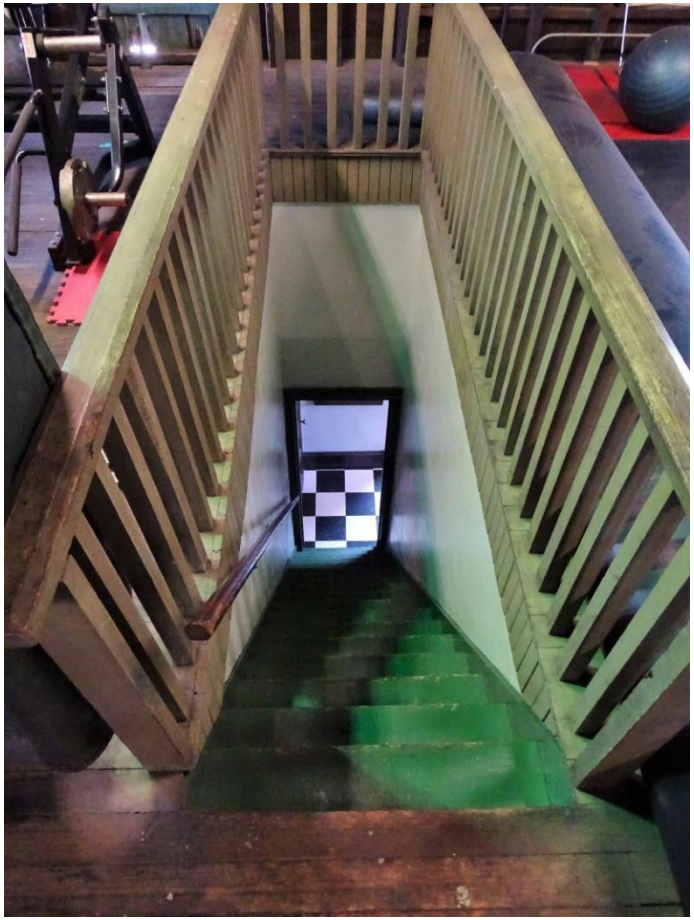
2nd floor Crew Quarters




PAYNE



3rd Floor Attic





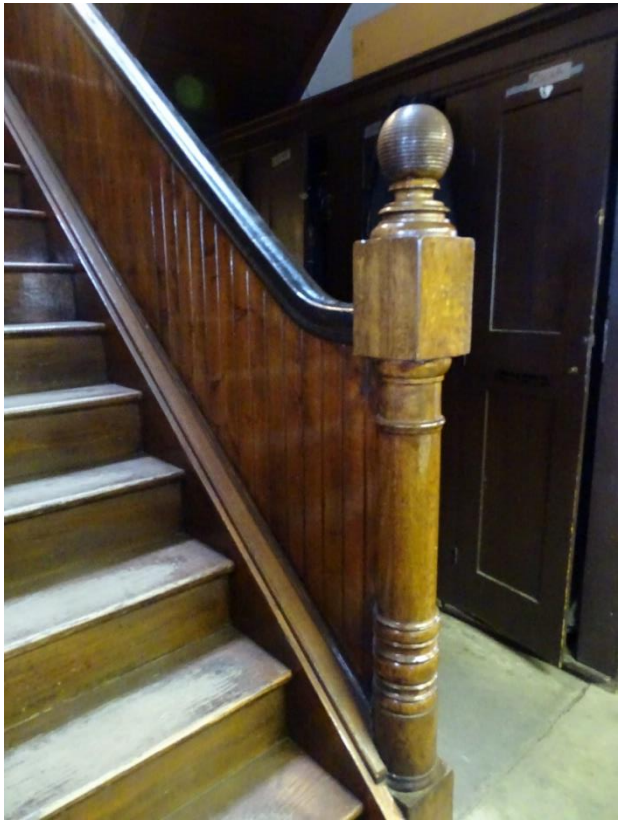

FLAMMABLE GAS











The Batcave





FIRE STATION 26 GRAND OPENING SEPTEMBER 4TH



The original Fire Station built in 1898 just down the street at E. 79th & Kinsman Ave. will be open for tours also!

COME JOIN US 2 - 7 PM

- Mayor Justin Bibb opening dedication at 2:30 pm.
- Light snacks & beverages
- Tour the community's newest response facility.
- Meet the Firefighters & Paramedics.
- Face Painter for the kids.

OPENING DAY

SEPTEMBER 4TH
2-7 PM

LOCATION

9026 Kinsman Avenue
Cleveland, Ohio 44104

More Information contact:
Gerardo Colon, CFD PIO
Gcolon@clevelandohio.gov

THANK YOU



Mandatory Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Ord. No. 1084-2025 (introduced by Council Member Spencer)

October 3, 2025

Designating the Tamir Rice Butterfly Memorial as a Cleveland Landmark.



Tamir Rice Butterfly Memorial

Landmark Application





THE BUTTERFLY PROJECT

We are a community of young people who knew Tamir, in need of support to build a butterfly garden in his memory at Cudell Recreation Center.

Please join us.



Volunteers are needed who are working for justice, especially those who live in the Cudell neighborhood. No gardening skills necessary.

Please Contact: facebook.com/groups/tamirsbutterfly

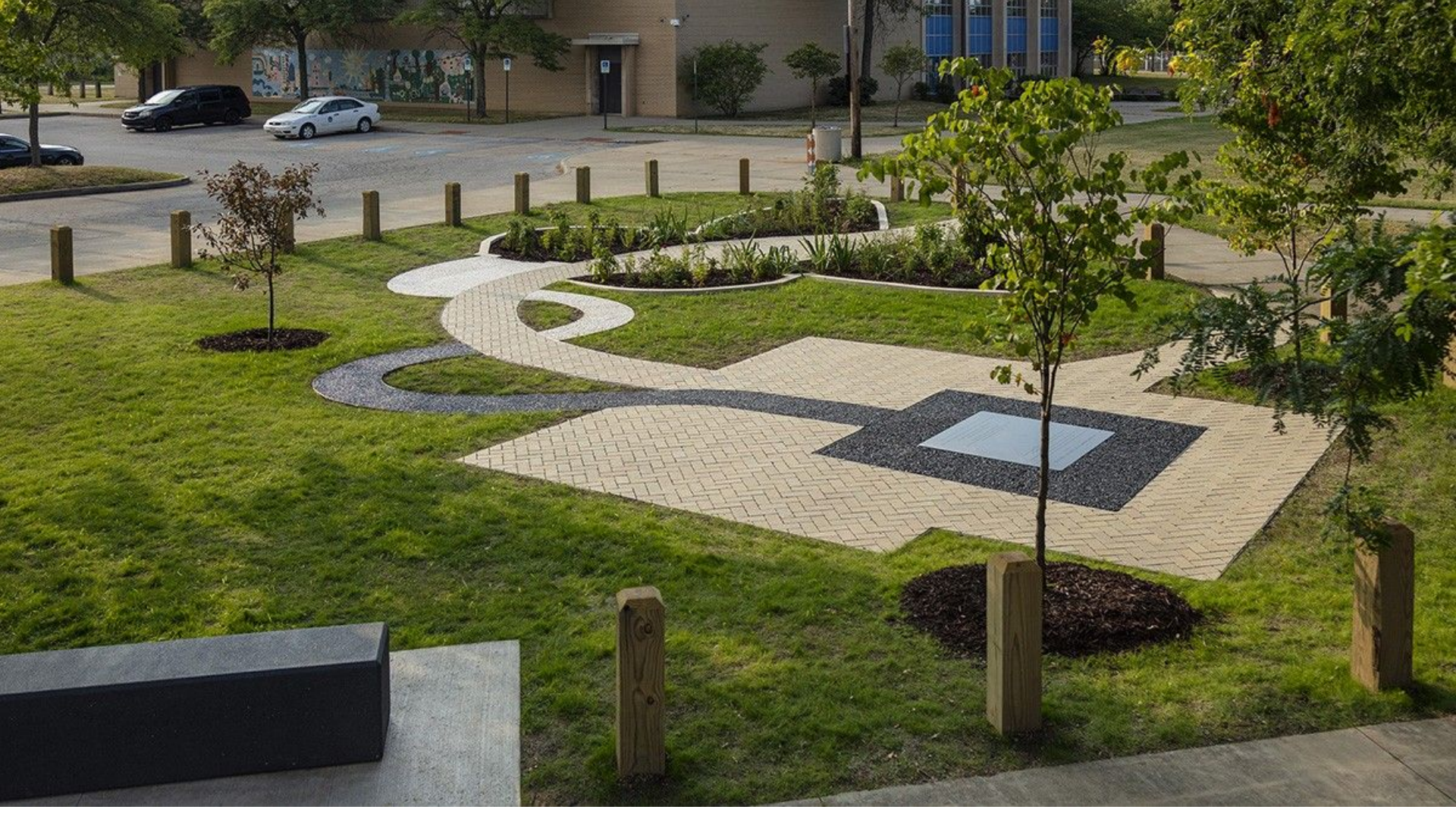
Cudell Fine Arts Center (216) 664-4183











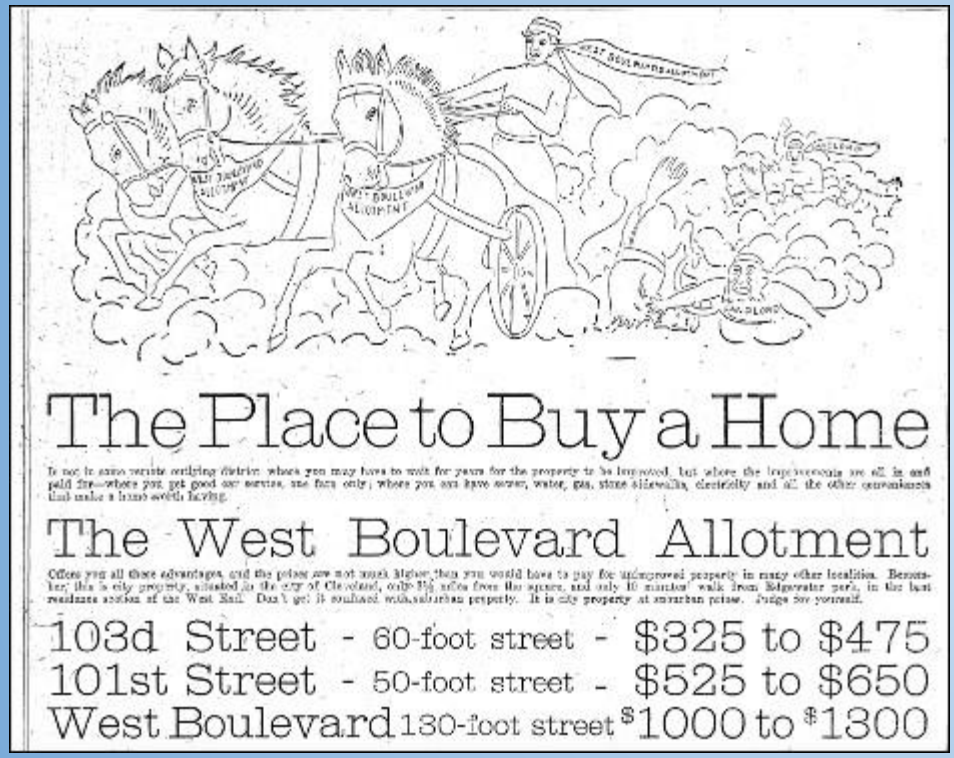

IN LOVING MEMORY OF MY BABY BOY TAMIR RICE
June 25, 2002 - November 22, 2014
You are one of the eternal vessels of inspiration that sparked U.S. policy change and police reform
Losing you has awoken in me the strength to be your voice
and I will continue to do that, while investing in our community to save inner city youth.
The government of the United States shall never know
the amount or depth of everlasting pain they have caused Black Americans.
Tamir, you were a unique sacrifice,
and for that I will never forget the devastation caused by this country
built on denying truth and fostering hatred.
Tamir you are the light and stars
shining so bright to guide the way that we shall go.
We will never forget, as one nation under God...Black magic, Black joy, and humanity.
You will be forever in our hearts, 12-year-old Tamir Rice


This garden represents the injustice of the death of my son, Tamir Rice,
and the treatment of my daughter, Tajai Rice – who was 14 at the time,
and witnessed the death of her brother
at the hands of a Cleveland police officer
on November 22, 2014.
Tajai will forever be traumatized by having experienced
the horrific events of that day.
This plaque will be a constant reminder of
the injustices of our country.
This butterfly garden was created by Tamir's community,
who helped to turn it into something beautiful
for better memories going forward,
for the park, the Rice family, and the community.
Thank you,
Samaria, Mother of Tamir and Tajai









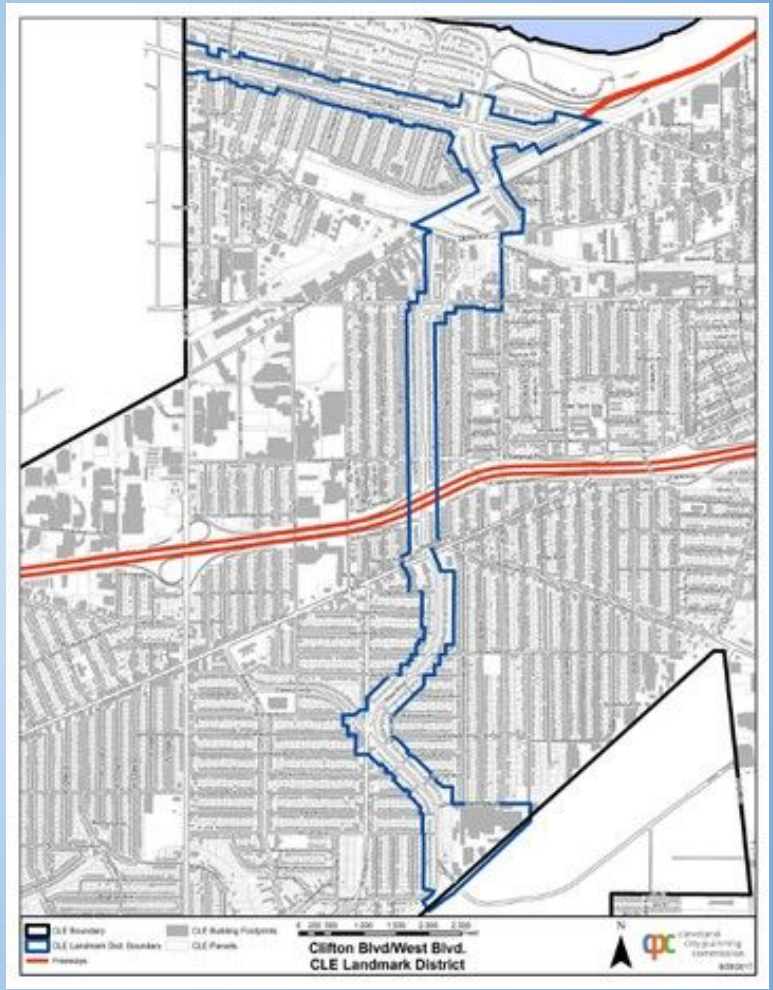
The Place to Buy a Home

In not in some outside outlying district where you may have to wait for years for the property to be improved, but where the improvements are all in and paid for—where you get good car service, one fare only; where you can have sewer, water, gas, stone sidewalks, electricity and all the other conveniences that make a home worth having.

The West Boulevard Allotment

Offers you all these advantages, and the prices are not much higher than you would have to pay for unimproved property in many other localities. Remember, this is city property, situated in the city of Cleveland, only 3½ miles from the square, and only 10 minutes' walk from Edgewater park, in the best residence section of the West Side. Don't get it confused with suburban property. It is city property at suburban prices. Judge for yourself.

103d Street	- 60-foot street -	$325 to $475
101st Street	- 50-foot street -	$525 to $650
West Boulevard	130-foot street	$1000 to $1300








TAMIR RICE
12 YEARS OLD-
MURDERED BY COPS
THE WHOLE DAMN SYSTEM IS GUILTY!
NOT ONE MORE






IN LOVING MEMORY OF MY BABY BOY, TAMIR RICE
Tamir, you were a joyous gentleman
Tamir, you are the light that stars
We will never forget, as one nation under God, Black magic, Blackjoy, and humanity
You will be forever in our hearts, 12-year-old Tamir Rice


magic, Black joy, and humani
Tamir Rice.

Mandatory Referrals

October 3, 2025

Res. No. 1095-2025 (introduced by Council Members Howse-Jones, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Packard Court.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

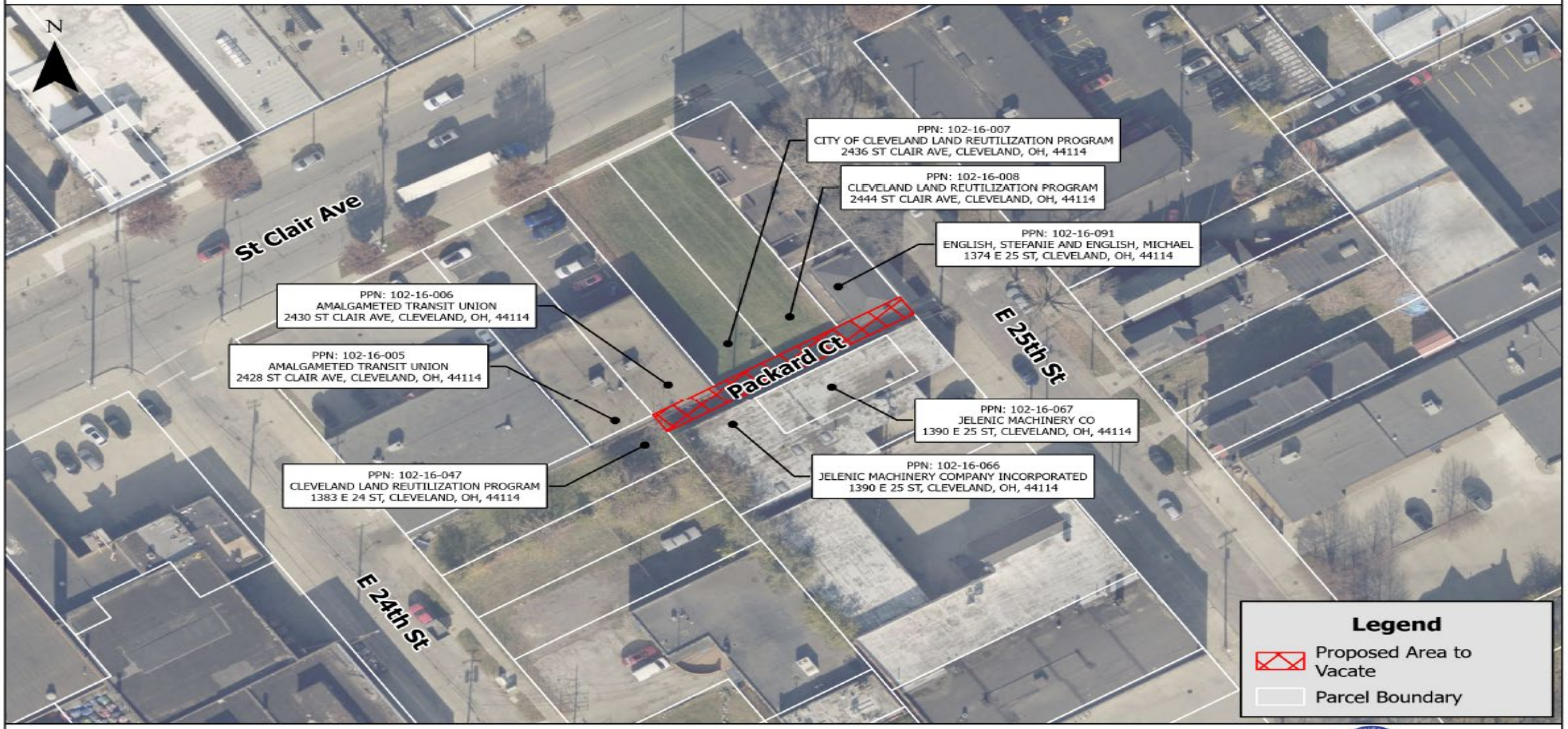
Division of Engineering & Construction

Friday, October 03, 2025

Intent to vacate a portion of Packard Court
Res. No. 1095-2025

Michael English and his wife Stefanie, the owners of 1374 E. 25th St., are requesting a portion of Packard Court be vacated for a redevelopment project at 1374 E. 25th Street.

Declaring the Intent to Vacate of a Portion of Packard Court



Sources: Imagery, Parcels (Cuyahoga County 2024)

CITY OF CLEVELAND
Mayor Justin M. Bibb

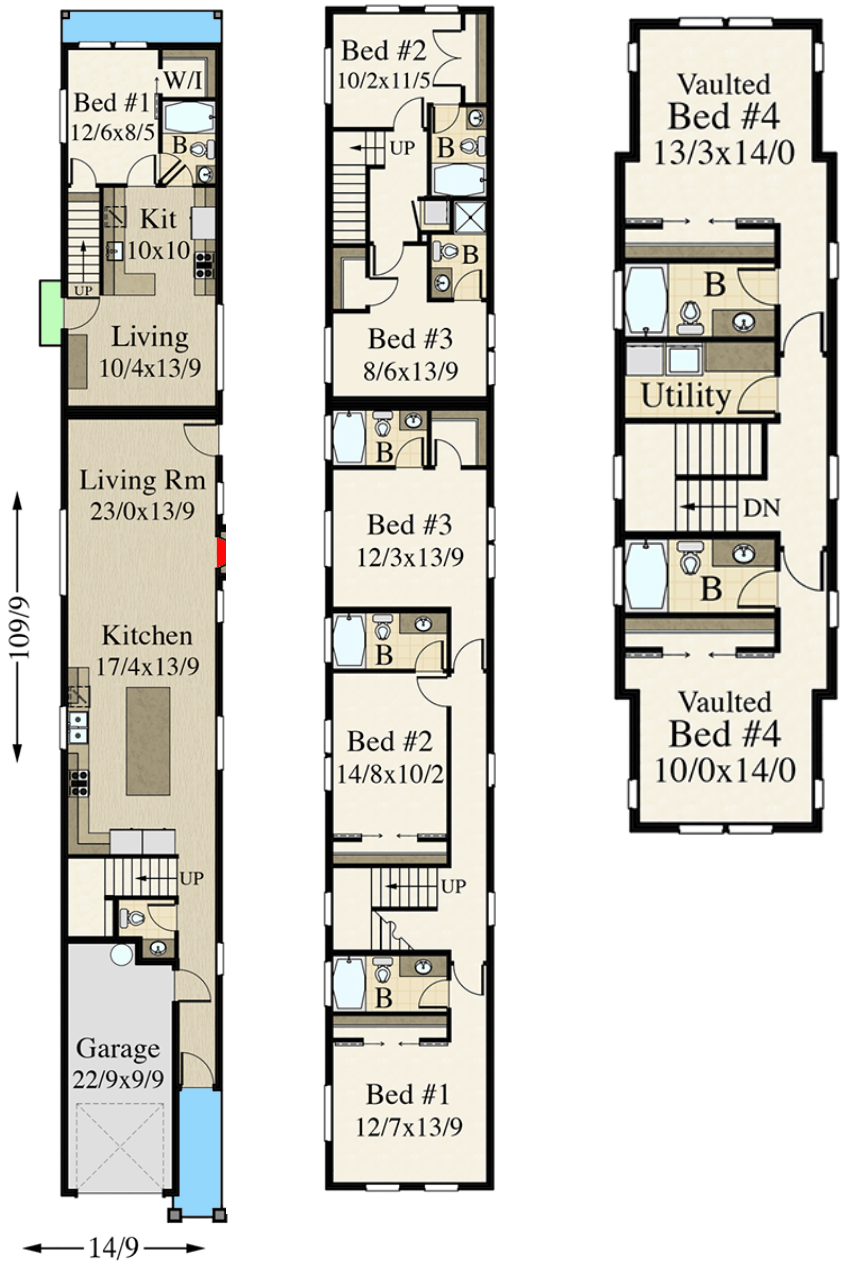






The owners are restoring the property to its historic use as a four-unit apartment building. A vacated Packard Court would allow them to incorporate this alleyway into the property and put it to use for the benefit of the block and the neighborhood.

With the acquisition of Packard Court, our proposal to the Land Bank: building three (3) side-by-side modified versions of this floor plan, Facing Saint Clair with the garage doors at the rear of the homes and accessible via Packard Court





The Stepp House

Questions & Feedback?

Mandatory Referrals

October 3, 2025

Res. No. 1096-2025 (introduced by Council Members Bishop and Hairston – by departmental request) Declaring the intent to vacate a portion of East 81st Street.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

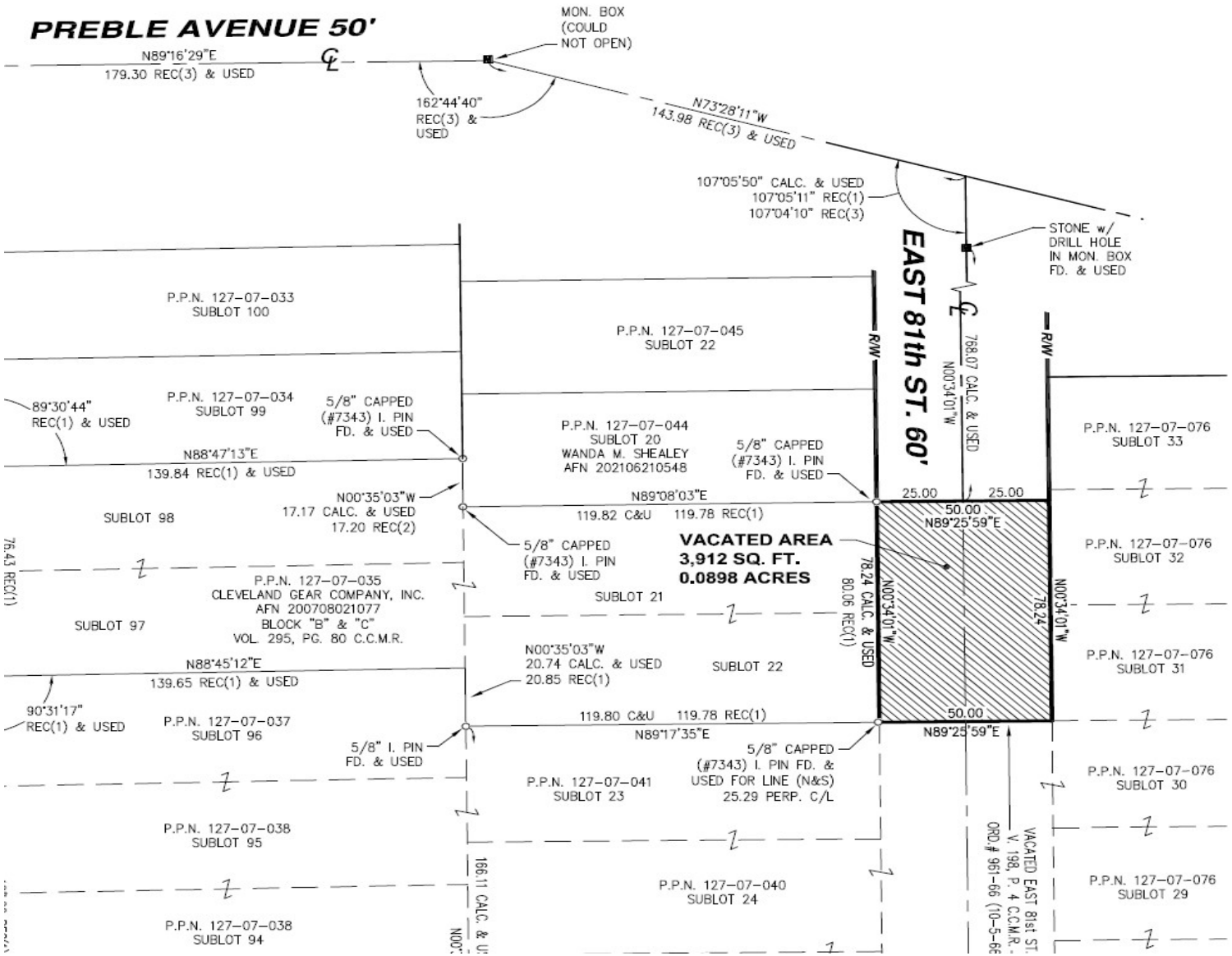
Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, October 03, 2025

Intent to vacate a portion of East 81st Street
Res. No. 1096-2025

Cleveland Gear Co. Inc. and Dyna Cure Pre-Coated Steel, Inc., are requesting a portion of East 81st Street be vacated to make way for a building addition.



VACATION PLAT of part of EAST 81st STREET

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF OF PART OF ORIGINAL 100 ACRE LOT NO. 431.

Approvals

This vacation plat is in accordance with the provisions in Ordinance no. _____, passed by the Council of the City of Cleveland, Ohio this _____ day of _____, 2025.

Richard Switalski, Platting Commissioner

The hatched area shown hereon is vacated by Ordinance no. _____, passed by the Council of the City of Cleveland, Ohio this _____ day of _____, 2025.

Patricia J. Britt, Clerk of Council

NORTH

GRAPHIC SCALE

30 15 0 30

(IN FEET)

1 INCH = 30 FT.

MAY 14, 2025

Survey References

1.) *Lot Consolidation Plat by Bemba K. Jones & Assocs. Vol. 295, Pg. 80 C.C.M.R.*

2.) *Cleveland Survey Records (CSR) Field Book 64, Pgs. 6 & 7*

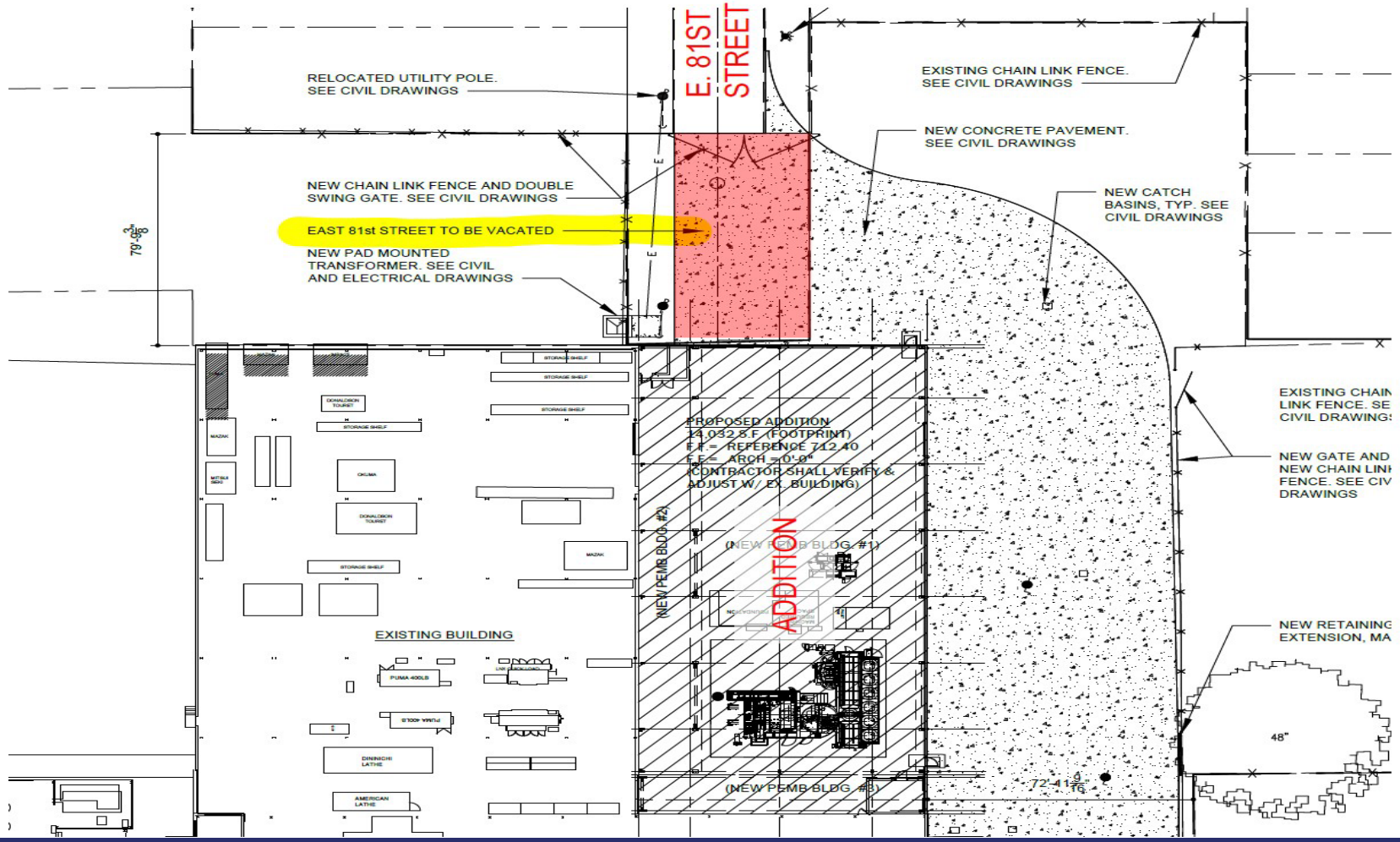
3.) *Plat of Survey & Partition by Neff & Assocs. Vol. 360, Pg. 54 C.C.M.R.*

LEGEND:	
○	IRON PIN FOUND
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	MONUMENT BOX FD. (AS NOTED)
C&U	CALCULATED & USED
D&U	DEED & USED
R&U	RECORD & USED

Looking South on E. 81st St.



Proposed Building Addition



Questions & Feedback?

Cleveland City Planning Commission

Administrative Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Administrative Approvals

October 3, 2025

Ord. No. 1215-2025 (introduced by Council Members Hairston, Polensek, and Griffin – by departmental request; as a substitute for Ord. No. 808-2025) To supplement the Codified Ordinances of Cleveland Ohio, 1976, by enacting new Section 401.711, relating to the definition of under-speed vehicles; and to enact new Sections 450.01 to 450.08 and 450.99 relating to under-speed vehicles.

Administrative Approvals

October 3, 2025

Ord. No. 1218-2025 (introduced by Council Members Hairston, Bishop, and Griffin – by departmental request) Determining the method of making the public improvement of constructing high-comfort pedestrian and bicycle improvements at various locations; authorizing the Director of the City Planning Commission, Public Works, and/or Capital Projects, as appropriate, to enter into one or more public improvement and professional services contracts needed for the improvement; authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes real property and easements; authorizing the Director to accept rights-of-entry from private property owners; authorizing the Director to enter into various written standard purchase and requirement contracts needed to effectuate this ordinance, including vehicles and equipment; and to enter into other agreements or execute documents necessary to conduct the program.

Administrative Approvals

October 3, 2025

Ord. No. 1219-2025 (introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of constructing and installing replacement sewers and repairing and rehabilitating existing sewers and manholes at various locations throughout the City on an as-needed basis; and authorizing the Director of Public Utilities to enter into one or more public improvement requirement contracts for the making of the improvement; and authorizing gifts, grants, or loans, for a term of one or two years.

Administrative Approvals

October 3, 2025

Ord. No. 1220-2025 (introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of constructing the East 185th Street, East 68th Street, East 113th Street, East 151st Street/Shore Acres Drive, Chatfield Avenue, Chatfield Avenue/Melgrave Avenue, and Grimsby Avenue/Sobieski Avenue area sewer replacement or rehabilitation projects; authorizing the Director of Public Utilities to enter into one or more public improvement contracts; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any loans or grants from any public or private entity.

Administrative Approvals

October 3, 2025

Ord. No. 1223-2025 (introduced by Council Members Hairston 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 on East 90th Street to Ortho School Properties LLC, or its designee, for purposes of developing a hotel.

Cleveland City Planning Commission

Special Presentations (for information only)

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Special Presentations (for information only)

Billboard Regulations – Shannan Leonard, Chief Zoning Administrator

October 3, 2025



Billboards & Off-Premise Signage

Cleveland City Planning Commission
October 3, 2025

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

Presentation

Objectives

- Overview of Sign Regulations
- Address Evolving Technology & its Role in Placemaking
- Encourage Robust Conversation

Current Regulations

Off- Premise Signage

Billboard: A sign directing attention to a specific business, product, service, entertainment activity or other commercial activity sold, offered or conducted elsewhere than upon the lot on which the sign is located.

14’ x 48’ = 672 sf
10’ x 22’ = ~220 sf

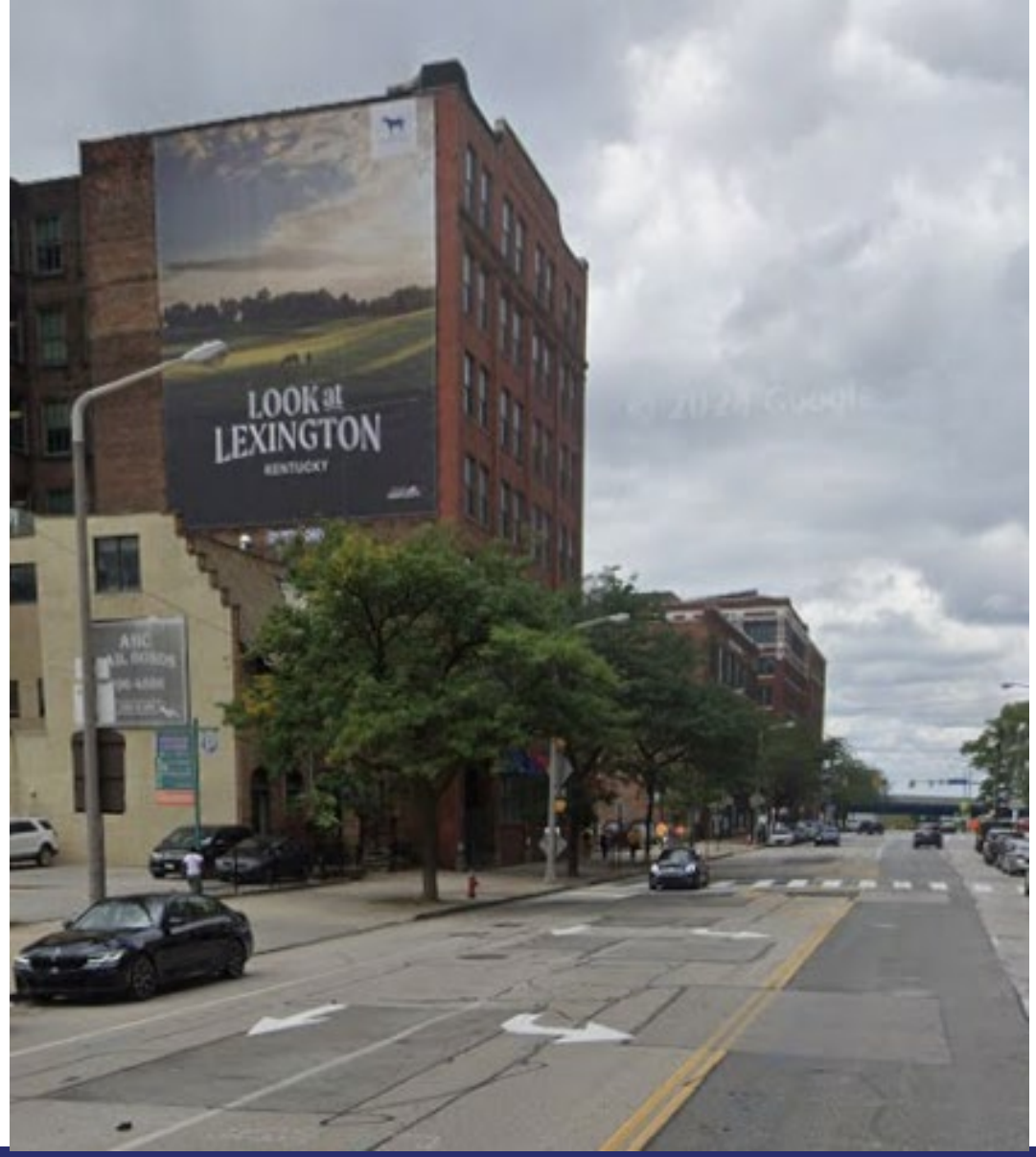


Current Regulations

Off- Premise Signage

Wall Mural: A sign that displays high resolution static or electronic graphic or photographic images, including decorative art and art used in commerce, placed on an unsightly wall of a building, or unsightly roof surface generally parallel to the building wall surface. A wall mural may display words in accordance with Section 350.161 and otherwise shall comply with Section 350.161. A wall mural may depict or direct attention to a specific business, product, service, entertainment activity, or other activity. Wall murals shall not be deemed billboards or wall signs.

- Only 6 permitted at any given time.



Billboard Regulations

1st permitted in GI or UI or toward freeway in SI

Not Permitted in Landmarks/Design Review Districts

Free-Standing/Wall-Signs

Not greater than 820 sf

At least 50 ft above roadway, height district limit

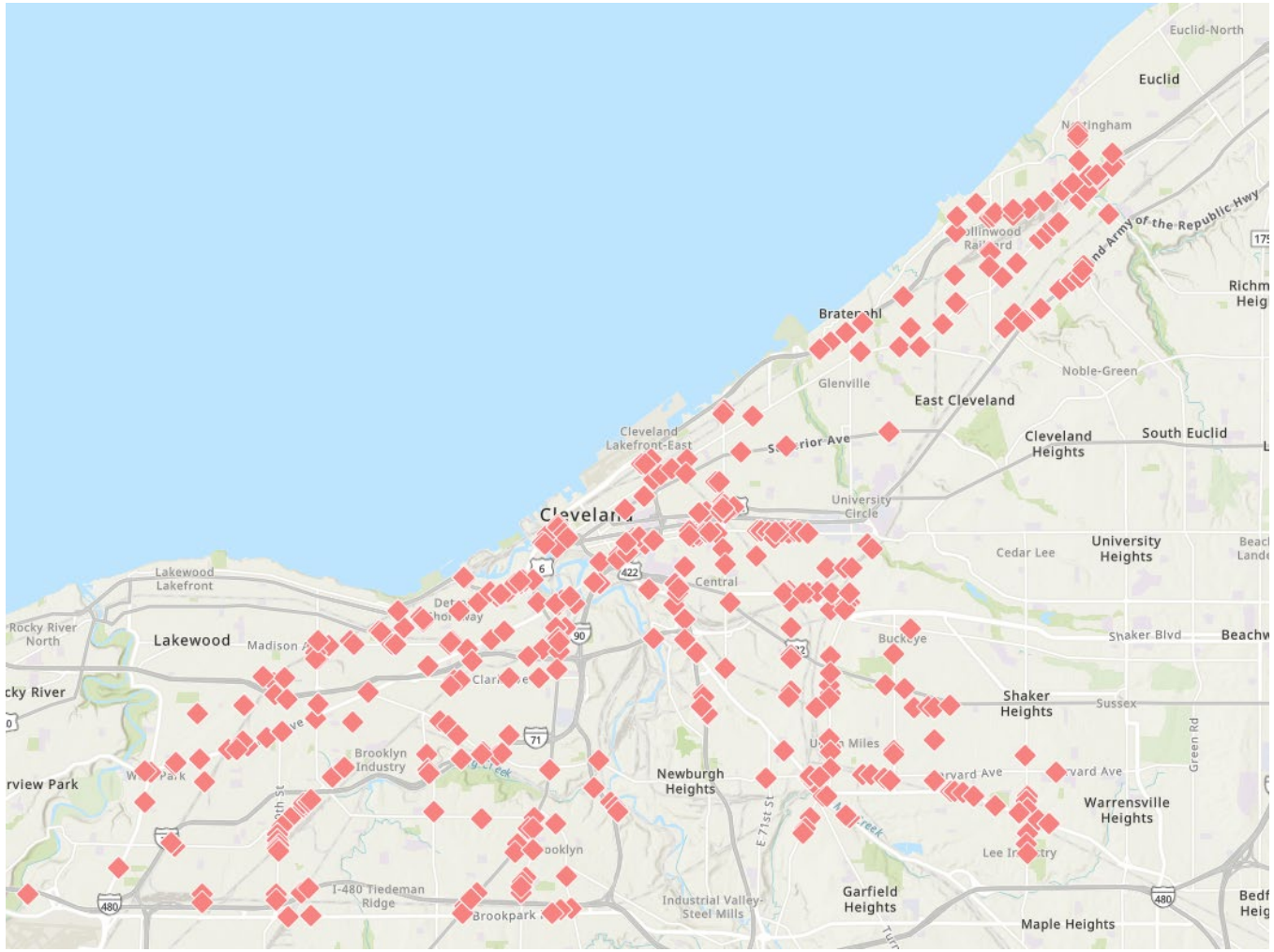
Spacing & Distance Requirements

City Planning Required



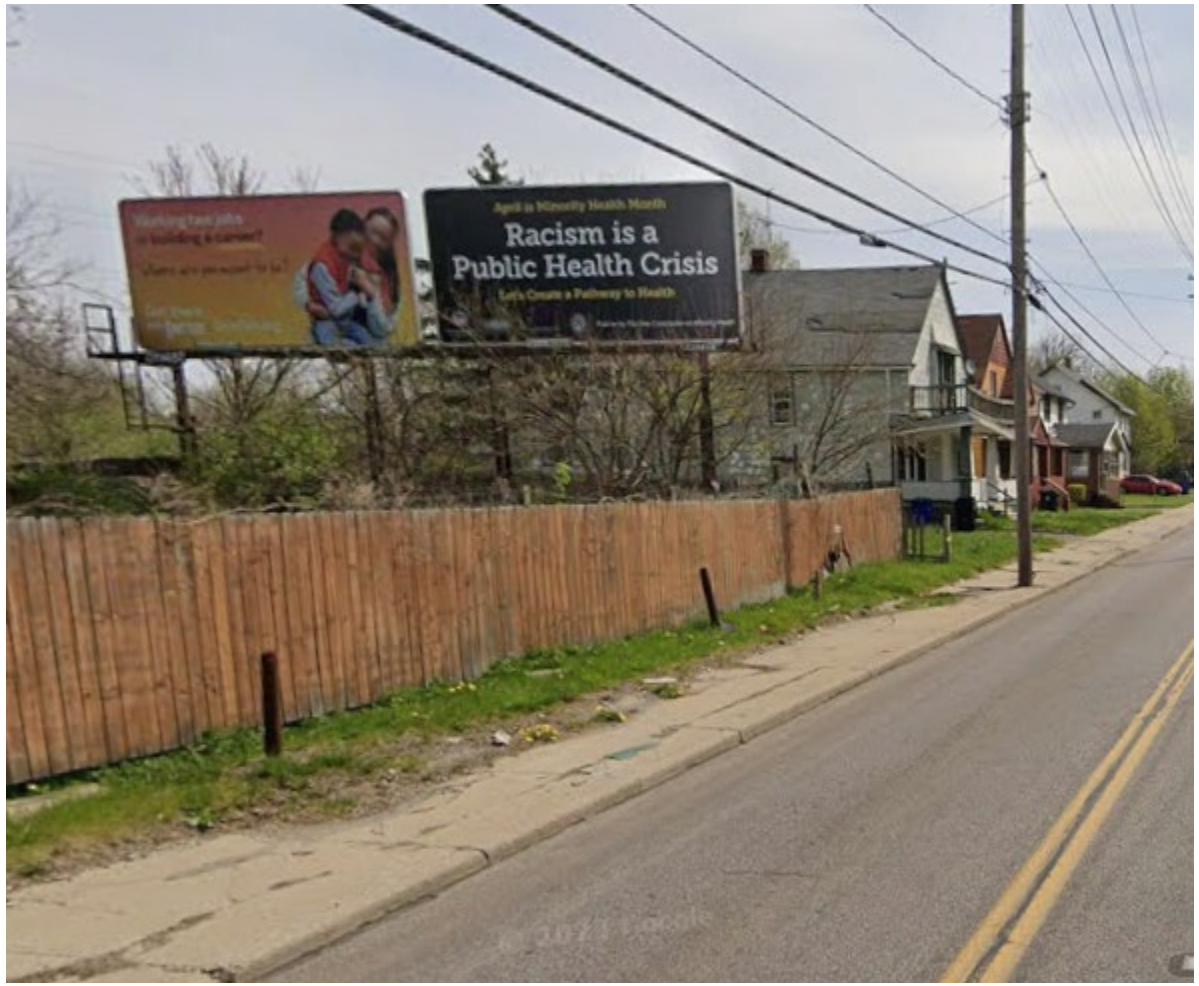
City Planning Referral

Installation of any new billboard referred to Director of City Planning Department to determine compliance with location, setback regulations, spacing based on map maintained by CPC.



Non-Conforming Billboards

- Legal non-conforming Billboards may be replaced or reconstructed to an extent greater than otherwise permitted if CPC determines that such replacement or reconstruction will satisfy the following conditions:
  - Site & Design Improvements (ornamental base, streamlined support structure, landscaping).
  - Degree of nonconformity shall not be greater in size, height, number of panels
  - New or reconstructed billboard shall be in exact same location unless CPC determines an alternative location on same parcel would be more effect

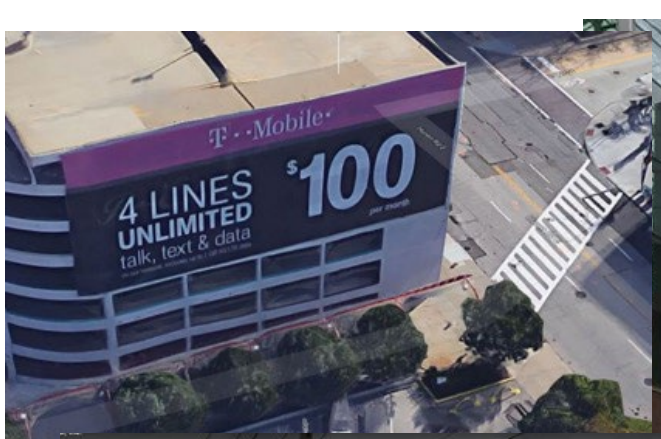


Non-Conforming Billboards

- Legal non-conforming Billboards may be replaced or reconstructed to an extent greater than otherwise permitted if CPC determines that such replacement or reconstruction will satisfy the following conditions:
    - Sign Type shall be the same unless CPC a different type more compatible
    - New or reconstructed billboard may incorporate automatic changeable copy only if such copy is limited to a single billboard panel or only two (2) back-to back billboard panels if each such panel replaces 2 or more billboard parcels on a single parcel or two or more billboard panels on adjacent properties.
    - Each message must remain fixed for at least 8 seconds



Off-Premise Advertising





Digital





JR Poster Billboard





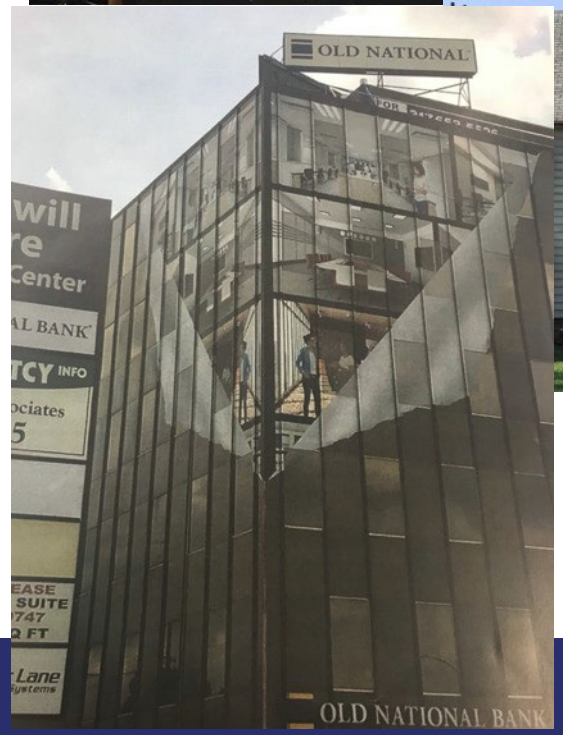
Eco Billboard

Special Sign Types







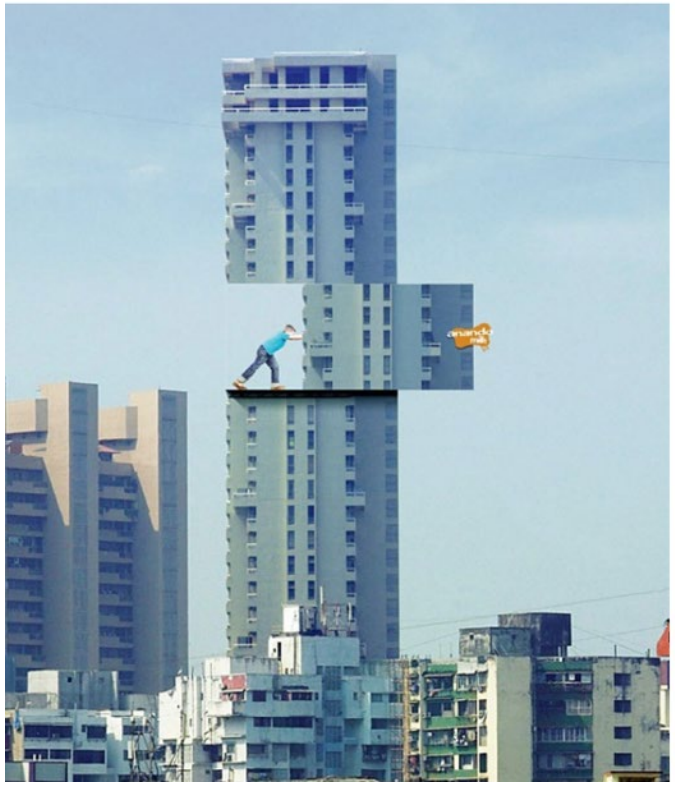




Eco Billboa

Large Scale Video Displays










Questions?

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

October 3, 2025

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: October 17, 2025