CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

November 6, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: November 6, 2026

ZONING TEXT AMENDMENTS

- Ord. No. 1326-2026 – Form-Based Code Amendments

CONDITIONAL USES/ZONING REFERRALS

- Pedestrian Retail Overlay @ 10022 Madison Ave

SOUTHEAST DESIGN REVIEW

- PRJ26-043236 - Shell Gas Station

NORTHEAST DESIGN REVIEW

- PRJ26-016541 - Sam's Market
- PRJ26-037356 - Demo - 6116 St. Clair Ave
- PRJ26-011433 - 6313 St. Clair Demolition

CENTRAL EAST DESIGN REVIEW

- Midline Master Plan

DOWNTOWN/FLATS DESIGN REVIEW

- DF2026-008 - Cleveland Amphitheatre
- DF2026-010 - Rock Block Mixed Use: Garage/Retail

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 1231-2026 – CMSD Land Exchange
- Ord. No. 1323-2026 – 2001 Payne Ave Rehab
- Ord. No. XXX-2026 – HOVR TIF

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 1282-2026, Ord. No. 1322-2026, & Ord. No. 1318-2026

DIRECTOR'S REPORT & ADJOURNMENT

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.

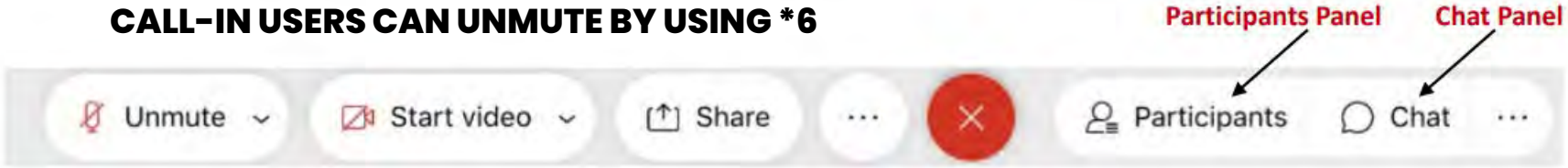
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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

Cleveland City Planning Commission

PROTOCOL FOR PUBLIC COMMENTS

This meeting of Cleveland's City Planning Commission is a lawful meeting that follows the following policies regarding public commentary, per Section 605.04 of the Codified Ordinances:

a) **No person, with purpose to prevent or disrupt a lawful meeting, shall do any act which obstructs or interferes with the due conduct of such meeting.**

b) **Members of the public may provide public comment if required by law, in accordance with our rules, and sometimes at the discretion of the chair.**
   - **Disruptions include, but are not limited to, speaking out of turn and/or making loud utterances that interfere with the due conduct of this lawful meeting, and may constitute a misdemeanor and a violation of Section 605.04.**

c) **If this meeting is substantially disrupted, the Chair will call for a recess, and the room will be cleared.**
   - **Persons who violate the City Ordinances and commit misdemeanors may be subject to prosecution.**

d) **When this body is able to return from recess, then in compliance with the Ohio Open Meeting Act, if applicable, and Section 101.021 of the Codified Ordinances, the meeting will be open to the public.**

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

November 6, 2026

Erika Anthony, Chair

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Andrew Sargeant

Anthony Whitfield

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Approval of Minutes from Previous Meeting

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

November 6, 2026

Meeting Summary: October 16, 2026

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 1246-2026 – Extending Data Center Moratorium
- Ord. No. XXX-2026 – Short-Term Rentals

CONDITIONAL USES/ZONING REFERRALS

- PRJ26-033326 - John Marshall Event Center PRO Review

CENTRAL EAST DESIGN REVIEW

- CWRU CDC Building Demolition
- University Hospital E 115th St Demolitions
- University Hospital Wolstein Center

SOUTHEAST DESIGN REVIEW

- CSE2026-007 - Rainbow Terrace

PUBLIC ART DESIGN REVIEW

- Hulett Ore Unloader Murals
- Old Brooklyn Mural - W. Schaaf Rd.
- Clark Recreation Center Park Public Art

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 1203-2026 – State Vocational Planning Center Landmarks Designation
- Ord. No. 1039-2026 – Land Bank Parcel Transfers
- Ord. No. 1231-2026 – CMSU Land Exchange
- Ord. No. 1242-2026 – CMSD Miles School Redevelopment
- Ord. No. 1240-2026 – ODOT Shaker Blvd Resurfacing
- Ord. No. 1241-2026 – ODOT State Road Resurfacing

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 1163-2026, Ord. No. 1164-2026, & Ord. No. 1205-2026

DIRECTOR'S REPORT & ADJOURNMENT

CPC Ruling:

- Approved as Presented
- Approved with Conditions
- Postponed
- Failed to Pass
- For Information Only

Cleveland City Planning Commission

Zoning Text Amendments

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Zoning Text Amendments

November 6, 2026

Ord. No. 1326-2026 (introduced by Council Members Santana and Bishop - by departmental request) To amend Sections 3001.1.6, 3001.1.7, 3003.3.3, 327.01 and 333.01 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended or enacted by various ordinances, relating to the Form-Based Code.

CITY OF CLEVELAND / CITY PLANNING COMMISSION

Proposed Zoning Code Amendments

Form-Based Code and related administrative provisions

Ordinance No. 1326-2026

November 6, 2026



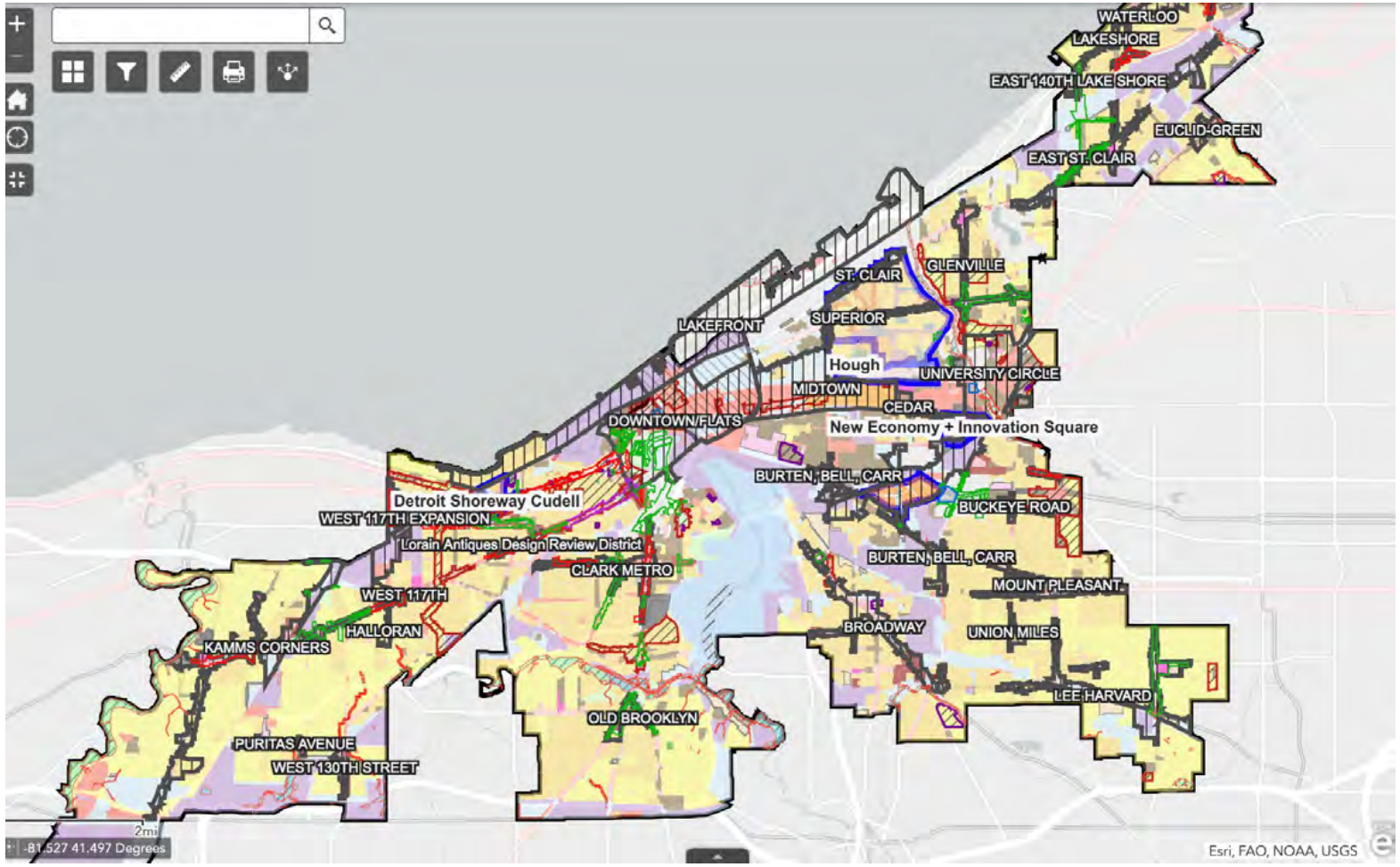
Photo taken from stock images

Overview and Purpose

This legislation makes technical and administrative updates to Chapters 327 and 333 and related Form-Based Code provisions to improve clarity and consistency.

01	**Applicability**	Align Code applicability with the adopted Zoning Map.
02	**Administration**	Update the authority reference and clarify how Titles VII and VIIA work together.
03	**Amendments**	Clarify that the zoning amendment procedures apply to both titles.
04	**Permitted uses**	Remove data centers as a permitted use in the Form-Based Code zoning districts.

City of Cleveland Zoning Map



97 years

of zoning history

Since Cleveland adopted its first comprehensive zoning code in 1929, decades of amendments have made project review more complex.

The adopted Zoning Map identifies the district and guides staff to the conventional or form-based regulations that apply.

§3001.1.7.A

Territorial application

REMOVE

~~This Code applies within portions of the following specified pilot areas as shown on the Zoning Map.~~
~~1. Detroit Shoreway – Cudell.~~
~~2. Hough.~~
~~3. Opportunity Corridor – New Economy and Innovation Square.~~
~~4. Opportunity Corridor – Core Jobs Zone.~~

ADD

The provisions of this Code shall apply to property located within a Form-Based Code zoning district as shown on the Zoning Map of the City of Cleveland.

WHY THIS CHANGE

The zoning district shown on the adopted Zoning Map determines whether the Form-Based Code applies to a property.

§333.01

Zoning amendment procedures

REMOVE

~~of this Zoning Code~~

ADD

of Title VII or Title VIIA of the Codified Ordinances

WHY THIS CHANGE

Makes clear that amendments under either title follow the established process, including CPC review and recommendation, published notice, a Council committee public hearing, and Council action.

Authority citation

REMOVE

~~Section 330.01~~

ADD

Section 327.01

WHY THIS CHANGE

Replace a reference to a section that does not exist (typo) with the section that addresses interpretation and purpose and recognizes Title VIIA.

Part Three · Land Use Code

PART IIIA	PART IIIB	PART IIIC	PART IIID	PART IIIE
Planning and Housing	Zoning Code	Housing Code	Fire Prevention Code	Building Code

TITLE VII / ZONING CODE

Conventional zoning, including district standards and shared procedures.

TITLE VIIA / CLEVELAND NEIGHBORHOOD FORM-BASED CODE

Districts, uses, development standards, and administration.

HOW THE TITLES WORK TOGETHER UNDER PROPOSED §327.01(a)

Start with the adopted Zoning Map

Conventional district

Apply Title VII.

Form-Based district

Apply Title VIIA where it addresses the issue. Where it is silent, apply relevant Title VII provisions unless expressly excluded or inconsistent with Title VIIA.

If the titles conflict, Title VIIA controls.

§327.01(a)

How Titles VII and VIIA apply

REMOVE

~~“a” before “Form-Based Code”~~

~~Clause identifying the four original territorial areas~~

~~“except where specific reference is made to the provisions of Title VII in Title VIIA”~~

ADD

“Title VIIA shall govern property located within a Form-Based Code zoning district as shown on the Zoning Map of the City of Cleveland.”

“the Cleveland Neighborhood” before “Form-Based Code”

“to the extent that Title VIIA regulates the same subject matter. Where Title VIIA does not regulate a particular use, use standard, development or site standard, dimensional requirement, tree preservation requirement, or other zoning matter, the applicable provisions of Title VII shall continue to apply, except where expressly excluded or otherwise inconsistent with the provisions and regulatory framework of Title VIIA. In the event of a conflict between Titles VII and VIIA, Title VIIA shall control”

WHY THIS CHANGE

Codifies staff practice and preserves applicable conventional rules while respecting the development standards established by the Form-Based Code.

How staff apply the two zoning titles

Does Title VIIA regulate the use or standard?

↓ YES

Apply Title VIIA

Use the district's building form and dimensions. A conflicting conventional floor-area cap or minimum lot size does not carry over.

An express FBC exclusion of an auto-oriented use controls.

↓ TITLE VIIA IS SILENT

Check for an applicable Title VII rule

Apply the relevant provision, such as certain Chapter 347 use restrictions or tree preservation requirements, unless Title VIIA expressly excludes it or it is inconsistent with Title VIIA.

If the two titles conflict, Title VIIA controls.

§3003.3.3.K.2

Data centers in Form-Based Code districts

REMOVE

~~Data storage center~~

EFFECT OF DELETION

The ordinance deletes this example from the Office use category.

WHY THIS CHANGE

Removing the Office listing eliminates the express by-right path in Neighborhood Retail and Flex and addresses concerns about data centers within mapped Form-Based Code districts.

Six-month reporting continues



LATEST REPORT

July 2026

Released

NEXT REPORT

January 2027

Scheduled

Section 3 remains in effect

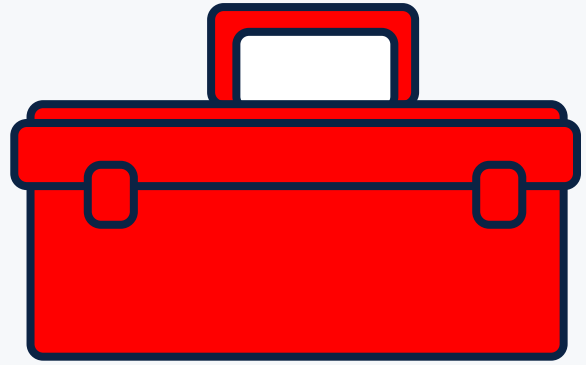
The Director of City Planning reports to all Council members every six months on implementation and impacts in each pilot area.

The reporting requirement covers review times, projects and variances, code and map amendments, housing, property trends, street trees, and building types.

Ward notification

The Director must notify the ward Council member before approving a new construction permit in the four districts listed in §§3007.1.1–3007.1.4.

How future areas are considered



01 Evaluate and refine

Continue six-month reports under Ord. 347-2024 §3. Use resident feedback, administration, and permit data to guide refinements. Ord. 1398-2025 authorizes consultant work on both refinement and new written standards (ie: new uses, new building forms, etc.).

02 Identify where the code fits

Council requests, adopted neighborhood plans, and significant housing or development investment can prompt review. Compare what the current zoning and proposed district would allow.

03 Consider a map amendment

Where conventional lot-size or floor-area limits constrain housing, FBC can accommodate more housing types while regulating height, placement, and frontage. Each rezoning goes through CPC review, notice, a public hearing, and Council action.

More housing choices at the right scale

Form-Based Code can accommodate more housing types while setting standards for how buildings fit their surroundings.



House scale

Houses, two-family homes, and small multi-unit buildings



Neighborhood scale

Townhouses, row houses, and small apartment buildings



Community scale

Larger apartments, mixed uses, and neighborhood centers



Urban Flex / Urban Node

Mixed-use buildings, apartments, and jobs



Industrial Flex / Urban Innovation

Jobs, industry, and institutions

Different households need different homes

First-time buyers

Smaller houses, townhomes, or condos can provide entry-level options.

Growing families

Homes with more bedrooms, extra space, or a yard.

Multigenerational households

Duplexes, expanded houses, or small multi-unit buildings.

Young professionals

Apartments and condos near jobs, transit, and neighborhood centers.

Older residents

Smaller or accessible homes can help people age in place.

Essential workers

A range of housing types and price points across the city.

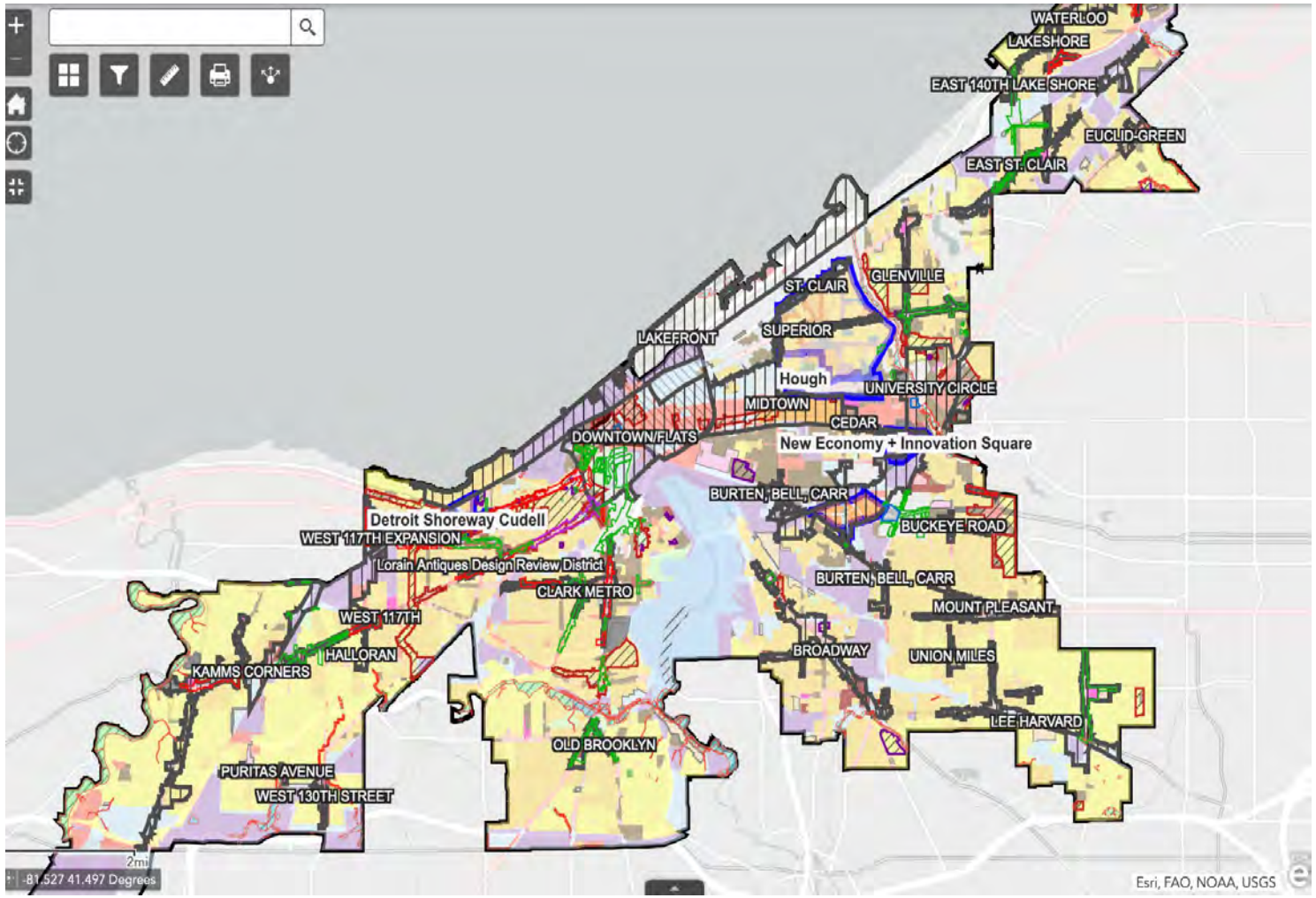
More housing choices can fit within familiar building scales and put more homes near jobs, transit, and local businesses.

Using and refining Form-Based Code

Cleveland has amended its conventional zoning code for 97 years.

Today's edits reflect community feedback and two years of administering the Form-Based Code.

An upcoming RFP will help guide further refinements.



Conventional districts · Form-Based Code districts · Overlays

CLEVELAND CITY PLANNING COMMISSION

Ord. No. 1326-2026

To amend Sections 3001.1.6, 3001.1.7, 3003.3.3, 327.01, 333.01 and 333.02 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended or enacted by various ordinances, relating to the Form-Based Code.

Cleveland City Planning Commission

Conditional Uses & Zoning Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-025756 - Pedestrian Retail Overlay

November 6, 2026

Project Address: 10022 Madison Ave

Presenter: Xavier Bay, City Planner

Project Representative: James Ptacek (JP)

Approvals Needed per Section §343.23(e)(2):

(A): Off-street parking

(B): Driveway Across a Public Sidewalk

Ward 12: Council Member Tanmay Shah | **SPA: Cudell**

10022 Madison Ave

Conditional Use Permit

City Planning Commission Hearing

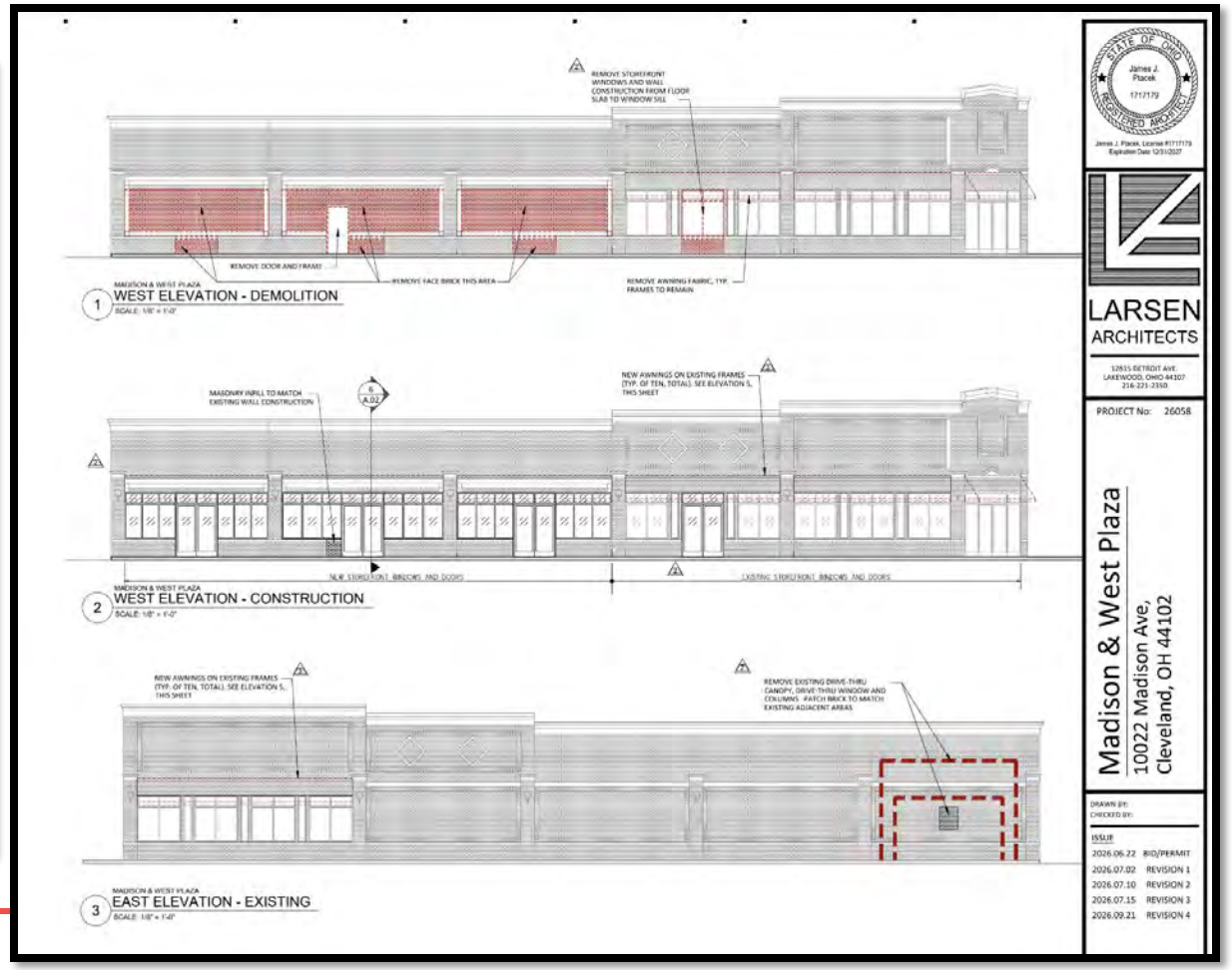
November 06, 2026

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

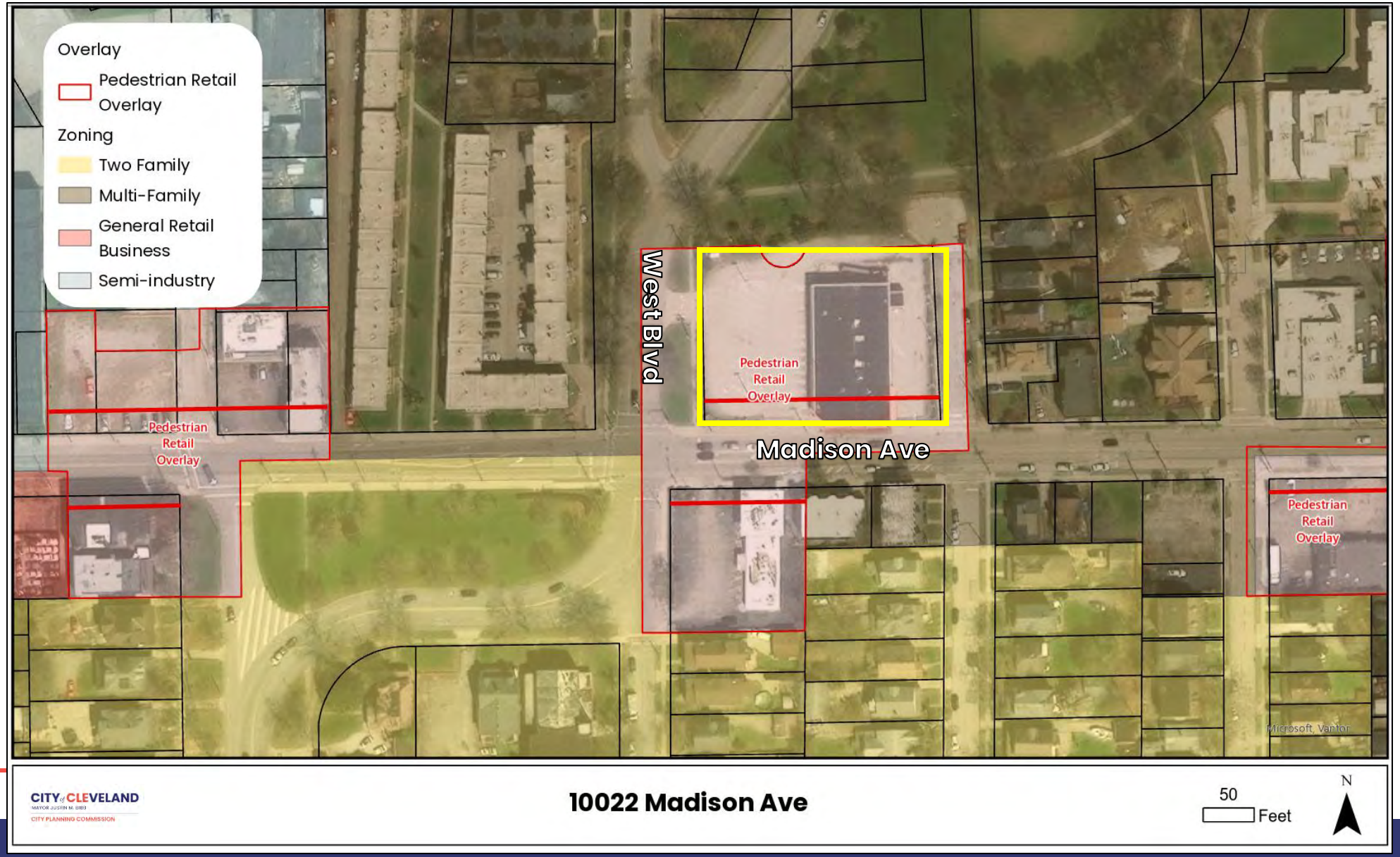
To change use from pharmacy to commercial plaza.

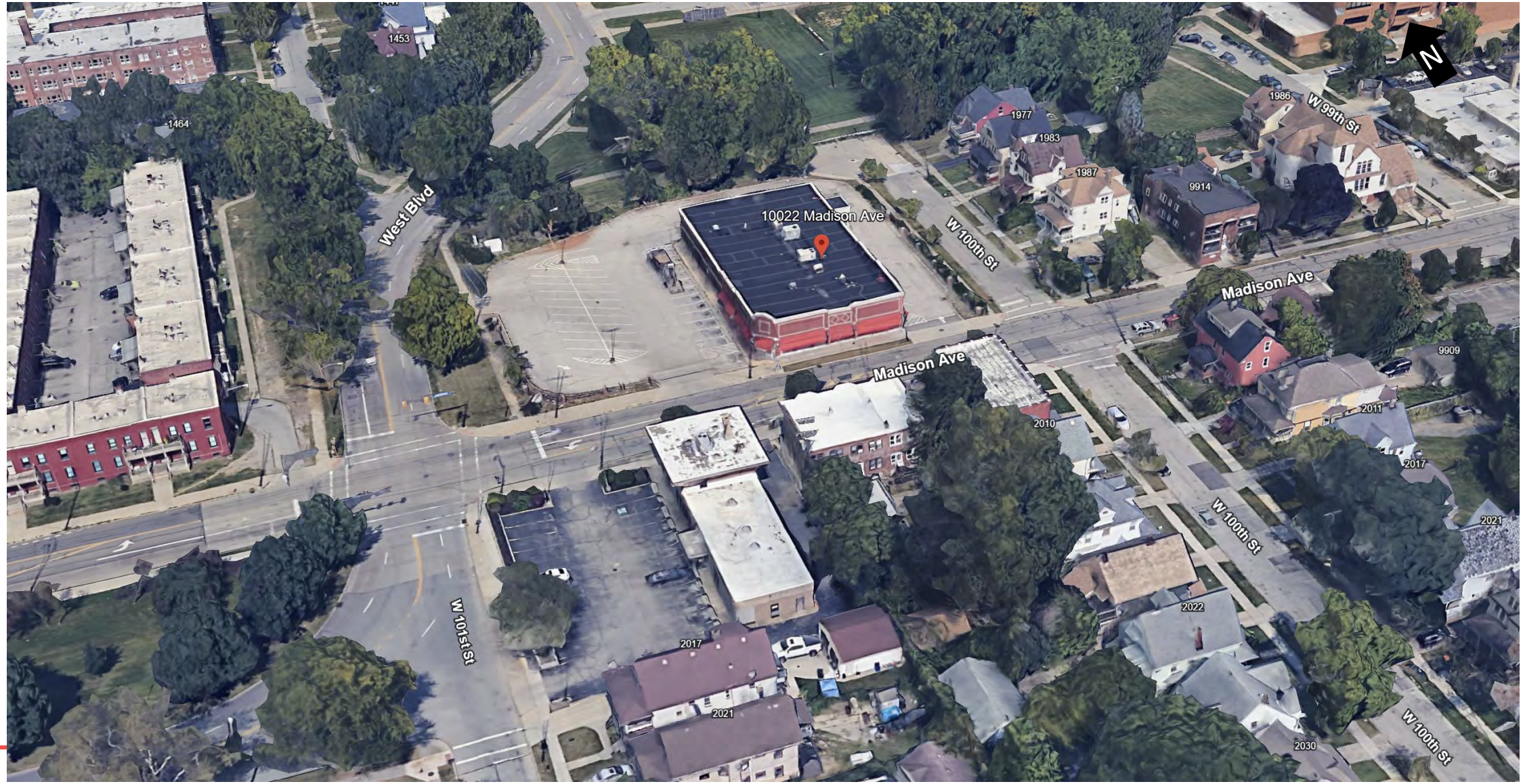




Current Zoning

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION




N
1453
1464
West Blvd
10022 Madison Ave
W 100th St
1977
1983
1987
1986
W 99th St
9914
Madison Ave
9909
Madison Ave
2010
2011
2017
2021
W 100th St
2022
2017
2021
W 101st St
2030
W 100th St



Madison Ave & West Blvd Northern View



Madison Ave & West Blvd Eastern View



Madison Ave & West Blvd Western View



Madison Ave & West Blvd Northern View



Madison Ave & West Blvd Southern View

Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (f) (2) (A&B))

343.23 (f)(2) Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

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

B. 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.



CLEVELAND LANDMARKS COMMISSION

CITY OF CLEVELAND
Mayor Justin M. Bibb

CERTIFICATE OF APPROPRIATENESS

No. 25-080

Name: Storefront Renovations

Project Address: 10022 Madison Avenue

Description:

Approval of Certificate of Appropriateness for storefront renovations with the conditions that landscaping be updated and that the applicant to the Commission with signage.

Approved by Commission:
May 28, 2026

Approved Administratively:
July 17, 2026

Daniel A. Musson
Secretary

A Certificate of Appropriateness is required for a Building Permit for a Designated Cleveland Landmark or a property within a Designated Historic District. This Certificate signifies approval by the Landmarks Commission but does not signify approval by other City departments or boards.

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

CPC MOTION FORM

September 18, 2026

Conditional Uses & Zoning Referrals:

PRJ26-025756 - Pedestrian Retail Overlay
Project Address: 10022 Madison Ave
Ward 12: Council Member Tanmay Shah
SPA: Cudell
Presenter: Nick Tarpey, Deputy Zoning Administrator
Project Representative: James Ptacek (JP)
Approvals Needed per Section §343.23(e)(2)
(A): Off-street parking
(B): Driveway Across a Public Sidewalk

Rationale: Madison Ave is a high-traffic and high-accident corridor; only one curb cut entrance to the parking area is necessary for the proposed re-use of the site

Action: Motion to approve conditional use request allowing the existing off-street parking; applicant to work with staff to improve the Madison Ave right-of-way by gating the service access curb cut (existing Madison curb cut to the east of the building, and eliminating the curb cut access to the parking lot on Madison Ave (curb cut closest to intersection of Madison Ave. And West Blvd.).

ANTHONY: Y	**FLUKER:** 1	**MCCRAY-SCOTT:** 2
SARGEANT: Y	**SLIFE:** A	**WHITFIELD:** Y

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

CPC Ruling: **CONDITIONAL USE APPROVED FOR OFF-STREET PARKING ONLY**

Pedestrian Retail Overlay Conditional Uses

A.) Off-street parking or loading areas;

B.) Driveways Extending Across A Public Sidewalk

343.23 (f)(2) Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

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

B. 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.



PROJECT TEAM

OWNER:

SHAKER MADISON LLC
3945 W 130TH ST
CLEVELAND, OH 44111
PHONE: 440-454-2176
CONTACT: IBRAHIM SHEHADEH
ibrahimsunoco@yahoo.com

TENANTS:

TBD (FUTURE)

ARCHITECT:

LARSEN ARCHITECTS
12815 DETROIT AVENUE
LAKEWOOD, OH 44107
PHONE: 216-221-2350
CONTACT: JIM "JP" PTACEK
jptacek@larsenarchitects.com

GENERAL CONTRACTOR / CONSTRUCTION MANAGER:

RELIABLE GENERAL CONSTRUCTION
7250 PEARL RD
MIDDLEBURG HEIGHTS OHIO 44130
PHONE: 216-659-0111
Speedy4025@yahoo.com

CODE INFORMATION

SCOPE OF WORK:

ALTERATION TO WEST EXTERIOR WALL OF EXISTING BUILDING

PARCEL NUMBER: 001-28-030

PROPERTY ADDRESS: 10022 MADISON AVE., CLEVELAND, OH 44102

GROSS AREA: 9,765 SF

OCCUPANT LOAD: NO CHANGE

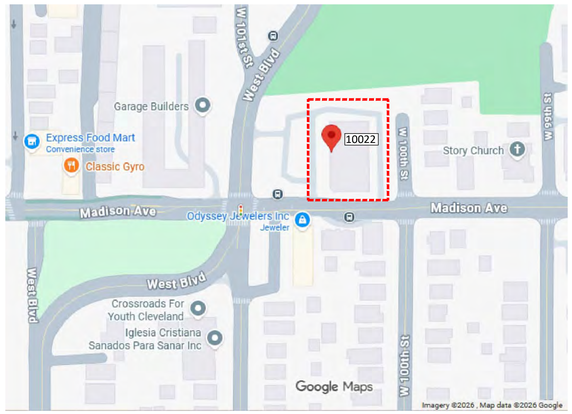
BUILDING INFORMATION: EXISTING, NO CHANGE

USE GROUP:	M
CONSTRUCTION TYPE:	III B
NUMBER OF STORIES:	1
SPRINKLED:	NO
FIRE ALARM:	NO

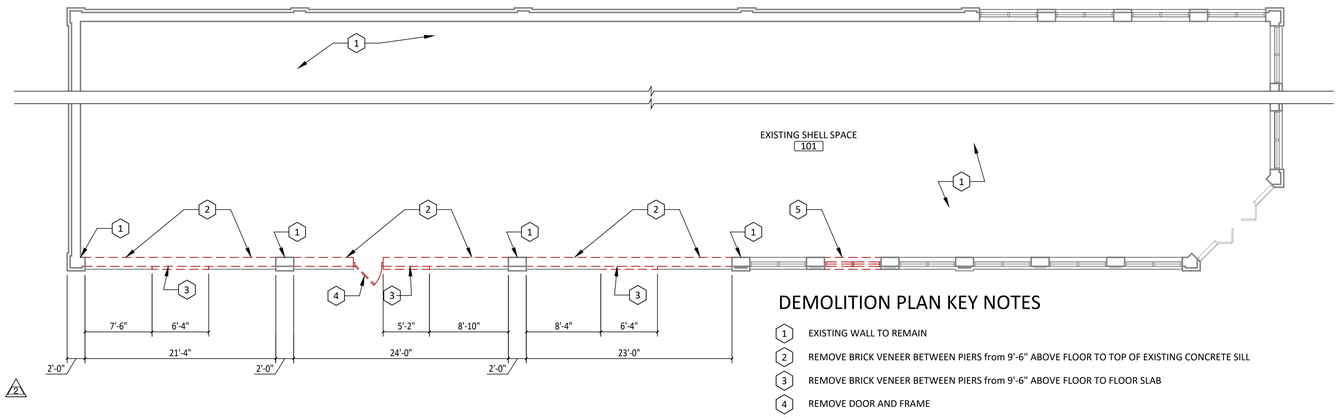
BUILDING CODE INFORMATION:

OHIO EXISTING BUILDING CODE 2024
PRESCRIPTIVE COMPLIANCE METHOD
OHIO PLUMBING CODE 2024
OHIO MECHANICAL CODE 2024
NFPA 70-23
ENERGY CODE: IECC 2021; ASHRAE 90.1-2019
OHIO FIRE CODE 2025
INTERNATIONAL FUEL GAS CODE 2021
NATIONAL ELECTRICAL CODE 2017 NFPA70-17
ACCESSIBILITY: ICC A117.1 - 2009

SITE MAP



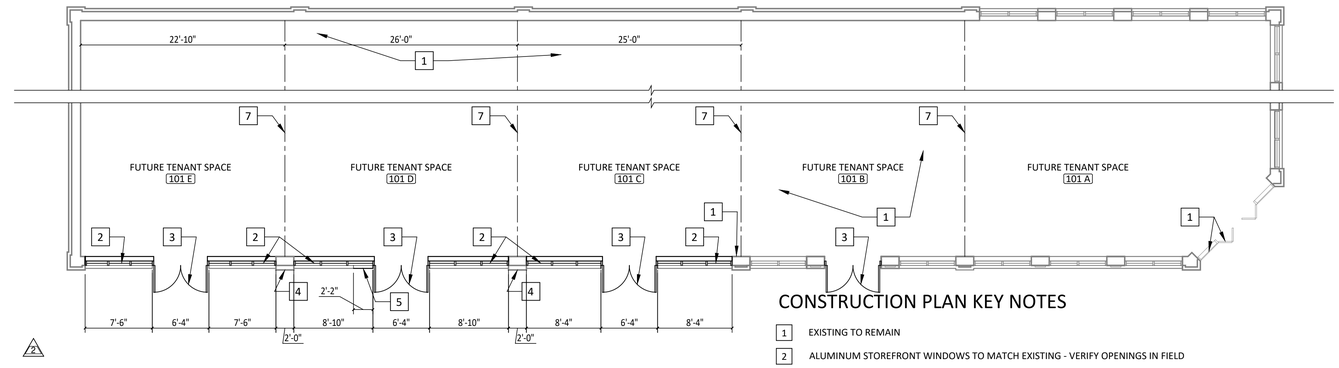
NOT TO SCALE



MADISON & WEST PLAZA
1 FLOOR PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION PLAN KEY NOTES

1. EXISTING WALL TO REMAIN
2. REMOVE BRICK VENEER BETWEEN PIERS from 9'-6" ABOVE FLOOR TO TOP OF EXISTING CONCRETE SILL
3. REMOVE BRICK VENEER BETWEEN PIERS from 9'-6" ABOVE FLOOR TO FLOOR SLAB
4. REMOVE DOOR AND FRAME
5. REMOVE STOREFRONT WINDOWS AND WALL CONSTRUCTION FROM FLOOR SLAB TO WINDOW SILL



MADISON & WEST PLAZA
1 FLOOR PLAN - CONSTRUCTION
SCALE: 1/8" = 1'-0"

CONSTRUCTION PLAN KEY NOTES

1. EXISTING TO REMAIN
2. ALUMINUM STOREFRONT WINDOWS TO MATCH EXISTING - VERIFY OPENINGS IN FIELD
3. ALUMINUM STOREFRONT ENTRY SYSTEM
4. INFILL WALL TO MATCH EXISTING FROM WINDOW SILL TO 9'-6" - SEE ELEVATIONS
5. INFILL WALL TO MATCH EXISTING FROM FLOOR SLAB TO WINDOW SILL - SEE ELEVATIONS
6. NOT USED
7. CENTERLINE OF FUTURE TENANT DEMISING WALL

DRAWING LEGEND

PROJECT NAME
1 TITLE
SCALE
Project North
DRAWING NUMBER
NORTH ARROW

0
A0.0
SECTION TAG

1 DEMO PLAN KEY NOTE

1 PROPOSED PLAN KEY NOTE

ROOM
101
ROOM NAME AND NUMBER

WALL INFILL

EXISTING WALL CONSTRUCTION

GENERAL NOTES

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING SITE AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL BE AS REQUIRED BY STATE AND LOCAL CODES, WHETHER INDICATED OR NOT ON PROJECT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE REQUIREMENTS/REVIEW BEEN MADE, WILL NOT BE ALLOWED.

DO NOT DISTURB PORTIONS OF THE SITE BEYOND THE AREAS IN WHICH THE WORK IS INDICATED.

THE TYPE OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE BUILDING CODES (STATE AND LOCAL) INCLUDING AMENDMENTS AND HEALTH DEPARTMENT REGULATIONS.

THESE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, NOT WITHSTANDING THAT EVERY ITEM NECESSARILY INVOLVED, IS NOT SPECIFICALLY MENTIONED. THE CONTRACTOR WILL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE ENTIRE COMPLETION OF THE WORK INTENDED AND DESIRED, AND SHALL NOT AVAIL THEMSELVES OF ANY MANIFESTLY UNINTENTIONAL ERRORS OR OMISSION SHOULD SUCH EXIST. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, SHALL MAKE THEM KNOWN TO LARSEN ARCHITECTS, IN WRITING, FOR PROPER ADJUSTMENT, AND IN NO CASE, SHALL PROCEED WITH THE WORK IN UNCERTAINTY. SHOULD ANY DISPUTE ARISE AS TO THE QUALITY OR FITNESS OF MATERIALS OR WORKMANSHIP OR INTERPRETATION OF THE PLANS, THE DECISION WILL REST WITH THE OWNER AND LARSEN ARCHITECTS.

ALL WORK DONE AND ALL MATERIALS FURNISHED SHALL BE IN STRICT ACCORDANCE WITH THESE DRAWINGS AND WHAT IS USUAL, CUSTOMARY, AND STANDARD PRACTICE IN CONSTRUCTION OF SIMILAR TYPE. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING THE BEST SKILL AND ATTENTION. THE WORKERS SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY THEM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR.

THE CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED; FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED, WITH ALL LABELS REMOVED, AND EXTERIOR HAND RAKED FREE OF TRASH AND DEBRIS.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, IS AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

THE GENERAL CONTRACTOR SHALL TAKE CARE DURING DEMOLITION & EXCAVATION OF ANY EXISTING UTILITIES. THE NEW UTILITIES (TYING INTO EXISTING STUBBED OUT UTILITIES AS REQUIRED), WILL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR OR THEIR SUB.

CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR TO EXISTING CONDITIONS, FINISH'S, EQUIPMENT, ETC. AS REQUIRED DUE TO NEW WORK.

CONTRACTOR IS RESPONSIBLE FOR PROJECT SCHEDULE. ANY ADDITIONAL WORK REQUIRED TO MEET THE SCHEDULE INCLUDING OVERTIME, PREMIUM TIME AND OUT OF SEQUENCE WORK IS NOT SUBJECT TO ADDITIONAL FEES.

DRAWING LIST

ISSUE DATES

	2026.09.21 REVISION 4	2026.07.15 REVISION 3	2026.07.10 REVISION 2	2026.07.02 REVISION 1	2026.06.22 BID AND PERMIT SET
A.01 COVER & FLOOR PLANS	●	●	●		●
A.02 SECTION & ELEVATIONS	●	●	●		●
A.03 SITE PLAN	●	●	●	●	

A.01 COVER & FLOOR PLANS
A.02 SECTION & ELEVATIONS
A.03 SITE PLAN

STATE OF OHIO
James J. Ptacek
1717179
REGISTERED ARCHITECT
James J. Ptacek, License #1717179
Expiration Date 12/31/2027

LARSEN ARCHITECTS
12815 DETROIT AVE.
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 26058

Madison & West Plaza
10022 Madison Ave,
Cleveland, OH 44102

DRAWN BY:
CHECKED BY:

ISSUE

2026.06.22	BID/PERMIT
2026.07.02	REVISION 1
2026.07.10	REVISION 2
2026.07.15	REVISION 3
2026.09.21	REVISION 4

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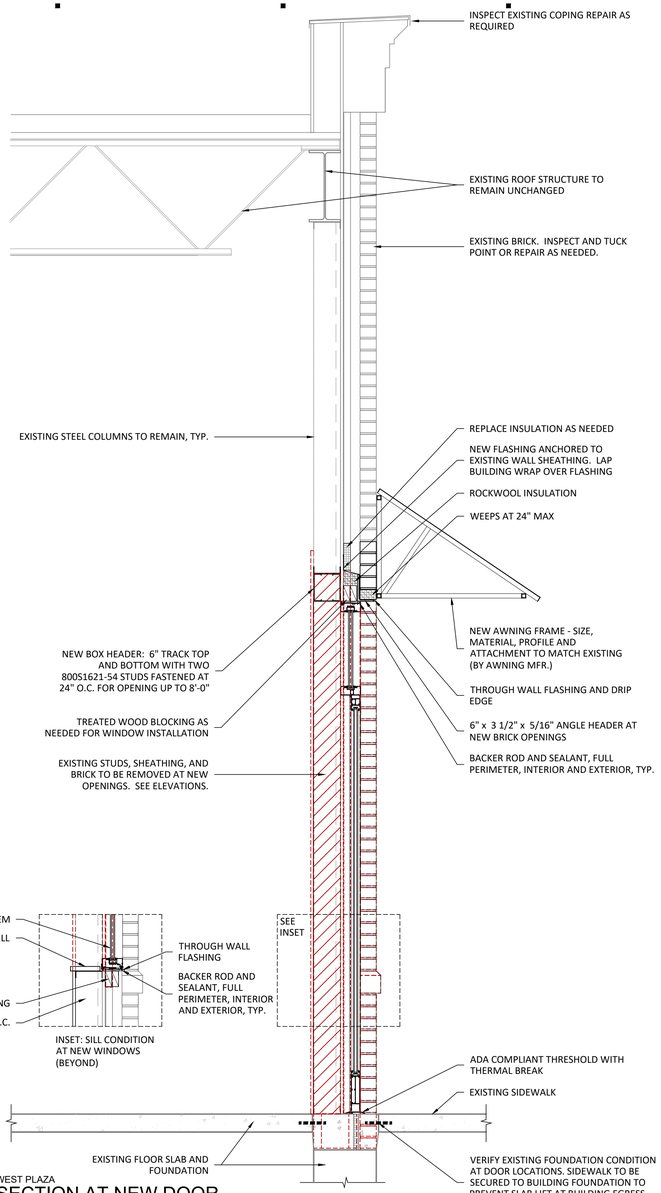
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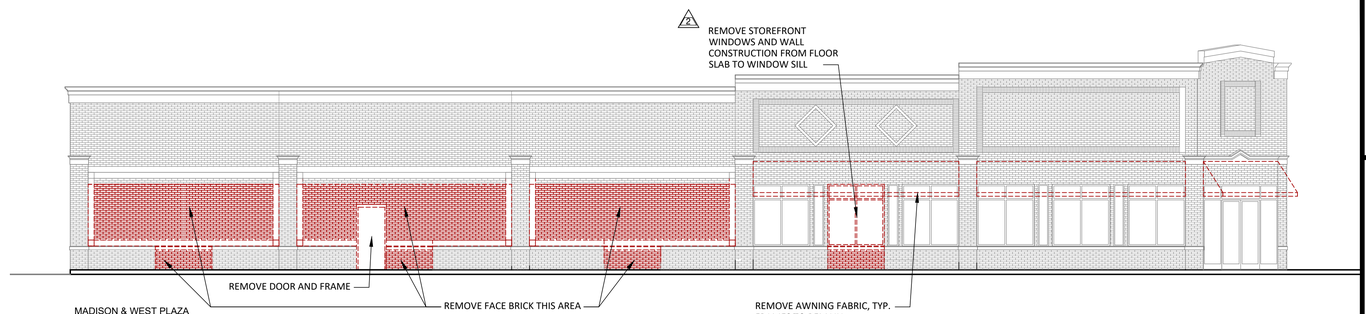
SHEET NUMBER

A.01

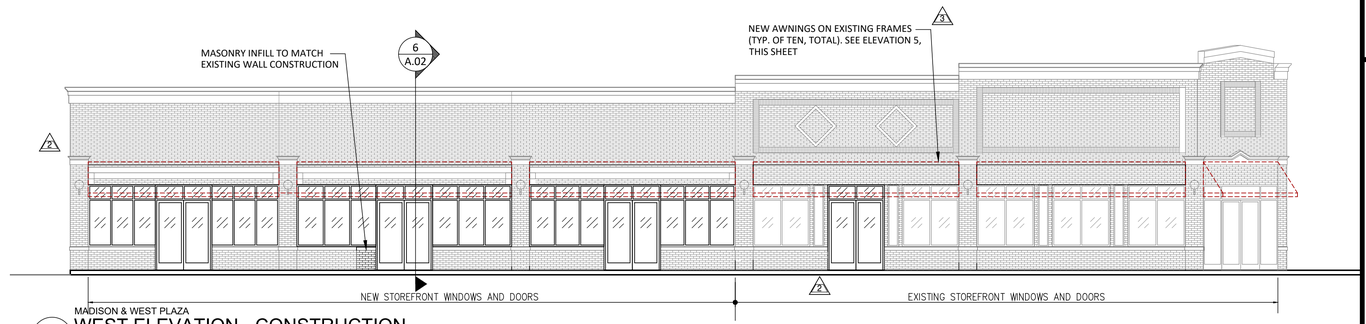
COVER & FLOOR PLANS



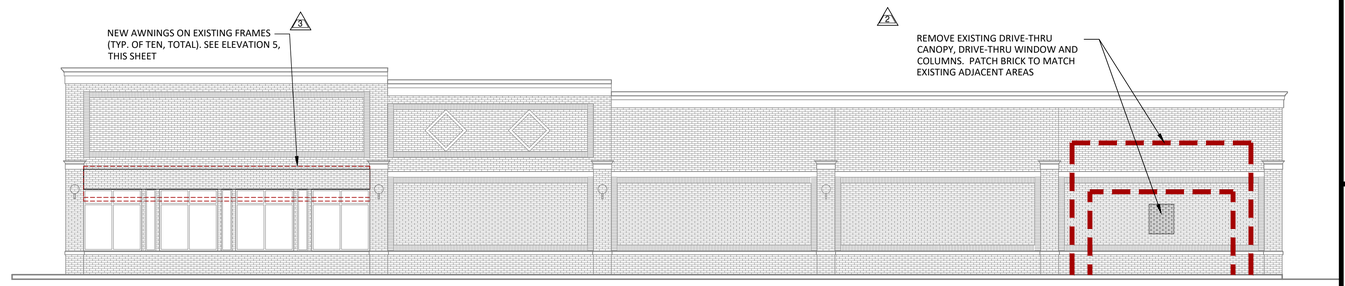
MADISON & WEST PLAZA
6 WALL SECTION AT NEW DOOR
SCALE: 3/4" = 1'-0"



MADISON & WEST PLAZA
1 WEST ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"



MADISON & WEST PLAZA
2 WEST ELEVATION - CONSTRUCTION
SCALE: 1/8" = 1'-0"



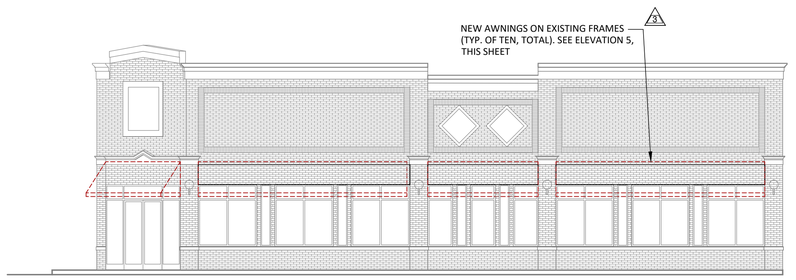
MADISON & WEST PLAZA
3 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



AWNING FABRIC
7180827 Outdura SOLIDS 60INCH 6041
CLASSIC ROYAL Topping and Awning Fabric, Manufactured by Decorative Fabrics Direct

3

MADISON & WEST PLAZA
5 PARTIAL AWNING RENDERING AND AWNING FABRIC COLOR SELECTION
SCALE: 1/8" = 1'-0"



MADISON & WEST PLAZA
4 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

STATE OF OHIO
James J. Ptacek
1717179
REGISTERED ARCHITECT
James J. Ptacek, License #1717179
Expiration Date 12/31/2027

LARSEN
ARCHITECTS
12815 DETROIT AVE.
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 26058

Madison & West Plaza
10022 Madison Ave,
Cleveland, OH 44102

DRAWN BY:
CHECKED BY:

ISSUE

2026.06.22	BID/PERMIT
2026.07.02	REVISION 1
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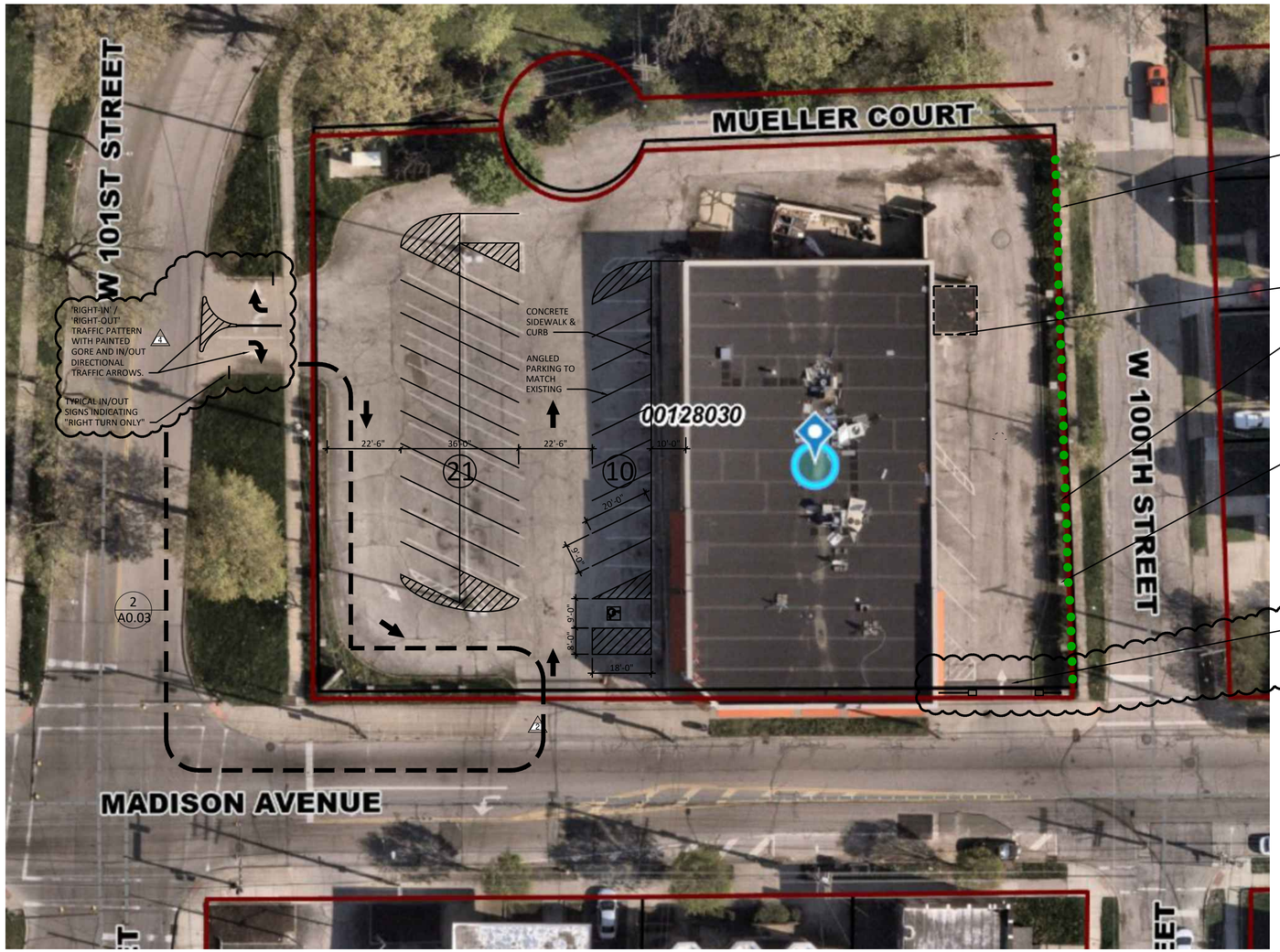
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SHEET NUMBER
A.02
SECTION & ELEVATIONS



MADISON & WEST PLAZA
SITE PLAN
1 SCALE: 1" = 20'-0"



MADISON & WEST PLAZA
ENLARGED CORNER LANDSCAPE DETAIL
2 N.T.S.

James J. Ptacek, License #1717179
Expiration Date 12/31/2027

LARSEN ARCHITECTS
12815 DETROIT AVE.
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 26058

Madison & West Plaza
10022 Madison Ave,
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SHEET NUMBER
A.03
SITE PLAN

CITY OF CLEVELAND
Office of the Council
www.clevelandcitycouncil.gov

Nikki Hudson COUNCIL MEMBER, WARD 11

Councilwoman Nikki Hudson
Cleveland City Council, Ward 11
601 Lakeside Avenue E, Cleveland OH 44113
216-664-4235

9/17/2026

Planning Commission
Cleveland City Hall
601 Lakeside Avenue
Cleveland OH 44114

I am writing to you regarding PRJ26-025756, which requires an approval from this body under section §343.23(e)(2) of the Pedestrian Retail Overlay District code in order for the owner's proposal to subdivide 10022 Madison Avenue into 5 separate storefronts to move forward.

While I support a diversity of retail types, including small storefronts, I have concerns about the impact this strip mall would have on the pedestrian nature of the district. The traffic pattern on adjacent West Boulevard is notoriously dangerous, just recently a car lost control during rush hour and crashed into a utility pole north of Madison Avenue, knocking power lines onto the roadway (see attached photo taken on 8/13/26 after the crash where cars are driving onto the sidewalk of 10022 Madison).

This proposed strip mall would be located immediately next to Cudell Park, Cudell Recreation and Fine Arts Centers, Marion-Seltzer Elementary School, as well as historic low-income housing for families. With the nearby Cudell/West Blvd Rapid Station as well as two 24/7 bus routes, this neighborhood has tremendous potential for walkability, which is why the Pedestrian Retail Overlay District was created. Adding a car-centric development like a strip mall with an off-street parking lot and driveways that extend across the public sidewalk would have an adverse effect on pedestrian safety and walkability.

I ask that this Commission take my concerns into consideration and for a traffic study to be conducted at the intersections of Madison and West Boulevard and West Blvd and W. 101st Street before an approval is considered.

Sincerely,

Councilwoman Nikki Hudson
Cleveland City Council, Ward 11

§ 343.23 Pedestrian Retail Overlay (PRO) District

(a) *Purpose.* The Pedestrian Retail Overlay (PRO) District is established to maintain the economic viability of older neighborhood shopping districts by preserving the pedestrian-oriented character of those districts and to protect public safety by minimizing conflicts between vehicles and pedestrians in neighborhood shopping districts.

(b) *Mapping.* The PRO District is an overlay district which shall be mapped only in an area where at least seventy-five percent (75%) of the underlying zoning is either Local Retail or General Retail. In every PRO District, any street frontage to be considered a "Pedestrian Retail Street Frontage," as defined in this section, shall be marked on the Zoning Map, with either one (1) or both sides of a street designated as such.

(c) *Applicability.* The PRO District regulations shall apply only in those portions of a PRO District in which the underlying zoning is either Local Retail or General Retail. In the relevant portions of a PRO District, the regulations of the underlying zoning district shall govern except where in conflict with the regulations of the PRO District, in which case the regulations of the PRO District shall govern.

(d) *Definitions.* As used in this section, the following terms shall be defined as stated below:

(1) "Pedestrian Retail Street Frontage" means that side or sides of a public street frontage where pedestrian-oriented retail shopping activity exists or is expected to exist and such street frontage is specifically designated on the Zoning Map.

(2) "Pedestrian Retail Space" means that portion of a building or property located at or closest to the level of the public sidewalk and within forty (40) feet of a Pedestrian Retail Street Frontage.

CITY OF CLEVELAND
Mayor Frank G. Jackson

City Planning Commission

601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114-1071
216/664-2210- Fax: 216/664-3281
Web: HTTP://planning.city.cleveland.oh.us

ZONING MAP CHANGE

Ord. No. 1332-13.

By Council Members Brady and Westbrook.

An ordinance establishing a Pedestrian Retail Overlay District on the north and south sides of Madison Avenue between Berea Road and W. 85th Street (Map Change No. 2446).

Be it ordained by the Council of the City of Cleveland:

Section 1. That the lands located on the north and south sides of Madison Avenue between Berea Road and W. 85th Street as shown shaded and outlined on the attached map are hereby designated as a Pedestrian Retail Overlay.

Section 2. That the overlay designation of lands described in Section 1 shall be identified as Map Change No. 2446, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning

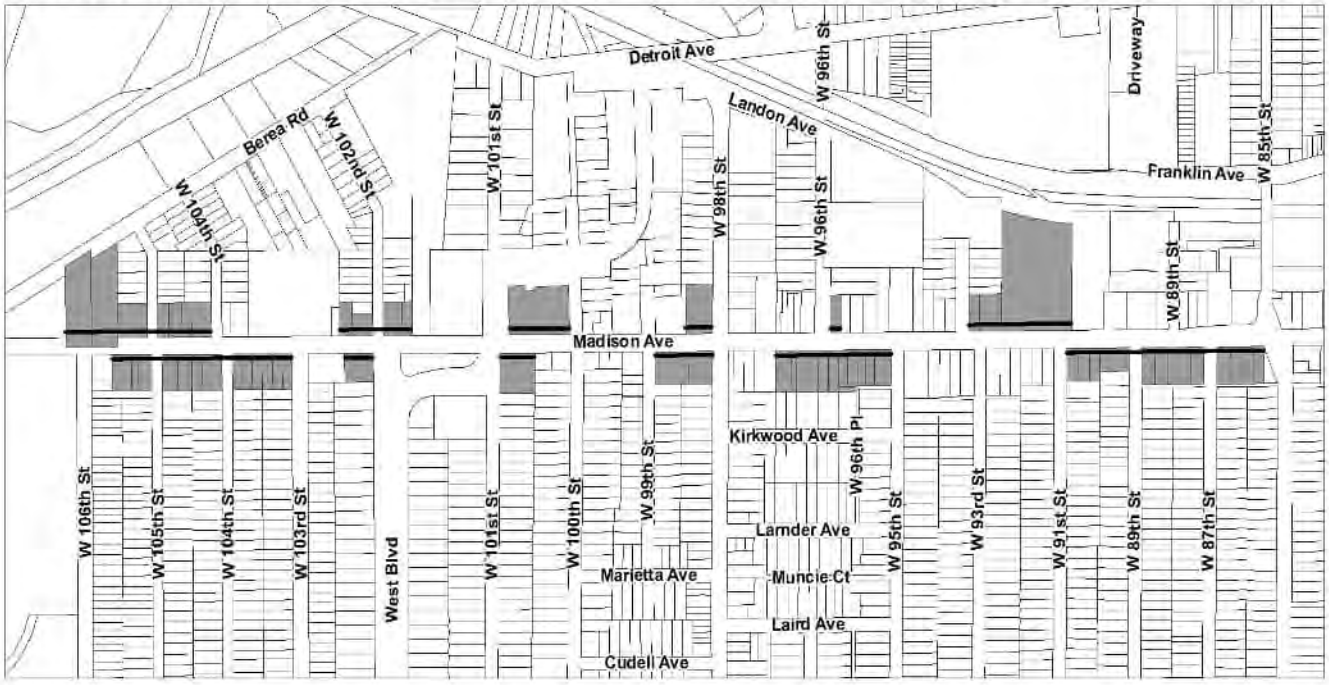
Commission.

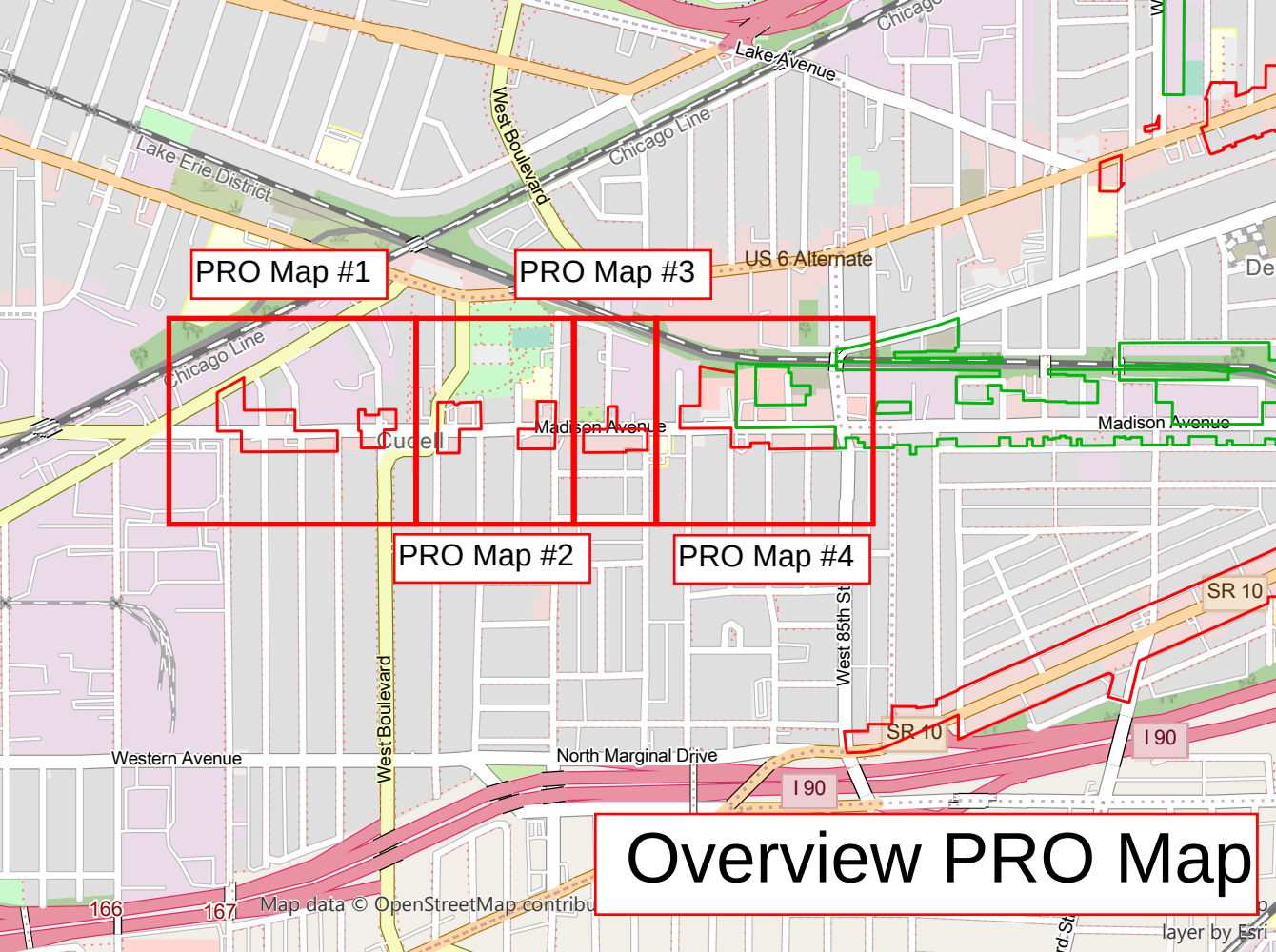
Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed November 25, 2013.

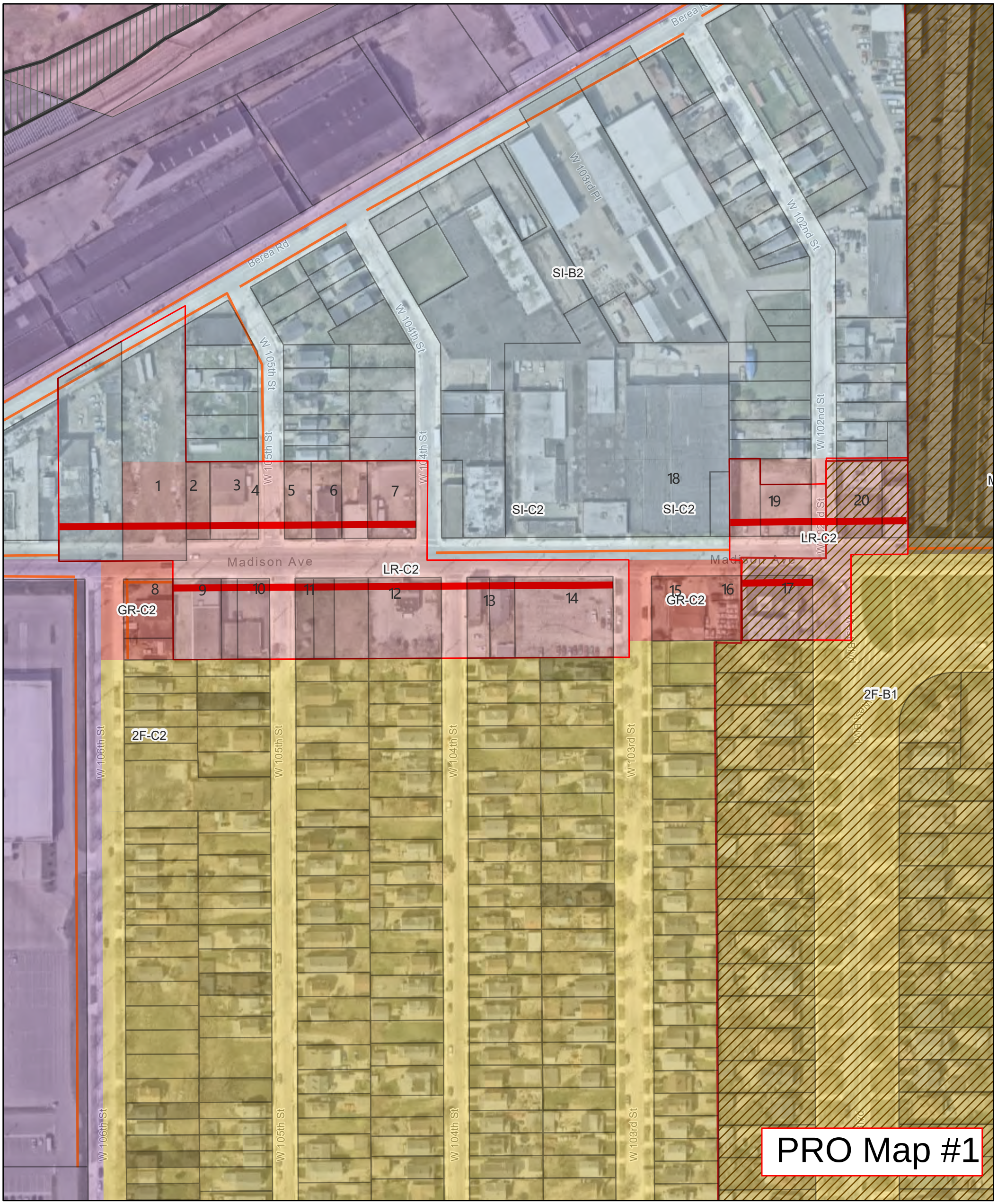
Effective December 25, 2013.

PRO Overlay and Street Frontage Designation Map Change 2446




PRO Map #1
PRO Map #3
PRO Map #2
PRO Map #4
Overview PRO Map
Lake Avenue
West Boulevard
Chicago Line
Lake Erie District
US 6 Alternate
Madison Avenue
Cudell
West 85th St
SR 10
I 90
Western Avenue
North Marginal Drive
166
167
Map data © OpenStreetMap contribu
layer by Esri

CPC Zoning Map Export



9/29/2026, 9:53:11 AM

Overlay Frontage Lines
- PRO Street Frontage

NearmapSpring2025.mrf
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Cleveland Parcels (Cuyahoga GIS)

Form & PRO Overlay Districts
- Pedestrian Retail Overlay
- Design Review Districts
- Local Landmark Districts
- Active

Zoning
- General Industry
- General Retail Business
- Local Retail Business
- Multi-Family
- Residence Office
- Semi-Industry
- Two Family
- City Boundary

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City Planning Commission

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | Sources: Esri; TomTom North America, Inc.; United States Postal Service | F. L. Krause; Flynn, Thomas; Cleveland Public Library | Cleveland Public


1


BIKE LANE
2


IGLESIA
CRISTIANA
DIOS ES LA PAZ
10500
3


IGLESIA
CRISTIANA
DIOS ES LA PAZ


5


KIRK
WELDING


7


NO
PARKING
ANY
TIME


9


thrive
WASH & FOLD AND SELF SERVICE
FAMILY FRIENDLY
10


thrive
11



12


CITY
TAVERN
NOW OPEN


14


15


16

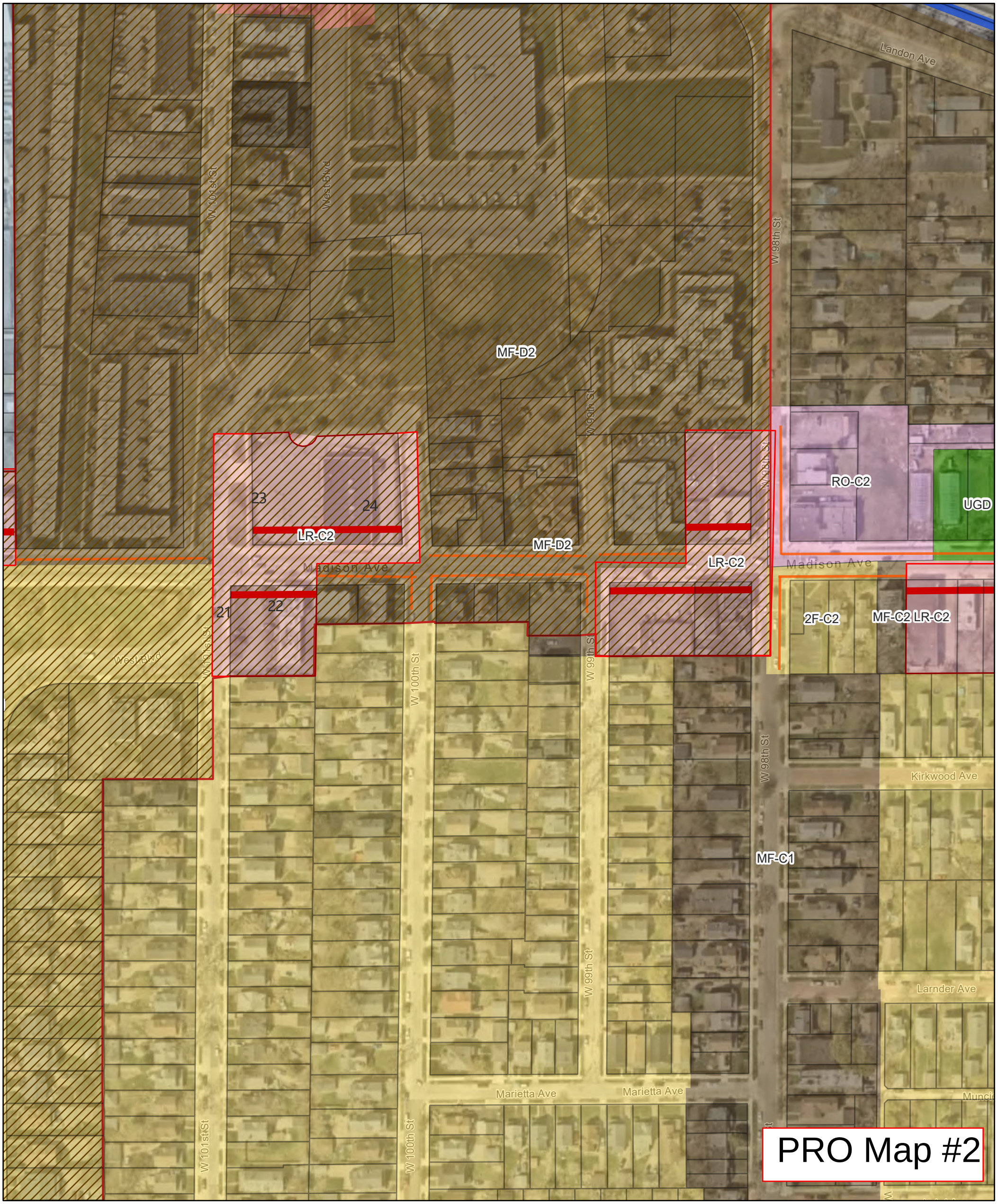

17


18


EXPRESS
FOOD MART
OPEN 24 HOURS
EXPRESS
FOOD MART
OPEN
19


JEWELERS
20

CPC Zoning Map Export



9/29/2026, 9:54:26 AM

Overlay Frontage Lines
- PRO Street Frontage
- Form-Based Code Pilot Neighborhoods

NearmapSpring2025.mrf
- Red: Band_1
- Green: Band_2
- Blue: Band_3

- Cleveland Parcels (Cuyahoga GIS)

Form & PRO Overlay Districts
- Pedestrian Retail Overlay
- Local Landmark Districts
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Zoning
- General Retail Business
- Local Retail Business
- Multi-Family
- Residence Office
- Semi-Industry
- Two Family
- Urban Garden District
- City Boundary

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City Planning Commission

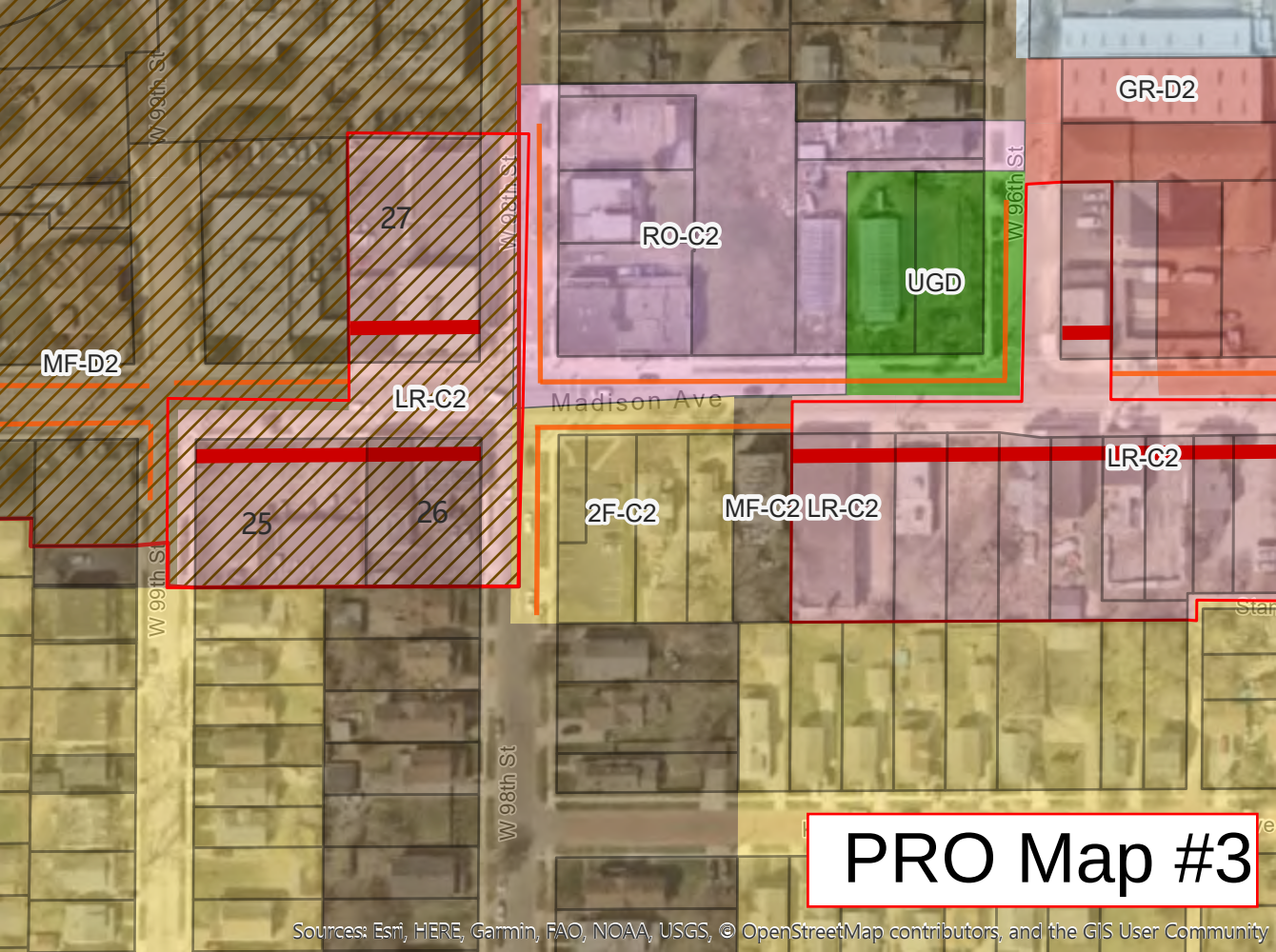
Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | Sources: Esri; TomTom North America, Inc.; United States Postal Service | F. L. Krause; Flynn, Thomas; Cleveland Public Library | Cleveland Public


OPEN
21


JEWELERS
22


24/7 VIDEO
SURVEILLANCE
MADISON AVENUE
MERCHANTS

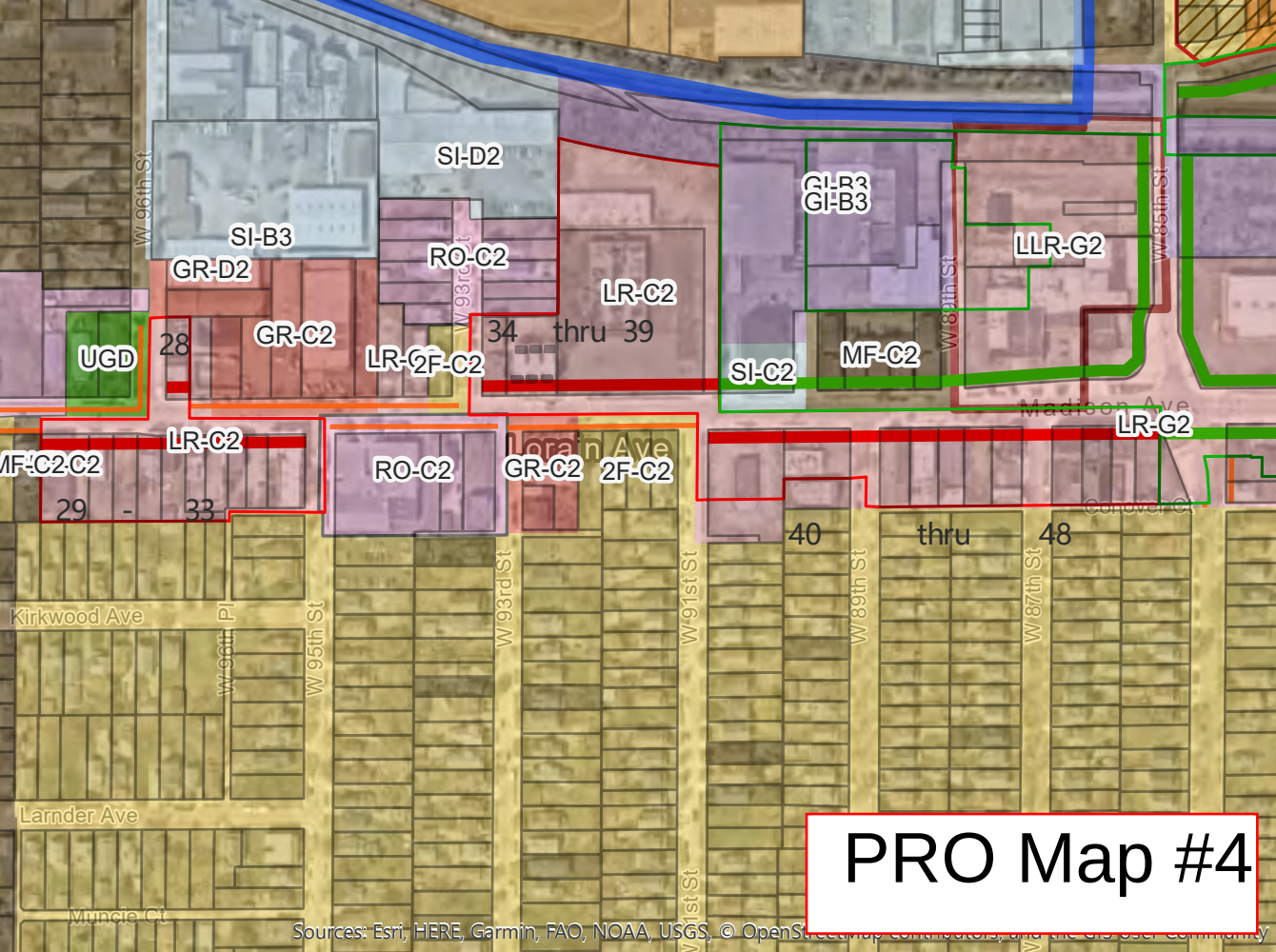

24


W 99th St
27
W 98th St
RO-C2
UGD
W 96th St
GR-D2
MF-D2
LR-C2
Madison Ave
LR-C2
25
26
2F-C2
MF-C2 LR-C2
W 99th St
W 98th St
PRO Map #3
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


SCHOOL
SPEED
LIMIT
20
W. 99 St
MEGA
CONVENIENT
FOOD MART
GRILL & DELI


MEGA
CONVENIENT
FOOD MART
GRILL & DELI


"If You Can Dream It, You Can Do It"
DO NOT ENTER
FOR RENT


SI-D2
SI-B3
GR-D2
RO-C2
LR-C2
GR-C2
LR-2F-C2
UGD
28
34
thru
39
SI-C2
MF-C2
LLR-G2
LR-G2
LR-C2
RO-C2
GR-C2
2F-C2
29
-
33
40
thru
48
W 96th St
W 93rd St
W 87th St
W 85th St
W 95th St
W 93rd St
W 91st St
W 89th St
W 87th St
Madison Ave
Kirkwood Ave
Larnder Ave
Muncie Ct
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PRO Map #4


Madison
28


MAYANS
LATIN CLUB
THE MADISON


30


31


32


SCHOOL
SPEED
LIMIT
25


34


36


A STEP ABOVE CARE
DAYCARE ACTIVITY CENTER
NOW ENROLLING!
PLEASE CALL 216-870-9517
A STEP ABOVE DAYCARE
NOW ENROLLING!
216-870-9517
DISCOVERY


NOW ENROLLING!
DAY CARE


NOW ENROLLING
PLEASE CALL 216-870-9517
011657
011656


40


41


42


MADISON
DELI


Madison


45


46


47


W. 85 St
48

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Marka Fields, Interim Director
Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

City Planning Commission Meeting
Motion Forms:
February 7th, 2025

Conditional Use in a Pedestrian Retail Overlay (PRO) District:

1. **Pedestrian Retail Overlay**
   Project Address: 9200 Madison Ave
   Per Section 343.23 (e) (2)
   A. Off-Street Parking
   B. Driveway Across a Public Sidewalk
   C. Institutional/Non-Retail Office Use (New Daycare Facility)
   Presenter: Xavier Bay, Zoning Planner

CPC Comments:

- Evaluate parking lot layout; can it be configured for drop off/pick up? Reduce circulation? Add more green space?
- Expand the outdoor play area? (it does meet code requirements)

Rationale:

Action: Motion to approve conditional use.

ANTHONY *Y* **FLUKER:** *1* **KURI:** *Y* **MCCRAY-SCOTT:** *2*
SARGEANT: *Y* **SLIFE:** *Y*

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

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

City of Cleveland
Justin Bibb, Mayor

Department of Building & Housing
Division of Construction Permitting
601 Lakeside Avenue, Room 505
Cleveland, Ohio 44114-1070
216/664-2910
www.city.cleveland.oh.us

SITE PLAN/ZONING APPROVAL NOTICE

Examined by: Xavier Bay

Date: 3/17/2025

Contact: GARY R. FISCHER

Contact Address: 554 WEST 9TH ST.

Owner: 9200 MADISON HOLDINGS LLC

Owner Address: 3728 PEARL RD

Location: 9200 Madison AVE

Application No.: B24034779

Zoning Use: LR - Local Retail Business

Area: C

Height: 2

Secondary Zoning:

Attn: GARY R. FISCHER

Re: Establisth Use - A STep Above Childcare

The site plan application for the premises listed above is approved. At this time, if you wish to apply for the required Building Permit for the project, you must complete the Building Application in Room 505, Cleveland City Hall. Unless they have already been submitted, at least 5 copies of any required construction documents are to be submitted with the application, and there will be a separate plan processing fee due at the time of submission. You must file the Building Permit Application within 60 days of the date of this site plan approval letter. After 60 days, this site approval is null and void, and will be discarded. If you have any questions, contact the Department of Building and Housing at 216-664-2910.

Zoning Administrator

Cc:

Asst. Zoning Admin


NOW ENROLLING
PLEASE CALL 216-870-9517
011657
011656

				fontage	lot size	Zoning	LR	GR	2F/MF	GI/SI	OTHER			
001	31	024		39	11832	LLR					39		North Madison W.85th	
001	31	021		131.5	52023	LLR					131.5			
001	31	029		44.2	5764	MF			44.2					
001	31	030		115.2	15180	MF			115.2					
001	31	031		44.8	5808	MF			44.8					
001	31	032		123.17	44335	GI				123.17				
001	30	23		242.2	65204	LR	242.2							
001	30	308		84	7228	LR	84							
001	30	021		40.3	5240	LR	40.3							
001	30	020		40.3	4600	2F			40.3					
001	30	043		42	4830	LR	42							
001	30	019		42	6300	LR	42							
001	30	018		37.5	8362	GR		37.5						
001	30	017		89.5	20114	GR		89.5						
001	30	016		50	11260	GR		50						
001	30	015		49.9	6580	GR		49.9						
001	30	014		49.9	6500	GR		49.9						
001	30	013		35	4585	LR	35							
001	30	012		39	5109	LR	39							
001	29	025		54	8100	UGD					54			
001	29	022		91	13649	UGD					91			
001	29	021		80	17830	RO					80			
001	29	020		103.3	8883	RO					103.3			
001	29	019		101.25	17145	LR	101.25							
001	29	018		245.5	19707	MF			245.5					
001	29	087		115.2	12642	MF			115.2					
001	29	016		72.3	4623	MF			72.3					
001	29	015		40	4356	MF			40					
001	28	030		232.5	38333	LR	232.5							
001	28	012		259.9	192980	MF			259.9					
001	28	026		39.8	4776	LR	39.8							
001	28	025		70	8400	LR	70							

001	27	021		79.1	6328	LR	79.1							
001	27	020		48	5760	LR	48							
001	27	019		30	3000	SI				30				
001	27	017		297.25	92330	SI				297.25				
001	27	015		66	150054	SI				66				
001	27	014		33	3971	SI				33				
001	27	013		75	9000	LR	75							
001	27	012		40	4792	LR	40							
001	27	011		47	5640	LR	47							
001	27	010		42	5040	LR	42							
001	26	007		75.3	9000	LR	75.3							
001	26	008		37	4440	LR	37							
001	26	009		99	29324	LR	99							
001	26	010		286.83	59607	SI				286.83				
001	26	012		150	6450	LR	150						North Madison (Berea	
				4249.7										
001	05	001		526.8	396396	GI				526.8				
001	18	023		76.6	7030	GR		76.6					South Madison (Berea	
001	18	024		75	9375	LR	75							
001	18	025		25	3125	LR	25							
001	18	026		50	6250	LR	50							
001	18	027		28	3531	LR	28							
001	18	028		32	4000	LR	32							
001	18	029		52.8	6625	LR	52.8							
001	18	030		113	14125	LR	113							
001	18	032		35	4375	LR	35							
001	18	033		39	4875	LR	39							
001	18	034		152.69	10302	LR	152.69							
001	18	038		140	14000	GR		140						
001	18	039		110	11000	LR	110							
001	23	039		133	18567	LR	133							
001	23	040		65	3900	MF			65					
001	23	041		71	4260	MF			71					

001	23	076		58.4	3480	MF			58.4					
001	23	077		36	2160	MF			36					
001	23	078		50	3000	MF			50					
001	23	079		79	6403	MF			79					
001	23	118		132	15048	LR	132							
001	23	119		88	10032	LR	88							
001	27	141		22	1791	2F			22					
001	27	017		38.3	6894	2F			38.3					
001	27	018		40	5800	2F			40					
001	27	019		35	4270	2F			35					
001	27	020		45	6525	MF			45					
001	27	021		79	11455	LR	79							
001	27	023		41	5945	LR	41							
001	27	024		40	5800	LR	40							
001	27	025		40	5800	LR	40							
001	27	026		40	6790	LR	40							
001	27	027		28	4290	LR	28							
001	27	028		37	5000	LR	37							
001	27	029		31.1	3875	LR	31.1							
001	27	030		35	4375	LR	35							
001	27	031		62	7750	LR	62							
001	27	032		218.5	35483	RO					218.5			
001	27	035		38	6194	RO					38			
001	27	036		52	4224	RO					52			
001	31	012		92.3	11194	GR		92.3						
001	31	014		40	6520	2F			40					
001	31	015		40	5200	2F			40					
001	31	016		40	5200	2F			40					
001	31	017		45	5850	2F			45					
001	31	018		126	22355	LR	126							
001	31	021		110	9020	LR	110							
001	31	022		50	6500	LR	50							
001	31	023		45	5850	LR	45							
001	31	024		44	5720	LR	44							

001	31	025		46		5980	LR	46						
001	31	026		50		6500	LR	50						
001	31	027		50		6500	LR	50						
001	31	028		48		6211	LR	48						
001	31	029		40		5200	LR	40						
001	31	030		40		4990	LR	40					Madison Ave (W. 85th) South	
				3996.5				3808.04	585.7	1682.1	1363.05	807.3		
								46%	7%	20%	17%	10%		
								8246.2						
								LR RETAIL	GR RETAIL	2F/MF	GI/SI	OTHER		

– STAFF REPORT – Conditional Uses & Zoning Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-025756 - Pedestrian Retail Overlay

November 6, 2026

Conditional Use Approval Considerations:

CPC may grant conditional use approval based on the following considerations:

343.23 (f)(2) Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

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

B. 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.

City Planning Staff Recommendations:

The City of Cleveland has completed a review of 4 years of crash data during the time period when the CVS was open and all existing driveways were operational (July 2018-July 2022). Forty-three crashes occurred in the vicinity of the CVS property in that timeframe. Based on crash reports, 0 crashes were attributable to the CVS driveway on West Boulevard (which allowed full access), and 3 crashes were attributable to vehicles entering or exiting the CVS driveway on Madison immediately east of West Boulevard.

Given this crash assessment, the pedestrian safety and comfort benefits of driveway removal intended by the Pedestrian Retail Overlay, and that staff has not received any information from the applicant indicating that the additional Madison driveway is essential to occupancy of the property, planning staff recommends that the conditional use request for the Madison driveway be denied.

Cleveland City Planning Commission

Southeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-043236 - Shell Gas Station

November 6, 2026

Project Address: 9302 Miles Ave

Type: Signage

Project Representative: Beverly Barich

Approval: Final (Variation Required)

Ward 2: Council Member Kevin L. Bishop | **SPA: Union-Miles**

Shell Gas Station

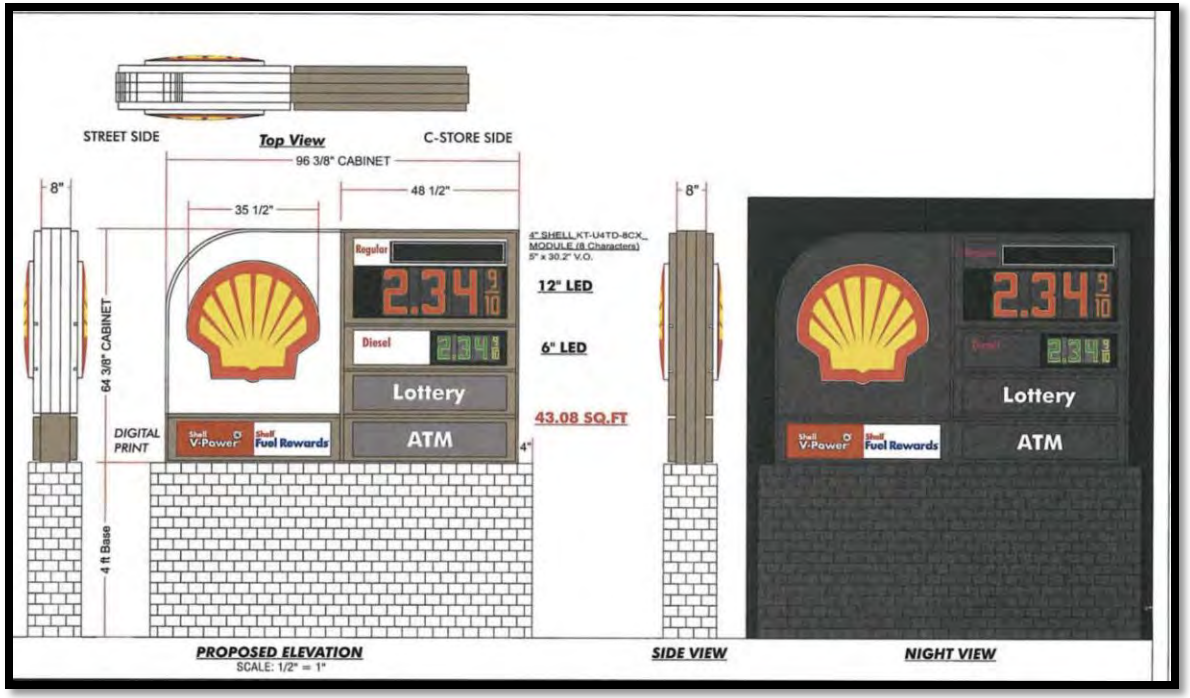
9302 Miles Ave.

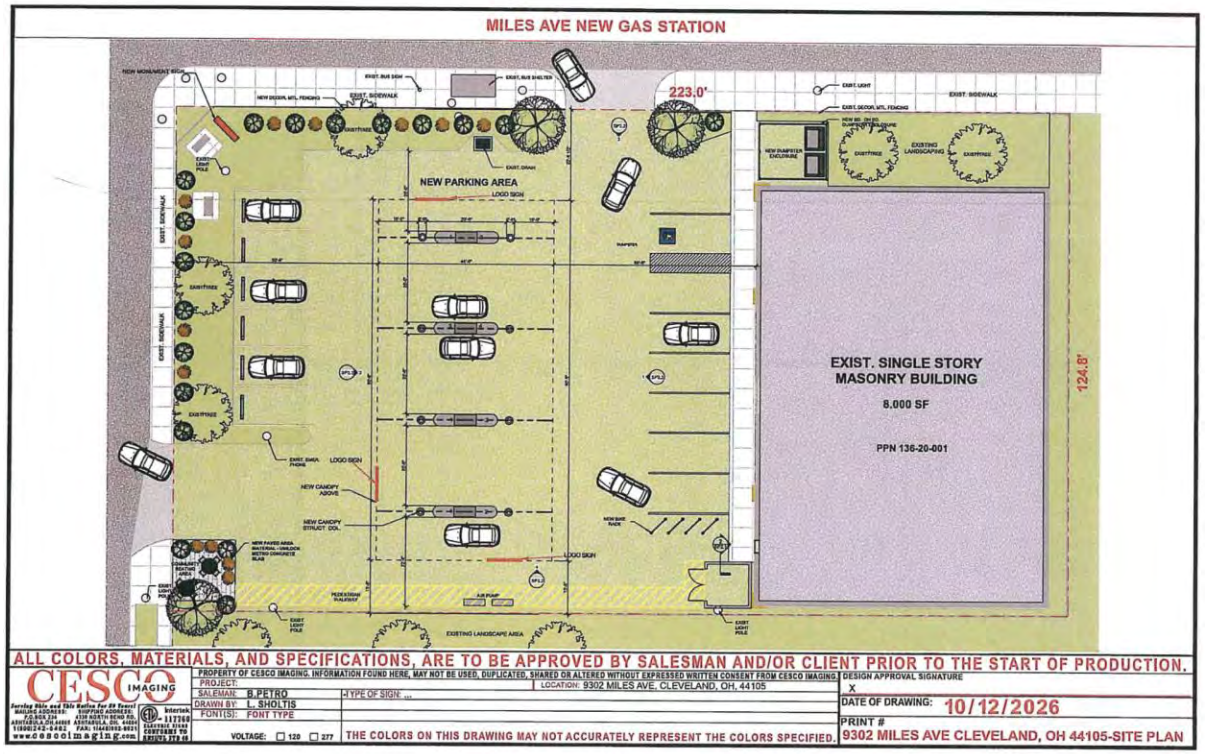
City Planning Commission Hearing

November 6th, 2026

Proposal

Application is proposing a 43 SF double sided monument business identification sign and canopy signage.

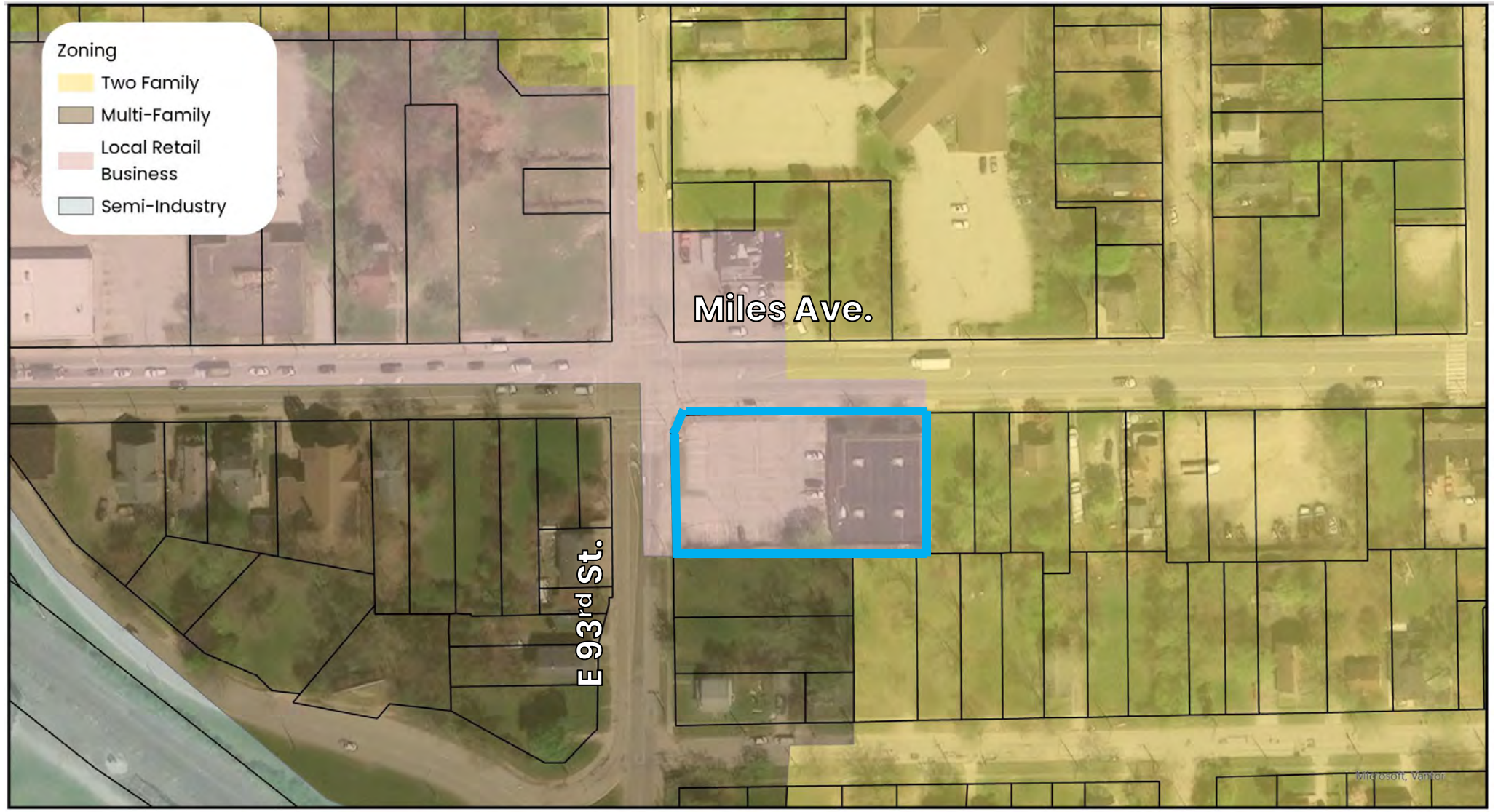




CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Existing Zoning

Local Retail Business



CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

9302 Miles Ave.

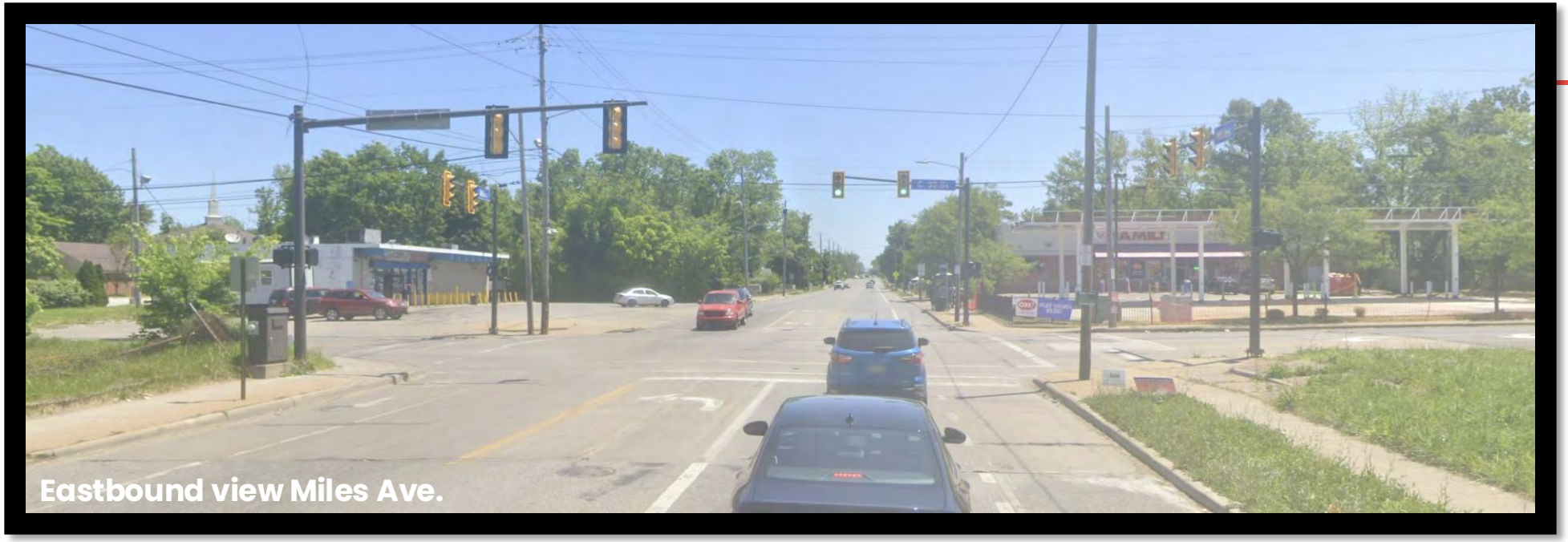
50 US Feet

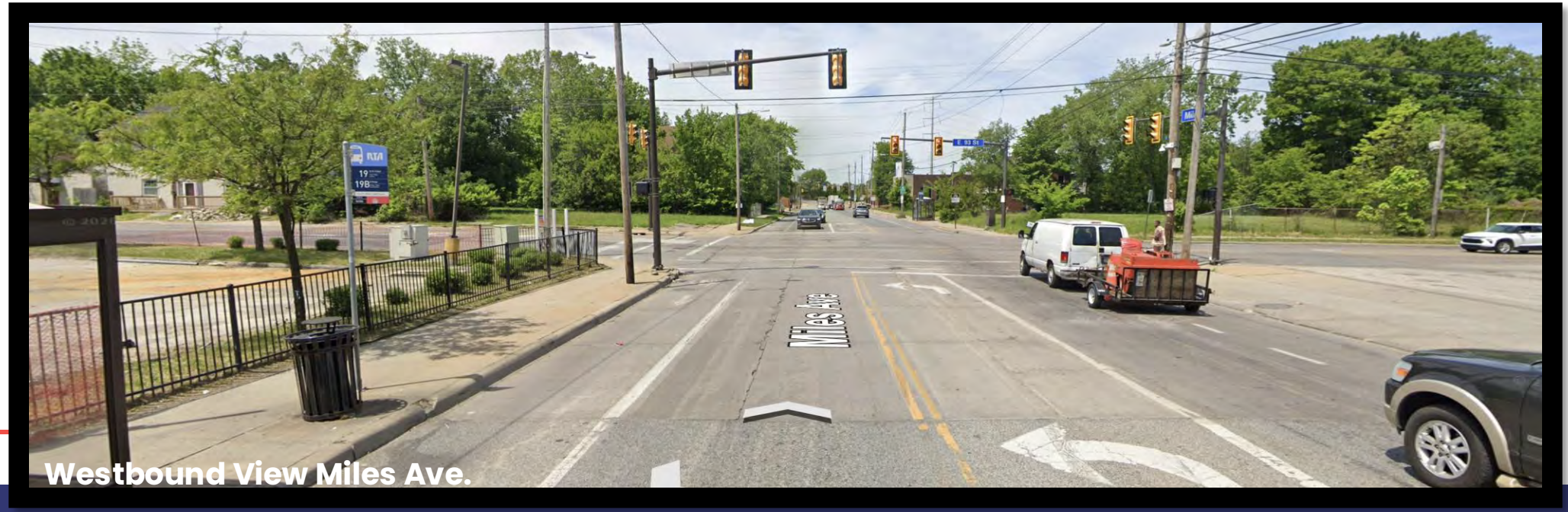
N

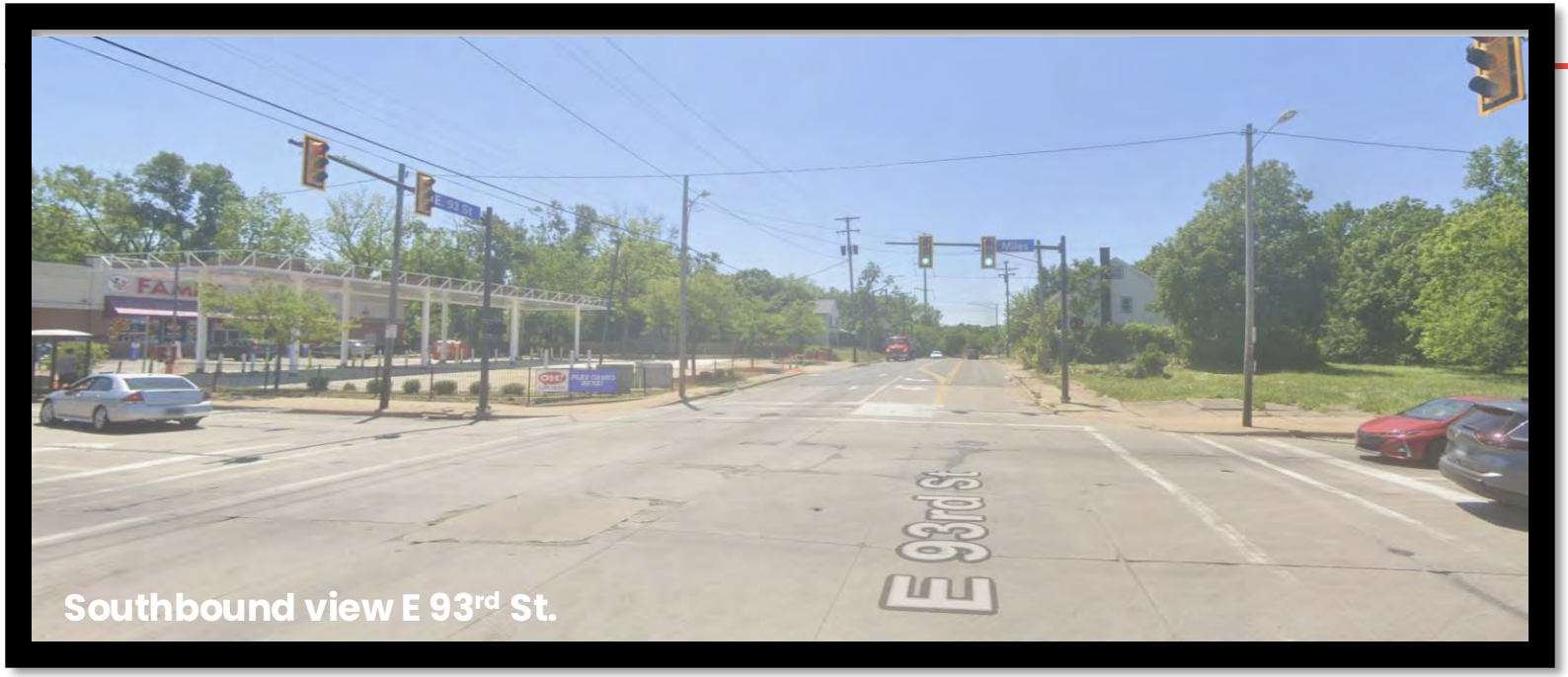
Site Location

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

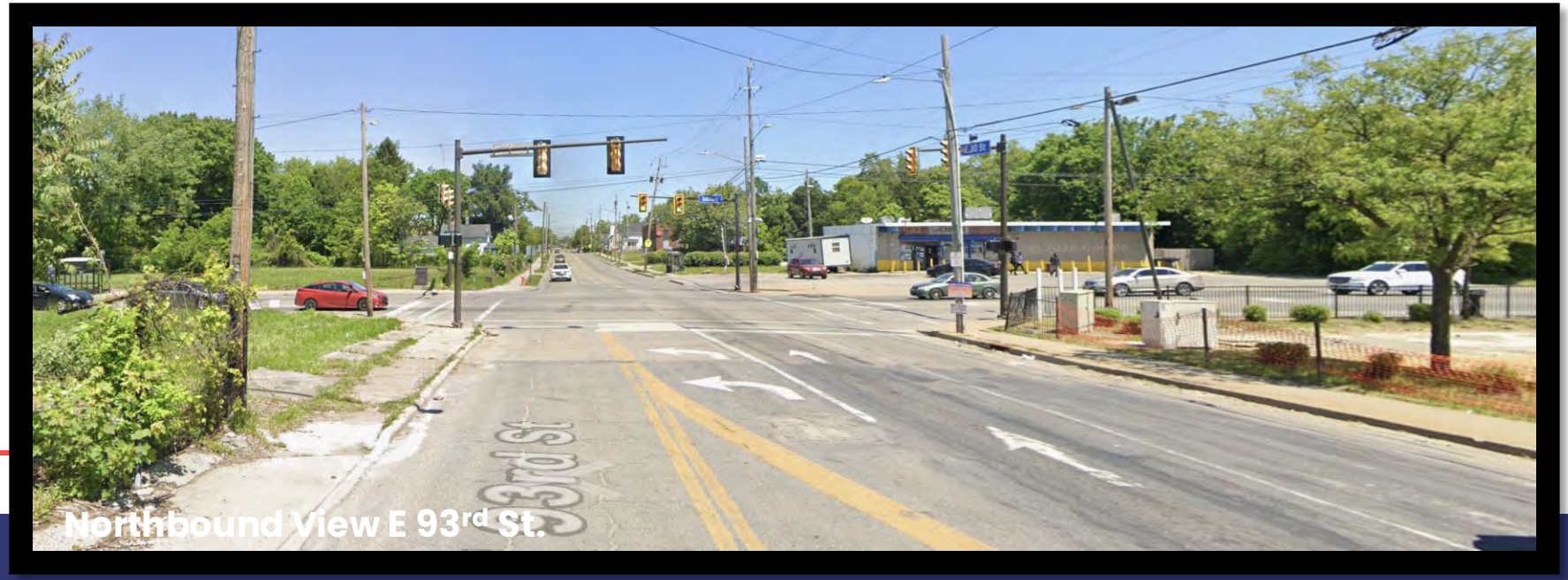



Eastbound view Miles Ave.


Miles Ave
Westbound View Miles Ave.



Southbound view E 93rd St.



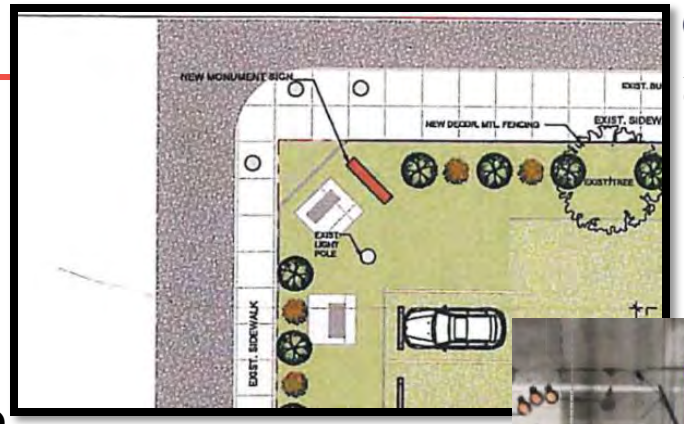
Northbound View E 93rd St.

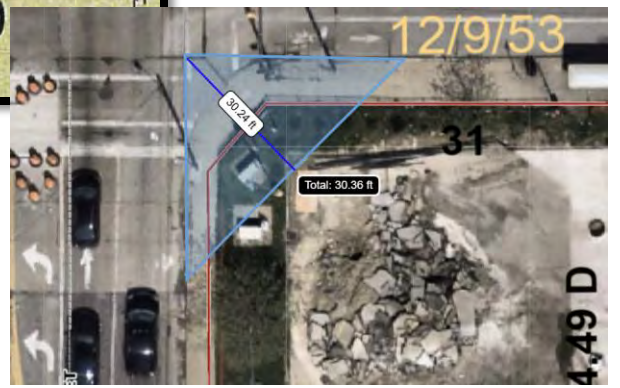
Why City Planning Commission?

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

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

Variations Required



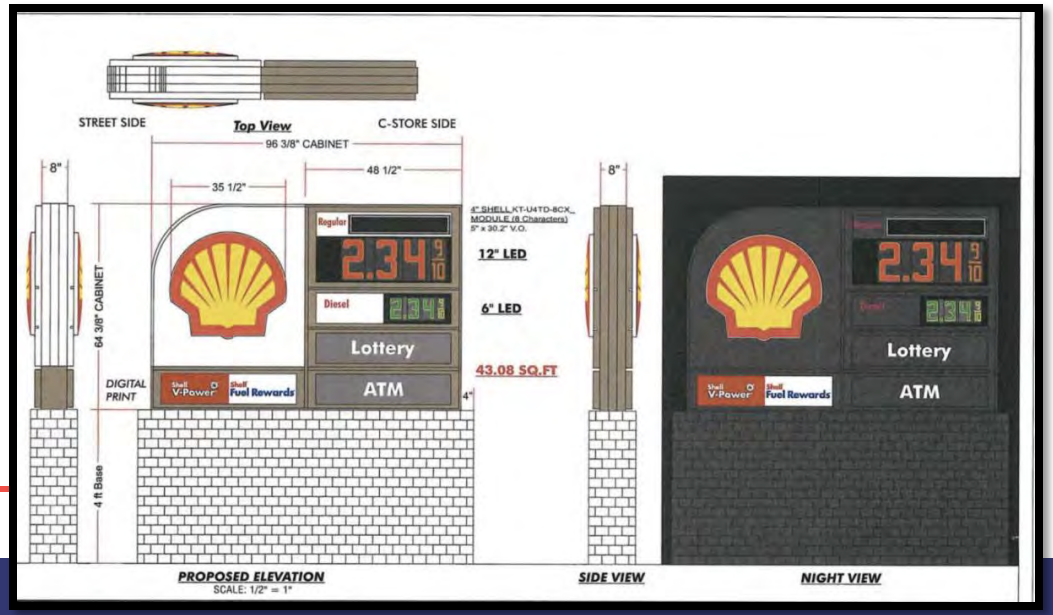


§ 350.08(a) General Location Standards:

- **Visibility at intersections, signs should be located and designed to maintain a substantially clear view between 2 ½ ft -8 ft above grade in a triangle formed by intersecting street R.O.W. lines and a line 30 ft from the point where the street lines intersect**
  - Variation to allow changeable copy sign within the visibility triangle.

§ 350.14(h) Free-Standing Business Identification Sign:

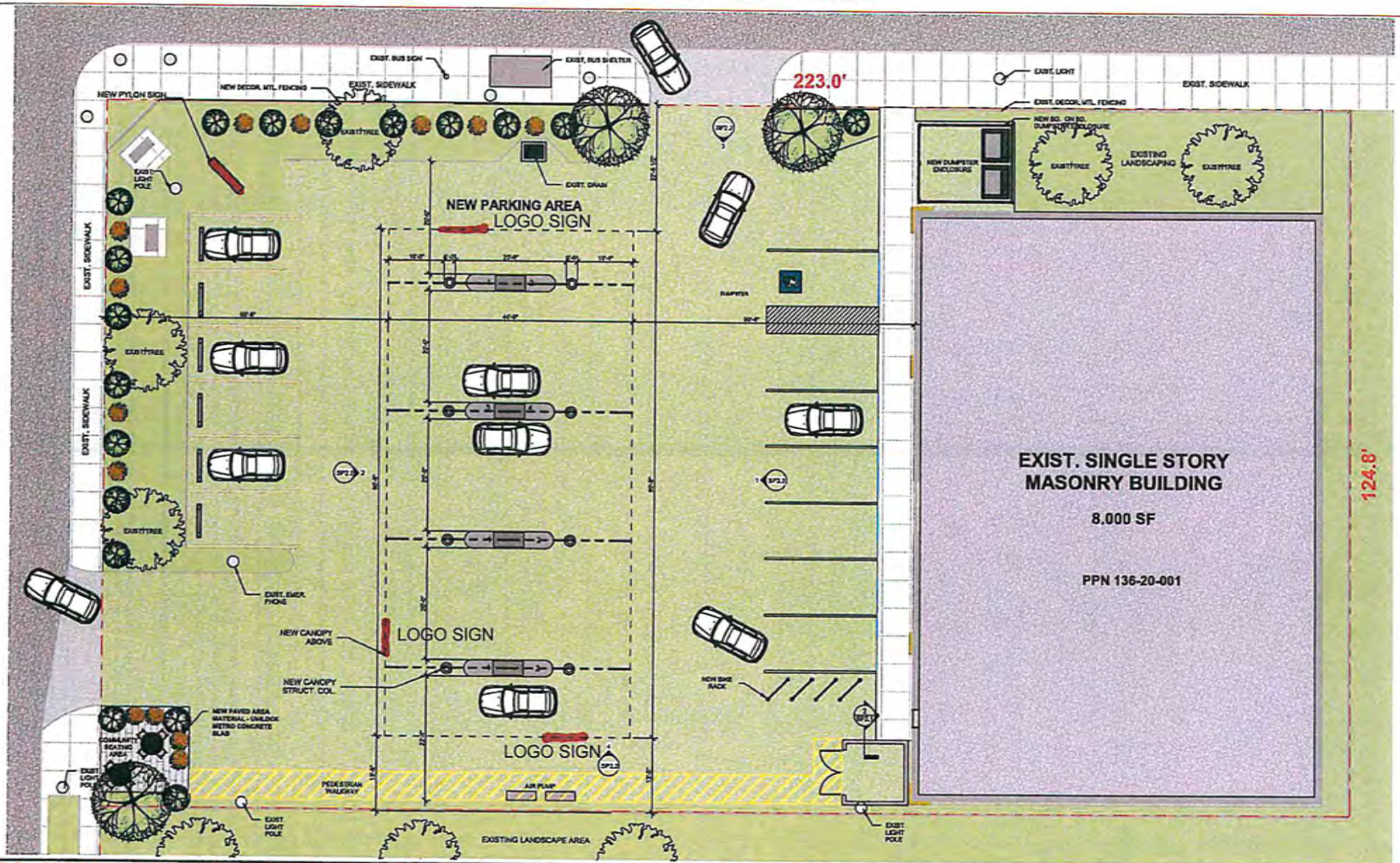
- **Automatic changeable copy signs in Local Retail Districts.**
  - Variation to allow automatic changeable copy sign in a Local Retail District.



Considerations

- Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility)*
- Does this result in signage that follows CPC's standard of *approved design guidelines*?
- **Are these variations the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**
- **Each display of information shall remain static or fixed for a minimum of twenty (20) seconds, thereby prohibiting flashing, scrolling, animated or other copy that gives the appearance of motion, unless the City Planning Commission, as applicable, determines that animated or more frequently changing displays can be accommodated in a particular location without causing disturbances to nearby properties.**

MILES AVE NEW GAS STATION



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PROJECT:		LOCATION: 9302 MILES AVE, CLEVELAND, OH, 44105	DESIGN APPROVAL SIGNATURE: X
SALEMAN:	B.PETRO	TYPE OF SIGN: ...	DATE OF DRAWING: 08/31/2026
DRAWN BY:	L. SHOLTIS		PRINT #
FONT(S):	FONT TYPE		9302 MILES AVE CLEVELAND, OH-SITE PLAN
VOLTAGE: ☐ 120 ☐ 277		THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.	

ETL - 111760 ELECTRIC SIGNS CONFORMS TO ANSI/UL STD 48

Shell 9302 Miles Avenue Visibility Sight Plan



Date Created: 10/1/2026

Legend

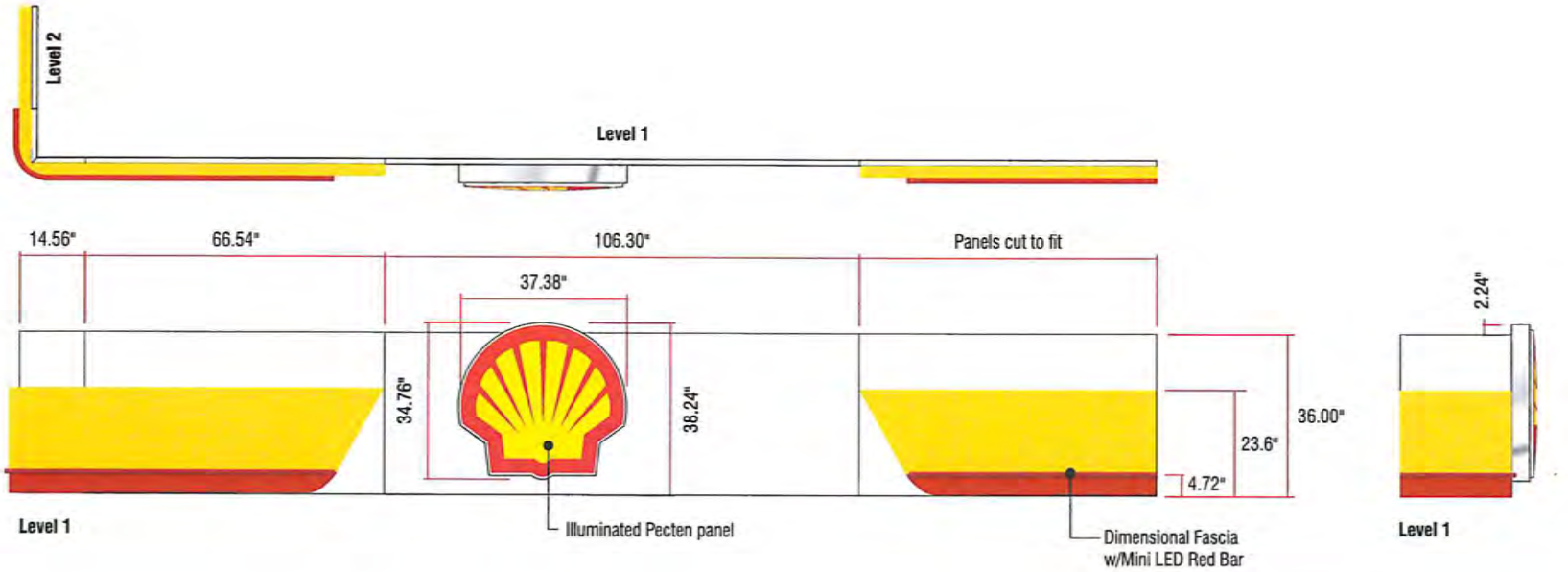
- Miscellaneous Annotation
- Dimension Annotation
- Right Of Way
- Platted Centerline
- Parcel Fabric Taxparcels
  - Land Parcel
  - Condominium
  - Air Right
  - Manufactured Home

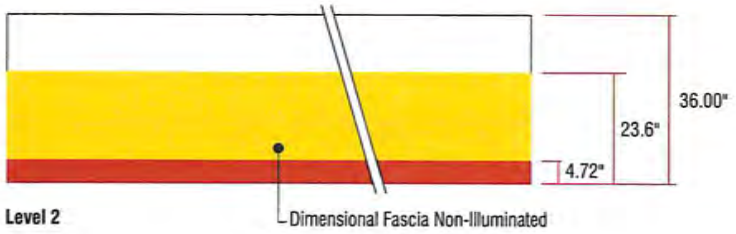
35 0 18 35 Feet

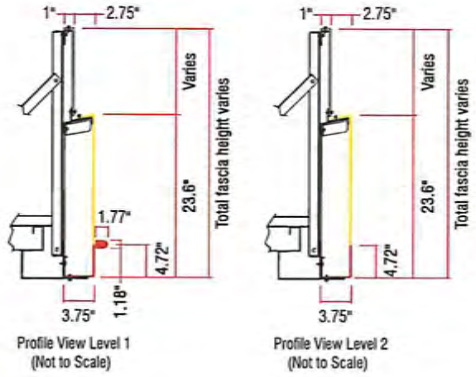
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

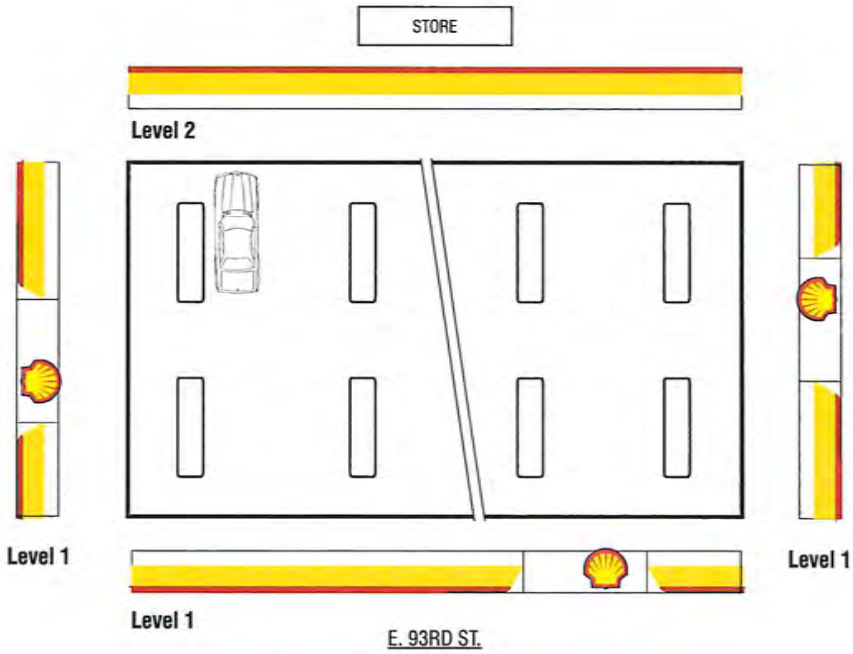
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP









NO EXISTING
PHOTO PROVIDED

Shell MVI Canopy Fascia - 30' X 102' X 36"HT Fascia

EXISTING

PROPOSED

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
Building Quality Signage Since 1901

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus
Office Locations:
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Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Shell
MVI

Project / Location: 9392 MILES RD. CLEVELAND, OH

Project Manager: Blair Boyd
Drawn By: Brenda Lammers
PRO DESIGN: SV20263696.E

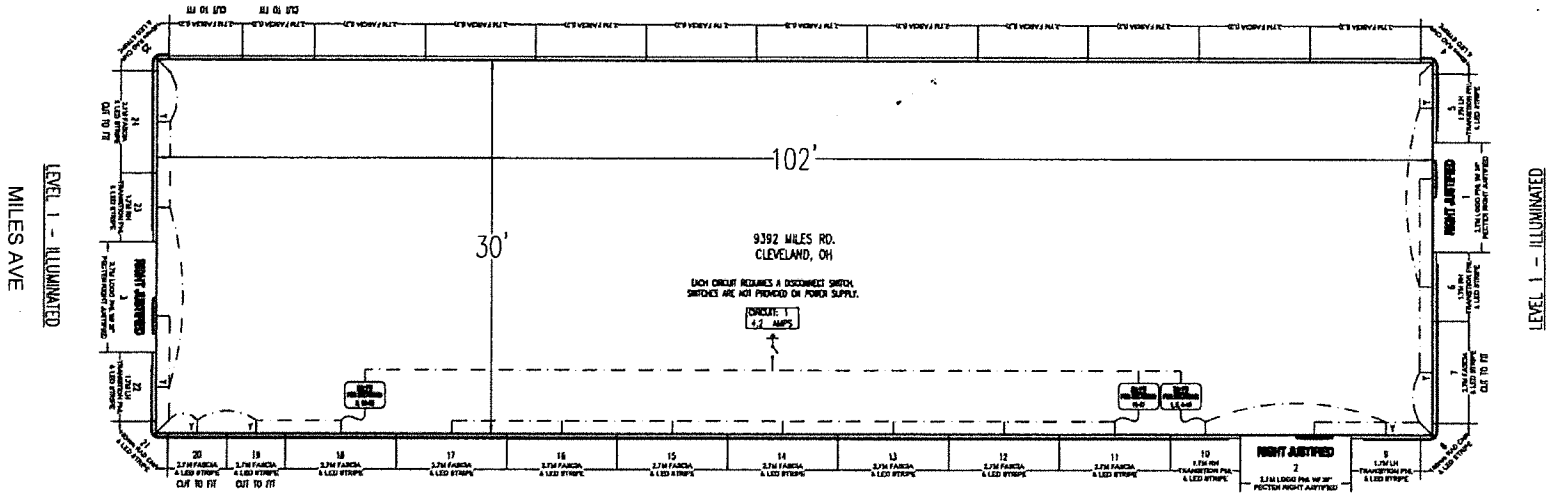
Underwriters Laboratories Inc. — ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

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NOTE:
Due to the variety of materials and designs on canopy structures, no mounting fasteners have been provided with this shipment. Federal Heath Sign Company strongly recommends that the existing canopy structure be evaluated by a professional engineer to determine its structural integrity for additional fascia loads and selection of mounting hardware.

STORE

LEVEL 2 - NON-ILLUMINATED



LEVEL 1 - ILLUMINATED

MILES AVE

LEVEL 1 - ILLUMINATED

LEVEL 1 - ILLUMINATED

E. 93RD ST.

SLOAN MINI RED BAR COMPONENTS		
	MFG PART #	RATINGS
2.7M SECTION	701996-4WRYX1-2700-24	11.9 W
1.4M SECTION	701996-4WRYX1-1400-24	5.8 W
160mm CORNER	701996-4WRYX1-24-R160	3.0 W
24V POWER SUPPLY (WET RATED)	701895-24C	INPUT: 100-277 VAC, 1.4 A MAX. OUTPUT: 100 W @ 24 VDC

GENERAL NOTE:
Federal Heath illuminated canopy band products are designed for 20 amp circuits with maximum 16 amp loads.

IMPORTANT SPECIFICATION - MUST READ

1) NO SECTION SHALL BE SHORTER THAN 1.65M UNLESS INSTRUCTED ABOVE ON CIRCUIT LAYOUT
2) ** IF THIS MEASURES TWO CUT SECTIONS JOINT CUT SECTIONS MUST BE EQUAL LENGTHS **
3) ALL BRAND BLOCK AND RACEWAY MUST LINE UP
NOTE: FOR FURTHER DETAILS PLEASE SEE INSTALLATION MANUAL

**SURFACE MOUNT PECTEN MUST BE DIFFERENT JUSTIFIED TOWARDS CLOSEST CORNER AS INDICATED ON DRAWING. PLEASE REFER TO INSTALLATION INSTRUCTIONS FOR ADDITIONAL MOUNTING DETAILS.

FEDERAL HEATH
SIGN COMPANY
1020-A PITTSBURGH DR., DELAWARE, OH 43015
(740) 368-4120

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Underwriters Laboratories Inc.

NO.	REVISION	DATE	BY
1	-	XX/XX/XX	-
2	-	XX/XX/XX	-
3	-	XX/XX/XX	-
4	-	XX/XX/XX	-
5	-	XX/XX/XX	-
6	-	XX/XX/XX	-
7	-	XX/XX/XX	-

SHELL MVI
CANOPY SYSTEM CIRCUIT LAYOUT
36" FASCIA HEIGHT 36" SURFACE MOUNTED PECTEN

JOB NO: 22-91307-20	N.VIDRINE
DRAWN BY: BRENDA LAMMERS	DATE: 09/10/26
DRAWING NO: 22-91307-23SA	

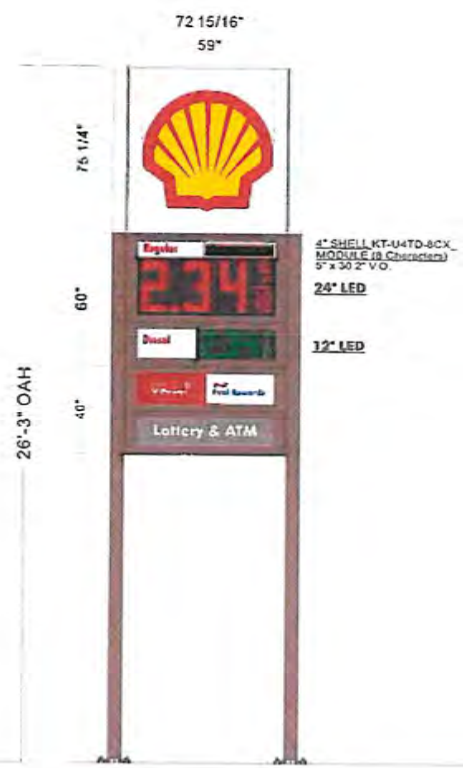
SHEET NO. 1 OF: 1

NEW SHELL MVI 6MOD CABINET BETWEEN NEW POLES.

2X REGULAR W/ PLATINUM FLASHER, 1X DIESEL, 1X V-POWER FUEL REWARDS COMBO, 1X LOTTERY/ ATM SERVICE PANEL

DESIGN SPECIFICATIONS					
IBC	2021	with	OH	amendments	
		2024 Ohio Building Code			
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures			
ACI	318-19	Building Code Requirements for Structural Concrete			
AISC	360-16	Specification for Structural Steel Buildings			

DESIGN LOADS					
Wind V =	110	mph	Exposure	C	
Snow Pg =	20	psf	Risk Cat.	II	



PROPOSED ELEVATION



SIDE VIEW



NIGHT VIEW

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 577-6215 x0
MURDOCH ENGINEERING

9/28/2026

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

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Revisions

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Client Approval/Date:

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MVI
9301 Miles Rd.
Cleveland OH 44105

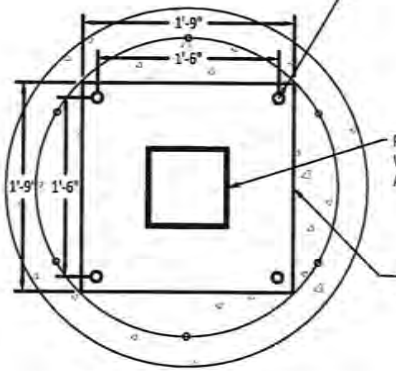
Project Manager: BLAIR BOYD
Drawn By: WILLDER.CHEN

BOSS# SV20261775 E
DATE: 06.23.26
Sheet Number 1 of 1

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DESIGN SPECIFICATIONS					
IBC	2021	with	OH	amendments	
	2024 Ohio Building Code				
ASCE	7-16				
ACI	318-19				
AISC	360-16				

DESIGN LOADS					
Wind V =	110	mph	Exposure		C
Snow Pg =	20	psf	Risk Cat.		II

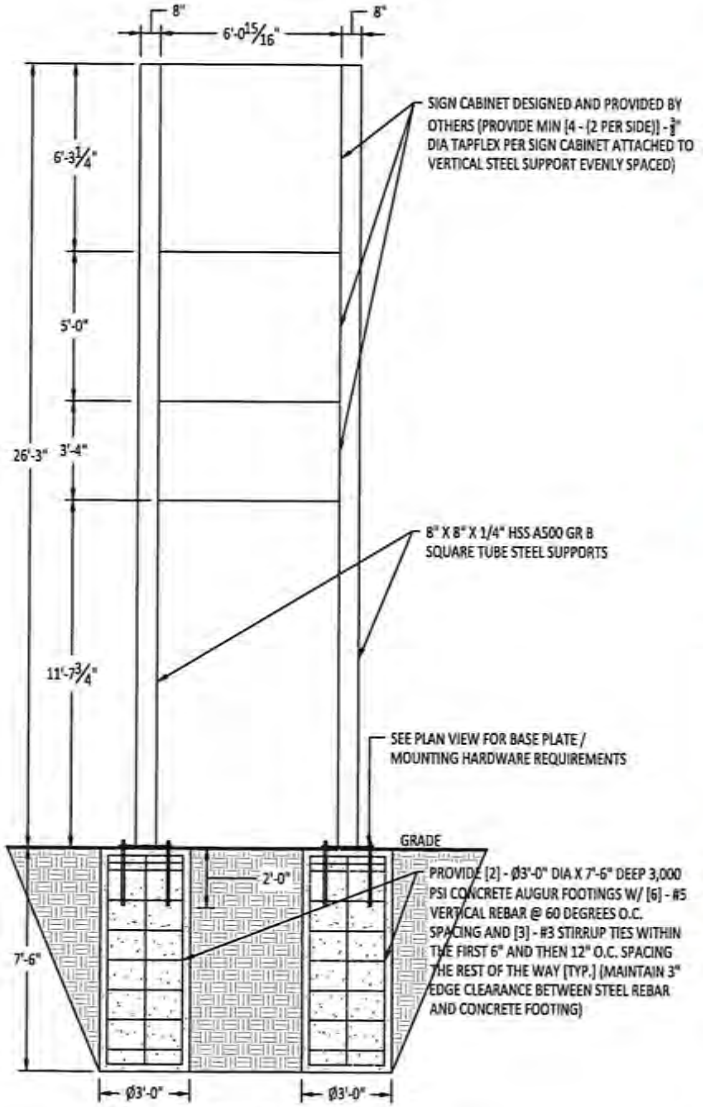


PROVIDE [4] - 1 1/8" DIA BOLT HOLES TO ACCEPT Ø1" DIA A36 THREADED ROD W/ DOUBLE EMBEDDED END NUTS X MIN 24" EMBEDMENT DEPTH @ 18" O.C. SPACING

PROVIDE 8" X 8" X 1/4" HSS A500 GR B SQUARE TUBE STEEL WELDED TO STEEL BASE PLATE W/ 1/4" FILLET WELD ALL AROUND TYP.

PROVIDE 21" X 21" X 1" THICK A36 STEEL BASE PLATE TYP.

PLAN ELEVATION VIEW
SCALE: 1" = 1'-0"



SIGN CABINET DESIGNED AND PROVIDED BY OTHERS (PROVIDE MIN [4 - (2 PER SIDE)] - 3/8" DIA TAPFLEX PER SIGN CABINET ATTACHED TO VERTICAL STEEL SUPPORT EVENLY SPACED)

8" X 8" X 1/4" HSS A500 GR B SQUARE TUBE STEEL SUPPORTS

SEE PLAN VIEW FOR BASE PLATE / MOUNTING HARDWARE REQUIREMENTS

GRADE

PROVIDE [2] - Ø3'-0" DIA X 7'-6" DEEP 3,000 PSI CONCRETE AUGUR FOOTINGS W/ [6] - #5 VERTICAL REBAR @ 60 DEGREES O.C. SPACING AND [3] - #3 STIRRUP TIES WITHIN THE FIRST 6" AND THEN 12" O.C. SPACING THE REST OF THE WAY (TYP.) (MAINTAIN 3" EDGE CLEARANCE BETWEEN STEEL REBAR AND CONCRETE FOOTING)

FRONT ELEVATION VIEW
SCALE: 1/4" = 1'-0"

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murdochengineering.com
(973) 570-8215
2399 NJ-34 A-2
Manasquan, NJ 08736

PREPARED FOR:

CESCO IMAGING

PROJECT TITLE:

PROJECT ADDRESS: 9301 Miles Ave, Cleveland, Ohio, 44105

STATE OF OHIO
JERE MURDOCH
E-76569
REGISTERED PROFESSIONAL ENGINEER

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0

MURDOCH ENGINEERING

9/26/2026

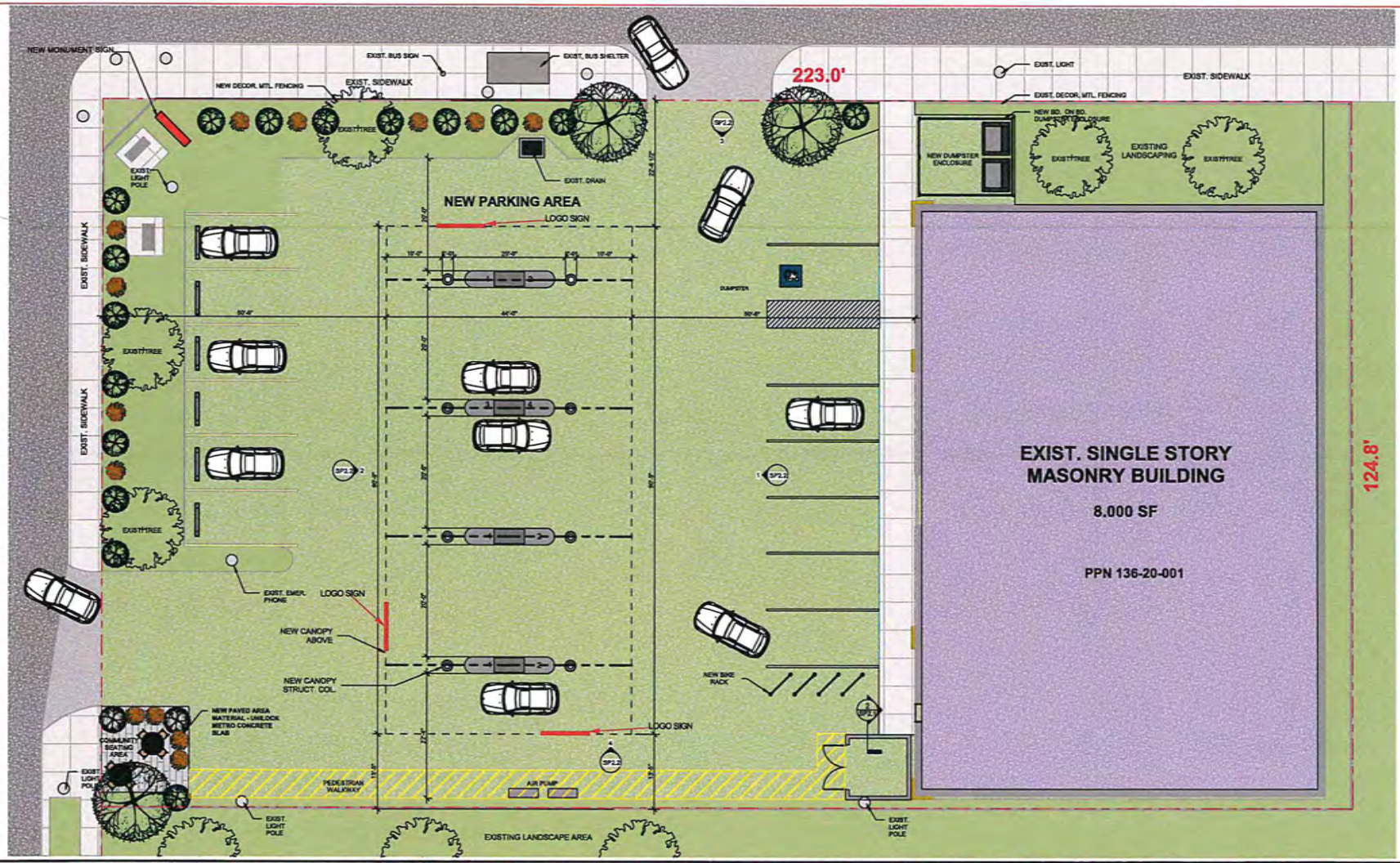
Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

DWG TITLE: NOTES & ELEVATION

SHEET: S.1

SIZE: B

MILES AVE NEW GAS STATION



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www.cescoimaging.com
Intertek - 117760 ELECTRIC SIGNS CONFORMS TO ANSI/UL STD 48

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PROJECT:	LOCATION: 9302 MILES AVE, CLEVELAND, OH, 44105
SALEMAN: B.PETRO	-TYPE OF SIGN: ...
DRAWN BY: L. SHOLTIS	
FONT(S): FONT TYPE	
VOLTAGE: ☐ 120 ☐ 277	THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED.

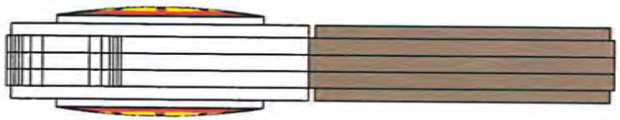
DESIGN APPROVAL SIGNATURE
X

DATE OF DRAWING: 10/12/2026

PRINT #
9302 MILES AVE CLEVELAND, OH 44105-SITE PLAN

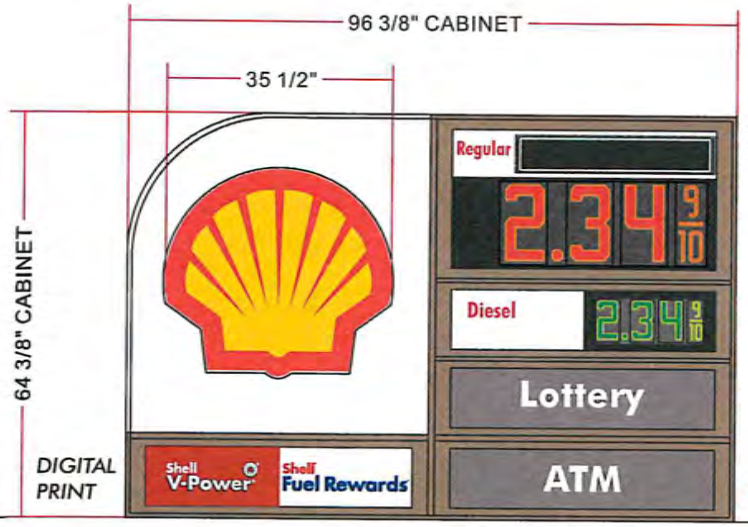
NEW SHELL MVI 5'4" x 8' CABINET
MONUMENT SIGN

SHELL ID, 1X DUAL VPOWER/SHELL FUEL REWARDS
2X REGULAR WITH 8 CHARACTER ALTERNATOR, 1X DIESEL, 1X LOTTERY, 1X ATM



STREET SIDE C-STORE SIDE

Top View



4" SHELL KT-U4TD-8CX_ MODULE (8 Characters)
5" x 30.2" V.O.

12" LED

6" LED

43.08 SQ.FT

PROPOSED ELEVATION
SCALE: 1/2" = 1"



SIDE VIEW



NIGHT VIEW

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
1500 North Bolton Jacksonville, Tx75766
(903) 589-2100 (800) 888-1327 Fax (903) 589-2101

Revisions:
R1: Revise the sign to 5'4" x 8' monument system -WC 9.30.26

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION.

Client Approval/Date: _____

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

MVI
9301 Miles Rd,
Cleveland OH 44105

Project Manager: BLAIR BOYD
Drawn By: WILLDER CHEN

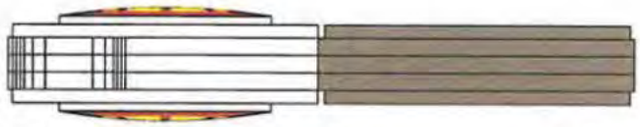
Underwriters Laboratories Inc. NEC — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

BOSS# SV20261775 E
DATE: 06.23.26
Sheet Number: 1 Of 1

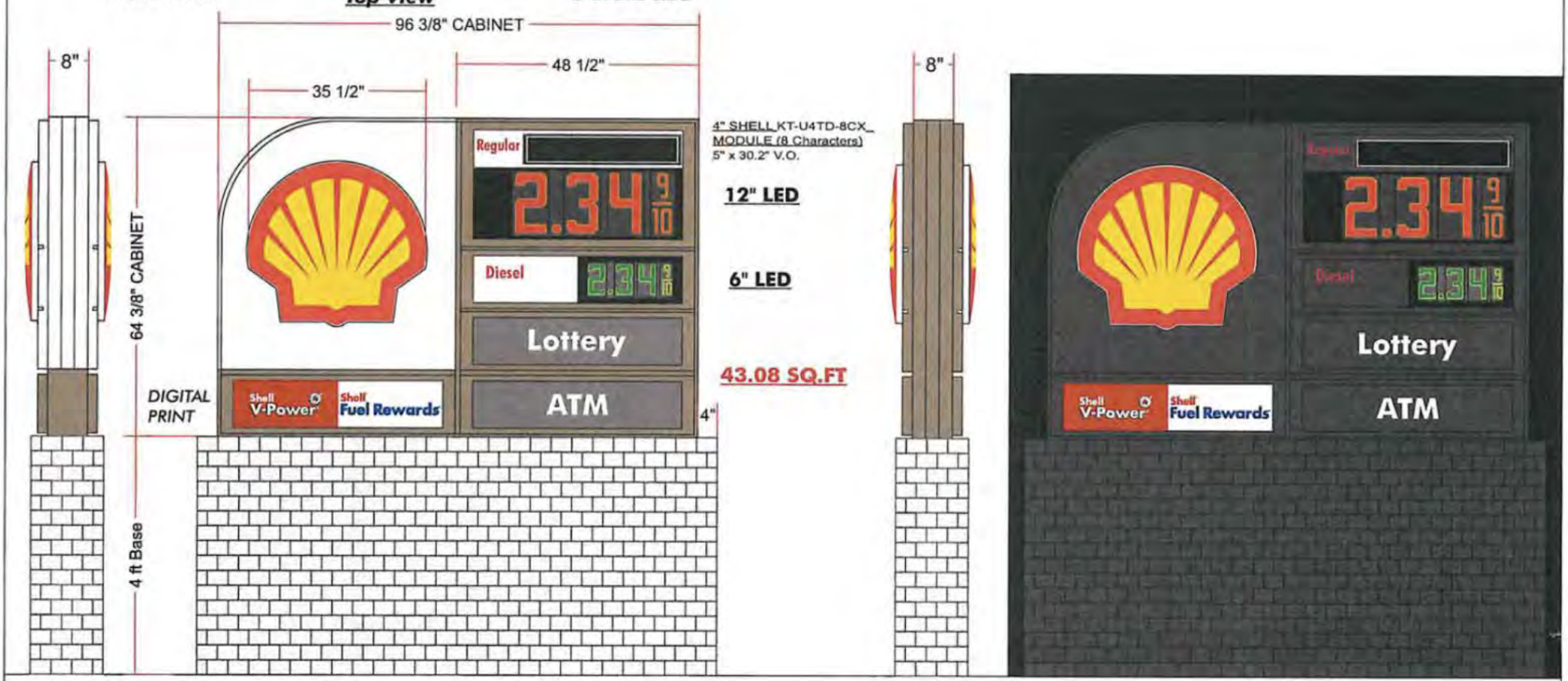
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NEW SHELL MVI 5'4" x 8' CABINET
MONUMENT SIGN

SHELL ID, 1X DUAL VPOWER/SHELL FUEL REWARDS
2X REGULAR WITH 8 CHARACTER ALTERNATOR, 1X DIESEL, 1X LOTTERY, 1X ATM



STREET SIDE — ***Top View*** — C-STORE SIDE



PROPOSED ELEVATION
SCALE: 1/2" = 1"

SIDE VIEW

NIGHT VIEW

FEDERAL HEATH SIGN COMPANY
www.FederalHeath.com
1500 North Belton Jacksonville, Tx75766
(903) 589-2100 (800) 666-1327 Fax (903) 589-2101

Revisions:
R1: Revise the sign to 5'4" x 8' monument system -WC 9.30.26
R2: Add 4" Brick Foundation and both sign sides -WC 10.13.26
R3: Changed to 4 ft base; added end view on street side. 10.13.26 sdr

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION.

Client Approval/Date:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

MVI
9301 Miles Rd.
Cleveland OH 44105

Project Manager: BLAIR BOYD
Drawn By: WILLDER CHEN

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

BOSS# SV20261775 E
DATE: 06.23.26
Sheet Number: 1 Of 1

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– STAFF REPORT – Southeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-043236 - Shell Gas Station

November 6, 2026

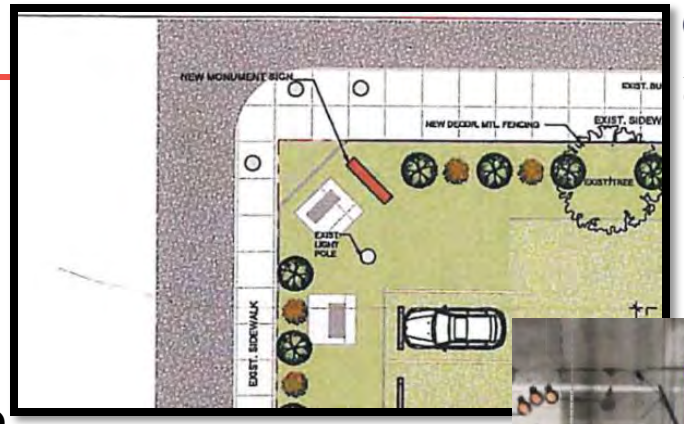
SEDRAC Recommendations:

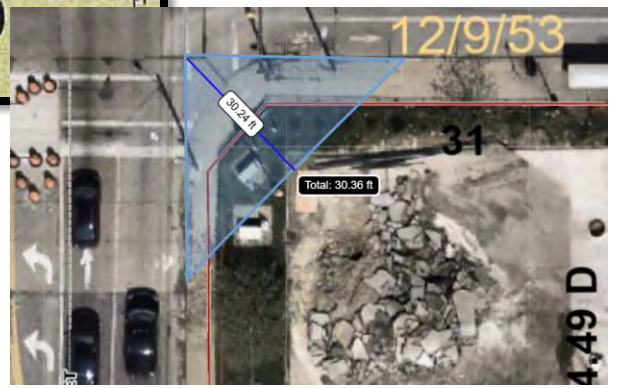
Approved under the condition that PETBoT (visibility) approves the location for traffic safety, if not approved comes back to design review with better solution to place signage that doesn't impede visibility, brick base of signage should match the building facade, no banners or signage on the gate in front of signage

City Planning Staff Recommendations:

Planning staff supports and seconds the recommendations of PETBoT around visibility and traffic safety as well as local design review with bricks matching the building façade

Variations Required



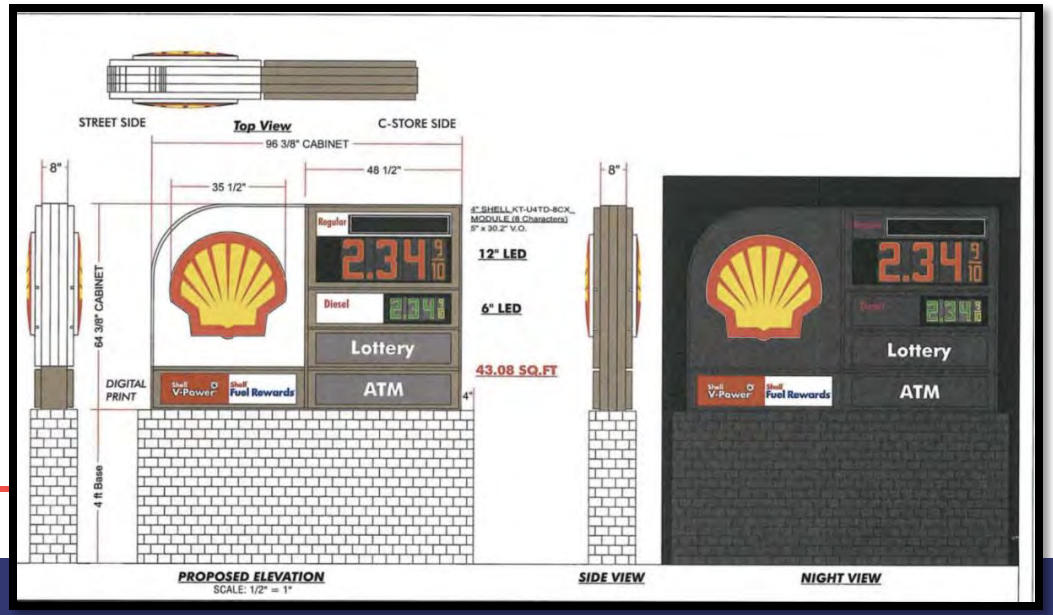


§ 350.08(a) General Location Standards:

- **Visibility at intersections, signs should be located and designed to maintain a substantially clear view between 2 ½ ft -8 ft above grade in a triangle formed by intersecting street R.O.W. lines and a line 30 ft from the point where the street lines intersect**
  - Variation to allow changeable copy sign within the visibility triangle.

§ 350.14(h) Free-Standing Business Identification Sign:

- **Automatic changeable copy signs in Local Retail Districts.**
  - Variation to allow automatic changeable copy sign in a Local Retail District.



Cleveland City Planning Commission

Northeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-016541 - Sam's Market

November 6, 2026

Project Address: 6632 St. Clair Ave

Type: Signage

Project Representative: Thomas Starinsky, Cordelia Heaney St. Clair - Superior CDC

Approval: Final (Variation Required)

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: St. Clair-Superior**

Sam's Market Sign

6632 St. Clair Ave.

November 06, 2026

Proposal

Application to install 101 sq.ft. window sign coverings



Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio
44103

Design Type:
Signage Concept & Specifications

Version: 1

Scale:
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Page:
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CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Existing Zoning

Local Retail-C1

(at time of application)



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

6632 St. Clair Ave.

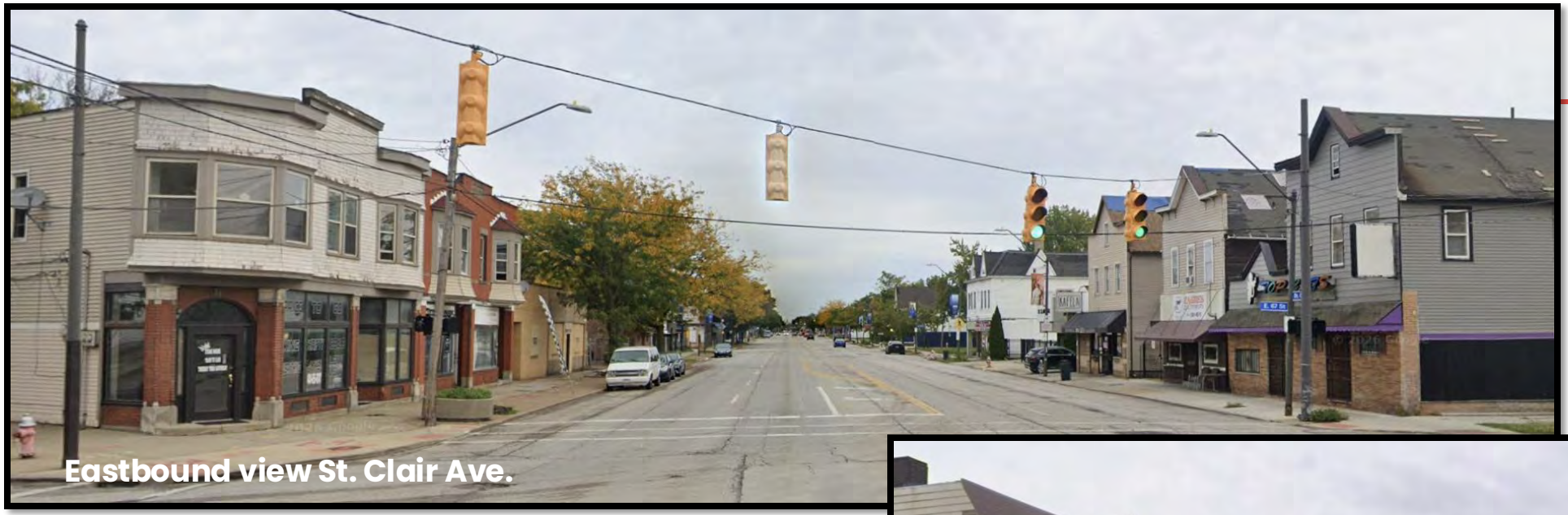
50 Feet

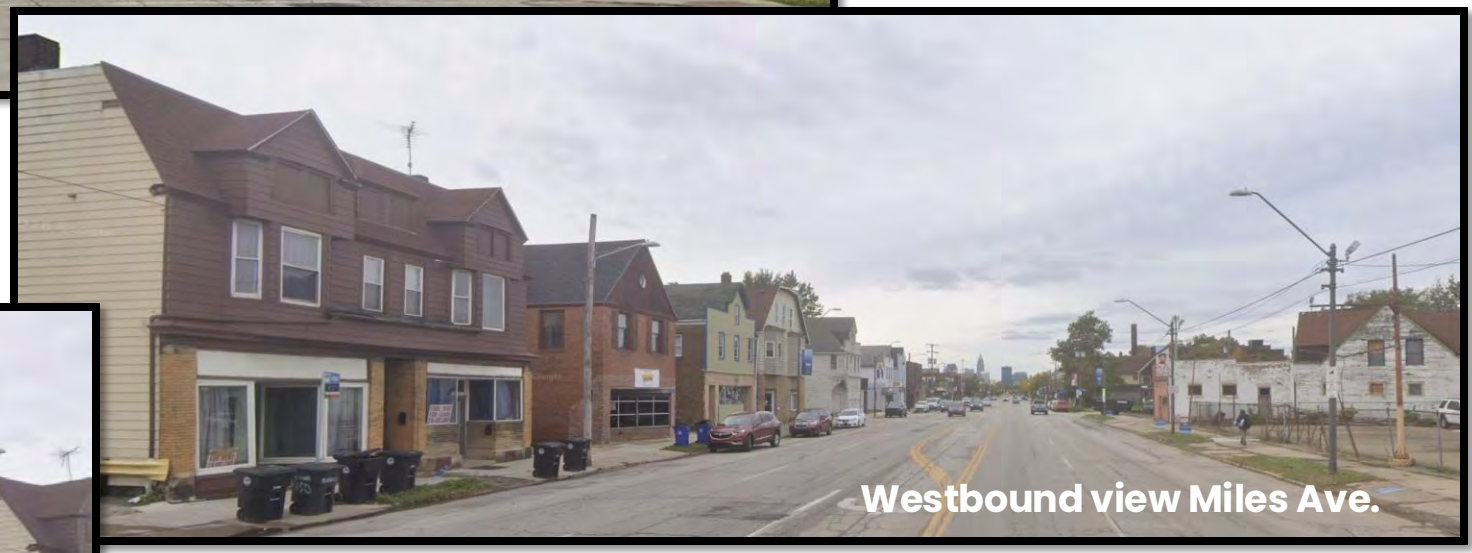
N

Site Location

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION




Eastbound view St. Clair Ave.


Westbound view Miles Ave.


Southerly view
Miles Ave. & E 67th St.

Why City Planning Commission?

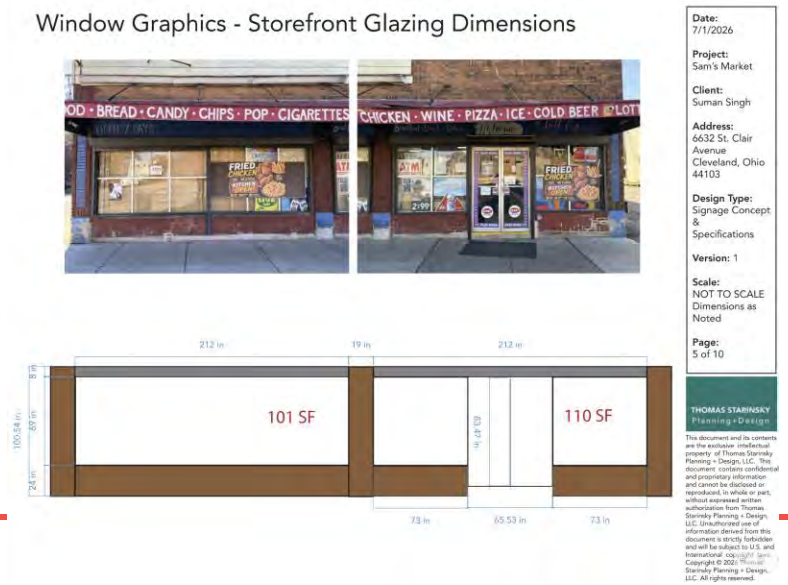
- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: *(Administrative approval does not apply)*

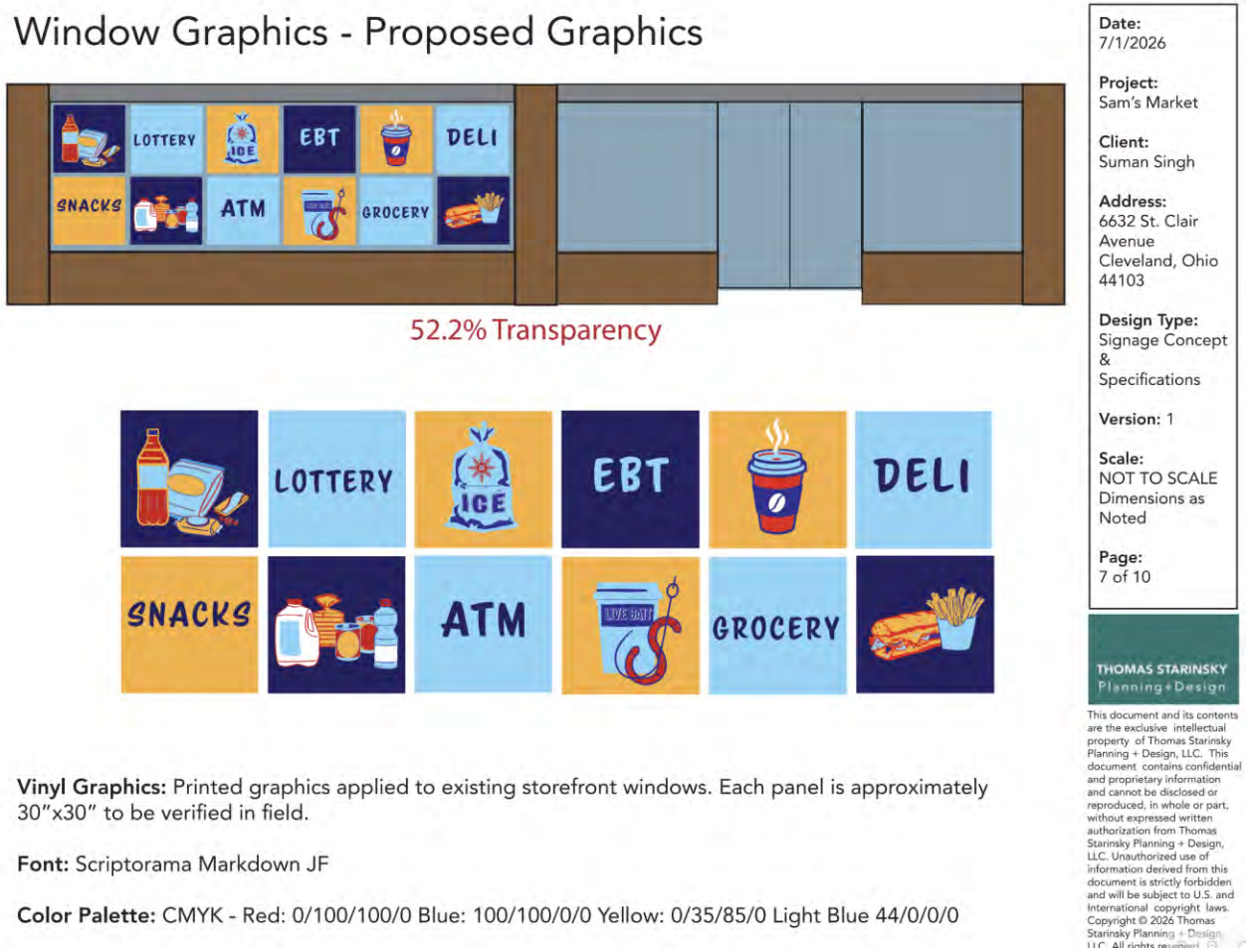
    - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines**: any variation from regulations shall be approved only in accordance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

Variations Required

§ 350.12 Window Sign Coverage Limitation

- **Window sign coverings shall cover no more than 25% of window area (52.75 sq.ft.)**
  - Variation to allow window sign coverings of up to 48% (101 sq.ft.)





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Considerations

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



Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio
44103

Design Type:
Signage Concept & Specifications

Version: 1

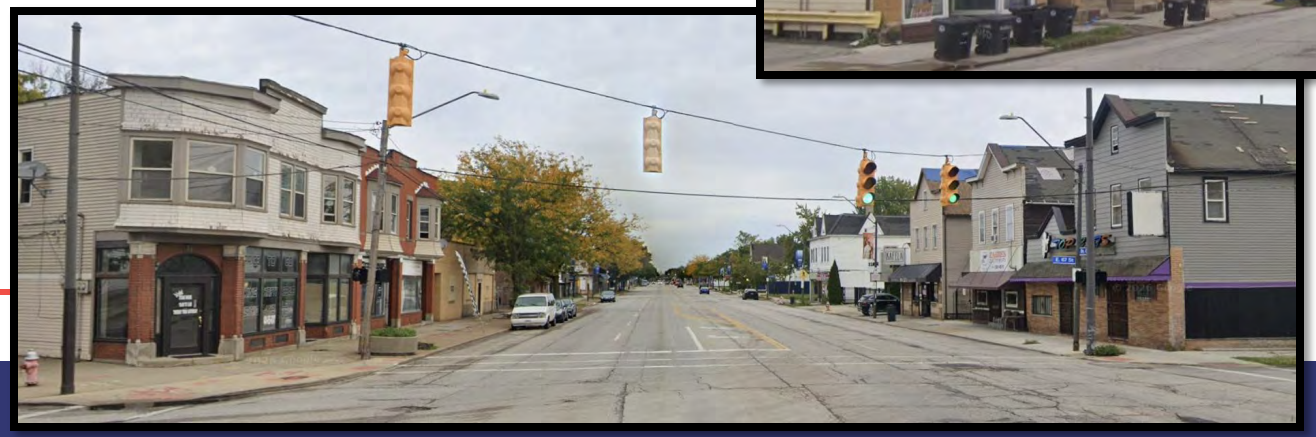
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Storefront Improvements
Signage Concept and Specifications



Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio
44103

Design Type:
Signage Concept
&
Specifications

Version: 1

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Existing Conditions







Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio
44103

Design Type:
Signage Concept & Specifications

Version: 1

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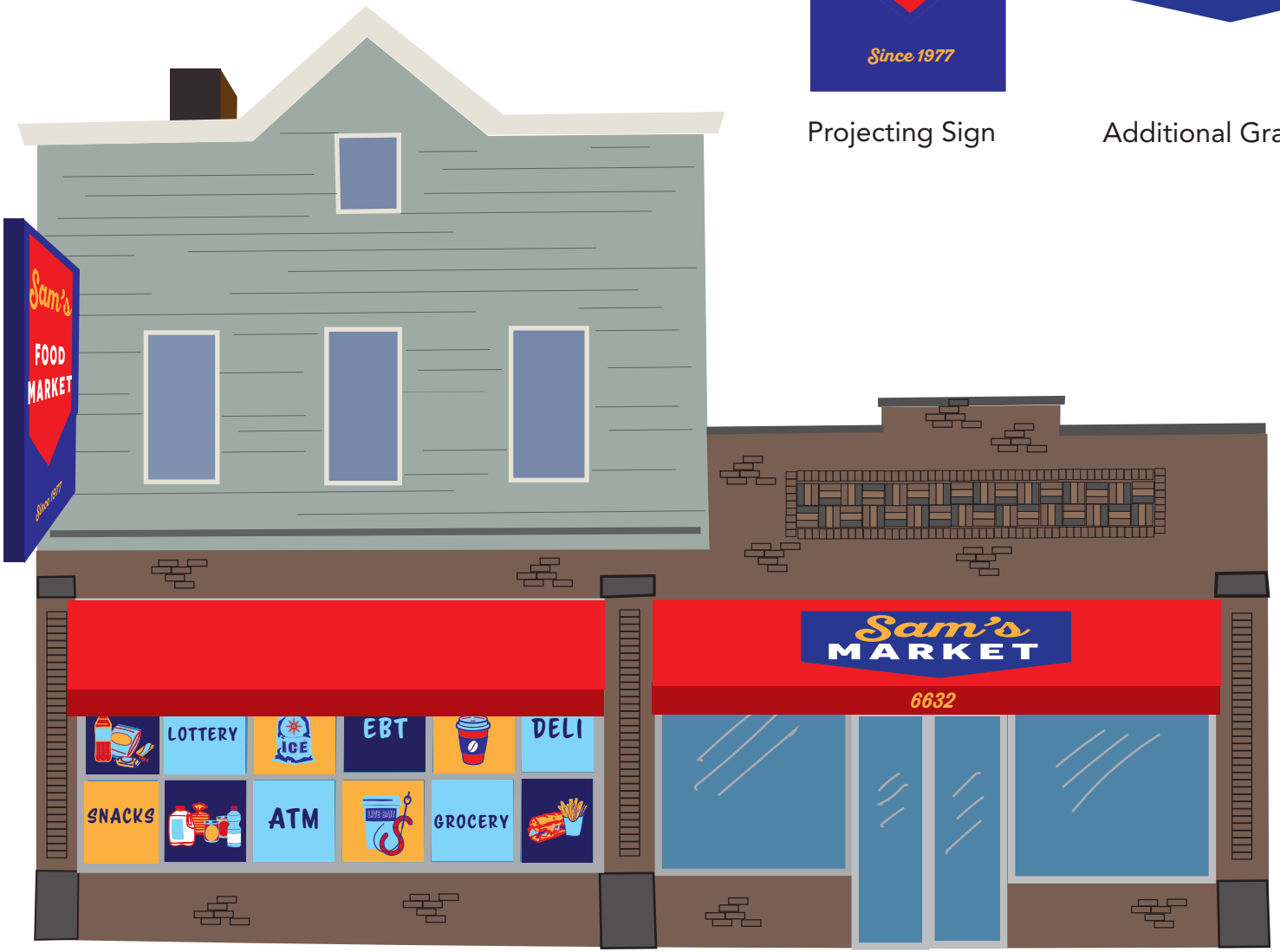
Signage Concept



Projecting Sign



Additional Graphic



Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio
44103

Design Type:
Signage Concept
&
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Version: 1

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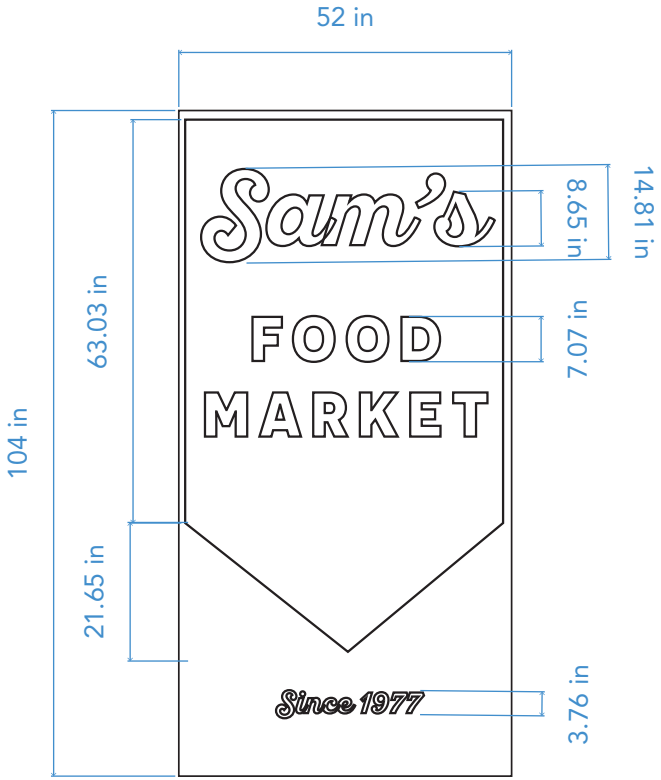
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Reuse Existing Cabinet Sign







NOTES:

- **Stated cabinet size is estimated. VERIFY IN FIELD**
- **Cost estimate must include cost of evaulating the existing cabinet to confirm its feasibility of reusing**

Cabinet: Reuse existing cabinet. Painted blue.

Sign Face: Face to be 3/16" white lexan with translucent vinyl graphic overlay with blue trim cap

Illumination: Internally c with either repurpose exisitng eletrical and lighting system or install new centered baffle and concealed LED

Fonts: "Sam's" and "Since 1977" - Sant Elia Script, "Food Market" - Novecento Sans

Color Palette: CMYK - Red: 0/100/100/0 Blue: 100/100/0/0 Yellow: 0/35/85/0

Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio 44103

Design Type:
Signage Concept & Specifications

Version: 1

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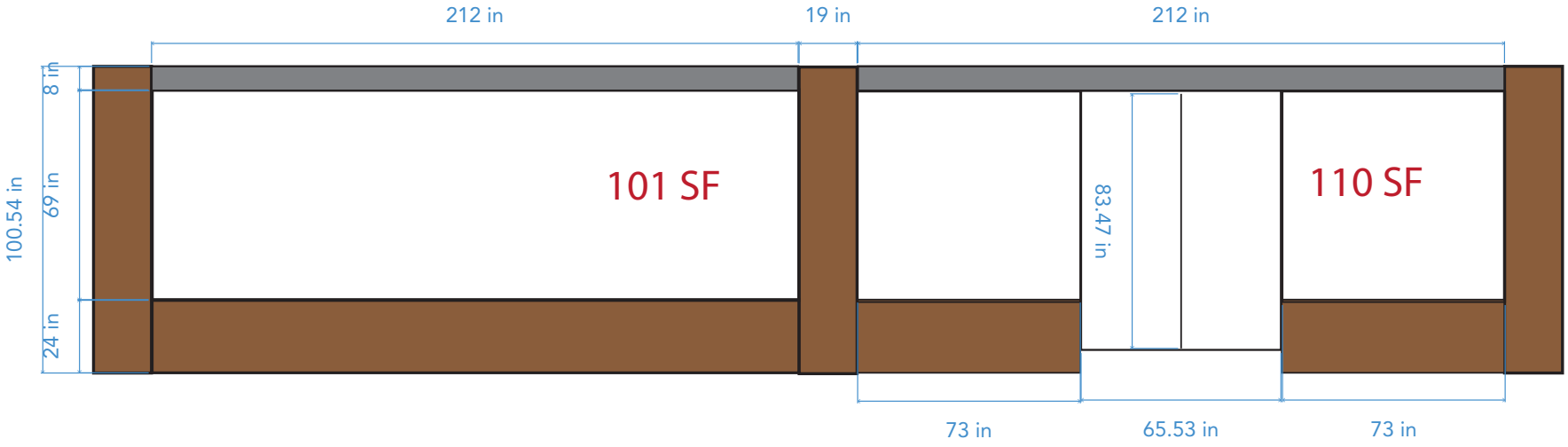
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Window Graphics - Storefront Glazing Dimensions







Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio
44103

Design Type:
Signage Concept & Specifications

Version: 1

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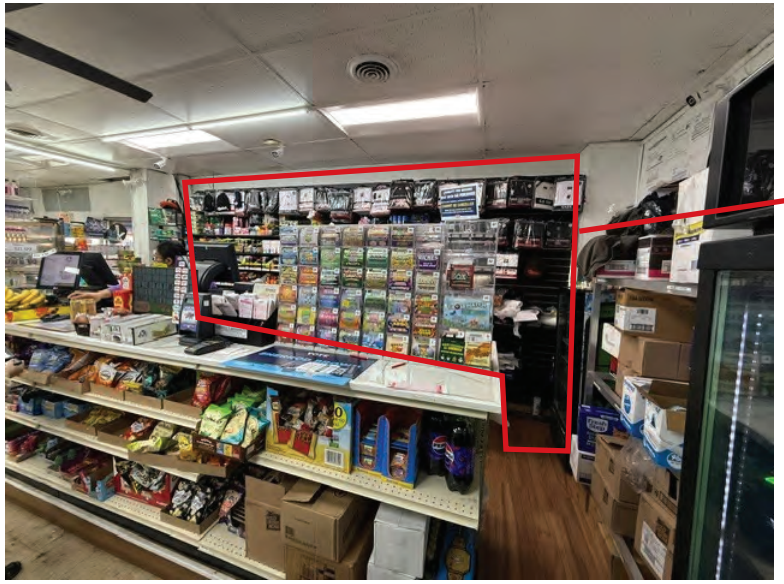
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Window Graphics - Interior Views





Display that covers the left side storefront windows

Interior views showing point of sales counter and display behind





Storefront windows obscured by interior displays. The proposed exterior window graphics will provide a well organized, attractive series of images that match the branding of the new signage.

Date:
7/1/2026

Project:
Sam's Market

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Suman Singh

Address:
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Cleveland, Ohio 44103

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Version: 1

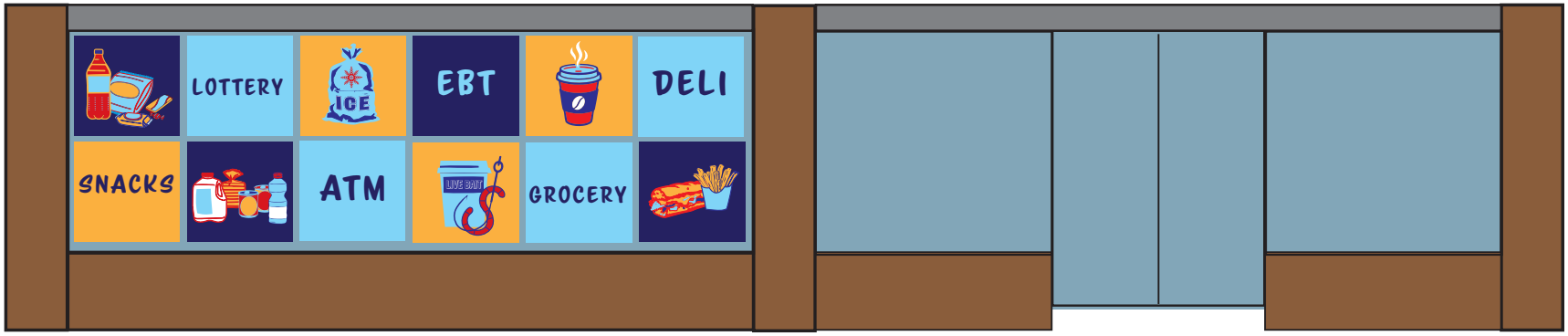
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Window Graphics - Proposed Graphics



52.2% Transparency



Vinyl Graphics: Printed graphics applied to existing storefront windows. Each panel is approximately 30"x30" to be verified in field.

Font: Scriptorama Markdown JF

Color Palette: CMYK - Red: 0/100/100/0 Blue: 100/100/0/0 Yellow: 0/35/85/0 Light Blue 44/0/0/0

Date:
7/1/2026

Project:
Sam's Market

Client:
Suman Singh

Address:
6632 St. Clair Avenue
Cleveland, Ohio 44103

Design Type:
Signage Concept & Specifications

Version: 1

Scale:
NOT TO SCALE
Dimensions as Noted

Page:
7 of 10

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Awnings

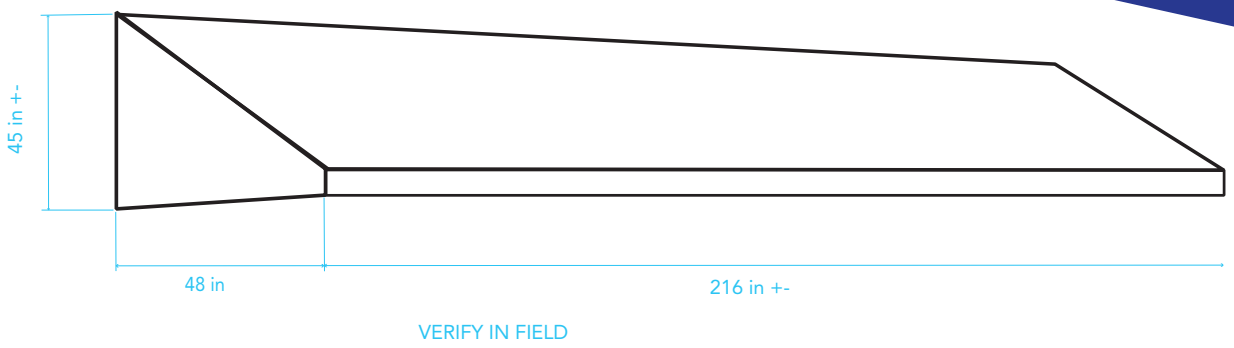


Right Side - With Graphic



Left Side - No Graphic





Awning: Two canvas awnings over each storefront between building piers

Color Palette: CMYK - Red: 0/100/100/0 Sunbrella Jockey Red (4666-0000) with white stripe preferred, alternative is solid red

Lighting: LED lighting concealed in the underside of the awning.

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New Entrance Door







1. Thermoplastic elastomer weatherstrip in blade stop of frame jambs, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Apex Window Werks.

To upgrade the aging exterior storefront glass door system with a new silver aluminum tempered clear glass door system to fit the existing brick opening. All engineering, contractor selection, implementation and material will be provided for a turnkey door upgrade. SCOPE OF WORK ECM 1. Provide all labor and material for the turnkey installation of a new door system.

- Double Pane Tempered Clear Glass. Includes door soft closer, C-handle outside, rail barinside, and key lock.
- New door system will match the existing style.

Width: 63” Height: 85”
Color: silver

Notes: New Aluminum double Storefront doors installation. C Handles + Push bars +Closers. Deadbolt + key cylinder.
1" Tempered, LowE insulated glass.
Exterior View - R door active.

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– STAFF REPORT – Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-016541 - Sam's Market

November 6, 2026

NEDRAC Recommendations:

NEDRAC Recommendation to meet the zoning code on window coverage:

§ 350.12 Window Sign Coverage Limitation

- Window sign coverings shall cover no more than 25% of window area (52.75 sq.ft.)

City Planning Staff Recommendations:

Planning staff is not in support of the variance to exceed the 25% allowable window coverage.

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-037356 - Demolition - 6116 St. Clair Ave

November 6, 2026

Project Address: 6116 St. Clair Ave., Cleveland, Ohio 44103

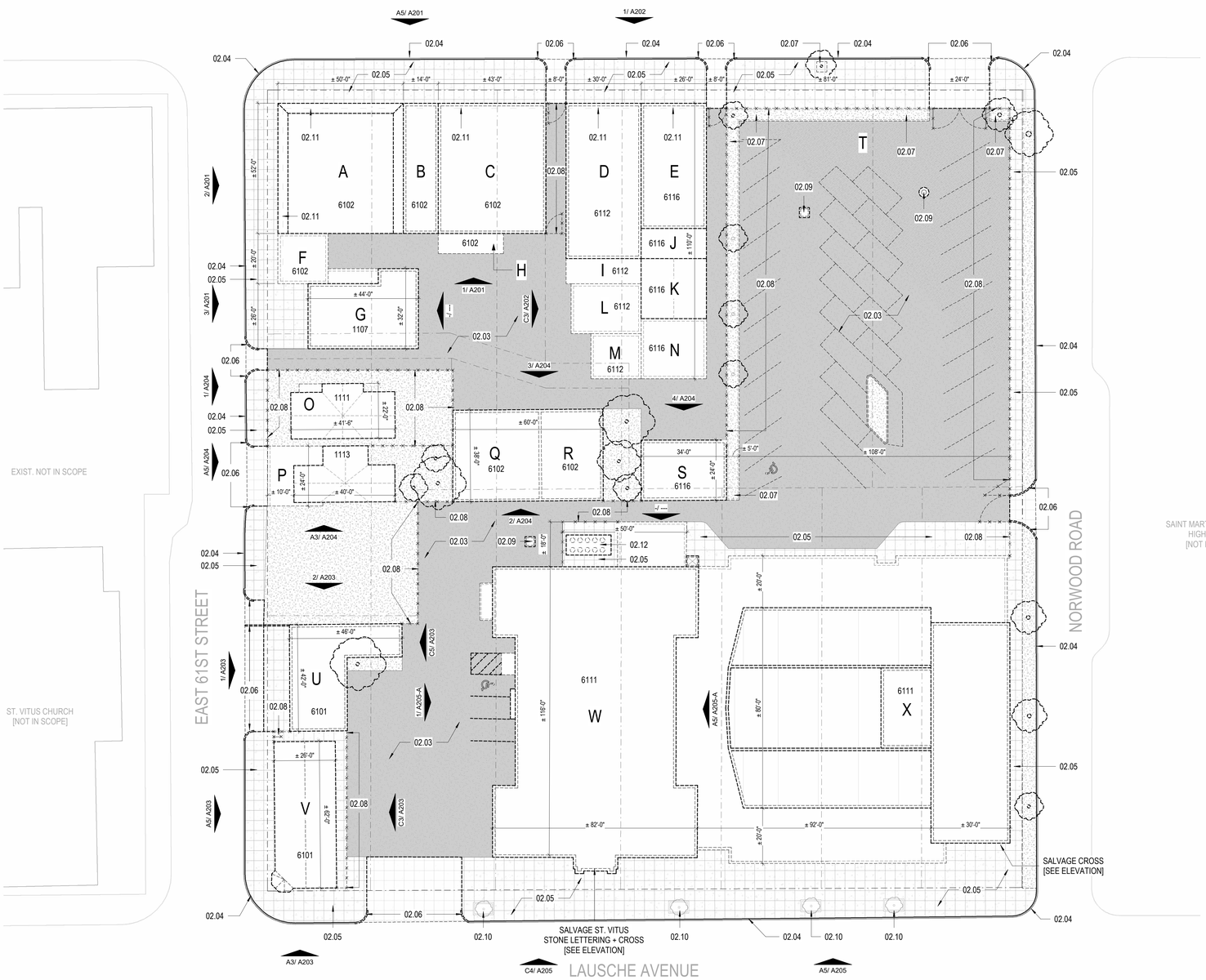
Type: Demolition

Project Representative: Kat Graves

Approval: Final

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: St. Clair-Superior**

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SITE PLAN LEGEND:

- ASPHALT [DEMOLISHED]
- CONCRETE [DEMOLISHED]
- GRASS
- TREE [DEMOLISHED]
- CHAINLINK FENCE [DEMOLISHED]
- CHAINLINK FENCE GATE [DEMOLISHED]
- CURB-CUT [DEMOLISHED]
- EXISTING CURB TO REMAIN
- PLANT BOX [DEMOLISHED]
- PROPERTY LINE

KEYNOTES

02.03 REMOVE AND DISPOSE OF ALL ASPHALT PAVEMENT WITHIN THE LIMITS OF DEMOLITION AS INDICATED ON THE DRAWINGS.

02.04 CONCRETE CURB TO REMAIN.

02.05 REMOVE AND DISPOSE OF ALL CONCRETE SIDEWALKS AND PATHWAYS WITHIN THE LIMITS OF DEMOLITION AS INDICATED ON THE DRAWINGS.

02.06 REMOVE CONCRETE CURB CUT.

02.07 REMOVE TREES, SHRUBS, RAILROAD TIE PLANT BOXES, AND ASSOCIATED SOIL.

02.08 REMOVE ENTIRETY OF CHAIN LINK FENCE, POSTS, FOOTINGS, AND ALL ASSOCIATED HARDWARE.

02.09 REMOVE CATCH BASIN, GRATE, STRUCTURE, AND ASSOCIATED PIPING. BACKFILL AND COMPACT ALL EXCAVATIONS. COORDINATE STORMWATER MODIFICATIONS WITH CIVIL DRAWINGS.

02.10 EXISTING PLANT BOX AND TREE TO REMAIN.

02.11 RETAIN FOUNDATION WALL FOR FUTURE SHORING USE DURING CONSTRUCTION. PROTECT WALL FROM DAMAGE THROUGHOUT DEMOLITION AND CONSTRUCTION. VERIFY LOCATION AND STRUCTURAL INTEGRITY.

02.12 REMOVE AC UNIT, EQUIPMENT PAD, AND ALL ASSOCIATED COMPONENTS. DISCONNECT AND CAP UTILITIES AS REQUIRED. REMOVE AND DISPOSE OF ALL RELATED MATERIALS.

OVERALL SITE DEMOLITION NOTE:

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866.675.7584

www.mkcinc.com

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ST. MARTIN DE PORRES DEMOLITION SCOPE OF WORK

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PRELIMINARY

NOT FOR CONSTRUCTION

SUBMITTED: Issue Date

A001

ARCHITECTURAL SITE PLAN

MKC PROJECT: 26-011

A5 | ARCHITECTURAL DEMOLITION SITE PLAN
A001 SCALE : 1" = 20'-0"

SITE ANALYSIS

PRELIMINARY NOT FOR CONSTRUCTION

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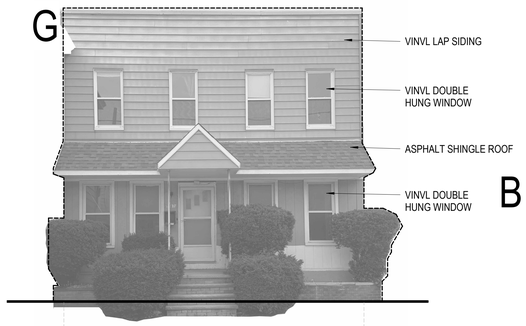
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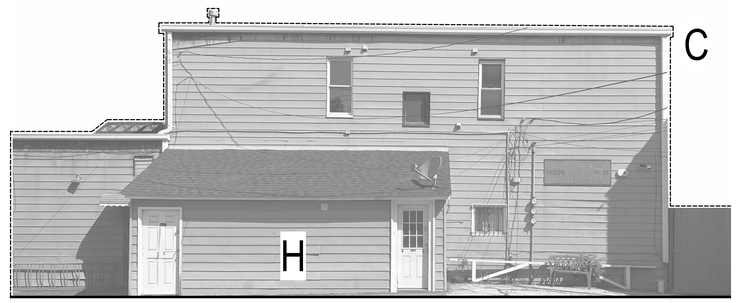
A5 | BUILDINGS A+B+C SOUTH ELEVATION
A201 SCALE : 3/16" = 1'-0"



2 | BUILDING A+F EAST ELEVATION
A201 SCALE : 3/16" = 1'-0"



3 | BUILDING G EAST ELEVATION
A201 SCALE : 3/16" = 1'-0"



1 | BUILDING B+C+H NORTH ELEVATION
A201 SCALE : 3/16" = 1'-0"

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SUBMITTED: Issue Date

A201

BUILDING ELEVATIONS

MKC PROJECT: 26-011

SITE ANALYSIS

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EXTERIOR PHOTOS
EXISTING BUILDINGS: A,B,C,F,G,H

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SUBMITTED: Issue Date

A201-A

EXTERIOR PHOTOS

MKC PROJECT: 26-011

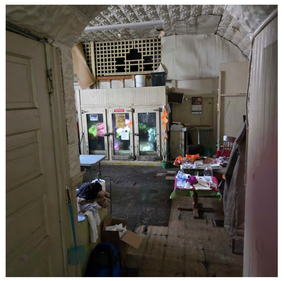
SITE ANALYSIS

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INTERIOR PHOTOS EXISTING BUILDINGS: A,B,C,F,G,H



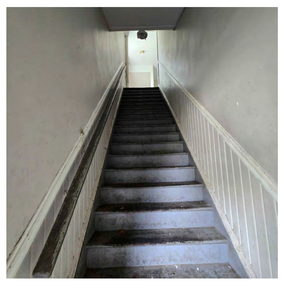

BUILDING A/F; 6102 ST. CLAIR AVE








BUILDING B; 6106 ST. CLAIR AVE





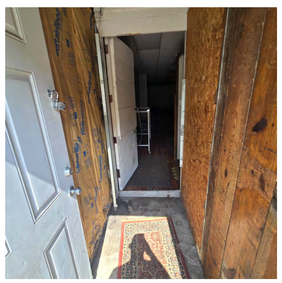



BUILDING C/H; 6104 ST. CLAIR AVE



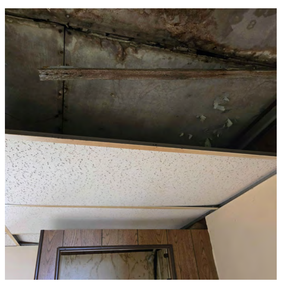



BUILDING C; 6104 ST. CLAIR AVE




BUILDING C; 6108 ST. CLAIR AVE





BUILDING G; 1107 E. 61ST

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A201-B

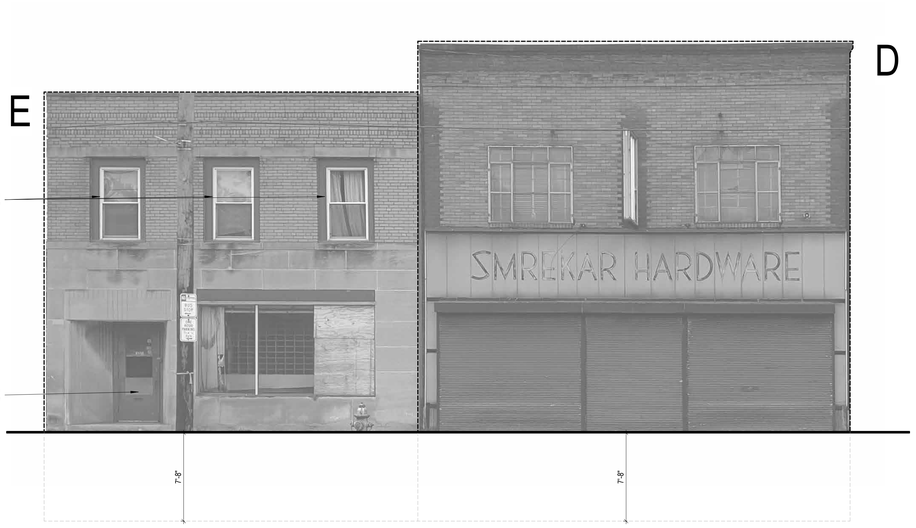
INTERIOR PHOTOS

MKC PROJECT: 26-011

SITE ANALYSIS

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1 BUILDINGS D+E SOUTH ELEVATION
A202 SCALE : 3/16" = 1'-0"

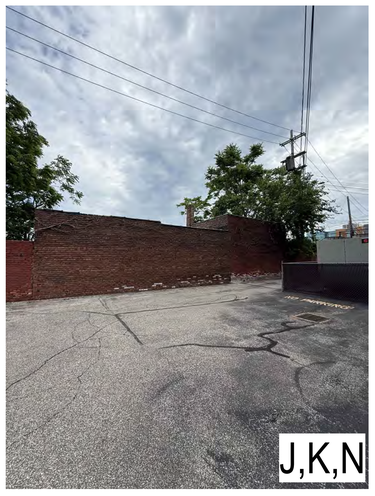


C3 BUILDING D+I+L+M EAST ELEVATION
A202 SCALE : 3/16" = 1'-0"











EXTERIOR PHOTOS
EXISTING BUILDINGS: D,E,I,L,J,K,L,M,N

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SUBMITTED: Issue Date

A202

BUILDING ELEVATIONS & EXTERIOR PHOTOS

MKC PROJECT: 26-011

SITE ANALYSIS

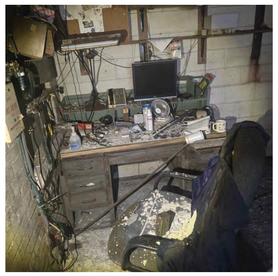
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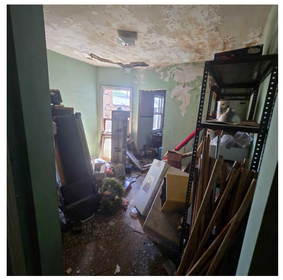
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INTERIOR PHOTOS EXISTING BUILDINGS: D,E,I,J,K,L,M,N

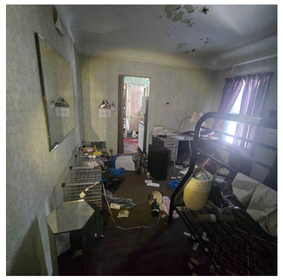


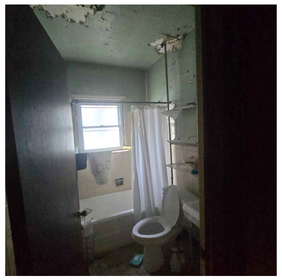



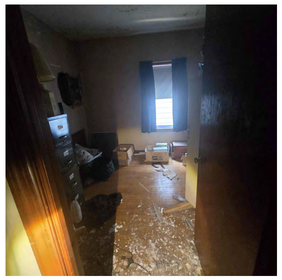

BUILDING I/L; 6112 ST. CLAIR AVE



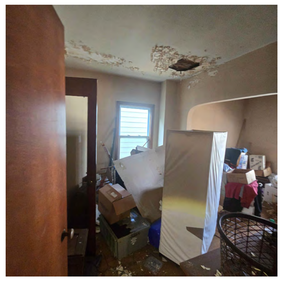
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BUILDING D; 6112 ST. CLAIR AVE

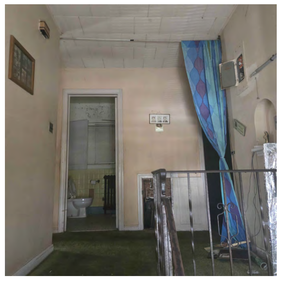
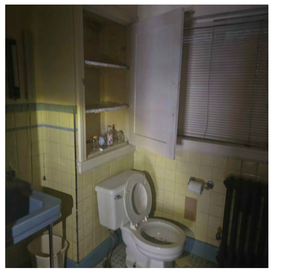
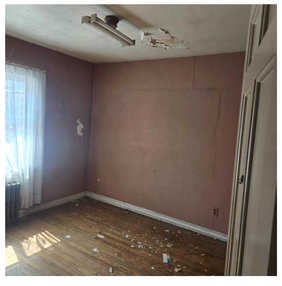
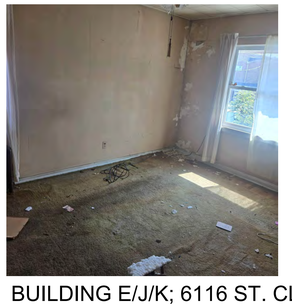
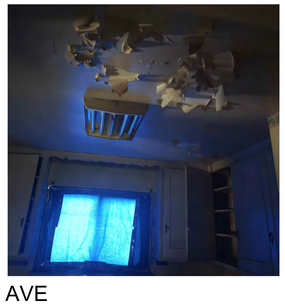
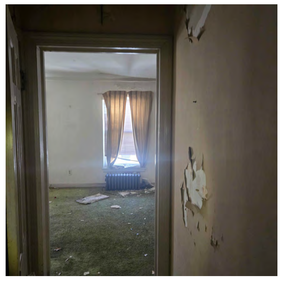
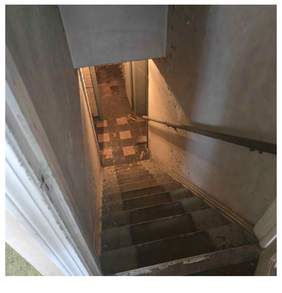
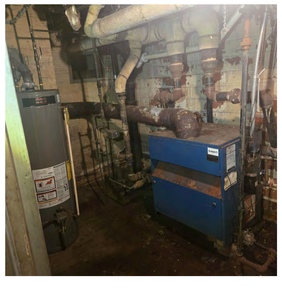
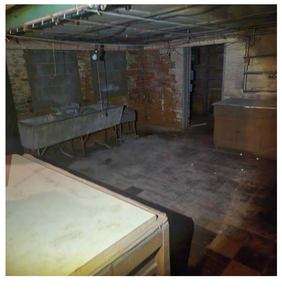




BUILDING M/N; 6116 ST. CLAIR AVE





BUILDING E/J/K; 6116 ST. CLAIR AVE

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SITE ANALYSIS

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ROMAN CATHOLIC DIOCESE OF CLEVELAND

6115 LAUSCHE AVE. CLEVELAND OH, 44103

PRELIMINARY

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SUBMITTED: Issue Date

A202-A

INTERIOR PHOTOS

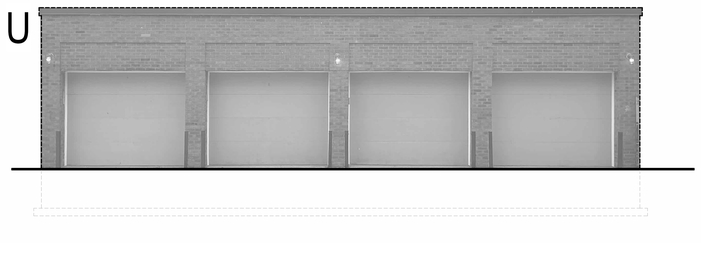
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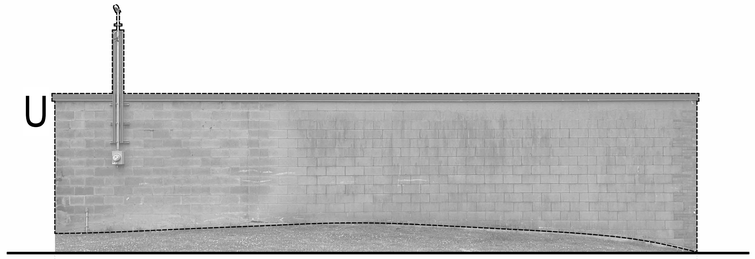
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C5 BUILDING U WEST ELEVATION
A203 SCALE : 3/16" = 1'-0"



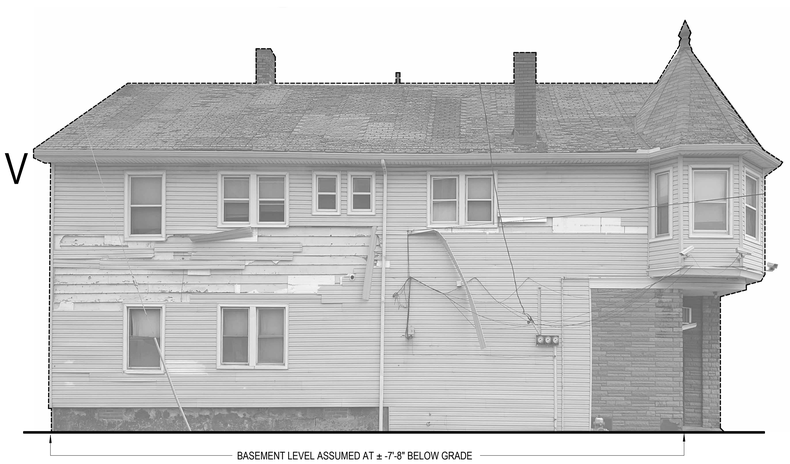
1 BUILDING U EAST ELEVATION
A203 SCALE : 3/16" = 1'-0"



2 BUILDING U SOUTH ELEVATION
A203 SCALE : 3/16" = 1'-0"



C3 BUILDING V WEST ELEVATION
A203 SCALE : 3/16" = 1'-0"



A5 BUILDING V EAST ELEVATION
A203 SCALE : 3/16" = 1'-0"



A3 BUILDING V NORTH ELEVATION
A203 SCALE : 3/16" = 1'-0"

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SUBMITTED: Issue Date

A203

BUILDING ELEVATIONS

MKC PROJECT: 26-011

SITE ANALYSIS

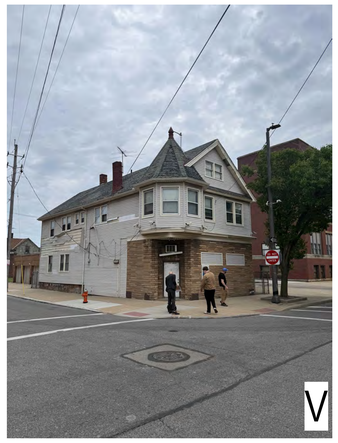
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V



V


V


U


V


U

EXTERIOR PHOTOS
EXISTING BUILDINGS: U,V







INTERIOR PHOTOS
EXISTING BUILDINGS: V

BUILDING V; 6101 LAUSCHE AVE

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A203-A

EXTERIOR & INTERIOR PHOTOS

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SITE ANALYSIS

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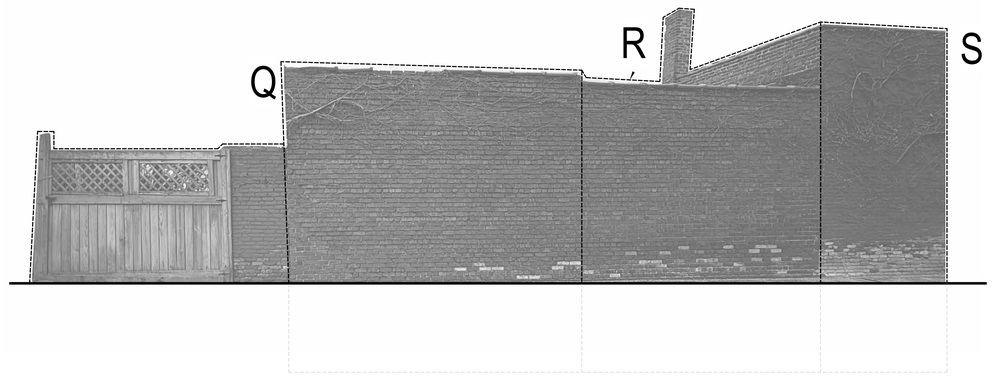
1 BUILDING O EAST ELEVATION
A204 SCALE : 3/16" = 1'-0"



A3 BUILDING P NORTH ELEVATION
A204 SCALE : 3/16" = 1'-0"



A5 BUILDING P EAST ELEVATION
A204 SCALE : 3/16" = 1'-0"



2 BUILDING Q,R,S NORTH ELEVATION
A204 SCALE : 3/16" = 1'-0"

3 BUILDING Q+R SOUTH ELEVATION
A204 SCALE : 3/16" = 1'-0"



4 BUILDING S SOUTH ELEVATION
A204 SCALE : 3/16" = 1'-0"

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A204

BUILDING ELEVATIONS

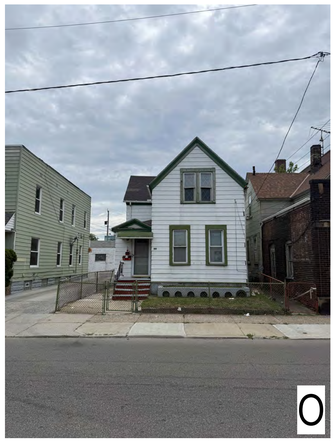
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SITE ANALYSIS

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EXTERIOR PHOTOS
EXISTING BUILDINGS: O,P,Q,R,S













INTERIOR PHOTOS
EXISTING BUILDINGS: O

BUILDING O; 1111 E. 61ST

SITE ANALYSIS

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EXTERIOR & INTERIOR PHOTOS

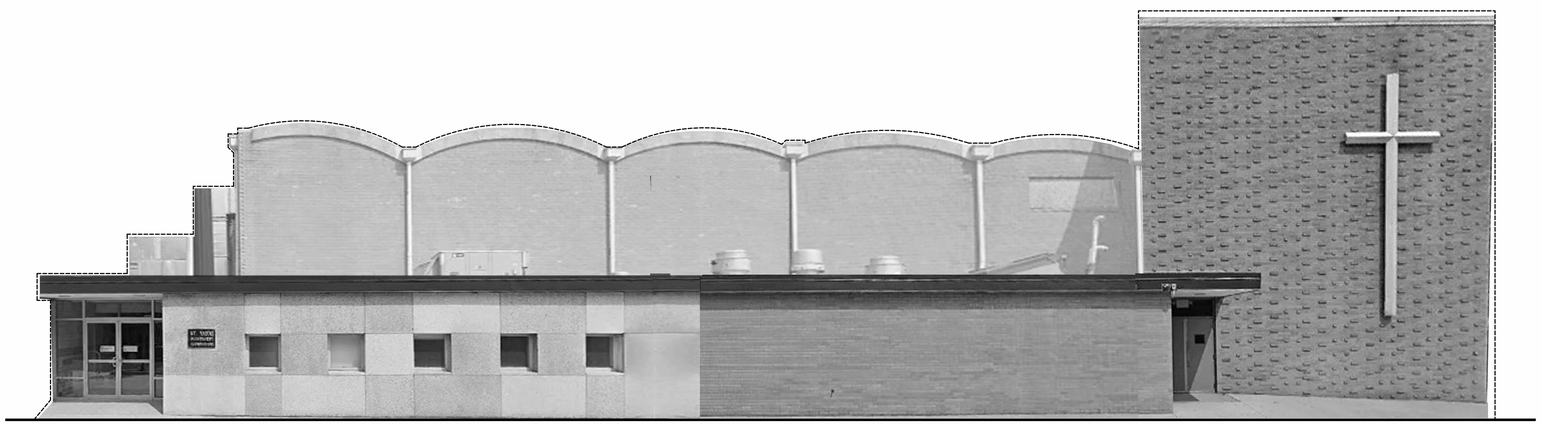
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C4 | BUILDING W NORTH ELEVATION
A205 SCALE : 3/16" = 1'-0"



A5 | BUILDING X NORTH ELEVATION
A205 SCALE : 3/16" = 1'-0"

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BUILDING ELEVATIONS

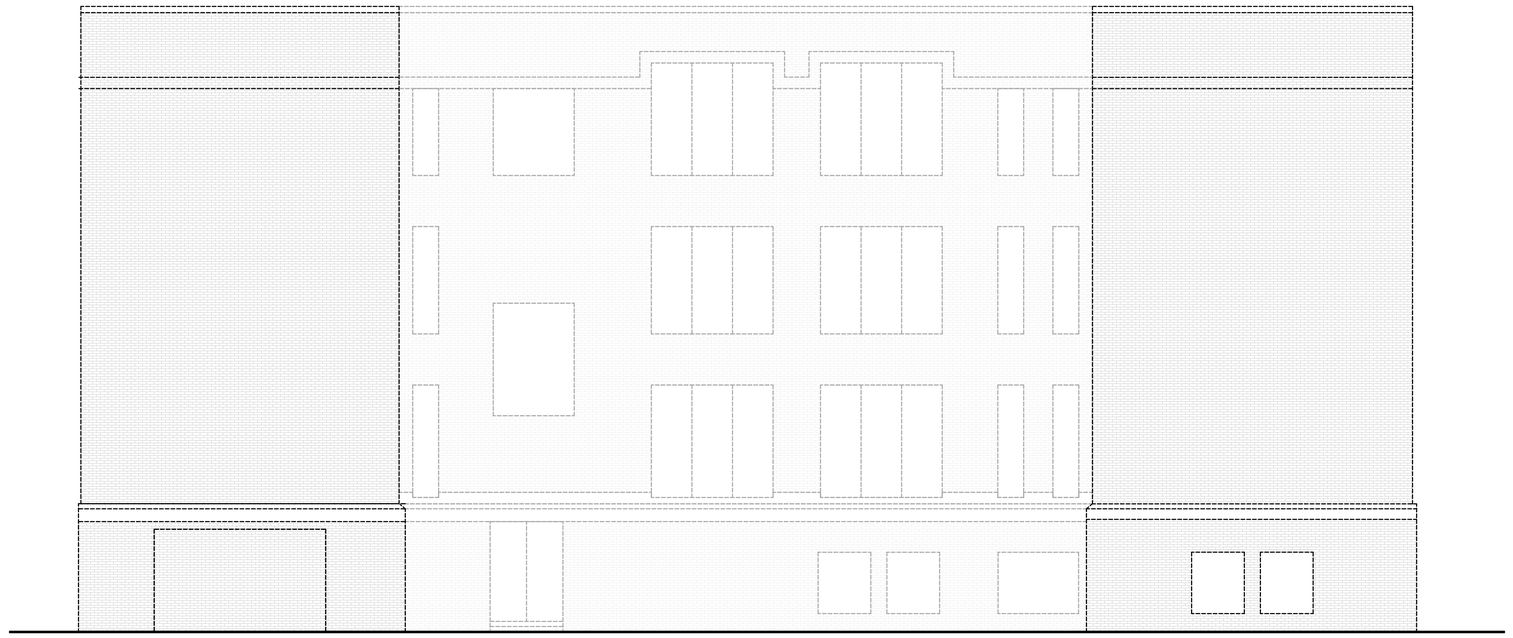
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A5 | Elevation 19 - a
A205-A SCALE : 3/16" = 1'-0"

1 | Elevation 20 - a
A205-A SCALE : 3/16" = 1'-0"

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A205-A

BUILDING ELEVATIONS

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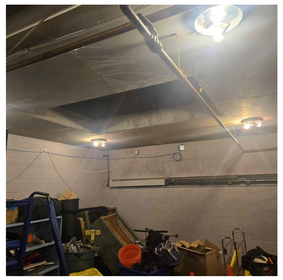
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SITE ANALYSIS

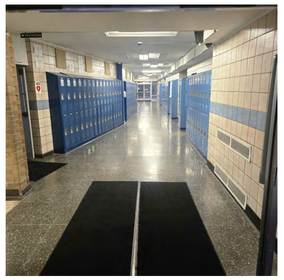
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INTERIOR PHOTOS EXISTING BUILDINGS: W,X



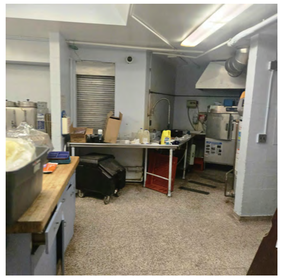




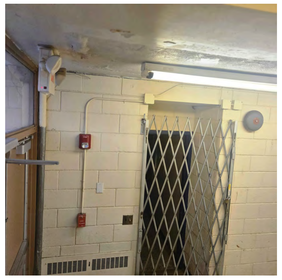
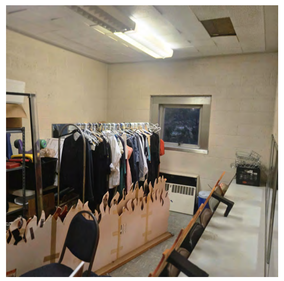
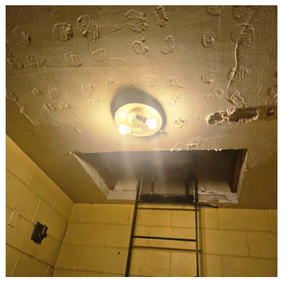
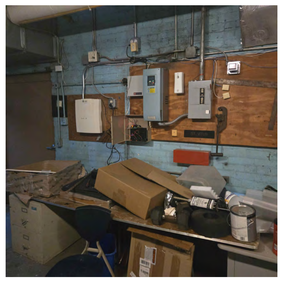





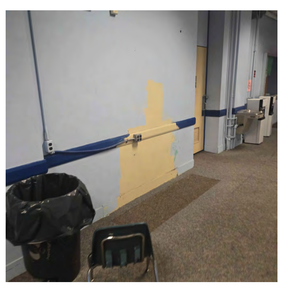
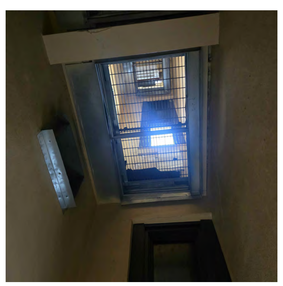
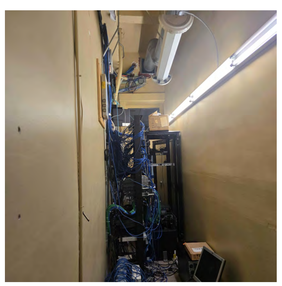
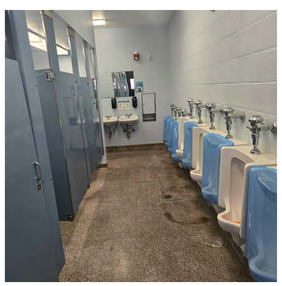









BUILDING W/X; 6111 LAUSCHE AVE

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PRELIMINARY

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A205-B

INTERIOR PHOTOS

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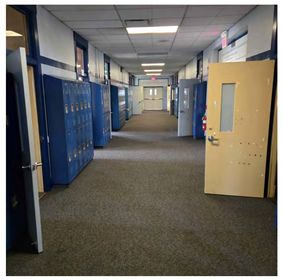
SITE ANALYSIS

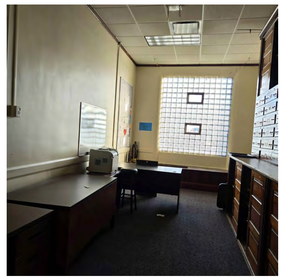
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INTERIOR PHOTOS
EXISTING BUILDINGS: W,X



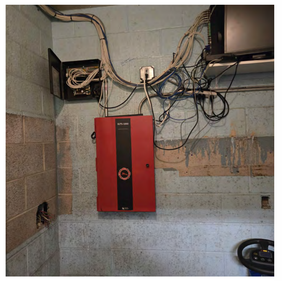










BUILDING W; 6111 LAUSCHE AVE

St. Martin de Porres Repair + Maintenance

	FACILITY ASSESSMENT	Rating	Dollar Assessment
A.	Heating		$190,909.38
B.	Roofing		$579,296.90
C.	Ventilation / Air Conditioning		$185,035.25
D.	Electrical Systems		$286,364.07
E.	Plumbing and Fixtures		$114,398.78
F.	Windows		$135,692.52
G.	Structure: Foundation		$175,072.72
H.	Structure: Walls and Chimneys		$1,016,254.70
I.	Structure: Floors and Roofs		$1,295,981.00
J.	General Finishes		$895,805.57
K.	Interior Lighting		$38,181.88
L.	Security Systems		$23,496.54
M	Emergency/Egress Lighting		$40,604.96
N.	Fire Alarm		$59,189.25
O.	Handicapped Access		$538,745.54
P.	Site Condition		$83,442.09
Q.	Sewage System		$102,797.36
R.	Water Supply		$73,426.69
S.	Exterior Doors		$35,244.81
T.	Hazardous Material		$88,112.02
U.	Life Safety		$160,729.55
V.	Loose Furnishings		$0.00
W	Technology		$104,962.27
X.	Project Expenses		$2,010,751.08
Total			**$8,234,494.91**

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A205-C

INTERIOR PHOTOS & BUILDING ASSESSMENT

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SITE ANALYSIS

HIGLEY CONSTRUCTION

3636 Euclid Avenue | Cleveland, OH 44115
P: 216.861.2050 | **F:** 216.861.0038 | **E:** amh-oh@higleybuilds.com
higleybuilds.com

October 22, 2026

Marco Ciccarelli
MKC Architects

Re: Opinion of Feasibility to Repurpose Existing Saint Vitus School Building

Dear Mr. Ciccarelli

It is our understanding that the City of Cleveland has not approved demolition of the existing Saint Vitus School building located on Lausche Avenue and has requested evaluation of the building for reuse as the proposed Saint Martin de Porres High School Student Success Center.

The proposed Student Success Center program includes a gymnasium, locker rooms, fitness center, dance studio, and associated support spaces. Based on publicly available information, the existing facility is a three-story masonry structure constructed in the 1950s. Incorporating a gymnasium and related athletic and studio spaces within the existing structure would present significant structural and code compliance challenges, including:

- Removal of existing floor diaphragms would be required to achieve the clear height necessary for a gymnasium.
    - Comprehensive structural analysis would be required to determine how the building could be stabilized following the removal of significant portions of the floor diaphragm system.
- Substantial alterations may increase loading on existing structural elements beyond code thresholds (prescribed as 5% increase), potentially requiring portions of the structure to be upgraded to meet current building code requirements.
- Based on the anticipated scope of renovation, it is likely that a significant portion of the building would be affected, potentially triggering requirements for building-wide code upgrades, including fire protection systems, fire alarm systems, accessibility improvements, and structural evaluations of affected areas.

Based on our review of the proposed program requirements and the anticipated structural and code-related modifications required to adapt the existing facility, we believe the scope of necessary renovations would result in significant cost, schedule, and technical challenges. As a result, it is our opinion that repurposing the existing Saint Vitus School building is not a practical or economically feasible solution for the proposed Saint Martin de Porres Student Success Center.

This opinion is based on publicly available information and project program descriptions provided to date. A detailed structural assessment and code review would be required to fully validate these findings.

Sincerely,

Mr. Adam Lantvit, SE, PE

Director of Preconstruction, OH

Higley Construction

Since 1925

ST. MARTIN de PORRES HIGH SCHOOL

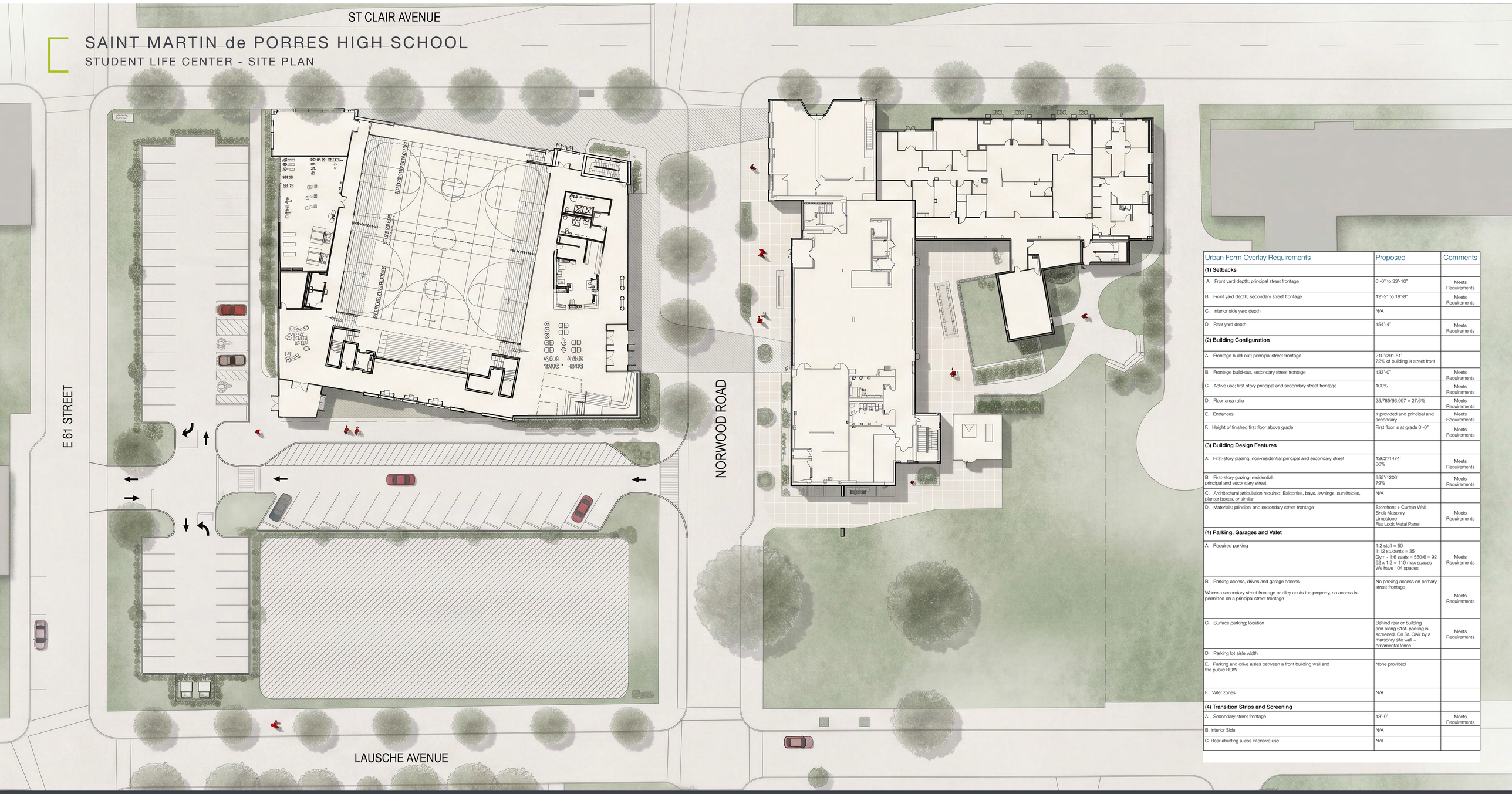
STUDENT LIFE CENTER

CLEVELAND PLANNING COMMISSION

MKC | ARCHITECTS

SAINT MARTIN de PORRES HIGH SCHOOL

STUDENT LIFE CENTER - SITE PLAN



Urban Form Overlay Requirements	Proposed	Comments
(1) Setbacks		
A. Front yard depth; principal street frontage	0'-0" to 33'-10"	Meets Requirements
B. Front yard depth; secondary street frontage	12'-2" to 19'-8"	Meets Requirements
C. Interior side yard depth	N/A	
D. Rear yard depth	154'-4"	Meets Requirements
(2) Building Configuration		
A. Frontage build-out; principal street frontage	210'/291.51' 72% of building is street front	
B. Frontage build-out, secondary street frontage	133'-0"	Meets Requirements
C. Active use; first story principal and secondary street frontage	100%	Meets Requirements
D. Floor area ratio	25,785/93,097 = 27.6%	Meets Requirements
E. Entrances	1 provided and principal and secondary	Meets Requirements
F. Height of finished first floor above grade	First floor is at grade 0'-0"	Meets Requirements
(3) Building Design Features		
A. First-story glazing, non-residential;principal and secondary street	1262'/1474' 86%	Meets Requirements
B. First-story glazing, residential: principal and secondary street	955'/1200' 79%	Meets Requirements
C. Architectural articulation required: Balconies, bays, awnings, sunshades, planter boxes, or similar	N/A	
D. Materials; principal and secondary street frontage	Storefront + Curtain Wall Brick Masonry Limestone Flat Look Metal Panel	Meets Requirements
(4) Parking, Garages and Valet		
A. Required parking	1:2 staff = 50 1:12 students = 35 Gym - 1:6 seats = 550/6 = 92 92 x 1.2 = 110 max spaces We have 104 spaces	Meets Requirements
B. Parking access, drives and garage access Where a secondary street frontage or alley abuts the property, no access is permitted on a principal street frontage	No parking access on primary street frontage	Meets Requirements
C. Surface parking; location	Behind rear or building and along 61st, parking is screened. On St. Clair by a marsonry site wall + ornamental fence	Meets Requirements
D. Parking lot aisle width		
E. Parking and drive aisles between a front building wall and the public ROW	None provided	
F. Valet zones	N/A	
(4) Transition Strips and Screening		
A. Secondary street frontage	18'-0"	Meets Requirements
B. Interior Side	N/A	
C. Rear abutting a less intensive use	N/A	



STUDENT LIFE CENTER

VIEW FROM ST. CLAIR LOOKING WEST



STUDENT LIFE CENTER

VIEW FROM ST. CLAIR LOOKING EAST



STUDENT LIFE CENTER

GYM INTERIOR LOOKING NORTH



STUDENT LIFE CENTER

GYM INTERIOR LOOKING NORTH

§ 341.08: Demolition and Moving – Criteria for Action

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING

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

Of the 24 buildings being proposed for demolition, the St Vitus Elementary School holds the most architectural and historic significance and lacks the structural capacity, amenities, and accommodations of modern construction.

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

The original school building remains a notable part of St. Vitus's historical legacy the St. Clair Neighborhood and City of Cleveland.

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;*

The 24 buildings physical locations are not relevant to the new building intended use.

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

There is no current or feasible future marketability for use of the 24 buildings as they have been sitting vacant with no use outside of minimal use of St. Vitus Elementary School.

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;*

The dangerous or detrimental conditions that necessitate demolition are those of unsafe entry into the buildings, expose to unhealthy materials or particles, and the overall life safety issues for the neighborhood.

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

Yes, options for salvaging or re-use have been considered. for salvage of parts of the taller portion of the historic building

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

The proposed redevelopment plan makes sense for this location as it is Phase 2 of a larger plan preveiosly presented with the updates of the current school location and the advantages it will also lend to te surrounding community.

– STAFF REPORT – Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-037356 - Demolition - 6116 St. Clair Ave

November 6, 2026

NEDRAC Recommendations:

NEDRAC recommended approval of the demolition on 110/20/26 with the following conditions:

- Provide additional findings, pictures, and conditions of the buildings.
- Provide a tree preservation plan to Zoilo Colon, City Arborist, 216-664-2353 and ZColon@clevelandohio.gov

City Planning Staff Recommendations:

Planning staff is in support with the recommendations of the NEDR

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-011433 - 6313 St. Clair Demolition

November 6, 2026

Project Address: 6313 St Clair Ave

Type: Demolition

Project Representative: Albert Robinson, A&D Enterprises

Approval: Final

Ward 8: Council Member Stephanie D. Howse-Jones | **SPA: St. Clair-Superior**

City of Cleveland
Justin Bibb, Mayor
City Planning Commission

Cleveland City Hall | 601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114 | T: 216-664-2210

Planning Commission: Design Review Application

Note: Review the CPC Design Review/Landmarks Viewer to determine which application to complete.

DATE: 6-18-26

PROJECT NAME: 6313 St. Clair demolition

PROJECT ADDRESS/LOCATION: 6313 St Clair Cleveland Oh, 44108

CONTACT PERSON *(for design review)*: Albert Robinson

COMPANY: A&D Enterprises

PHONE: 2164060359 ***EMAIL***: andenterprises64@gmail.com

OWNER & COMPANY: Shimia Avitan RGLS6313 LLC

ARCHITECT/ CONTRACTOR: Albert Robinson

PROJECT TYPE: ☐ New Building ☐ Rehabilitation ☐ Addition ☐ Parking
☐ Sign ☐ Public Art ☐ Other demolition

Does this project include demolition? ☑ Yes ☐ No

USE TYPE: ☐ Residential ☑ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

Review Level: ☐ Conceptual ☐ Schematic Design ☐ Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's *"Design Review: A Guide for Applicants"* and agree to follow its guidance in proceeding through the design review process for the subject project.

_____

Signature **and** date

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

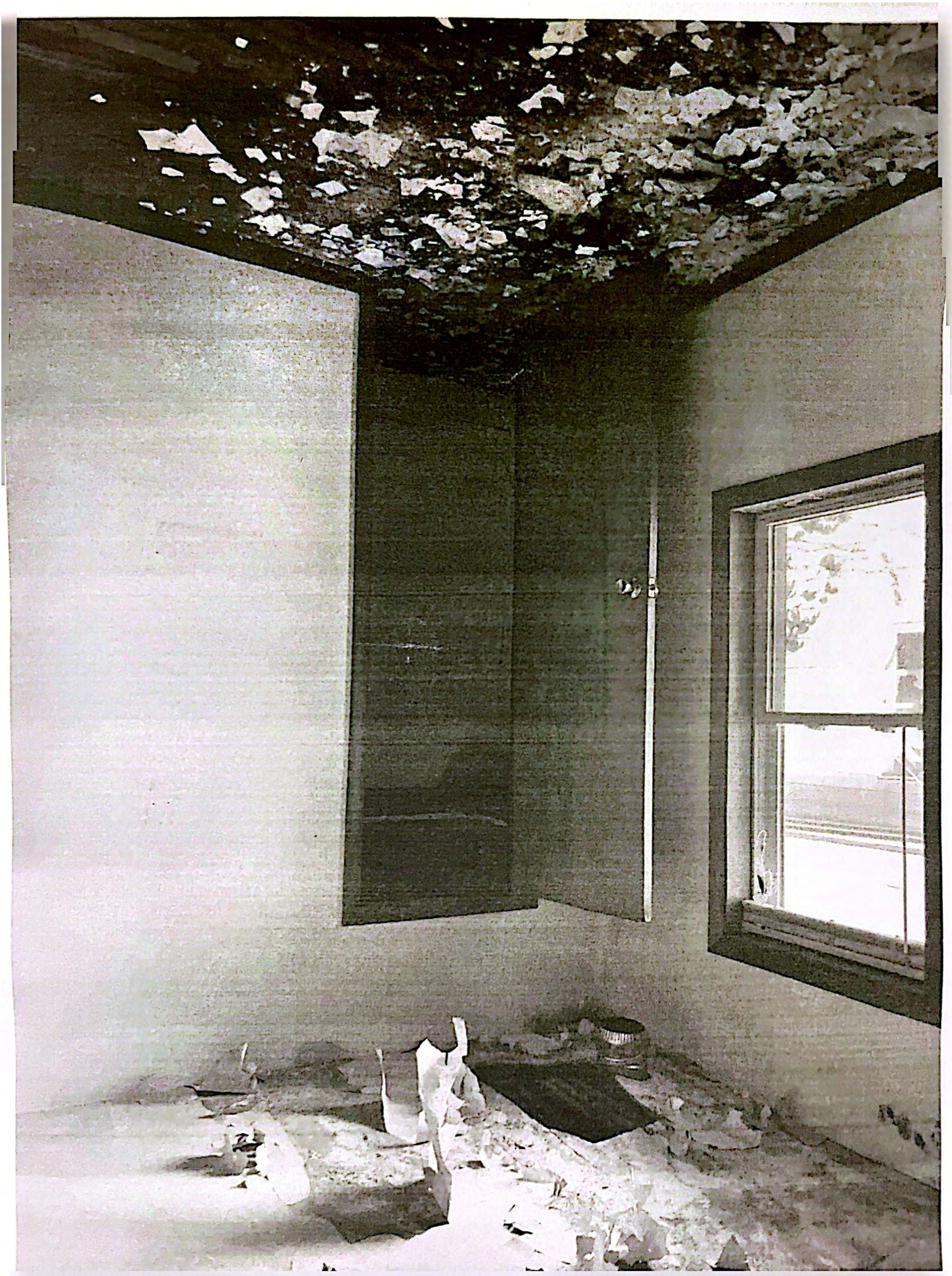
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6313 St Clair Ave.





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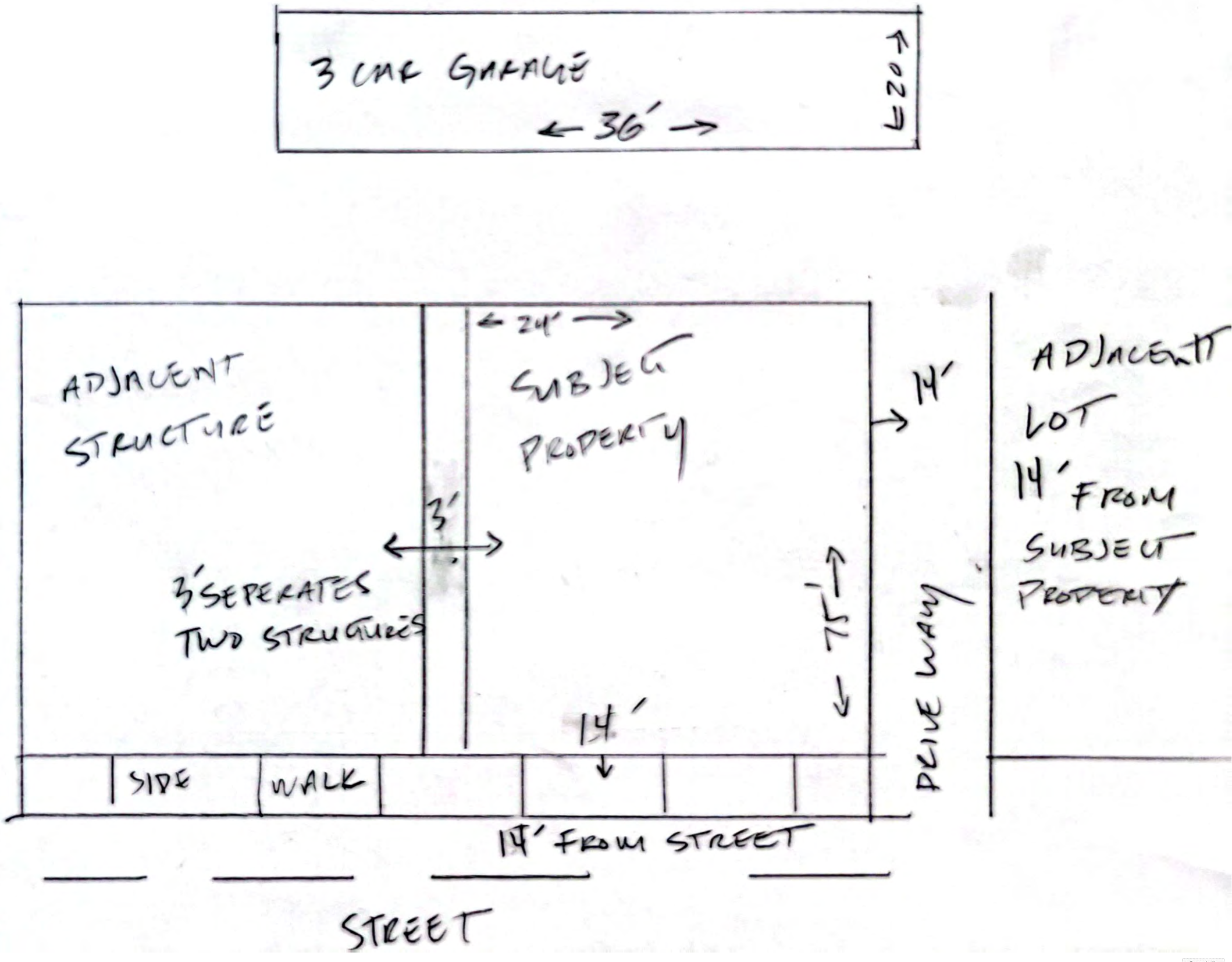








6313 ST CLAIR SITE PLAN



CITY PLANNING COMMISSION MEETING 11-6-2026

NORTHEAST DESIGN REVIEW

PRJ26-037356 – Demolition – 6313 St. Clair Ave

Update on CDC and Councilwoman Howse-Jones Meeting Discussions

A meeting was held at the CDC office on Friday October 2nd at 11 AM. Counsel for Applicant, Michael Shaut, CDC Executive Director Terri Hamilton-Brown, and Councilwoman Stephanie Howse Jones attended.

1. CDC proposed that Applicant contribute the property to the CDC. No discussion addressed Applicant's $20,000 demolition bond posted with the City nor any compensation to Applicant. No development plan for the property was presented by the CDC. The Executive Director had a Structural Assessment prepared for the property which confirmed its condition but indicated that the internal stairways are not code compliant which is a cost to repair not included in Applicant's economic pro forma. Applicant is unwilling to contribute the property to the CDC. This response was communicated to Ms. Hamilton-Brown by email. Subsequent to the meeting there was a request from Ms. Hamilton-Brown for the Applicant to provide some site maintenance which the Applicant promptly addressed.

2. Councilwoman Howse Jones suggested that there were HUD conditions to the transfer to Applicant that she would address. Applicant is unaware of any restrictions and there are none listed of record. Councilwoman advised she would object to demolition by letter, but no communication is forthcoming as of 11-4-2026 and this report.

Updated supporting documentation is provided as Exhibits

A. Applicant Comparison Rebuild vs. Demo and New Build Economics
B. Cleveland Municipal Court Demolition Bond Order to Applicant
C. Structural Assessment for CDC dated August 8, 2026 from IAL.

EXHIBIT "A"

Comparison Rebuild vs. Demo and New Build Economics

Property	**6313 Sinclair Avenue, Cleveland, OH**
Usable SF	3348
Approx. First Floor SF	1674
Approx. Second Floor SF	1674
Current Tax/Market Value (approx.)	21000
Purchase Price 2018 plus taxes	30000

Category	**Estimated Cost (USD)**
Roof	30000
Windows	24000
Exterior and Interior Doors	15000
Flooring	30000
Electrical (full rewire/service)	35000
Lighting	8000
HVAC	25000
Drywall/Insulation	20000
Painting	12000
Plumbing	25000
Fixtures (bath/kitchen/commercial)	20000
Contingency (10%)	24400
Total Estimated Rehab	268400
Garage Demo	10000
City Permitting	10000
TOTAL COST TO REHAB STRUCTURE	**288400**
Annual Cost to Carry Building Cost at 8%	23072
Estimated Taxes at Rehab'ed value	8000
Maintenance and upkeep and security	9000
TOTAL ANNUAL OPERATING EXPENSE	**40072**
Estimated Income for 2 rentals @$750 market	18000
Estimated commercial rent (no tenant in area)	15000
Total Revenue Estimate in current market *	**33000**
at 85% occupancy	28050
Revenue Shortfall in current market	**7-12,000**

*** No marketing or vacancy costs included**

6313 St. Clair Ave. Cleveland, OH

Demo and Rebuild Economics at Site

New build 3 town homes 2BR, 1 garage, 1.5 bath	$135 sq ft cost and $190 sqft sale proceeds	
20'x38' two-story; 12' drive;13' set back to street	Issue is market lags Clinic area real estate	
1520 sq ft units at $150 hard costs	220K per unit plus $50K land costs	711,000
Site, demo, architect, permit, finance, market	$850k development costs for project	210,000
	Development Cost	**921,000**
Premature to sell new properties in this area above $200 sq ft (Clinic area is 225 plus)		
Project is currently close to breakeven at $200 sq ft sale price	**REVENUE**	**912,000**

EXHIBIT "B"

CLEVELAND MUNICIPAL COURT
HOUSING DIVISION
CUYAHOGA COUNTY, OHIO

State of Ohio / City of Cleveland
Plaintiff (s)

Date: 8/6/2026

-VS-

2025-CRB-010111

RGLS6313 LLC
Defendant (s)

JUDGMENT ENTRY

This matter came before Judge Cheryl M. Wiltshire on August 6, 2026, for a change of plea hearing. Attorney Shaut appeared on behalf of Defendant. Assistant Law Director Gates appeared on behalf of the City.

The Court accepts Defendant's plea of no contest as to Count One of the Complaint; this is a first degree misdemeanor under C.C.O. 3103.25(e), and finds Defendant guilty. The Court grants the City's request to dismiss Counts Two through Ten.

By agreement of the parties, Defendant shall post a bond of Twenty Thousand Dollars ($20,000.00).

The Clerk is hereby ordered to accept Twenty Thousand Dollars ($20,000.00) from Defendant as bond until further instruction from the Court. The Court construes the above-reference bond as a performance bond, the purpose of which is to ensure that the cited conditions at the premises have been remedied through demolition. The bond shall be released to Defendant upon the Inspector providing a status report to the Court that Defendant has complied with the Code sections cited in the Violation Notice that is the subject of the above-referenced cases through demolishing the subject property.

Judge Cheryl M. Wiltshire
Housing Division

Service: Copies sent by regular U.S. mail to parties/counsel on ____/____/____ by ____.

☐ Clerk to issue notice of Final Appealable Order

(HCBLANKJE)

Counsel for Plaintiff
RUSS GATES, ESQ.
601 LAKESIDE
CITY HALL – ROOM 106
CLEVELAND, OH 44114

Counsel for Defendant
MICHAEL SHAUT, ESQ.
SHAUT LAW, LPA
20600 CHAGRIN BLVD., SUITE 470
SHAKER HEIGHTS, OH 44122

(HCBLANKJE)

EXHIBIT "C"

I.A. Lewin, P.E. and Associates
4110 Mayfield Road, Suite B
South Euclid, Ohio 44121
(216) 291-3131 • fax (216) 291-2605
www.lewinandassociates.com

MEMO

Date: August 24, 2026
To: Terri Hamilton Brown, Executive Director
Company: St. Clair Superior Development Corporation
From: Alek Babel, PE
Project: 6313 St. Clair Avenue Assessment
IAL No.: 26347

Subject: Structural Assessment

As authorized by you, I performed a structural assessment of the property located at 6313 St. Clair Avenue, Cleveland, Ohio on August 13, 2026. No selective demolition or material testing was requested or authorized for this assessment. Photos of the interior and exterior were taken and are on file at this office. Selected photographs are attached to the end of this memo.

The building located at 6313 is two stories constructed with wood framing. The front portion of the building has clay masonry bearing walls with a basement. This portion of the building houses a commercial space on the first floor, with a residential unit on the second floor and attic. The back of the building has two residential units. The back portion of the building has two residential units. One is on the first floor with access to the basement, and the other is on the second floor with access to the attic. The exterior walls are wood framed.

The front portion of the building is constructed with conventional lumber, running between the brick exterior side walls. At the first floor, the framing bears on a center wall. The second floor framing spans across the entire width of the building. I observed the wood framing to be in good condition through the dropped ceiling. In the basement, there is mold present throughout. However, the first-floor structure appears to be in good condition, with some water damaged framing above the room in the basement where the furnace is located.

The back portion of the building is constructed with conventional lumber framing, with floor joists running between the exterior side walls with a bearing wall at the center of the building. Much of the framing was concealed by wall and ceiling finishes. However, the first floor framing was visible from the basement and appeared to be in good condition. The foundation walls are in serviceable condition for their age. There is some evidence of water damage in the floor framing, but in isolated areas. The second floor of the rear unit's floor is unlevel, but I was unable to determine the cause of this, since the framing was concealed.

The attics throughout the building are in good condition. Staircases accessing the upstairs units and attics are steep, and do not meet current building code requirements.

While this examination is structural in nature, I did observe updated electrical panels, with a mix of grounded and ungrounded outlets. Grounded outlets are likely served with updated electrical wiring. There was knob and tube visible, but it is unknown if it is connected to the main panel, or simply abandoned and disconnected.

The asphalt shingle roof is in need of replacement. New gutters with proper pitch are also needed. Most of the upper floor windows appeared to be in good condition, with some glass needing repair. The windows on the first floor are more damaged, and may need to be replaced.

The exterior of the building is in poor condition. Paint on the brick and siding is peeling, ivy is growing on the walls, and wood facia boards, soffits, and trim are in need of repair or replacement. Exterior doors need to be replaced. Brick mortar joints are in need of tuckpointing.

Overall, given its age and time spent unoccupied, the structure is in good condition. Some of the floor joists will need to be repaired or replaced. Finishes throughout will need to be updated. The entire exterior needs to be cleaned up, including paint, tuckpointing, and trim replacement. If an interior rehabilitation takes place, the stairways will need to be redesigned and rebuilt to meet current code requirements. It is likely that the plumbing and electrical systems will need to be updated. The heating system will need to be updated.

This letter is based on a limited examination of an existing, finished structure. No warranty is made or implied that all defects were observed and reported. Due to the finished construction, concealed conditions may exist that would affect this report; this office assumes no liability for concealed conditions that may affect the extent or costs of any repair work needed. If conditions assumed by this office are found to be different than those described in this letter, this office should be notified. This office reserves the right to adjust the information presented in this letter should additional information become available. This office does not assume any responsibility for any defects in design or construction, whether observed or not, since this office was not involved in the original design and construction of this building. The opinions, conclusions and recommendations contained in this letter are based on this writer's judgment and experience as a practicing Structural Engineer.

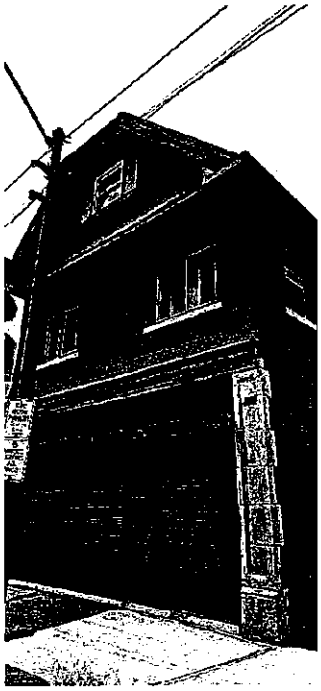
Please call with any questions.

Respectfully submitted
I A LEWIN PE & ASSOCIATES

Alek Babel, PE
Principal

File
Attachments

Photographs

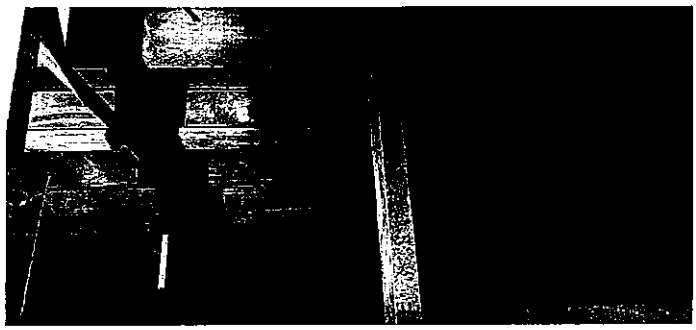


Front of 6313 St. Clair Avenue. Façade in good condition. Soffits and Trim need repair.





East exterior wall. Peeling paint, ivy growth, failing mortar joints, missing windows, damaged doors, soffits and trim.



Second floor framing at the front of the building. Generally in good condition.



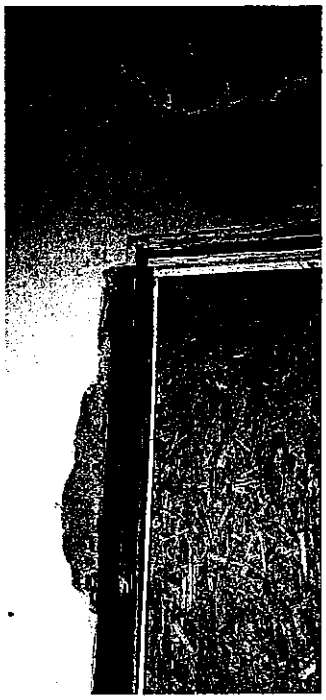
Basement below the commercial unit. Some water damaged joists, with mold throughout.



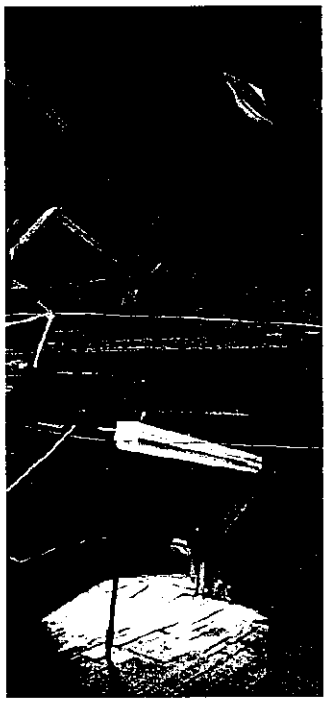
Updated electrical panel in the front portion of the building



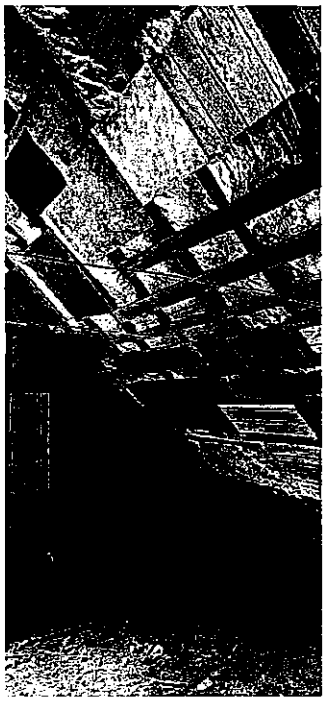
Basement of rear portion of the building. Updated electrical panels. Some moisture penetrating the walls. Floor framing generally in good condition.



Example of damaged finishes and windows.



Rear attic and roof framing. Framing in this area is in good condition.



Roof framing over the front of the building. Framing is in good condition.

– PAST CONDITIONS – CPC Demolition Postponement

PRJ26-011433 - 6313 St. Clair Demolition

November 6, 2026

CPC originally voted to postpone on 7/10/26 with the rationale that similar buildings in this neighborhood have been rehabbed rather than demolished with support from CDC or other stakeholders.

CPC reviewed the demolition again on 8/7/26, and motioned to approve only the demolition of the back garage (which has been deemed a safety hazard), and to postpone decision on the demolition of the main structure for 30 days to allow applicant to work with CDC and community to develop the framework for a plan to rehab the property.

Per Section 341.08 – Demolition & Moving: CPC has the authority to delay action for a period of not more than six (6) months in order to allow economic viability studies to be conducted, as well as to allow interested parties the opportunity to explore alternatives to the proposed action. At the end of such period, the commission shall either approve or disapprove the request, or may choose to delay action for a second and final period of not more than six (6) months if the Commission determines that this additional time period may be useful in securing an alternative to the proposed demolition.

§ 341.08: Demolition and Moving – Criteria for Action

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING

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

There is no architectural or historic significance of the subject building.

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

There is significance of the building in contributing to the fabric of the street context and overall neighborhood vitality.

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;*

The building physical location is relevant to the building's possible future intended use not the proposed use.

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

There can be a feasible future and marketability for use with a buyer financially positioned to rehabilitate the property. No proof of sales exploration has been provided.

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;*

Most of the interior of the property can be reasonably remedied other than by the proposed demolition. There are several items that will require updates to meet current building and zoning code standards.

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

The applicant does not propose to salvage or facilitate re-use of the structure.

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

The design quality and appropriateness of the proposed re-use of the property is to a vacant lot is unacceptable.

– STAFF REPORT – Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

PRJ26-011433 - 6313 St. Clair Demolition

November 6, 2026

NEDRAC Recommendations:

NEDRAC recommended denial on 7/7/26 with the recommendation for the owner to contact the area CDC.

Planning Commission voted to postpone this case until the applicant explored rehabilitation options with the community & CDC.

City Planning Staff Recommendations:

Planning staff is not in support of this demolition as it does not support the neighborhood fabric or St. Clair and area investment.

Cleveland City Planning Commission

Central East Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Midline Master Plan

November 6, 2026

Project Address: Central, Midtown, & Fairfax neighborhoods

Type: Neighborhood Plan

Project Representative: Site Readiness Fund Team

Approval: Plan Adoption

Ward 5: Council Member Richard A. Starr | **SPA: Central**



THE MID LINE

Business District & Greenway

Master Plan + Design Guidelines

NOVEMBER 6, 2026

City Planning Commission

Agenda

OCT 22, 2026



I. Why the Midline? Why Now?

II. Developing a Shared Vision

III. Master Plan

IV. Design Guidelines

SRF L | A | N | D Merritt Chase Landscape Architecture utile

Neighborhood History

The neighborhoods surrounding the Midline—Central, Fairfax, Hough, and Midtown—grew alongside Cleveland's rise as an industrial and transportation center, with homes, businesses, factories, and rail infrastructure closely interwoven.

The intertwined history of industry, rail, neighborhood life, and culture in Cleveland's near east side neighborhoods provides an important foundation for the Midline's next chapter—one that seeks to reconnect employment and investment with the communities that have long surrounded this corridor.


Pennsylvania Depot at E. 55th and Euclid Ave


7000 Central


7000 Central


Karamu House


Indigenous Settlement


Colonial Establishment


East Cleveland Incorporation


Forest City Growth


Public Infrastructure Investment


Euclid Avenue "The Showplace of America"


Pennsylvania RR. Euclid Station


Great Migration & Segregation


Depression & Exposition


Redlining & Housing Discrimination


Euclid Station - Passenger Service


Urban Renewal & White Flight


Hough Protests


Population Decline


MidTown Innovation District


Euclid Ave Station Pennsylvania Railroad, 1912


Warner & Swasey, 1940


Penn Square West Bound Euclid Ave, 1939


Penn Square, 1940s


Penn Square, 1950s

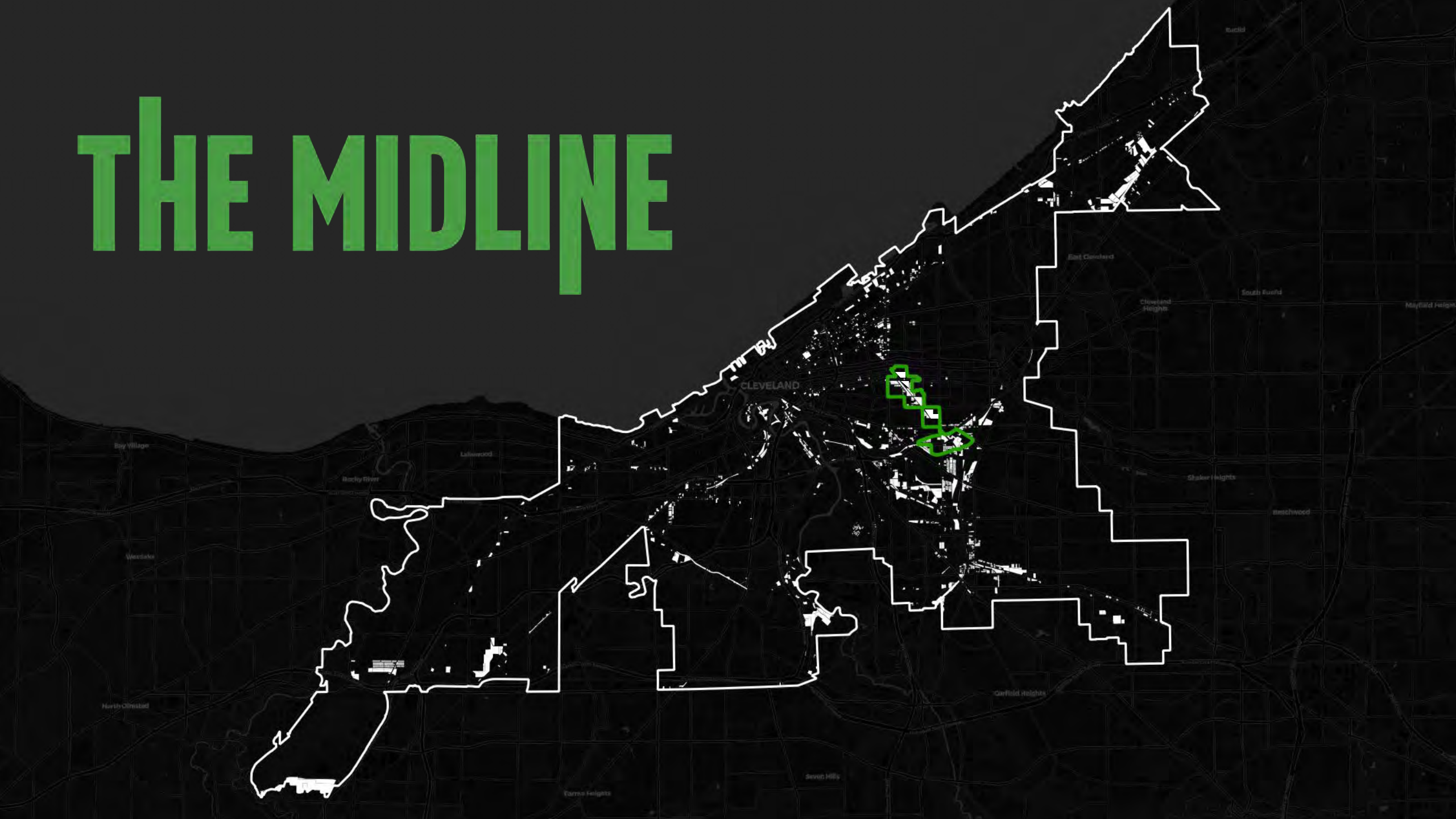

Pennsylvania Railroad Station 1953

3,500+ Acres of Disinvested Industrial Land

Source: UrbanAI, City of Cleveland



THE MIDLINE


CLEVELAND
Euclid
East Cleveland
South Euclid
Cleveland Heights
Mayfield Heights
Bay Village
Lakewood
Rocky River
Shaker Heights
Beachwood
Westlake
North Olmsted
Garfield Heights
Seven Hills
Parma Heights

THE MIDLINE aims to repair economic & environmental harms — decades in the making — by reclaiming polluted land to create a thriving employment district connected by a vibrant greenway trail and public spaces.





Transforming 200+ acres of polluted land into...

- Up to 21 sites
- 1.5 million SF
- 2,500+ good jobs
- 2+ miles of trail
- 10+ acres of open spaces

...for Cleveland's near east side

Master Plan

- Land Use Plan
- Vehicular Circulation
- Street Hierarchy
- Greenway Route & Open Spaces
- Site Test-Fits

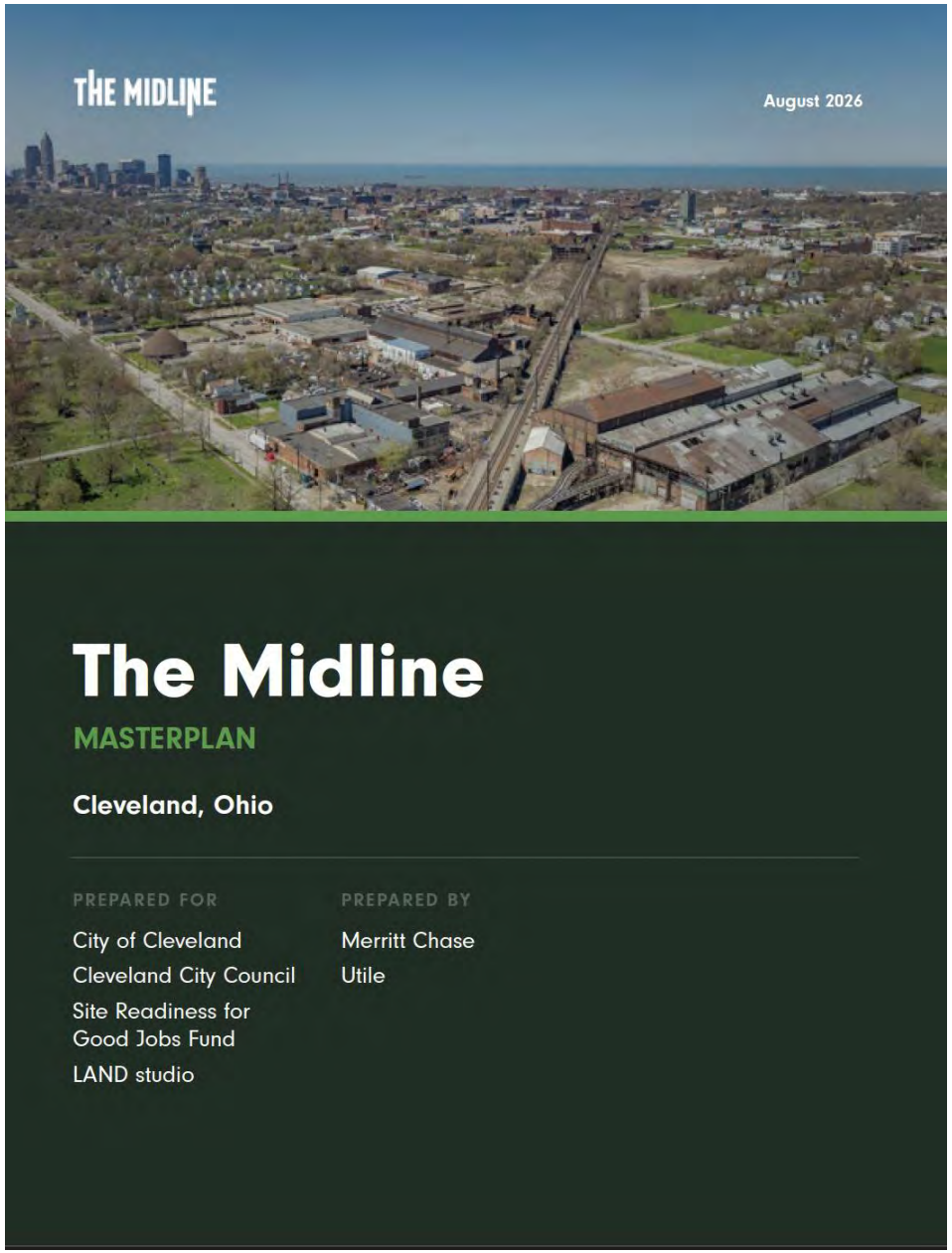
Design Guidelines

- Site Layout
- Landscape Design
- Building Design

THE MIDLINE

Master Plan





Master Plan Goals

01 Create a grounded vision for the Midline Business District and Greenway

02 Understand developable square footage for industrial use

03 Thoughtfully buffer industrial development and existing residences

04 Coordinate utilities and site requirements (power, railroad easements, and stormwater)

05 Ensure a feasible Greenway route

06 Connect the district to existing community assets, open spaces, and transit opportunities

Developing a vision for the Midline, Together















- Community Steering Committee
- Community BBQ
- Information Sessions
- East Tech ACE Class
- 3 MAGNET Summer Academy Bike Tours for 90+ students
- Industry Roundtable
- 25+ Midline Site Tours reaching over 350 people
- Public Survey
- And more to come!

Midline Steering Committee

The Midline Steering Committee includes neighbors and faith leadership, and representatives from the City of Cleveland (Planning, Development, and MOCAP), Burten Bell Carr, Fairfax Renaissance, Midtown Cleveland, and other partners.



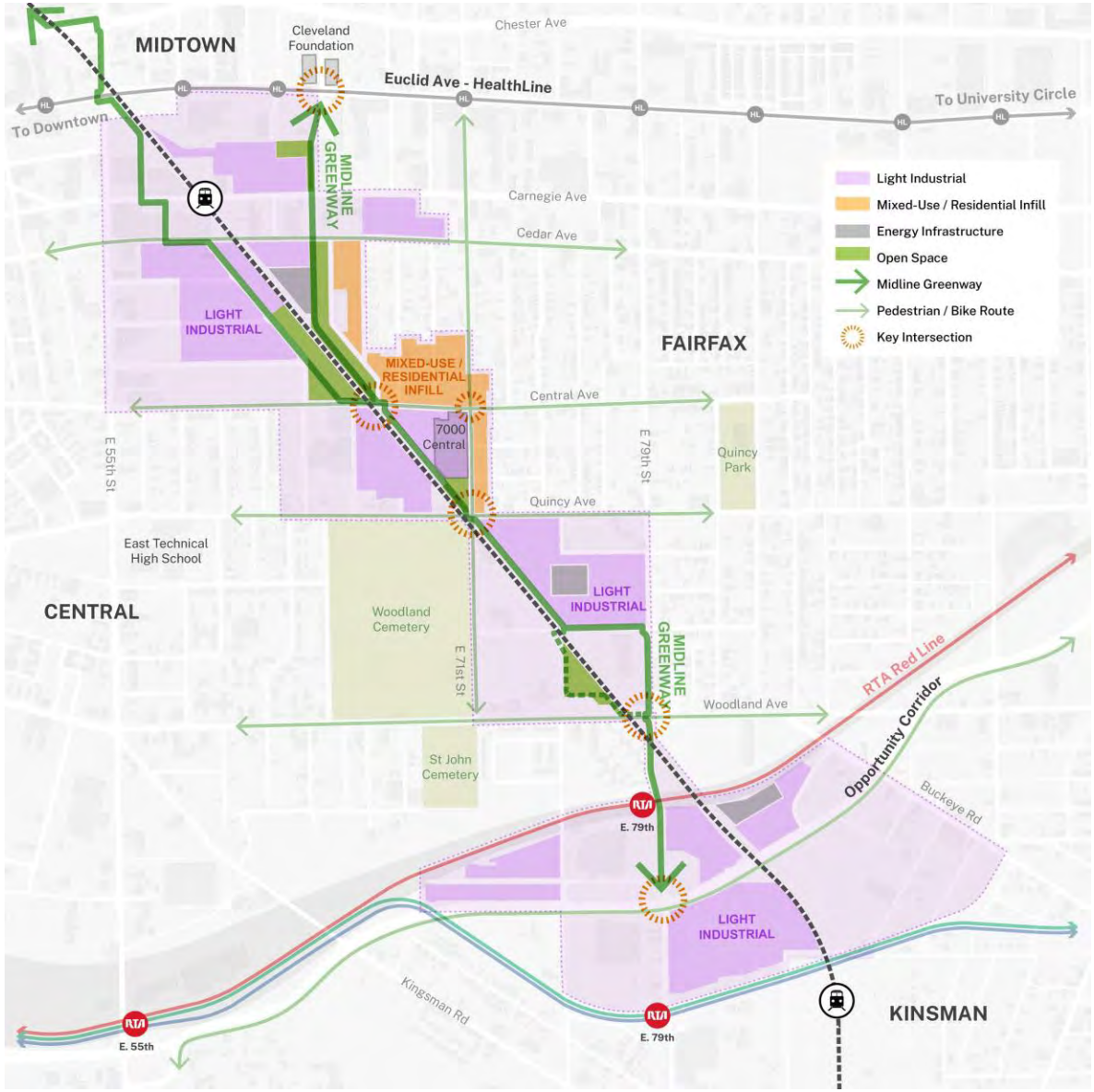








Midline Master Plan



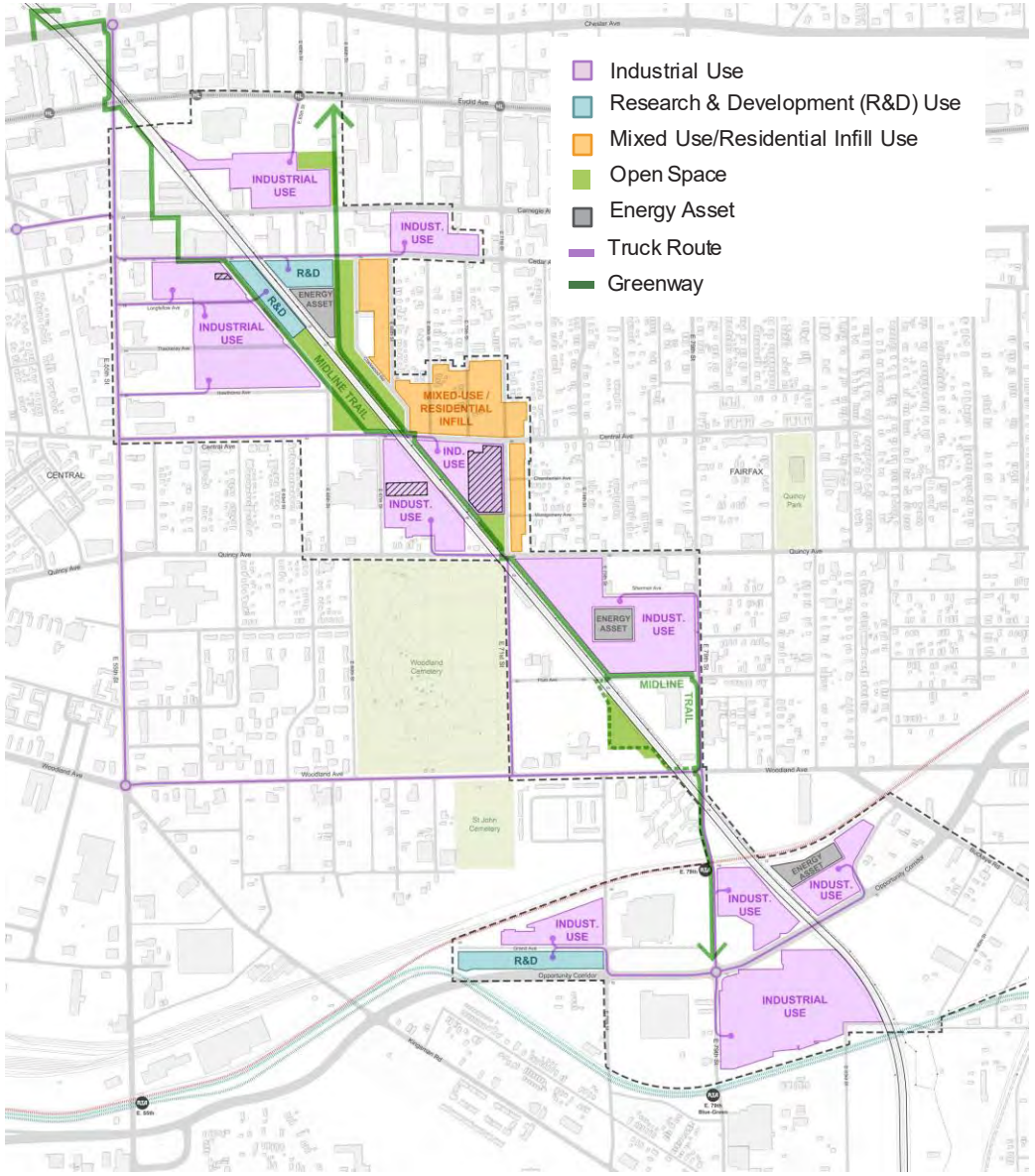


Work

Live

Play

Midline Master Plan
Land Use Plan

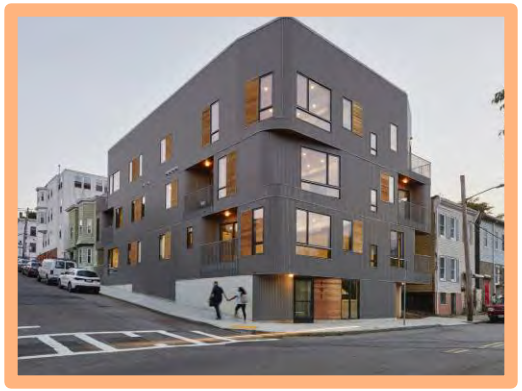






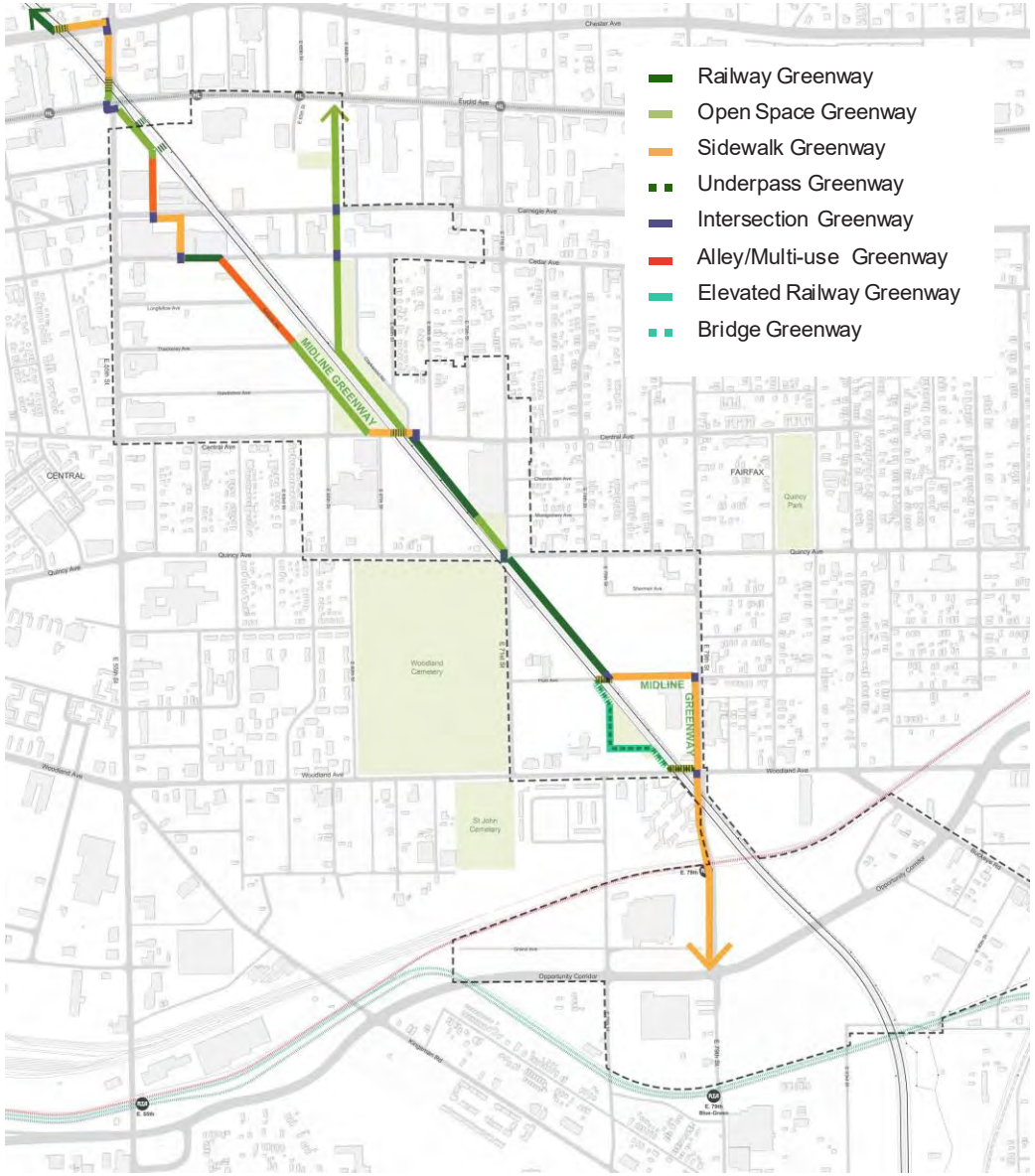




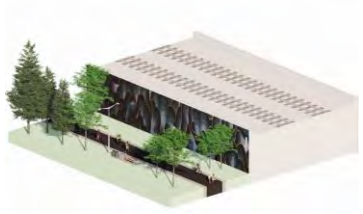




Midline Greenway and Open Space Schematic Design
Greenway | Typologies



Railway Greenway



Open Space Greenway



Sidewalk Greenway



Underpass Greenway



Intersection Greenway



Alley/Multi-use Greenway



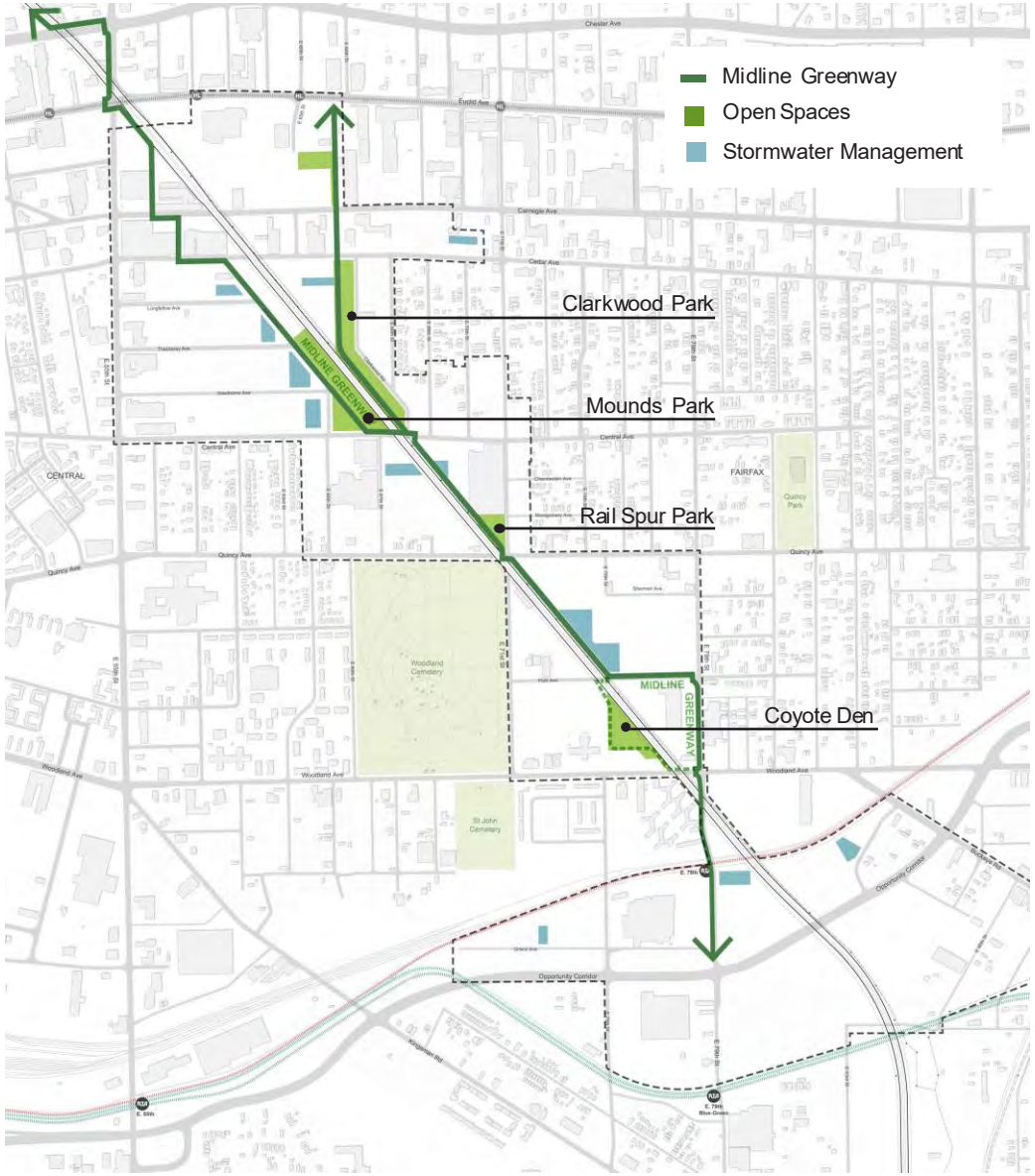
Elevated Railway Greenway



Bridge Greenway



Midline Greenway and Open Space Schematic Design
Open Spaces | Typologies



Growing



Gathering



Recreating



Biking



Creating



Playing



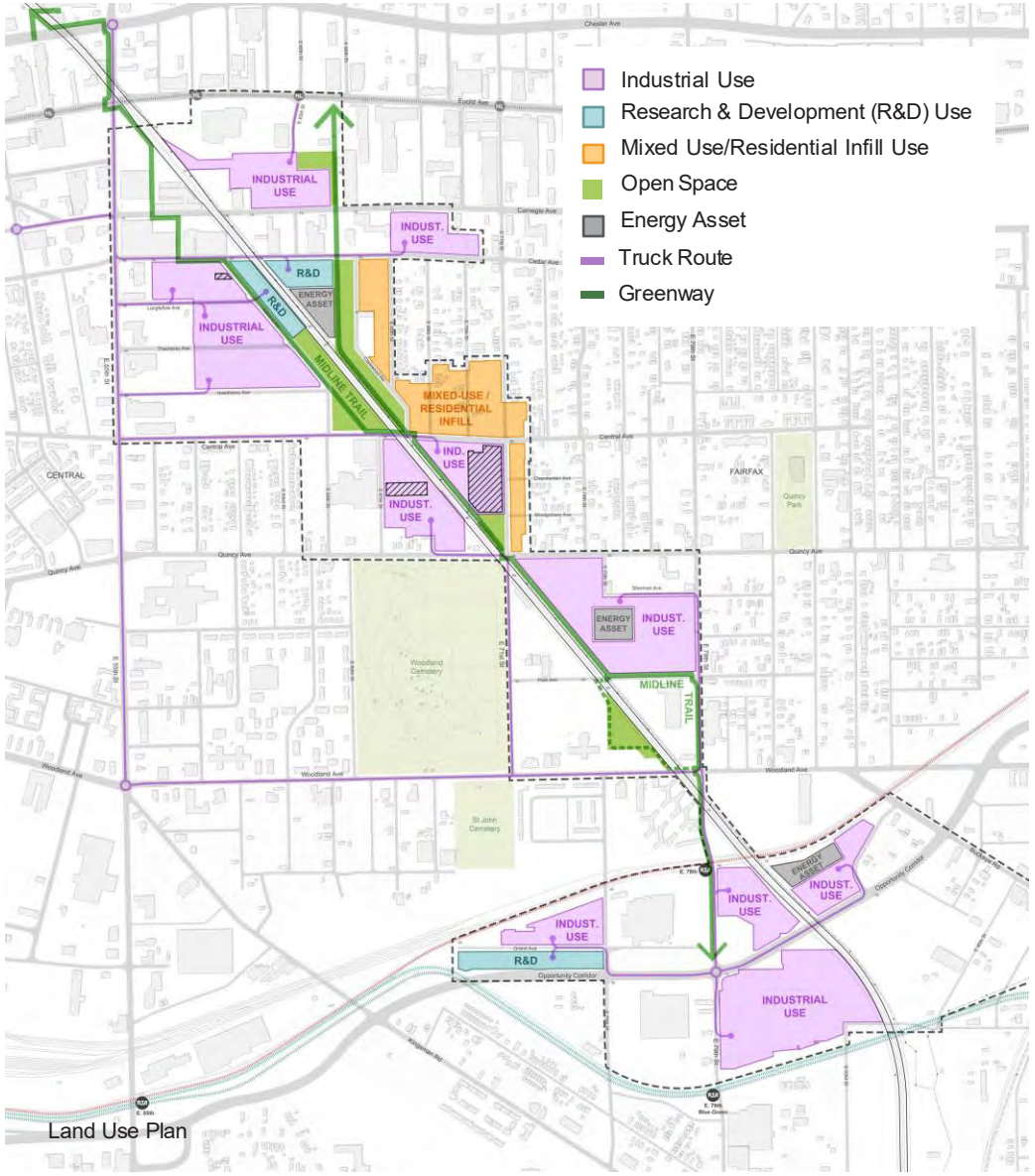
Hiking



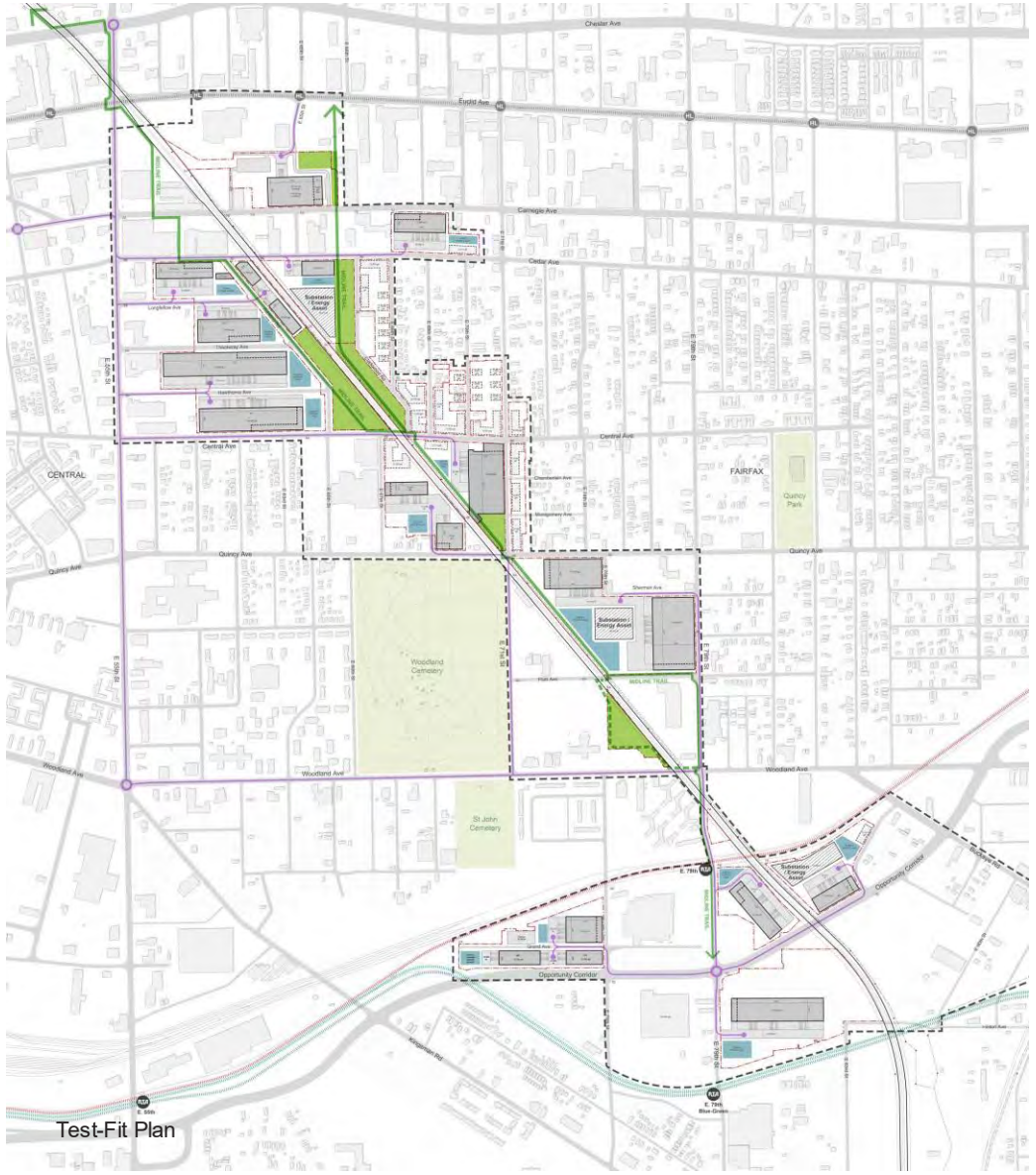
Phasing



Midline Master Plan
Land Use and Test-Fit Plans

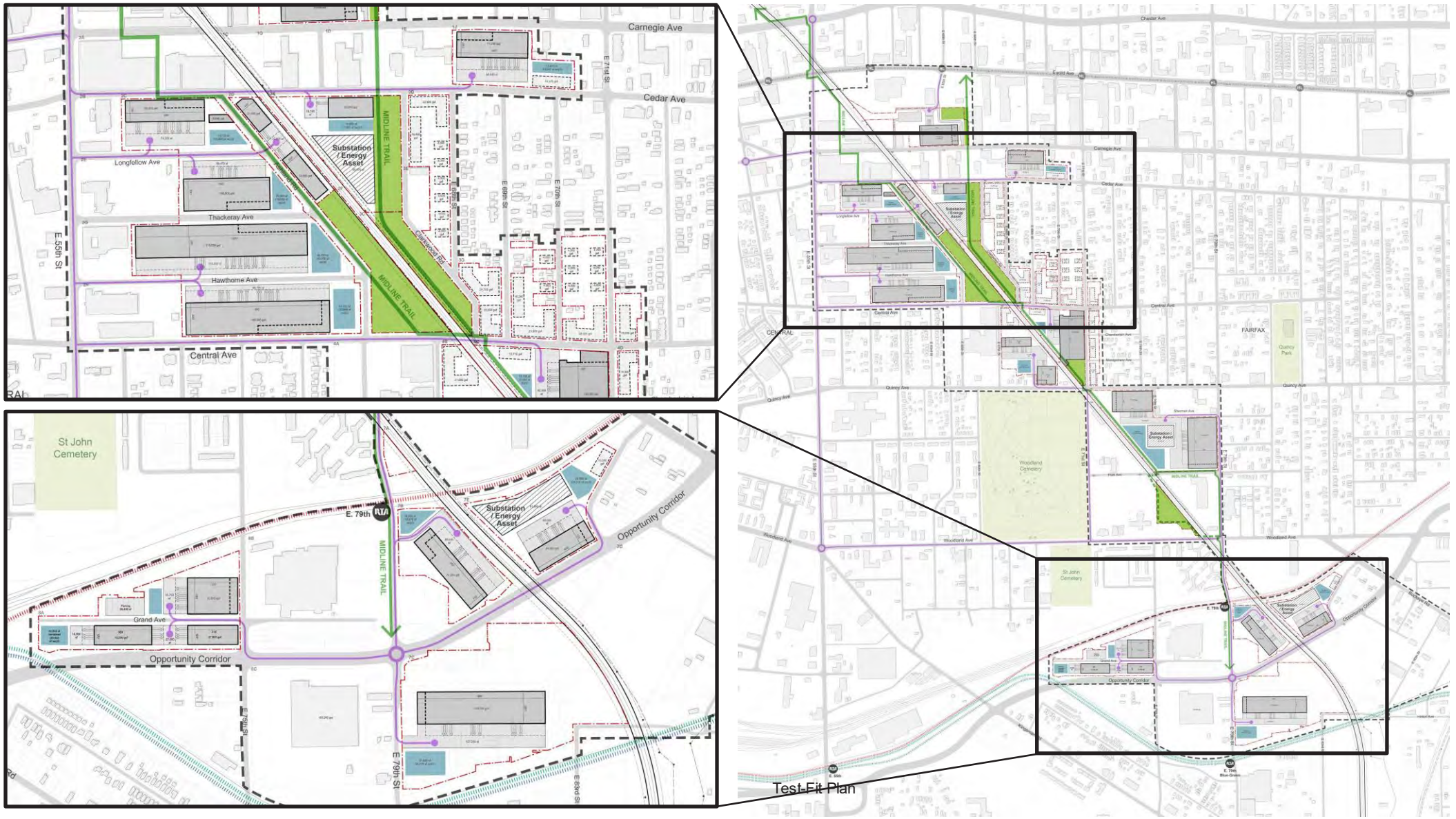


Land Use Plan

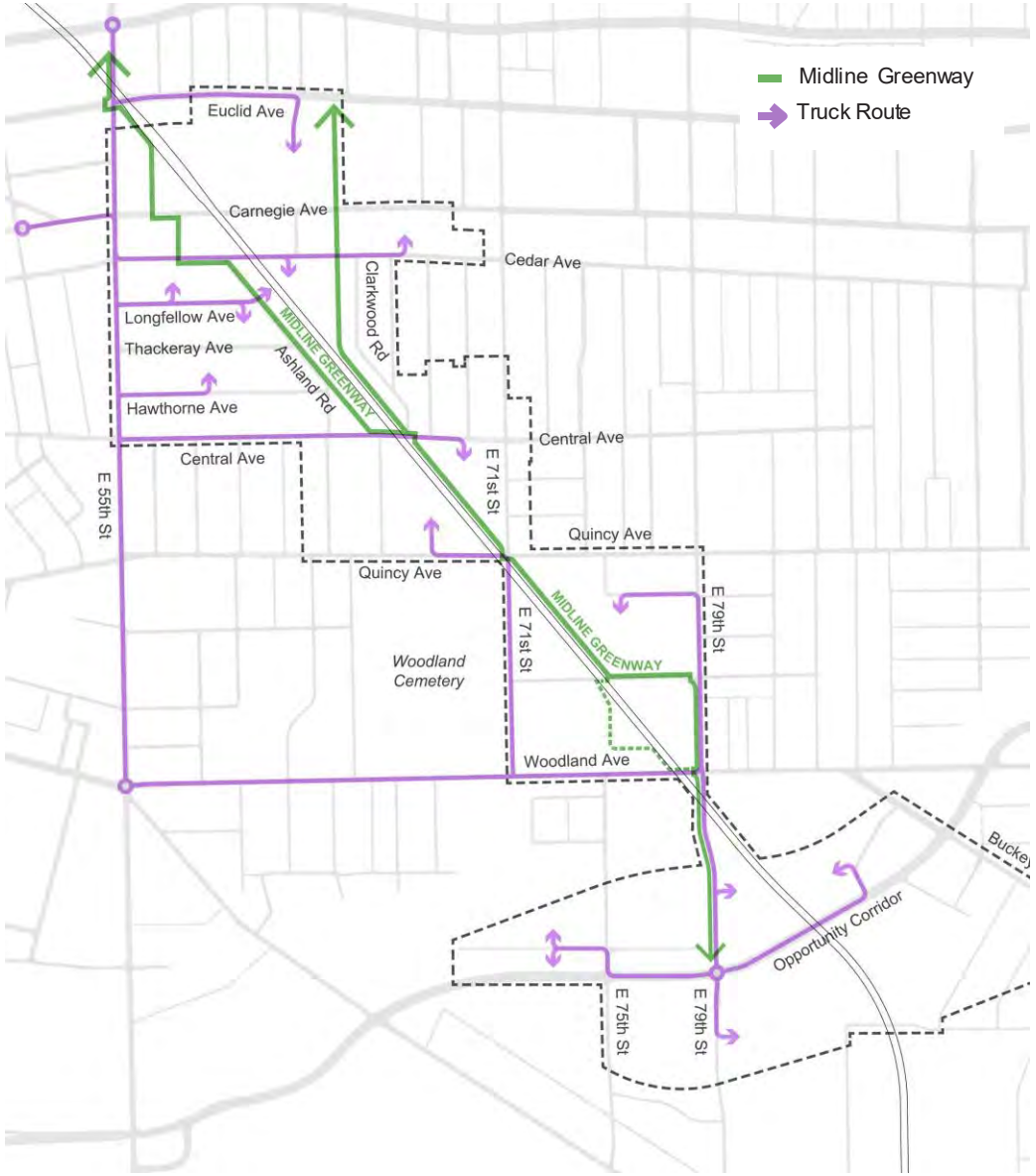


Test-Fit Plan

Midline Master Plan
Test-Fit Plans



Midline Master Plan
Truck Routes and Street Hierarchy

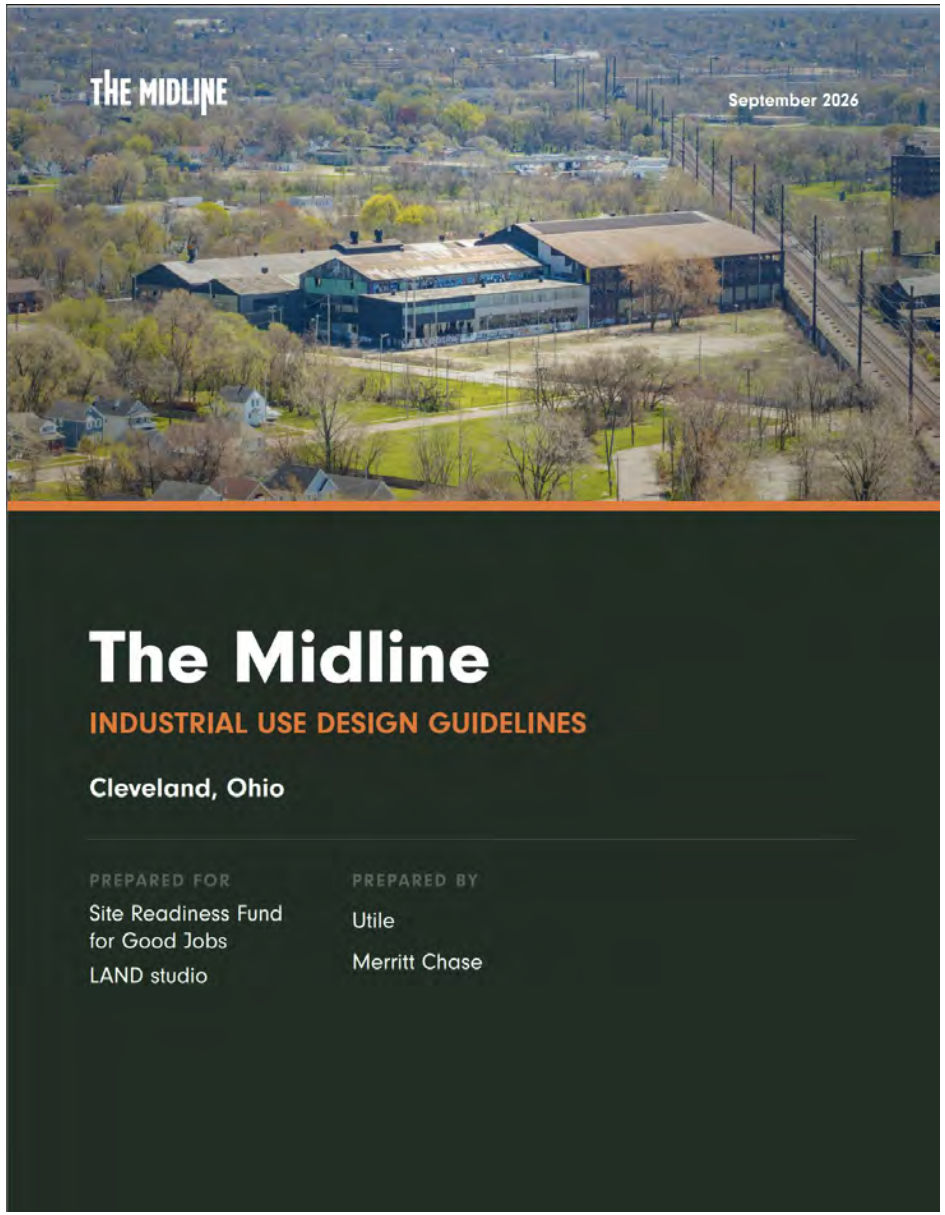




THE MIDLINE

Design Guidelines





Design Guidelines Purpose

01 Establish clear expectations to guide SRF's conversations with companies and developers

02 Design the District as one place

03 Inform new zoning (work in progress)

Governing Principles

01 Create a consistent street wall and streetscape across the district (as opposed to parcel-by-parcel customization)

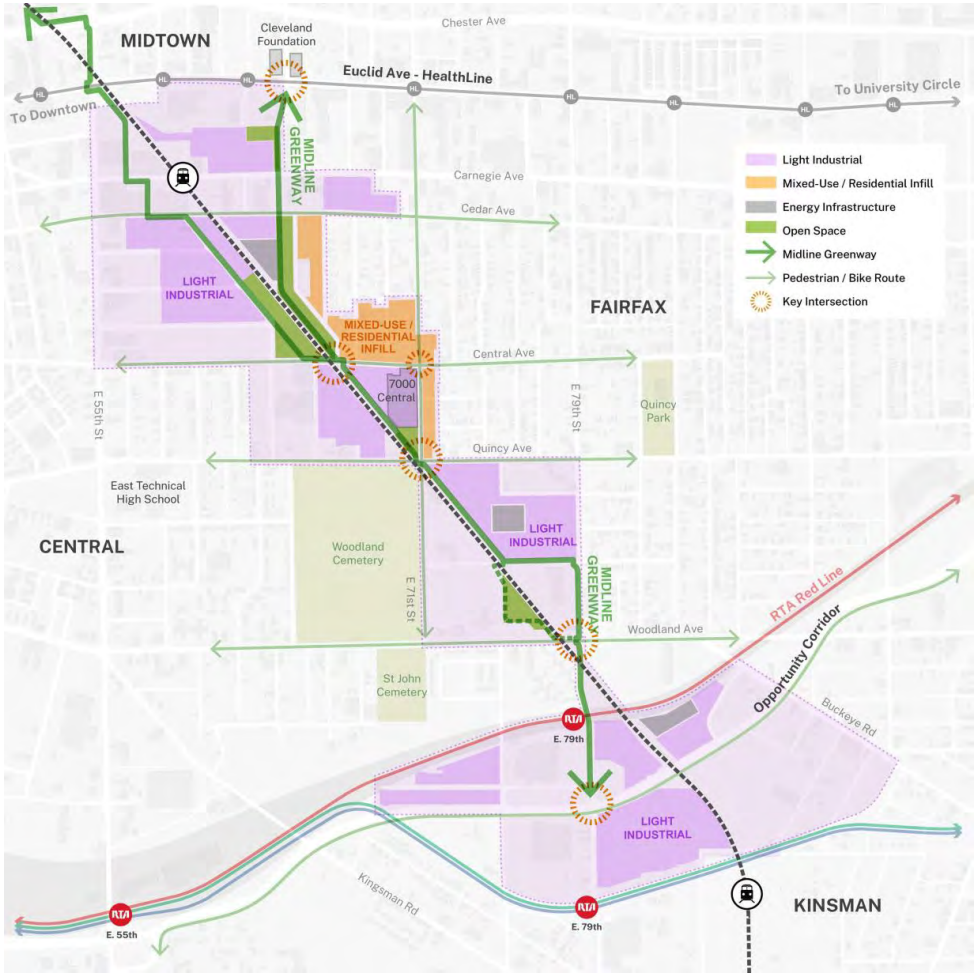
02 Integrate the Midline Greenway, where applicable, with added setbacks, enhanced landscapes, and building articulation

03 Prioritize active human-centered uses close to and facing public streets (such as lobbies, offices, and accessory retail)

04 Balance pedestrian and bicycle accommodations with truck access

05 Leverage stormwater management as visual amenity

06 Buffer industrial uses from existing residential fabric



Street Activation Hierarchy



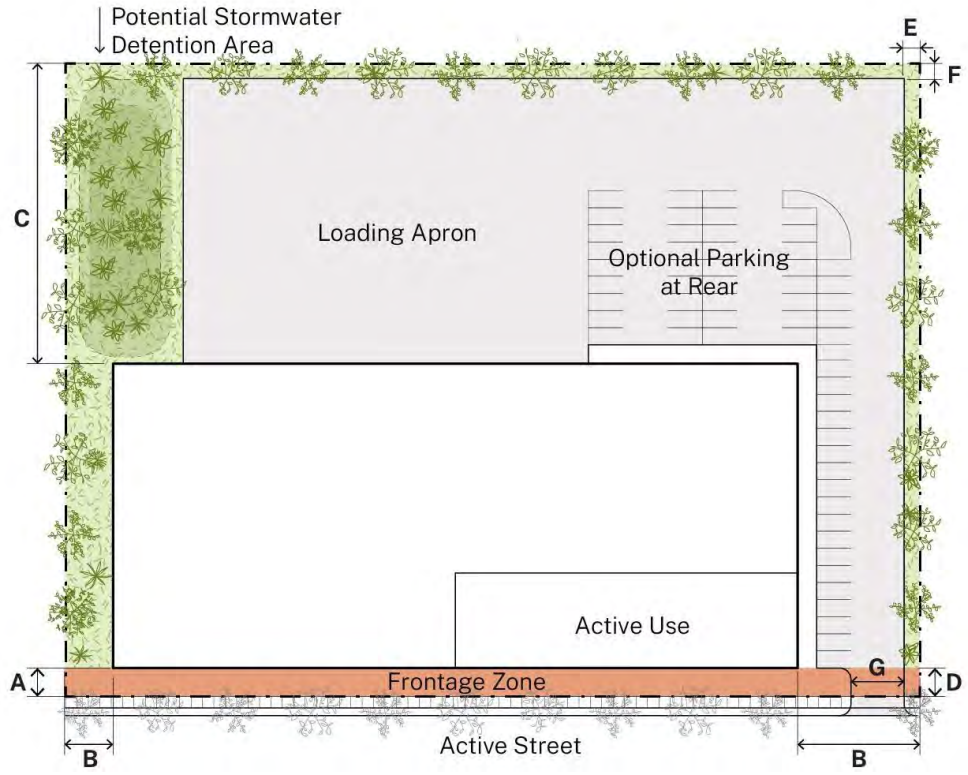
	Applicable Design Guidelines								
	Maximum Front Setback	Minimum Facade Buildout	Curb Cut Limitation	Active Use Placement	Principal Entrance Placement	Frontage Zone Type Requirement	Building Facade Articulation	Minimum Parking Setback	Street Buffer Requirement
Active Street	●	●	●	●	●	●	●	●	●
Midline Greenway	○	○	○	●	●	●	●	●	●
Secondary Street	○	○	○	○	○	○	●	●	●

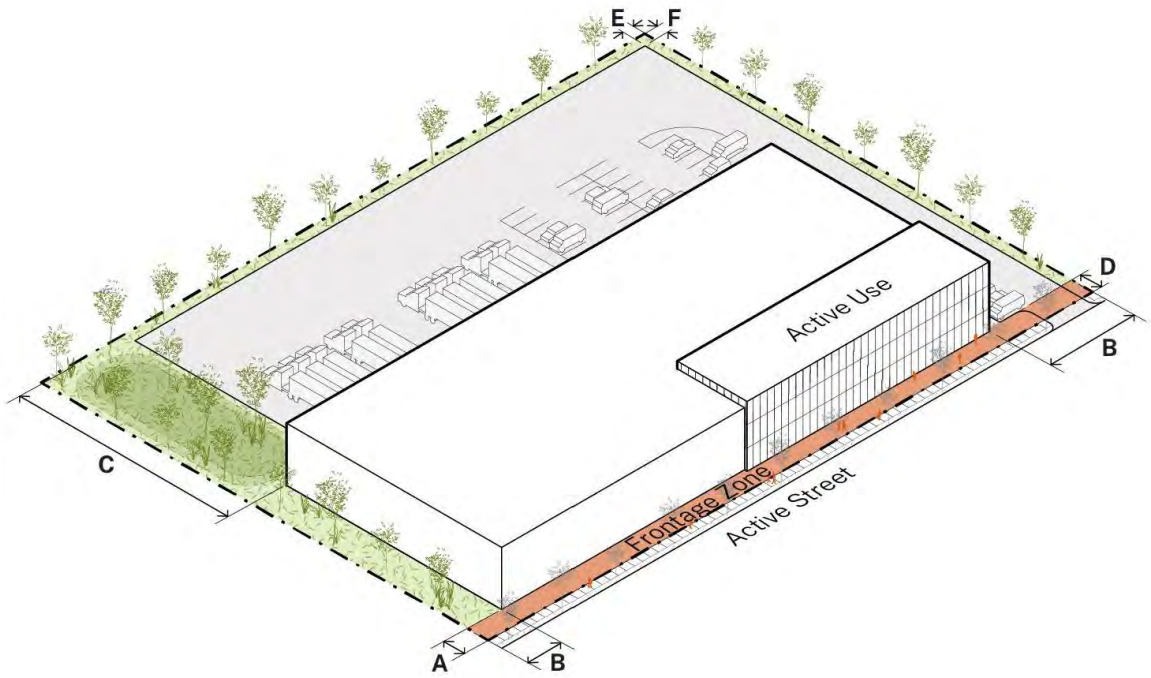
● = Where a design guideline applies wholly or conditionally ○ = Where a design guideline does not apply or is not applicable

ACTIVATION HIERARCHY

The more activation a street is intended to support, the more design guidelines apply along it.

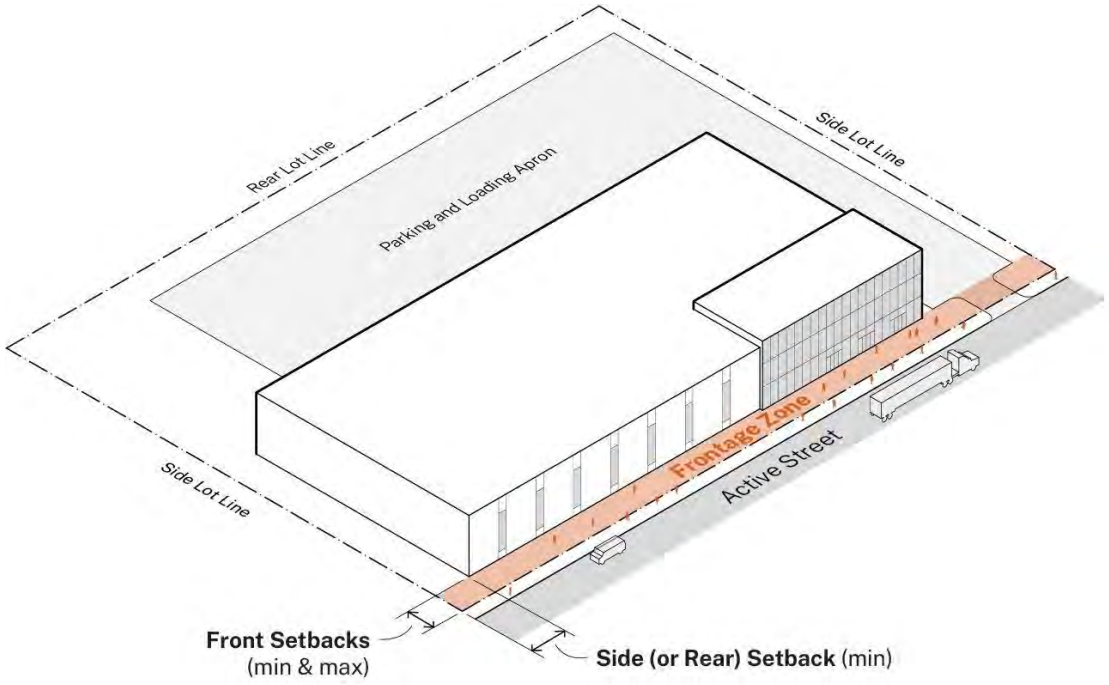
Site Placement Overview



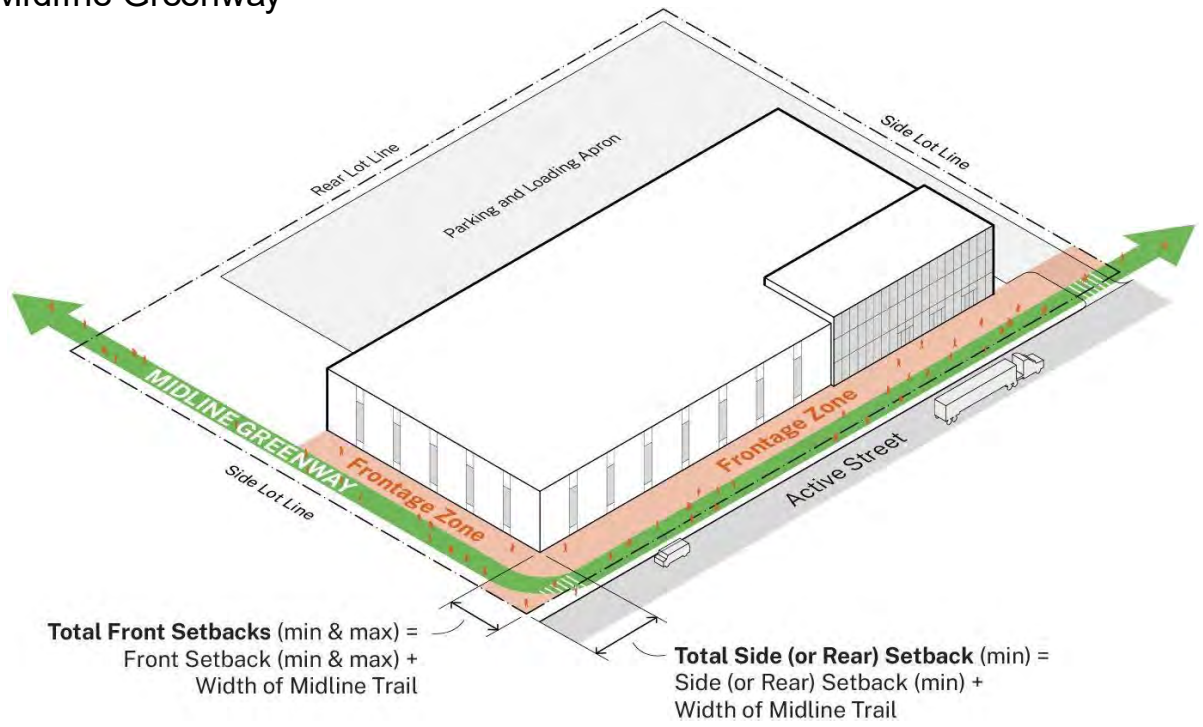


Integrating the Greenway

Example Lot



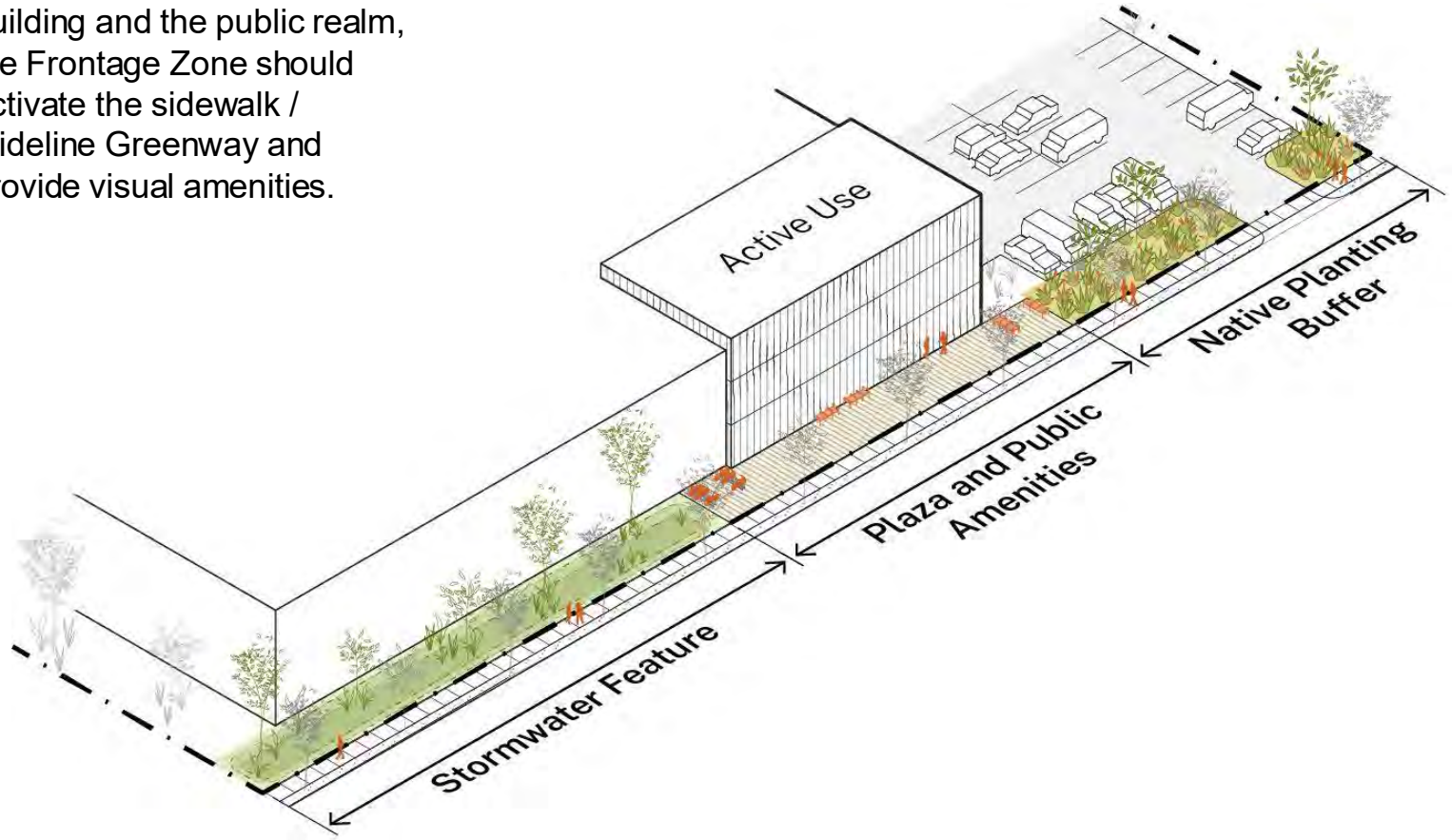
Example Lot with the Midline Greenway



Frontage Zone Guidelines

Frontage Zone Types

As the interface between the building and the public realm, the Frontage Zone should activate the sidewalk / Mideline Greenway and provide visual amenities.



Stormwater Feature




Plaza and Public Amenities




Native Planting Buffer




Façade Articulation

To break down the scale of large, long industrial buildings and promote a more visually appealing public realm, building facades facing an **Active Street or within 200 ft of a Secondary Street or the Midline Greenway** should be articulated using **one or a combination** of these strategies.

A Relevant Example from the District

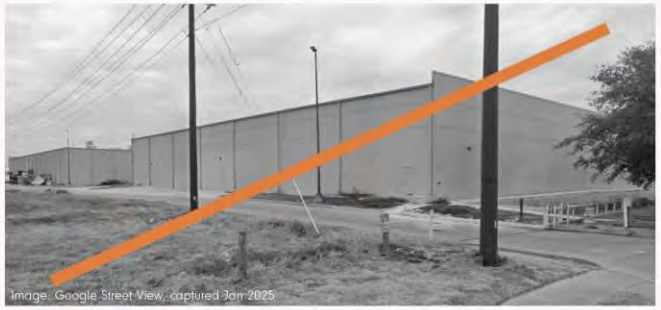
7000 Central, a historic industrial building near the center of the District, articulates its facades as horizontal layers of varied material and fenestration, breaking down the scale of its long walls and providing a human-scale rhythm to the street.

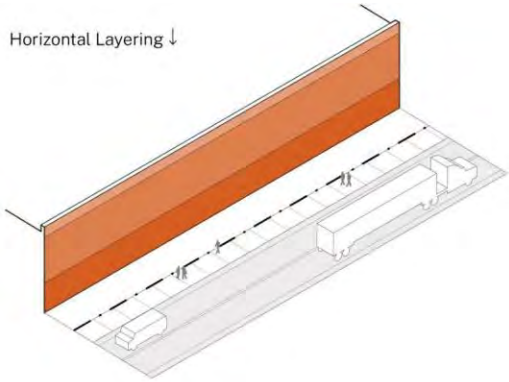


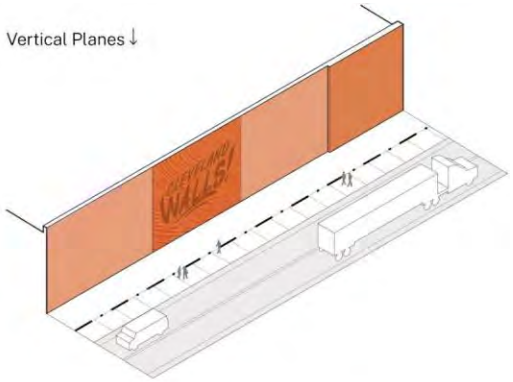
Image: Google Street View, captured Aug 2014

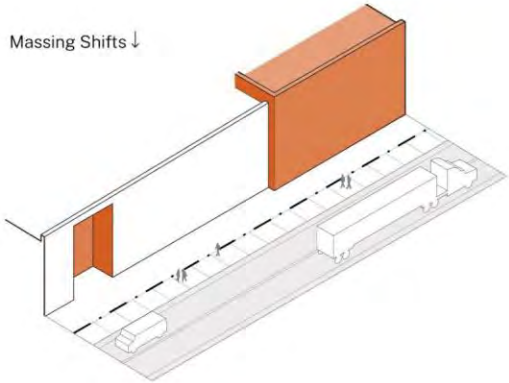
Avoid Blank Walls

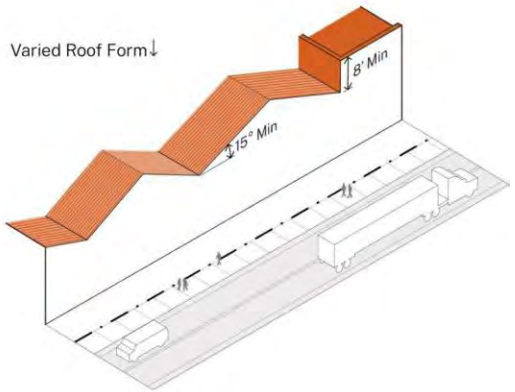
Industrial buildings with expansive and unarticulated facades are imposing in scale, lack visual interest, and do not contribute to the public realm.

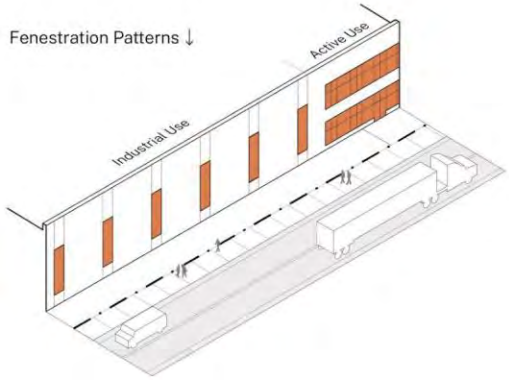

Image: Google Street View, captured Jan 2025

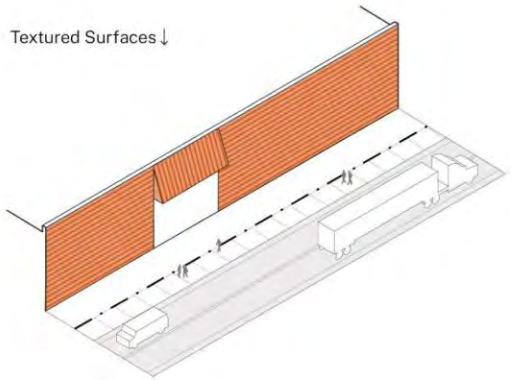








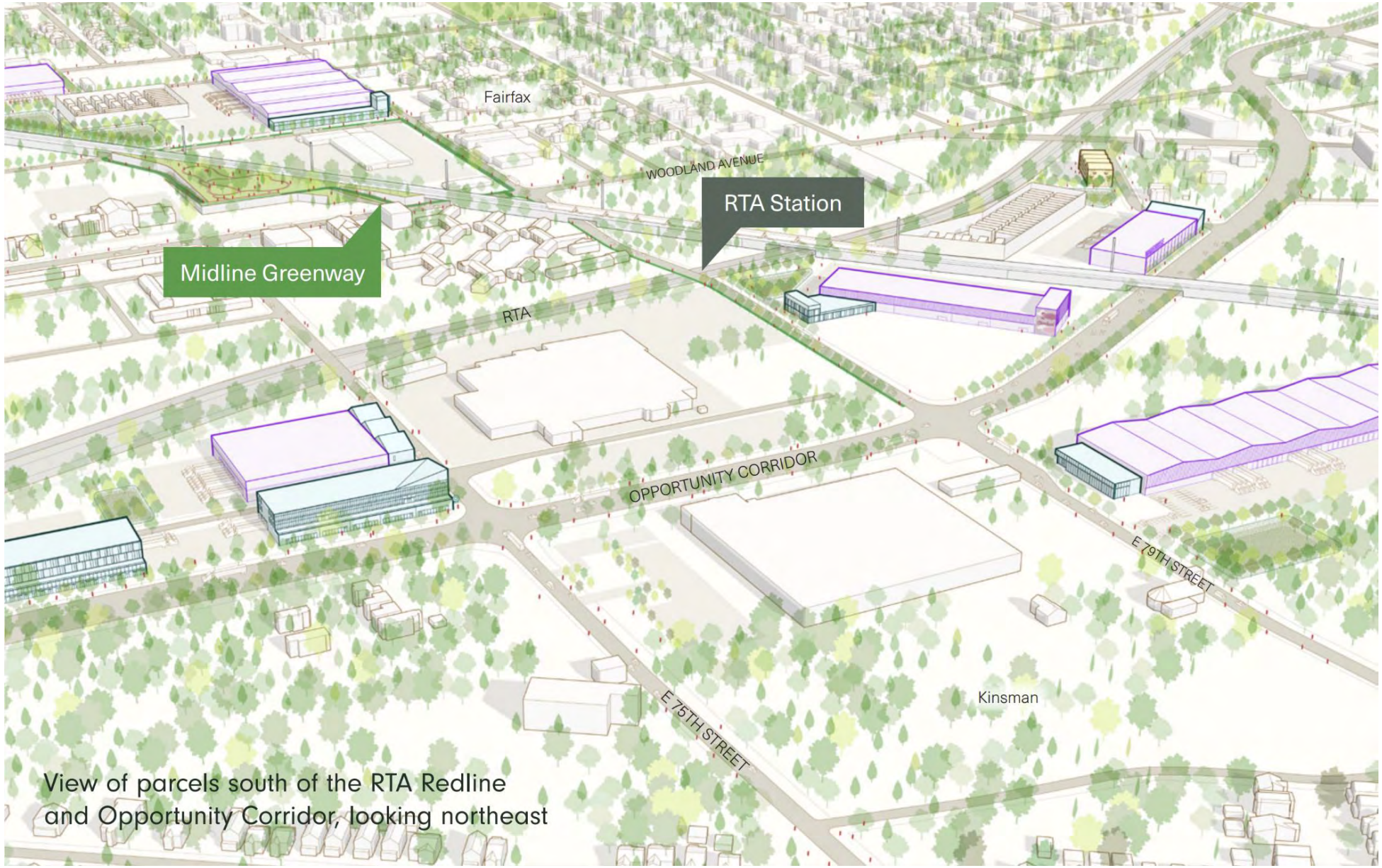




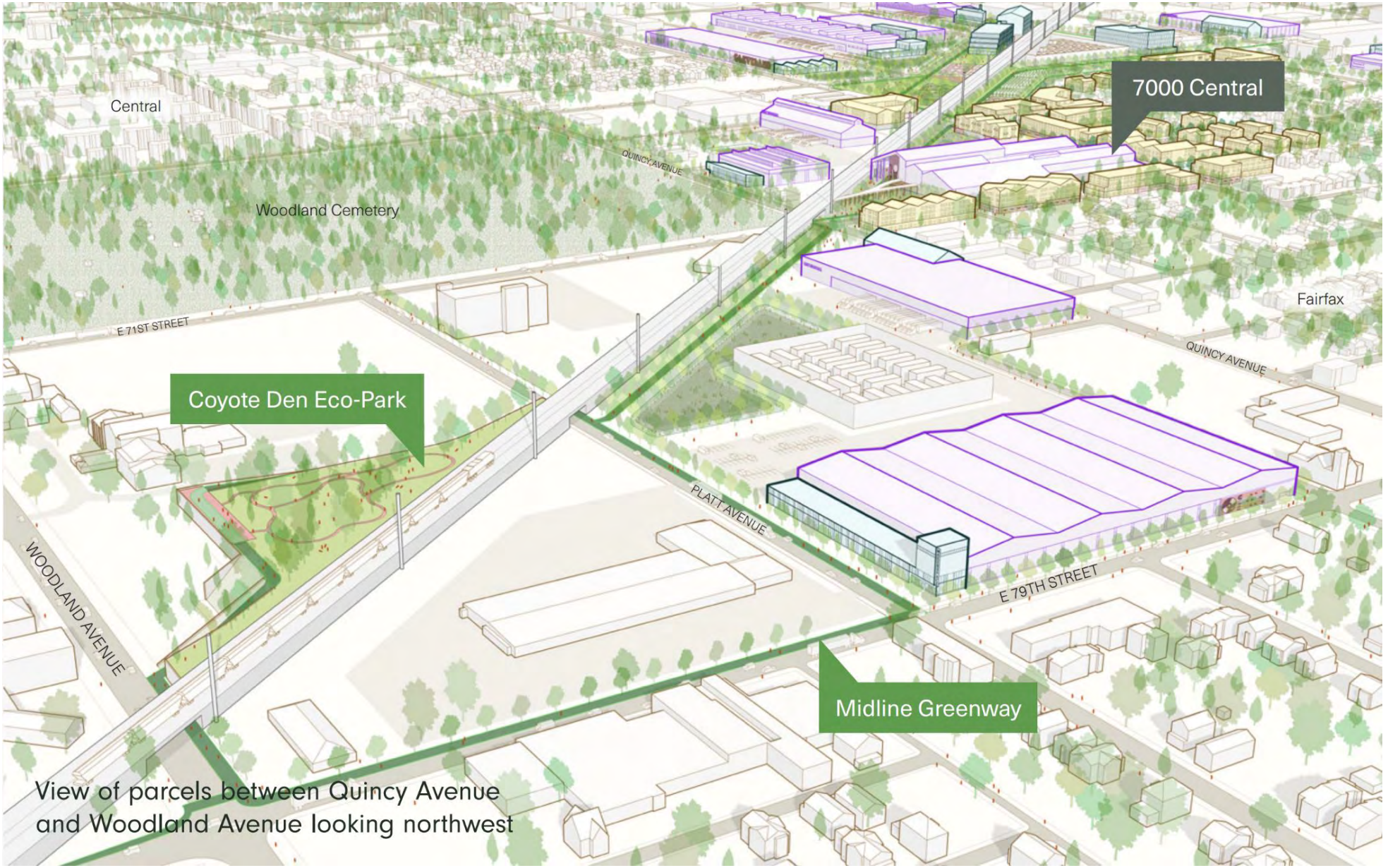
Midline Master Plan
Test-Fit Plans



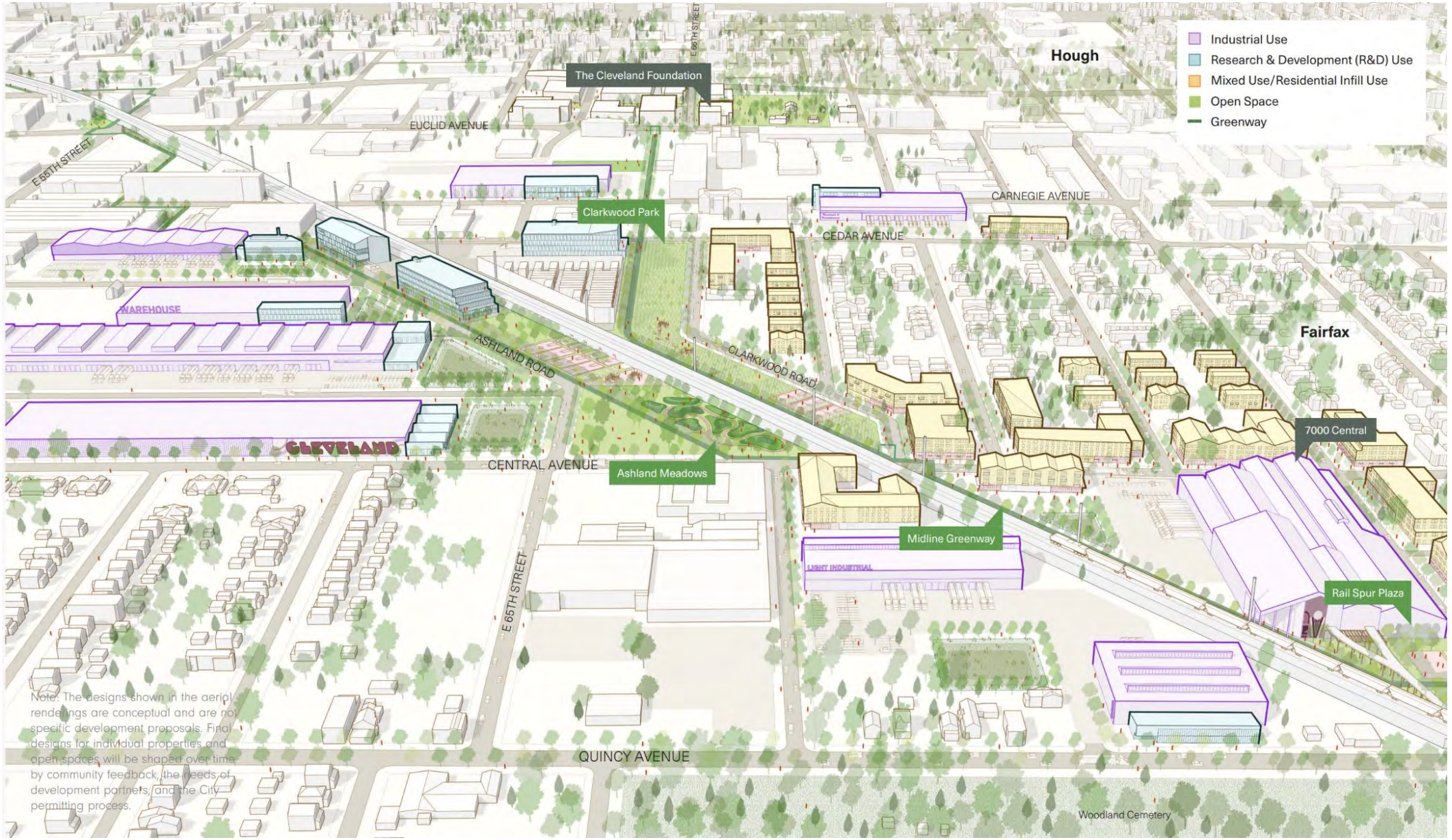
Midline Master Plan
Overall Vision - SOUTH



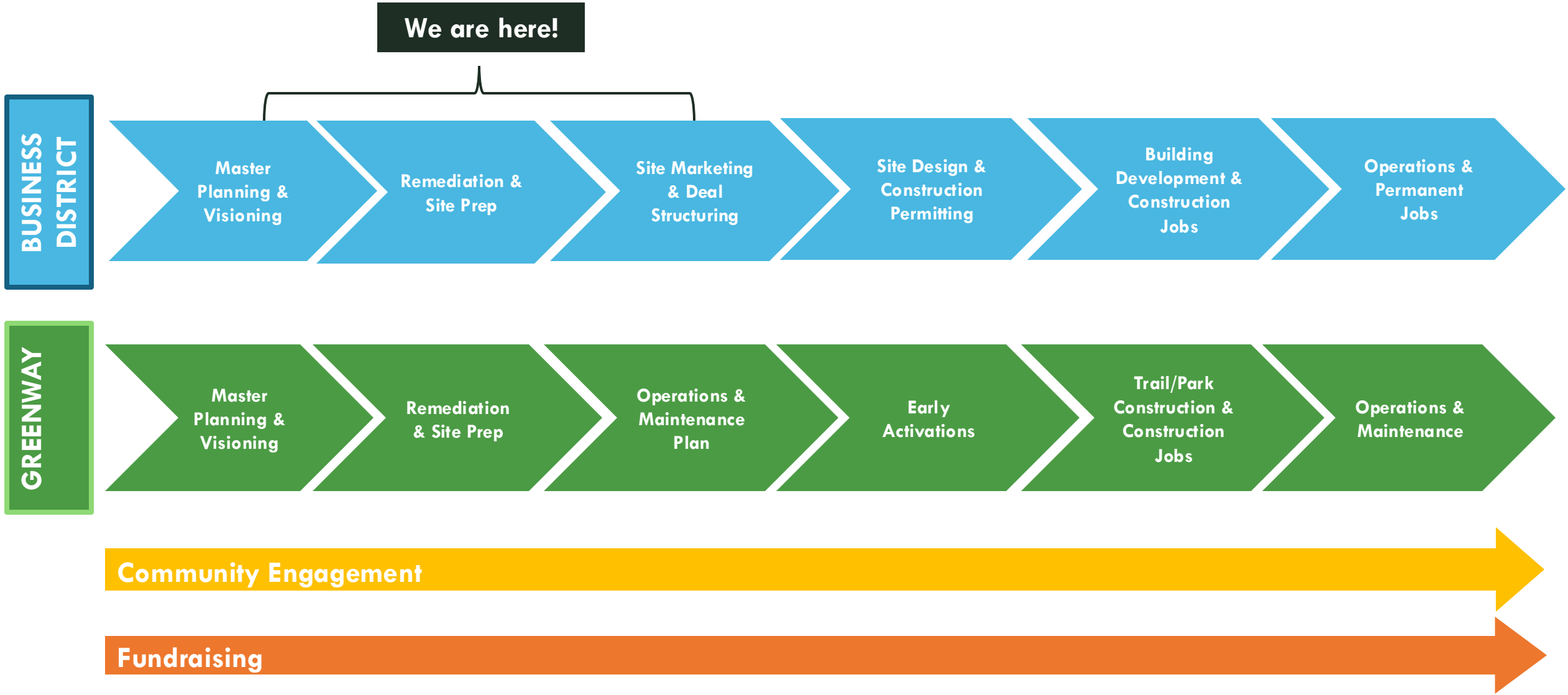
Midline Master Plan
Overall Vision - CENTRAL



Midline Master Plan
Overall Vision - NORTH



Translating Plans into Actions



Thank you!

Sara Jex, Midline Project Manager, Site Readiness Fund
sjex@sitereadycle.org

Orlando Grant, Engagement Manager, Site Readiness Fund
ogrant@sitereadycle.org

Keisha González, Executive Director + CEO, LAND studio
kgonzalez@land-studio.org

Joel Wimbiscus, Senior Project Manager, LAND studio
jwimbiscus@land-studio.org

THE MIDLINE
Business District & Greenway

Appendix



Built Upon 5+ Years of Work

The Idea Takes Shape

2018-2022

- **2018 Extended Core Job Zone:** As part of Opportunity Corridor Planning, the City, BBC, and the Fund for Our Economic Future identify area for potential job creation
- **2022 East Side Trail Design Exploration:** Midtown Cleveland and LAND studio work with Cornell architecture students
- **2022 Parcel Feasibility Study** supported by Sisters of Charity and the NEA

Refining the Concept

2023

- **Site Readiness Fund (SRF)** established by Mayor Bibb and City Council to reactivate disinvested land for good jobs
- **Conceptual East Side Trail Design:** Midtown Cleveland and LAND studio bring on Merritt Chase

Acquiring Sites

2024

- **SRF acquires 7000 Central** and begins other acquisitions along corridor, conducting environmental assessments and engineering studies
- **Local Workforce Strategy: USEDA** grant to the Fund for Our Economic Future brings together City of Cleveland, SRF, and Greater Cleveland Works to address social determinants of work

Uniting Efforts

2025

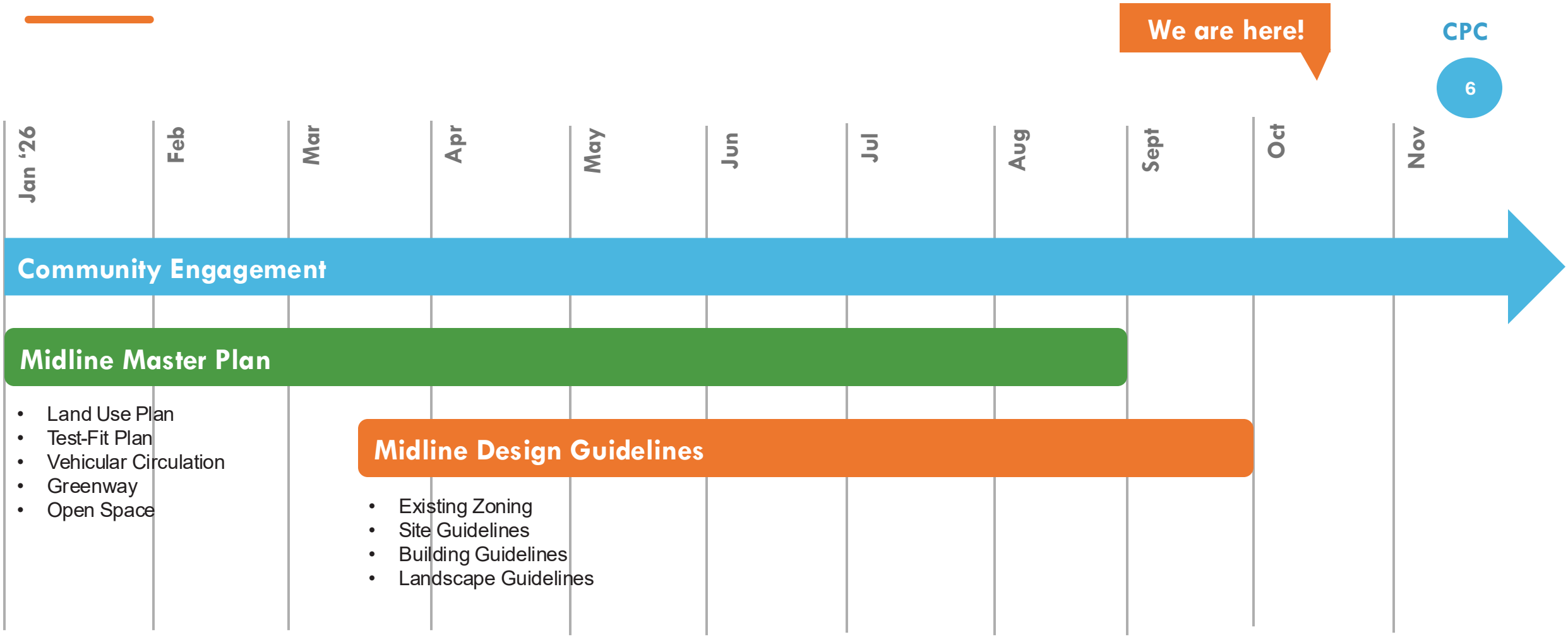
- **SRF and LAND studio join forces with the City of Cleveland** to advance combined vision
- **USDOT** grant to SRF funds market analysis, strategic planning, and community engagement for the Midline
- **Ohio Department of Development** grants awarded for environmental assessments & cleanup

Planning & Engagement

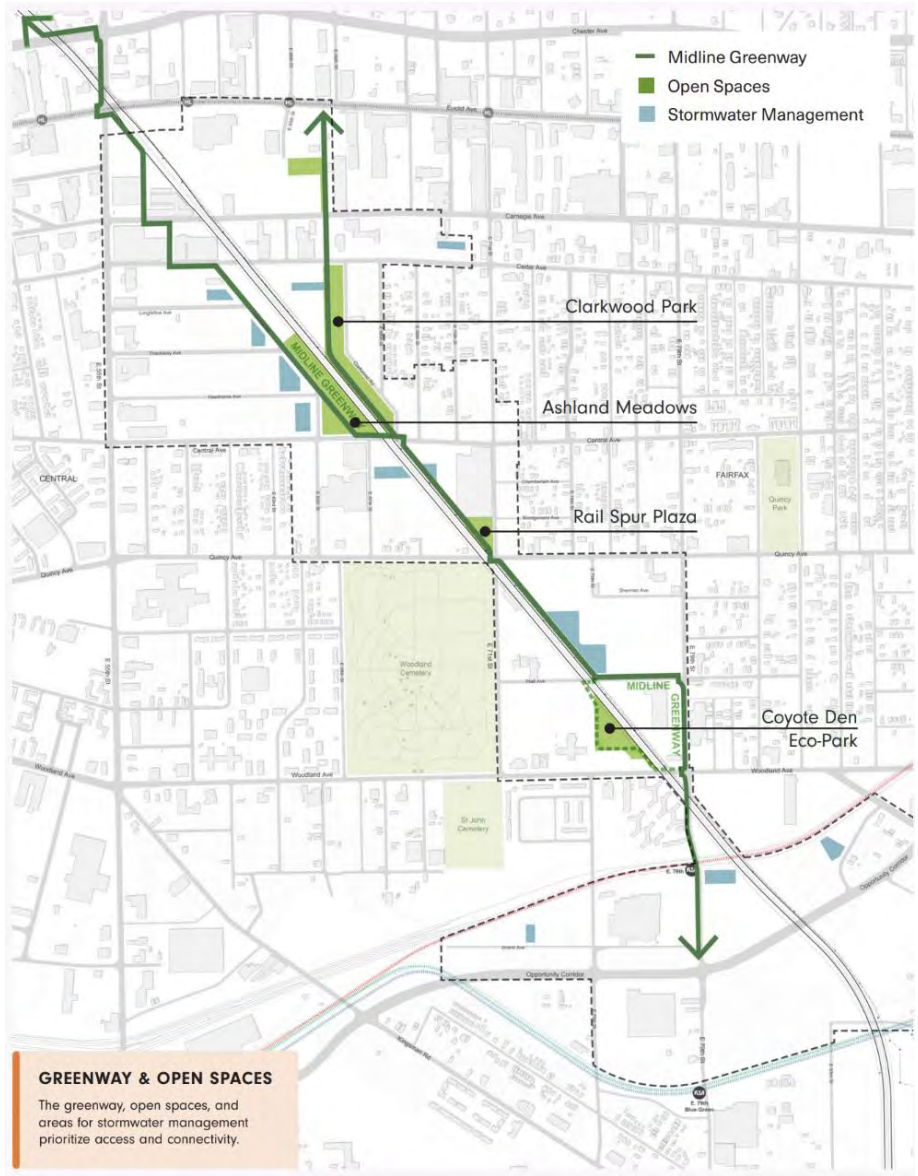
2026

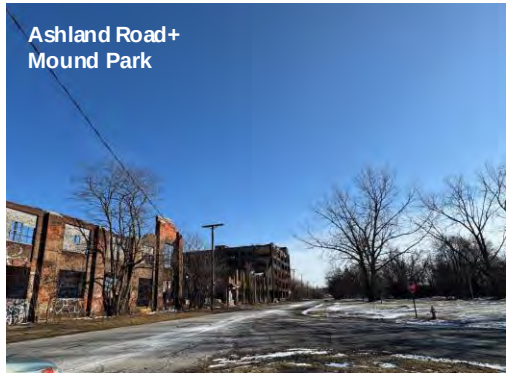
- **Community Engagement and Steering Committee:** Hosting workshops, project tours, creating community steering committee
- **Master Planning:** Merritt Chase and Utile developing land use plan and site test-fits, schematic design for open spaces and trail
- **Design Guidelines:** City Planning staff, SRF, and Utile creating form-based standards to advance world-class district

Work to Date


We are here!
CPC
6
Jan '26
Feb
Mar
Apr
May
Jun
Jul
Aug
Sept
Oct
Nov
Community Engagement
Midline Master Plan
Land Use Plan
Test-Fit Plan
Vehicular Circulation
Greenway
Open Space
Midline Design Guidelines
Existing Zoning
Site Guidelines
Building Guidelines
Landscape Guidelines

Midline Greenway and Open Space Schematic Design
Open Spaces | Existing Character







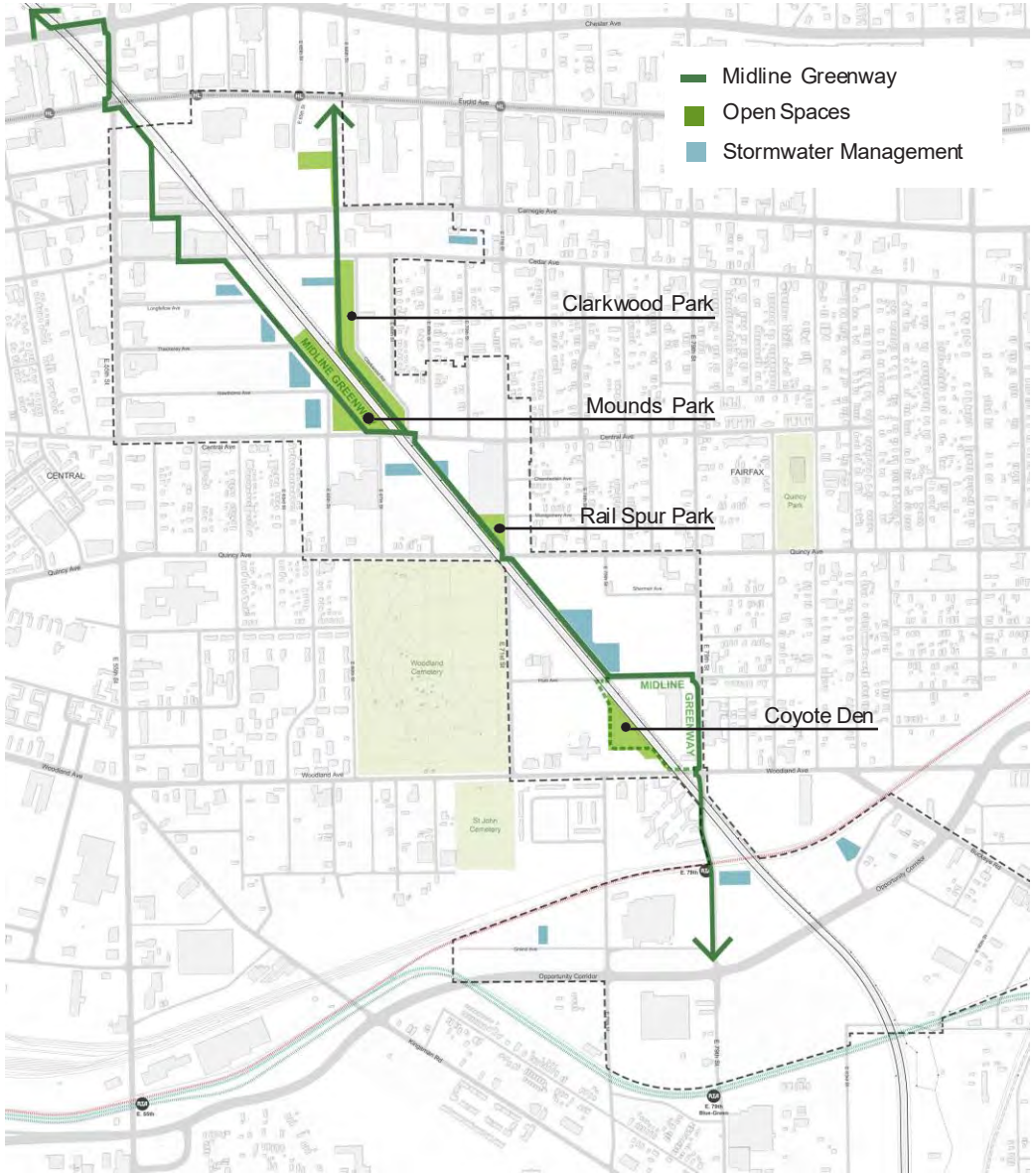








Midline Greenway and Open Space Schematic Design
Open Spaces | Overall Stormwater Strategy



Stormwater













Stormwater Management

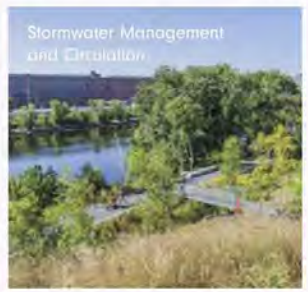
Maximize green stormwater infrastructure and leverage it as visual amenity

All pervious open spaces on a lot should be used to maximize **green stormwater infrastructure**, including rain gardens, bioswales, infiltration beds, and planted detention areas. These features should follow Low-Impact Development (LID) best practices to slow, capture, filter, infiltrate, and reuse stormwater as close to its source as possible. Stormwater management should **contribute to the district identity** by making water visible, legible, and attractive.

Stormwater areas should be **integrated into the overall site design** rather than treated as leftover utility zones. These landscapes should demonstrate that industrial sites can be **functional, resilient, and publicly engaging**. Stormwater management should be located along parking lot edges, building frontages, service drives, trail connections, and open space areas.

Planting should emphasize **drought-tolerant, salt-tolerant, and pollution-tolerant species** appropriate for industrial conditions. Designs should account for long-term maintenance, sediment removal, safe access, and seasonal appearance. Where required, fencing should be minimal and visually coordinated with the site.


Linear Stormwater Management


Stormwater Management and Circulation


Seasonal Interest


Seasonal Interest


Drought Tolerant Species

Planting Buffer Guidelines

Buffer industrial uses from public streets and along side/rear lot lines

To buffer industrial uses, **all lots should provide a minimum planting buffer:** 8 feet from side/rear lot lines, and 10 feet from front lot lines along Secondary Streets and the Midline Greenway where the latter is more than 30 feet from a building.

Trees should be planted at an average **30 feet on center**, with a minimum 2-inch caliper at planting. Spacing may vary due to site constraints, maintaining a continuous buffer. Where space permits, buffers should use multiple rows for a fuller screen.

Buffers should **prioritize hardy, low-maintenance** species suited to industrial conditions (e.g., road salt, compacted soils, heat, drought, inundation). Designs should maximize native and climate-adapted species and minimize turf grass except where necessary for access or maintenance. Buffers should form a dense screen year round.

Where outdoor service areas (e.g., loading aprons, trash areas) are visible from an abutting residential district, the planting buffer should include an opaque wall/fence 6-8 feet tall placed adjacent to the lot line.


Sidewalk Planting Buffer


Trail Planting Buffer


Trail Planting Buffer


Parking Planting Buffer


Sidewalk Planting Buffer

Signage Design Guidelines

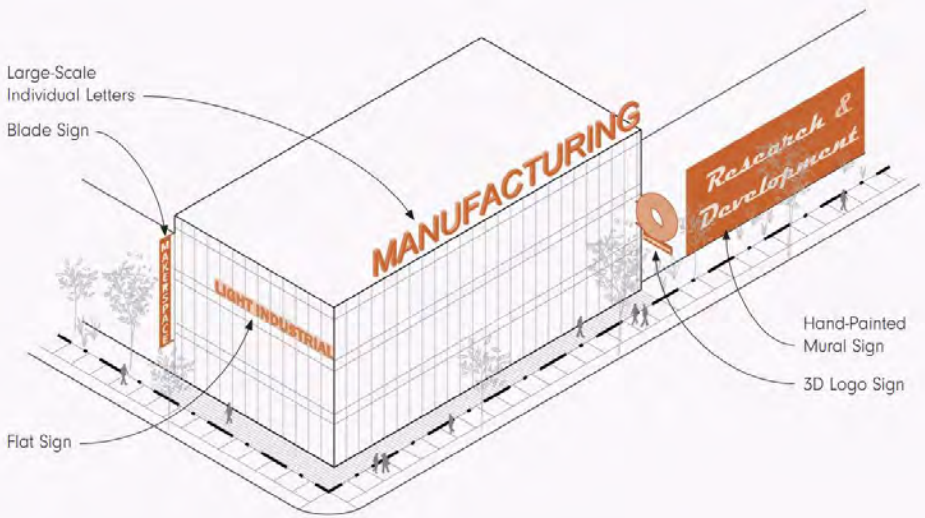
Use building signage to announce the business and add character to the District

Building signage should **advertise the industrial use, accentuate the architecture, and add visual interest** to the public realm. Signs should be one of the types illustrated in the diagram below:

- **Large-Scale Individual Letters** (mounted on the roof/facade)
- **Flat Signs**
- **Vertical Blade Signs**
- **Hand-Painted Mural Signs** (i.e., no billboards)
- **3D Logo Signs**

Signage may also be **integrated into the facade articulation strategy**, such as displaying hand-painted mural signs as vertical planes or integrating flat signs into a textured-surface facade.

Encouraged Signage Types



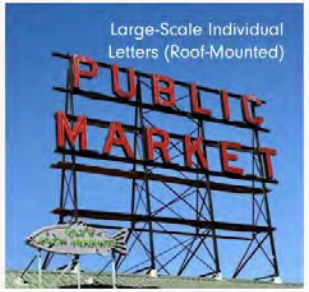














– STAFF REPORT – Central East Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Midline Master Plan

November 6, 2026

CEDRAC Recommendations:

CEDRAC is in support of plan adoption

City Planning Staff Recommendations:

Redevelopment of the Midline Area is an improvement for the existing condition of the area. Design guidelines are a good starting point for future development intended on revitalizing the vacant spaces.

Cleveland City Planning Commission

Downtown/Flats Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2026-008 - Cleveland Amphitheatre

November 6, 2026

Project Address: 1900 W. 3rd Street

Type: New Construction - Commercial

Project Representative: Nora Romanoff, Bedrock; Joshua Haney, DLR Group

Approval: Final (excluding signage, ROW/streetscape, and transportation management plan)

Ward 7: Council Member Austin N. Davis | **SPA: Cuyahoga Valley**

City of Cleveland
Justin Bibb, Mayor
City Planning Commission

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F:
216/664-3281
www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE: 10/8/2026

PROJECT NAME: Cleveland Amphitheater

PROJECT ADDRESS: W. 3rd Street and Stones Levee (1900 W. 3rd Street)

PROJECT LOCATION (if no address)**:**

CONTACT PERSON *(for design review)**:*** Nora Romanoff

COMPANY: Bedrock, MKSK, DLR + Osborn

PHONE: 2164026262 ***EMAIL:*** noraromanoff@bedrockcleveland.com

OWNER: Bedrock

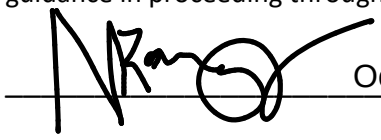
ARCHITECT/ CONTRACTOR: DLR

PROJECT TYPE: ☑ New Building ☐ Rehabilitation ☐ Addition ☐ Sign ☐ Fence ☐ Parking

USE TYPE: ☐ Residential ☑ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

Review Level: ☐ Storefront ☐ Conceptual ☐ Schematic Design ☑ Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's *"Design Review: A Guide for Applicants"* and agree to follow its guidance in proceeding through the design review process for the subject project.



October 8, 2026

Signature **and** date

****

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

Cleveland Amphitheater
Final Design Review Application

Application Date: 10/08/2026
Meeting Date: 10/22/2026

Project Summary

The project consists of a new 6,200-capacity outdoor music amphitheater located along the Cuyahoga River in Downtown Cleveland as part of Bedrock's transformational development on The Riverfront. The venue will be operated by Live Nation and will function as a destination for live music, festivals, and community events – amplifying Bedrock's vision to create an active waterfront destination for the community and to support an experience-driven-economy.

The 4.18 acre project site is bounded by Stones Levee, W. 3rd St., W6th St., and Central Ave and consists of 2 parcels: 1900 W. 3rd – PPN 101-30-001 and 401 Stones Levee – PPN 122-20-015.

The project program consists generally of the following:

- Entrance and box office facilities
- Stage with stage house, artist suites and loading dock for trucks and tour busses
- Seating areas including standing or loose floor seats, fixed seats and various premium seating options
- Outdoor VIP club
- Merchandise, kitchen, food truck, and food & beverage stands
- Restrooms
- Other back of house program elements, including staff, admin, loading and waste management spaces
- Circulation plaza with secured perimeter

The lower bowl and premium seats shall be covered by a canopy.

CLEVELAND AMPHITHEATER

CITY PLANNING | FINAL DESIGN DEVELOPMENT | OCTOBER 22, 2026

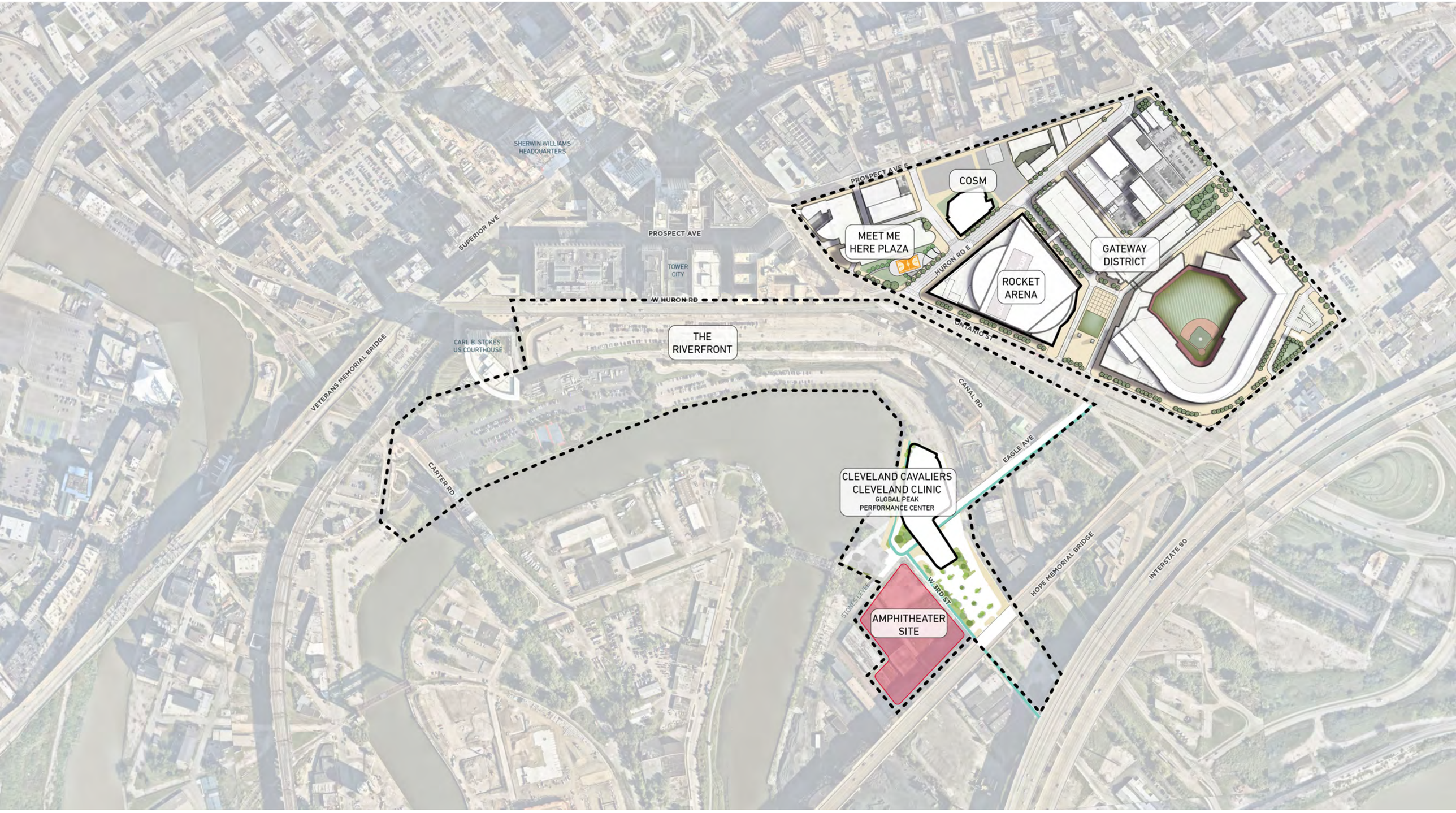
BEDROCK

DLRGROUP

MKSK

OSBORN ENGINEERING



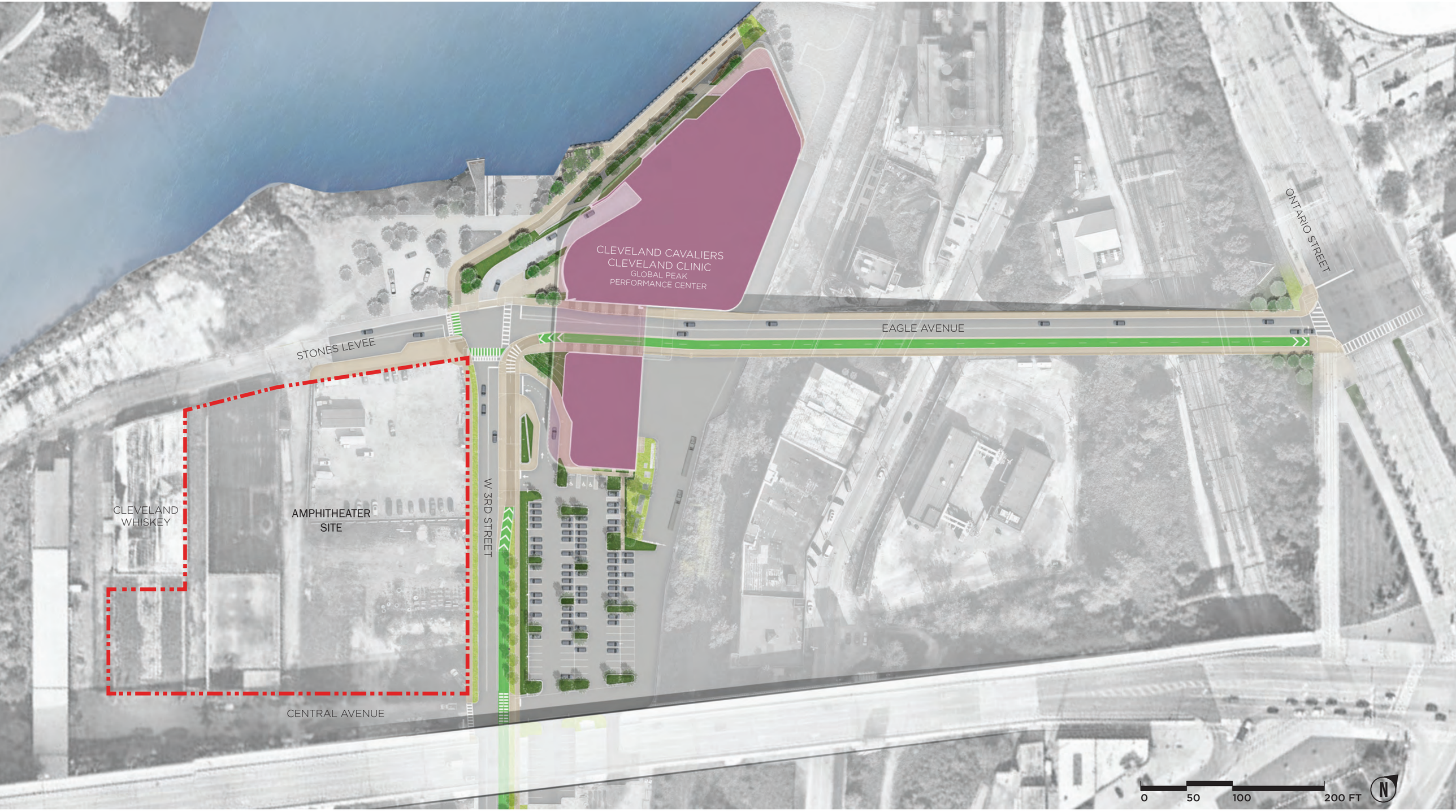


MKSK

CLEVELAND AMPHITHEATER

SITE LOCATION MAP

OCTOBER 22, 2026



MKSK

CLEVELAND AMPHITHEATER

CONTEXT PLAN

OCTOBER 22, 2026



1 CLEVELAND CAVALIERS CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER



2 CLEVELAND CAVALIERS CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER



CLEVELAND AMPHITHEATER

EXISTING CONDITIONS PLAN

OCTOBER 22, 2026



3 CLEVELAND CAVALIERS CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER



4 CLEVELAND CAVALIERS & CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER



1 CLEVELAND WHISKEY



2 CLEVELAND WHISKEY





3 DASH MART & THE LANDING



1 CENTRAL AVE VIEW TO THE WEST





2 DASH MART & THE LANDING PARKING LOT



3 CENTRAL AVE VIEW TO THE EAST



1 FROM NORTHEAST CORNER AT PROPOSED ENTRY PLAZA





2 FROM SOUTHEAST CORNER AT PROPOSED VIP ENTRY



3 FROM SOUTHWEST CORNER OF SITE



1 NORTHEAST CORNER LOOKING EAST TOWARDS EAGLE AVE.





2 AERIAL FROM WEST



3 AERIAL FROM NORTH

PHOTOS COURTESY OF DRONE OHIO



1 AERIAL FROM STONES LEVEE LOOKING EAST TOWARDS EAGLE AVE.



2 AERIAL FROM EAST

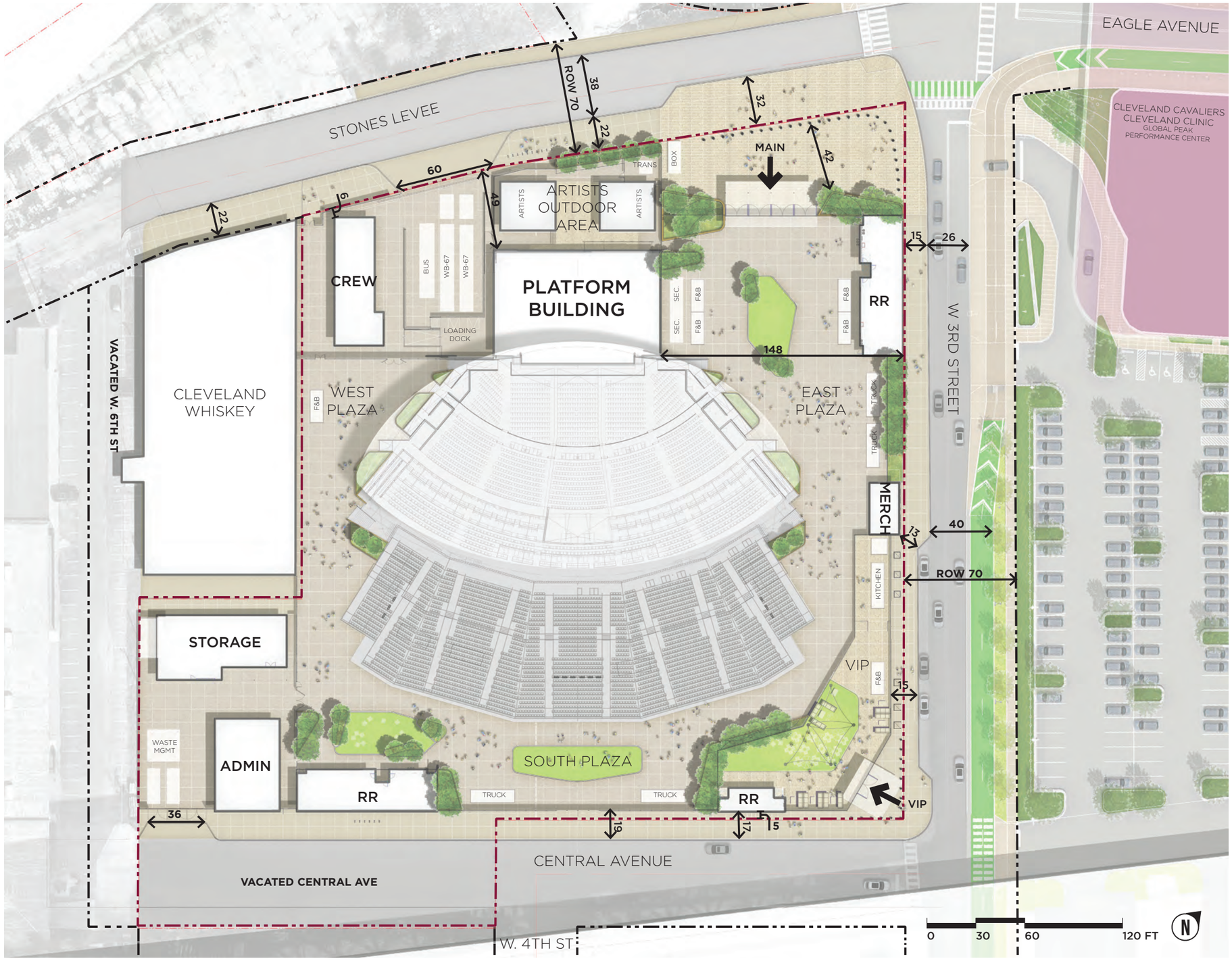


PHOTOS COURTESY OF DRONE OHIO

CLEVELAND AMPHITHEATER

EXISTING CONDITIONS PLAN

OCTOBER 22, 2026

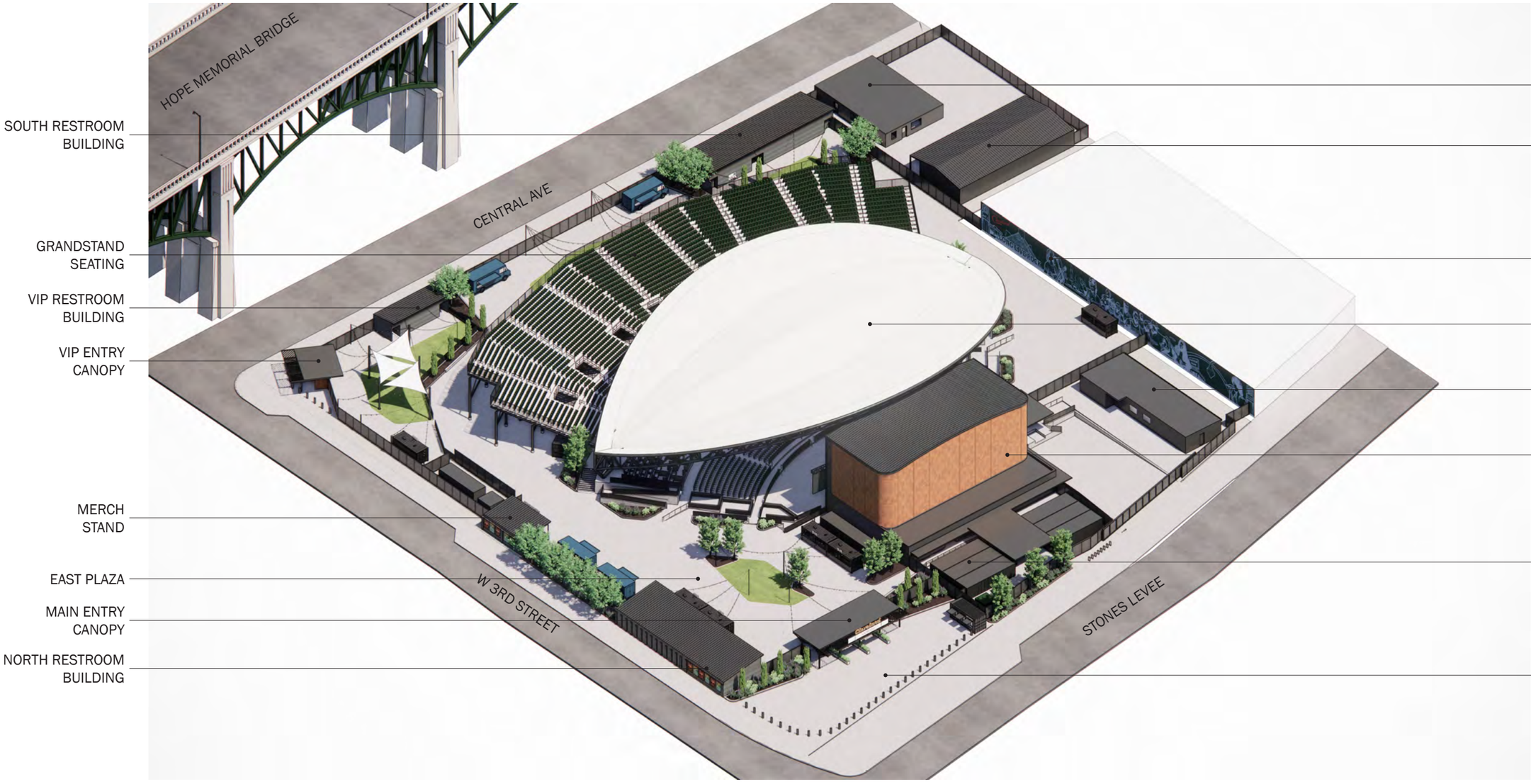


ROCK Entertainment Group | OSBORN ENGINEERING | MKSK | BEDROCK | DLRGROUP

CLEVELAND AMPHITHEATER

SITE PLAN

OCTOBER 22, 2026

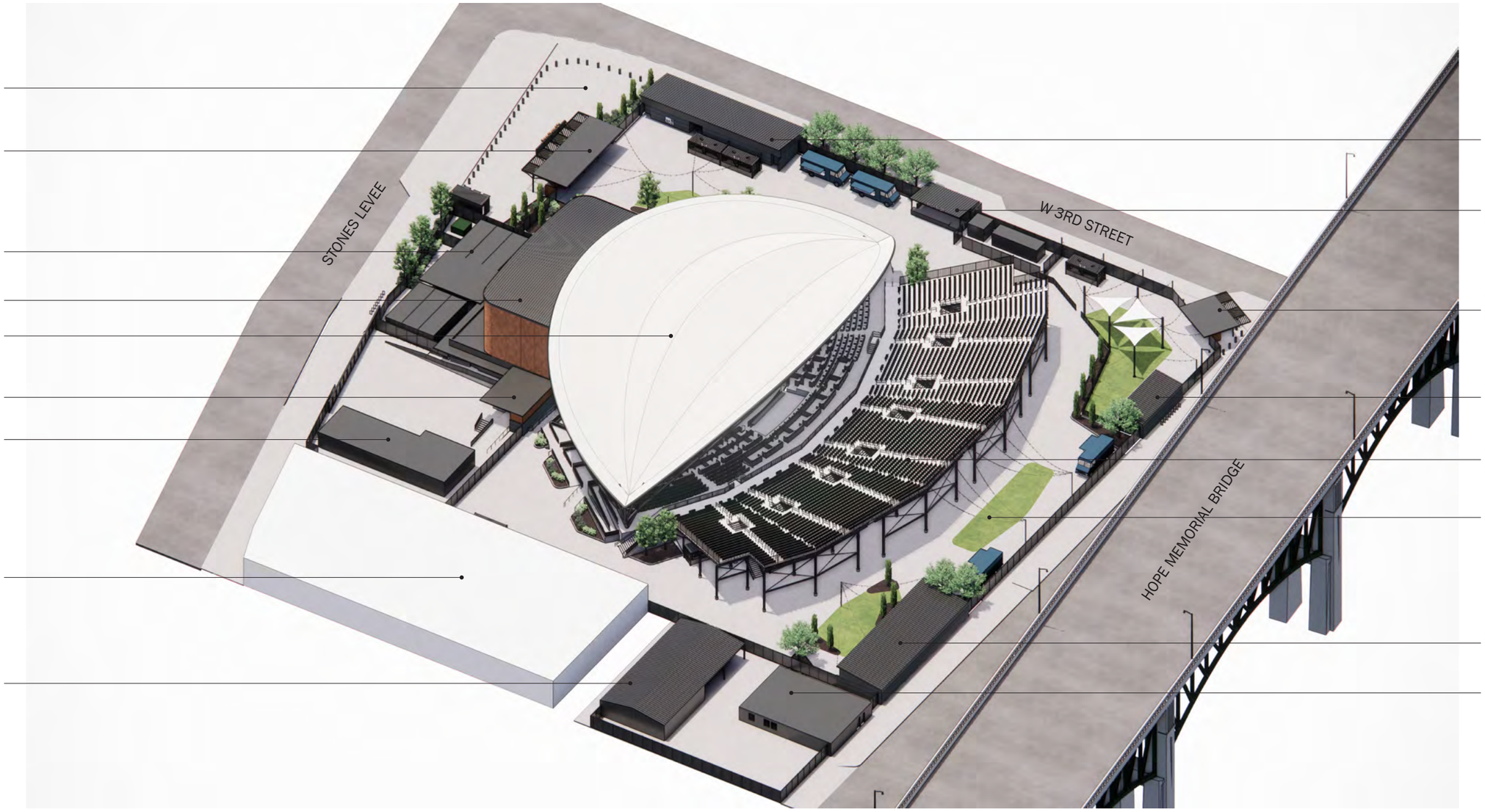


ROCK Entertainment Group | OSBORN ENGINEERING | MKSK | BEDROCK | DLRGROUP

CLEVELAND AMPHITHEATER

NORTHEAST ISOMETRIC

OCTOBER 22, 2026

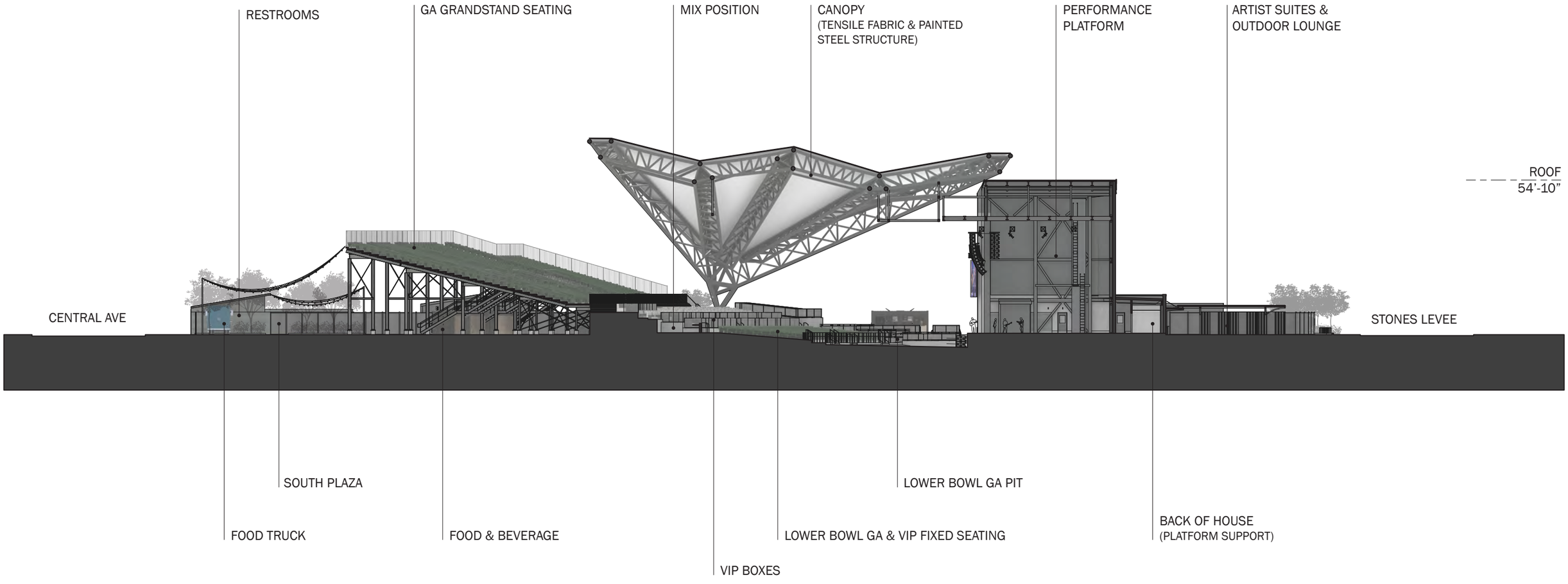


RUCK | OSBORN ENGINEERING | MKSK | BEDROCK | DLRGROUP

CLEVELAND AMPHITHEATER

SOUTHWEST ISOMETRIC

OCTOBER 22, 2026



SITE SECTION A-A

ROCK Entertainment Group | OSBORN ENGINEERING | MKSK | BEDROCK | DLRGROUP

CLEVELAND AMPHITHEATER

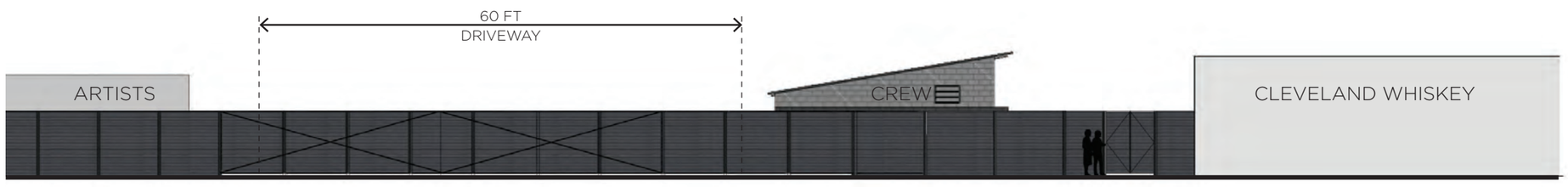
SITE SECTION

OCTOBER 22, 2026



NORTH ELEVATION - STONES LEVEE

1/16” = 1’-0”



NORTH ELEVATION - STONES LEVEE

1/16”=1’-0”

***SEE ARCHITECTURAL ELEVATIONS FOR BUILDING MATERIALITY INFORMATION**



EAST ELEVATION - W 3RD STREET

1/16” = 1’-0”



EAST ELEVATION - W 3RD STREET

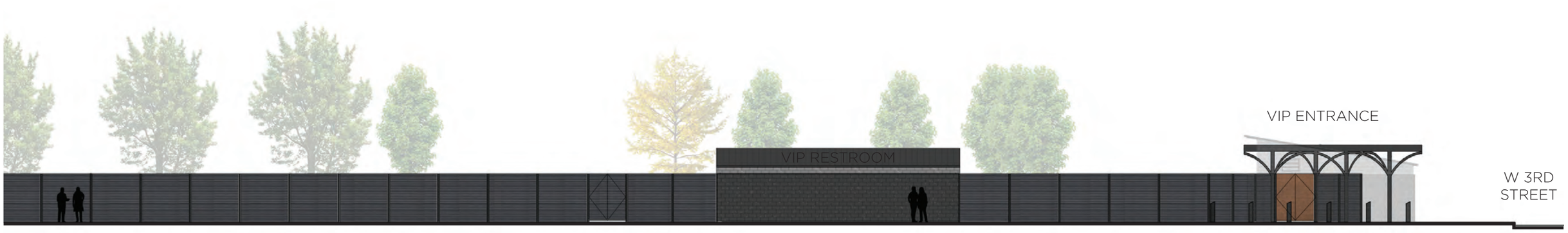
1/16”=1’-0”

*SEE ARCHITECTURAL ELEVATIONS FOR BUILDING MATERIALITY INFORMATION

ROCK | OSBORN ENGINEERING | MKSK | BEDROCK | DLRGROUP

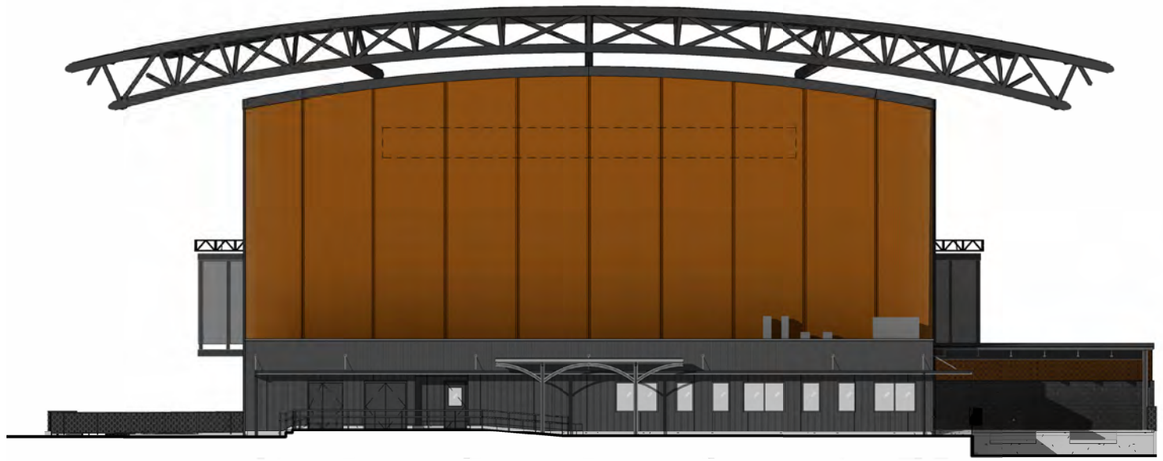


SOUTH ELEVATION - CENTRAL AVENUE

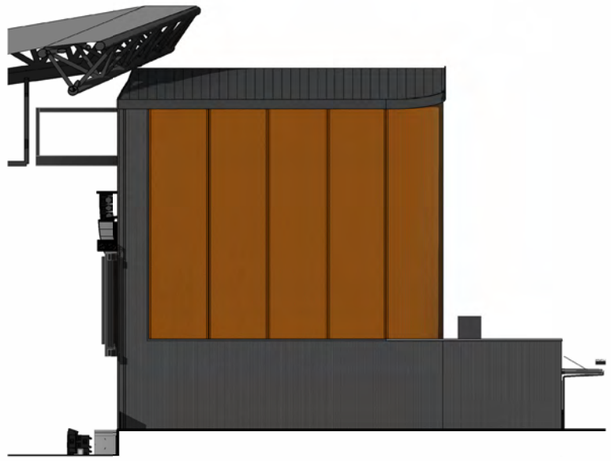


SOUTH ELEVATION - CENTRAL AVENUE

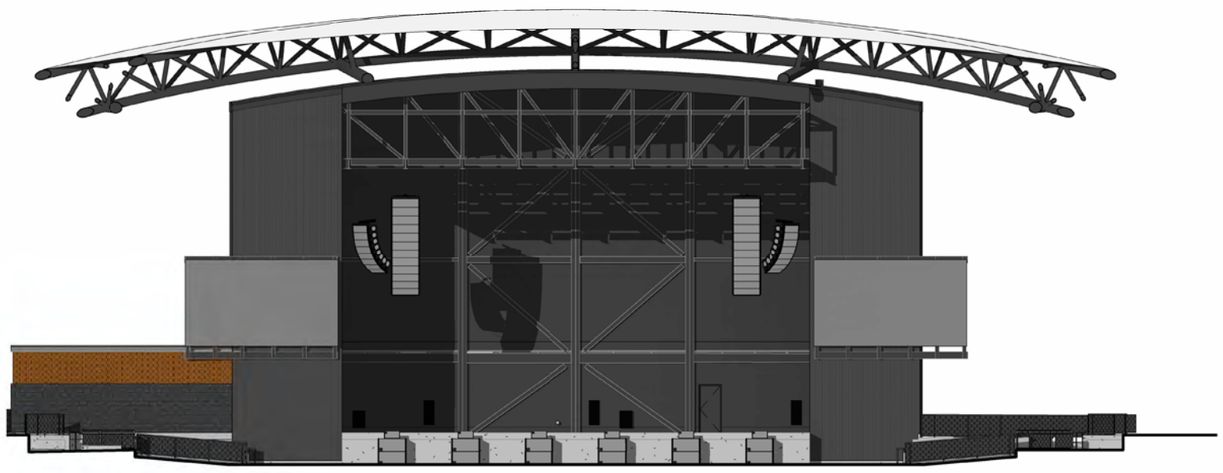
*SEE ARCHITECTURAL ELEVATIONS FOR
BUILDING MATERIALITY INFORMATION



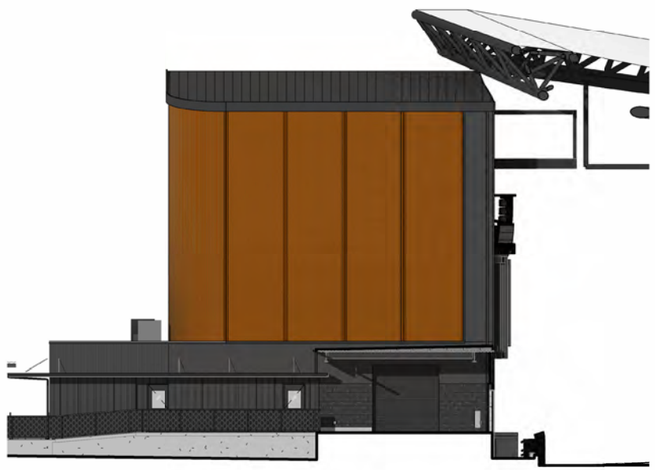
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



STANDING SEAM ROOF
DARK GRAY



FORMED METAL WALL SIDING
FAUX WEATHERED STEEL



PERFORATED METAL SIDING
FAUX WEATHERED STEEL

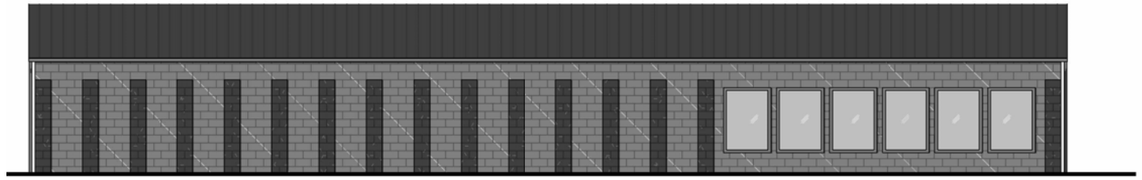


FORMED METAL WALL SIDING
PAINTED DARK GRAY

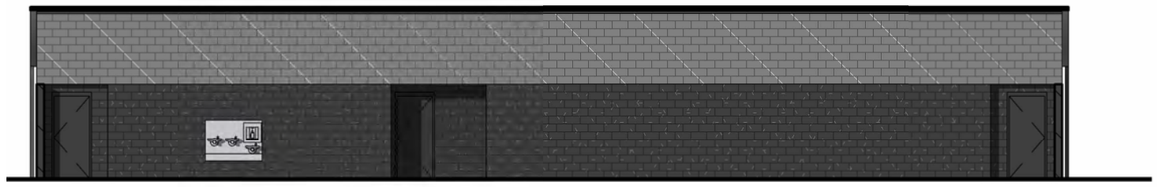
CLEVELAND AMPHITHEATER

PLATFORM BUILDING ELEVATIONS

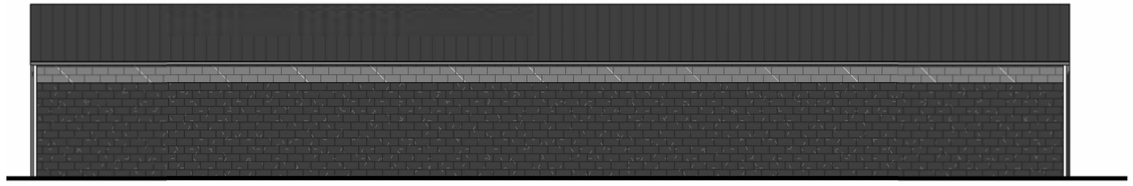
OCTOBER 22, 2026



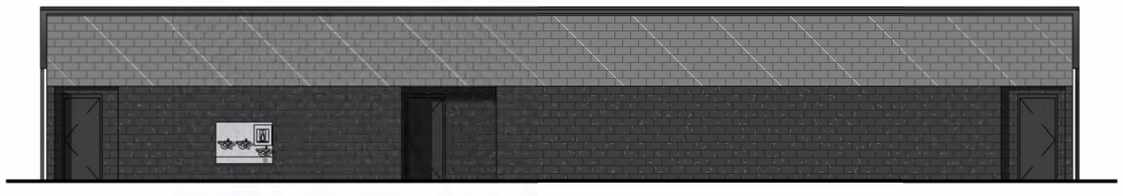
NORTH RESTROOM
EAST ELEVATION



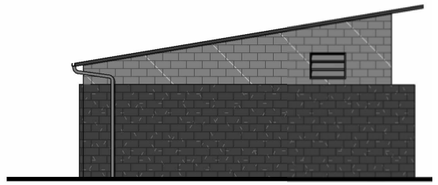
NORTH RESTROOM
WEST ELEVATION



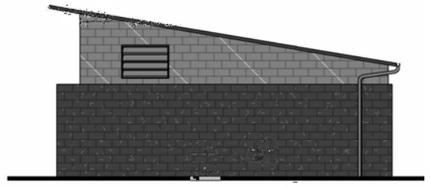
SOUTH RESTROOM
SOUTH ELEVATION



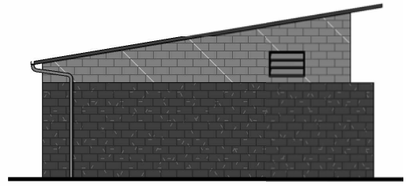
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NORTH ELEVATION



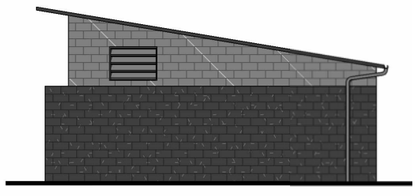
NORTH RESTROOM
NORTH ELEVATION



NORTH RESTROOM
SOUTH ELEVATION



SOUTH RESTROOM
EAST ELEVATION



SOUTH RESTROOM
WEST ELEVATION



STANDING SEAM ROOF
DARK GRAY



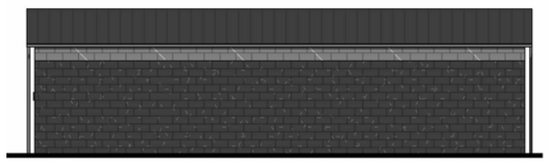
CMU - POLISHED FACE
'PFT 210'



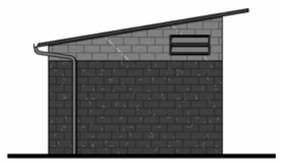
CMU - POLISHED FACE
'PFT 608'



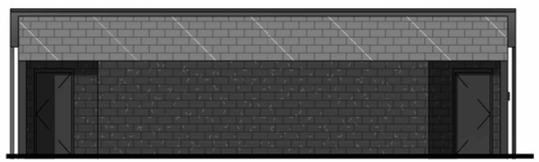
CEMENT BOARD SOFFIT
FAUX SHOU SUGI BAN



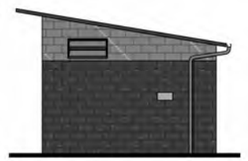
VIP RESTROOM
SOUTH ELEVATION



VIP RESTROOM
EAST ELEVATION



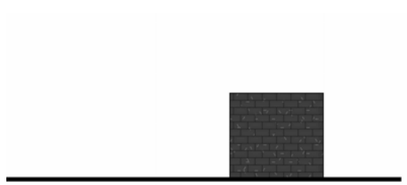
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NORTH ELEVATION



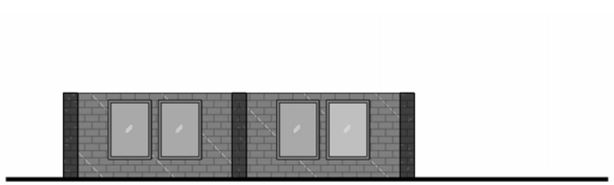
VIP RESTROOM
WEST ELEVATION



STANDING SEAM ROOF
DARK GRAY



PERIMETER WALL AT MERCH STAND
SOUTH ELEVATION



PERIMETER WALL AT MERCH STAND
EAST ELEVATION



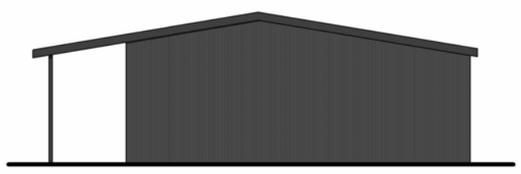
PERIMETER WALL AT MERCH STAND
NORTH ELEVATION



CMU - POLISHED FACE
‘PFT 210’



CMU - POLISHED FACE
‘PFT 608’



STORAGE BUILDING
EAST ELEVATION



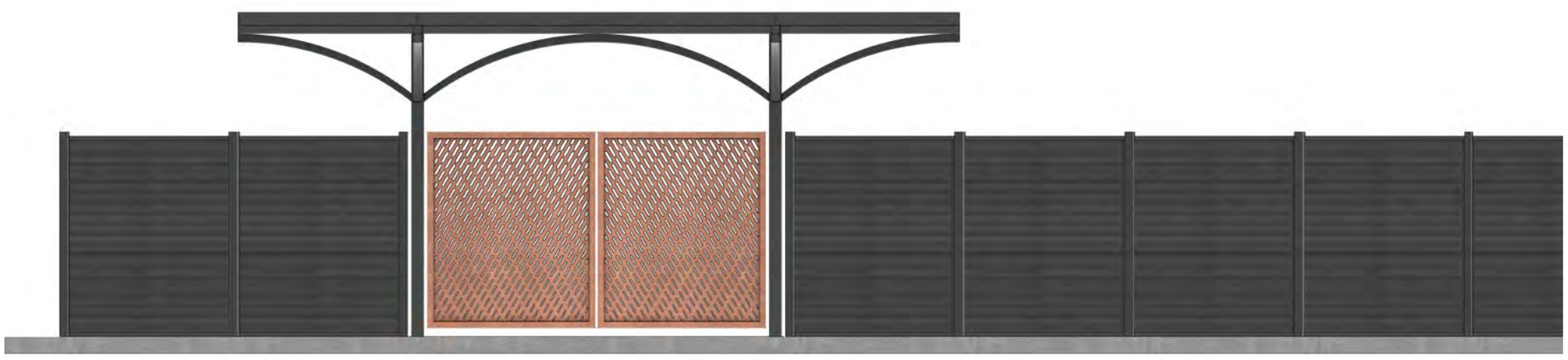
STORAGE BUILDING
SOUTH ELEVATION



FORMED METAL WALL SIDING
DARK GRAY



MAIN ENTRY CANOPY & GATE



VIP ENTRY CANOPY & GATE



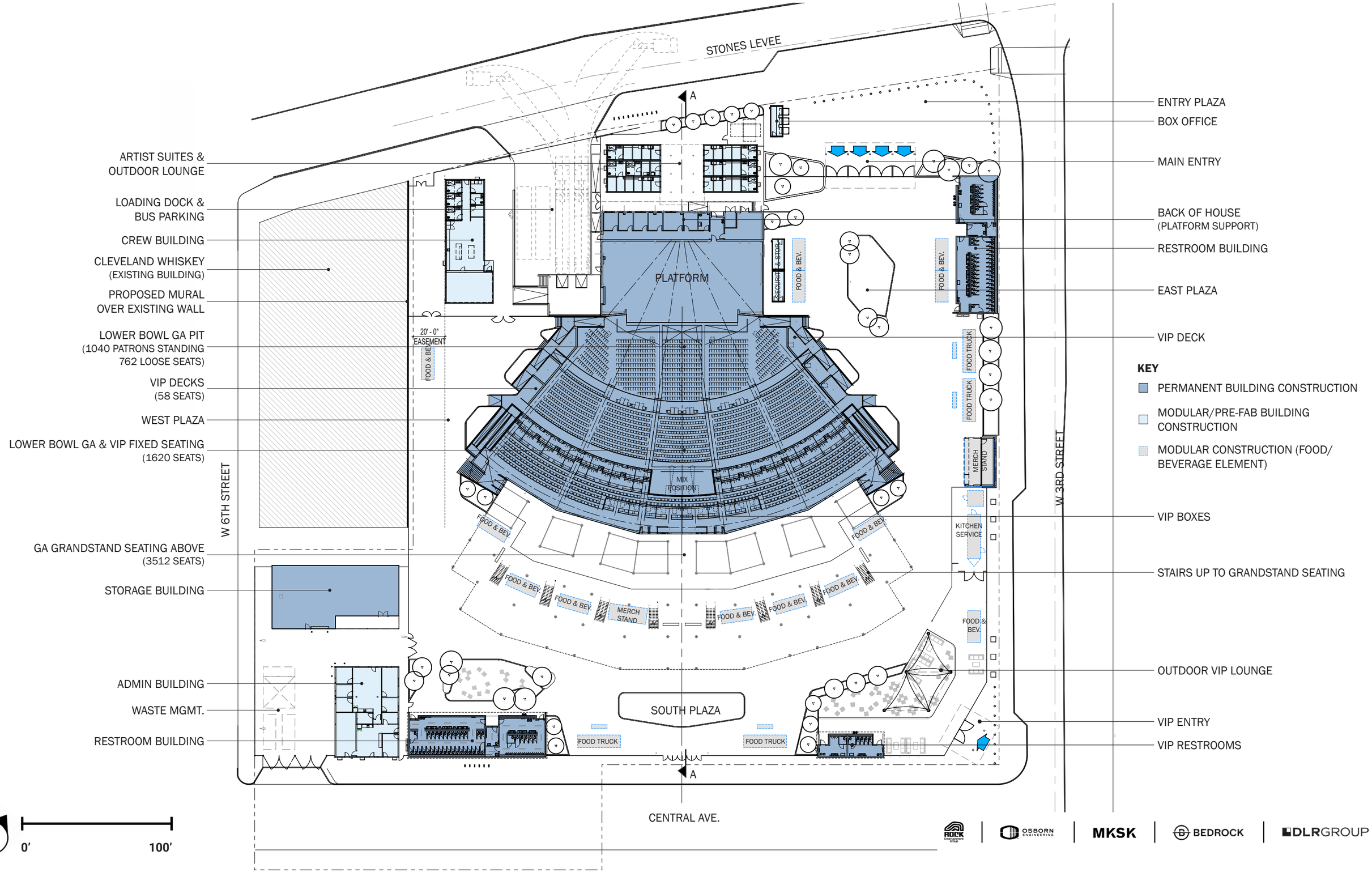
HIGH PERFORMANCE STEEL COATING
DARK GRAY



CUSTOM PERFORATED STEEL GATE
CORTEN STEEL



CEMENT BOARD SOFFIT
FAUX SHOU SUGI BAN

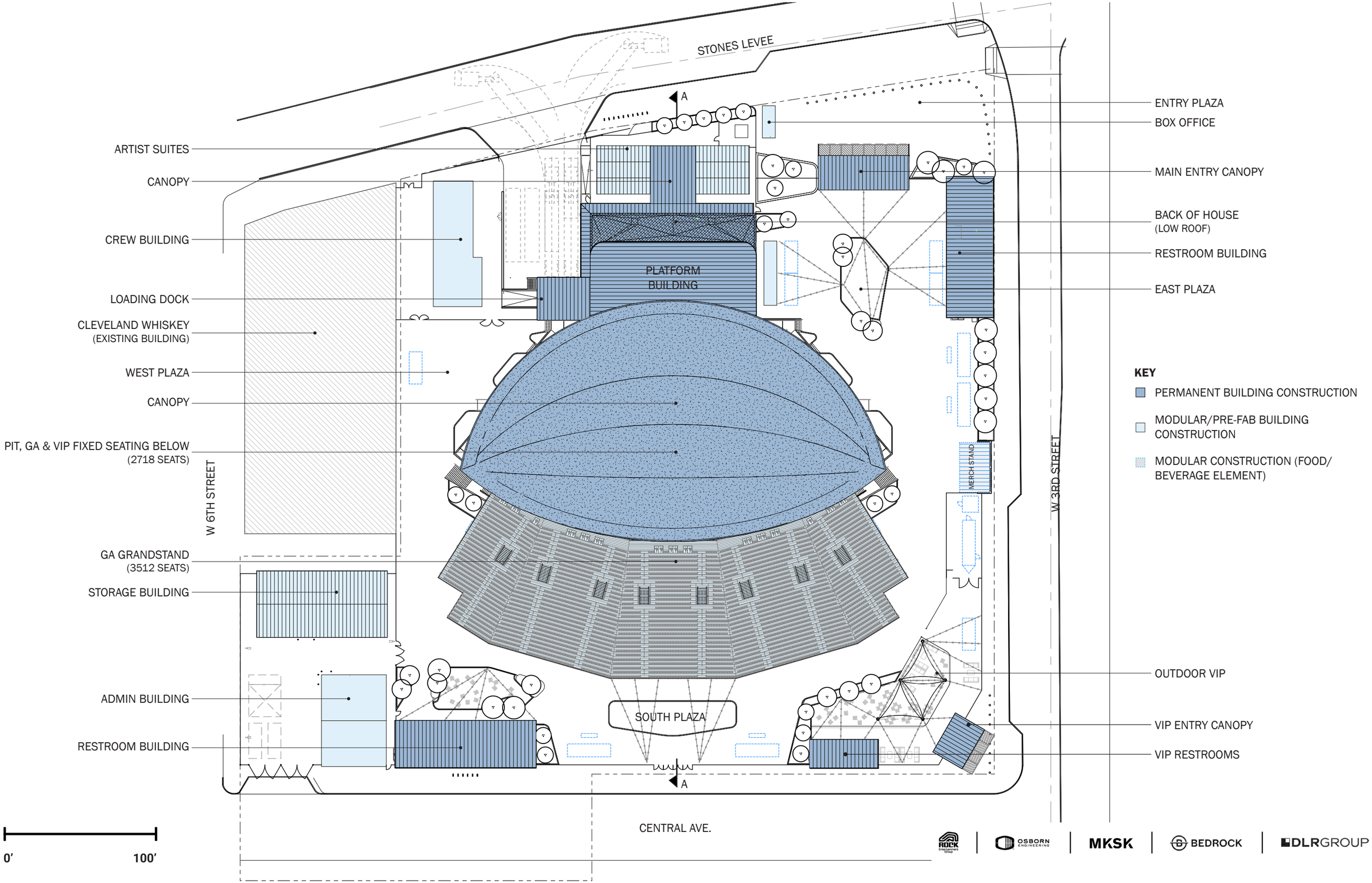


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CLEVELAND AMPHITHEATER

FLOOR PLAN

OCTOBER 22, 2026



OSBORN ENGINEERING | MKSK | BEDROCK | DLRGROUP

CLEVELAND AMPHITHEATER

ROOF PLAN

OCTOBER 22, 2026



CLEVELAND AMPHITHEATER

CONCEPTUAL RENDERINGS

OCTOBER 22, 2026



CLEVELAND AMPHITHEATER

CONCEPTUAL RENDERINGS

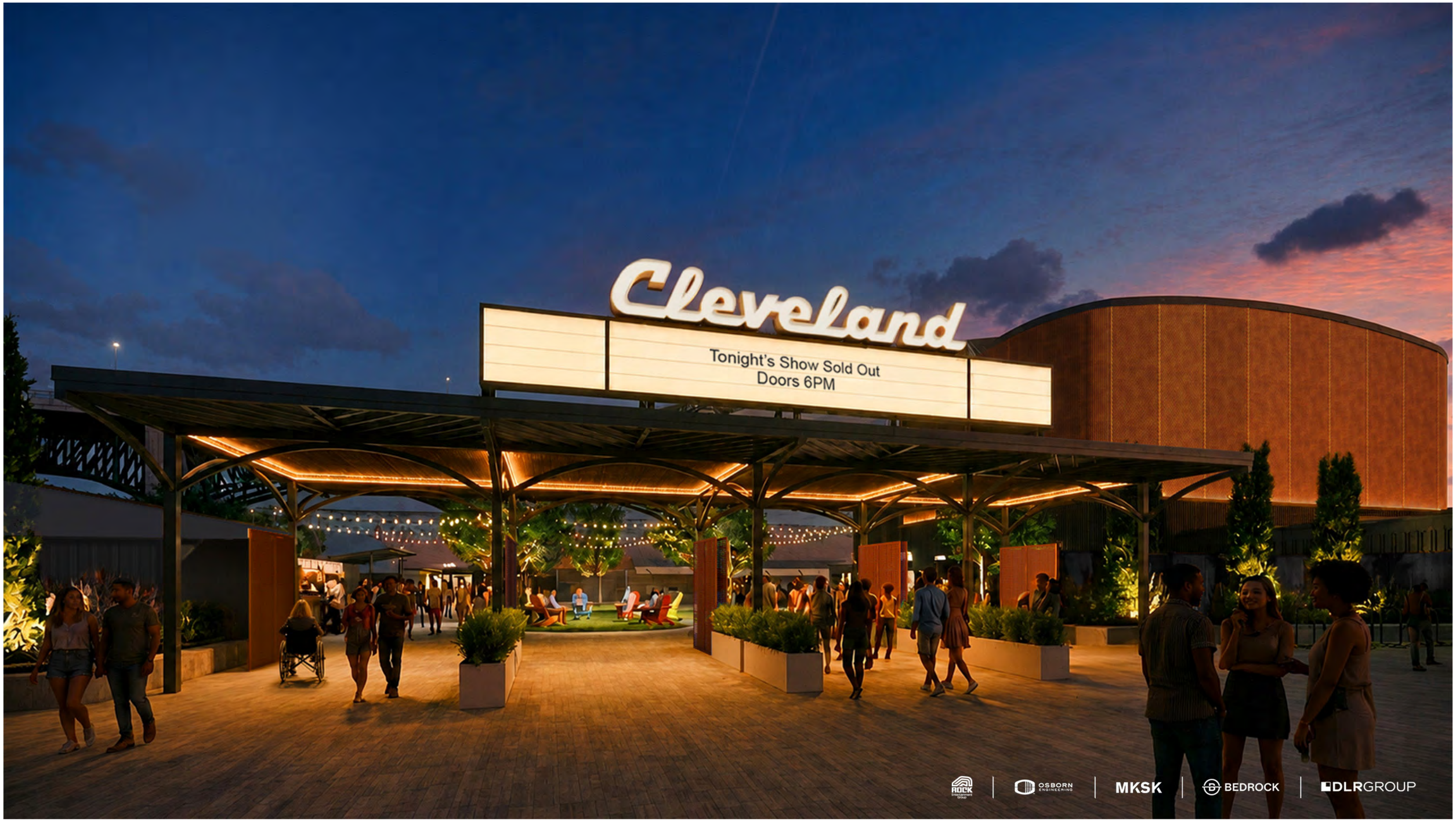
OCTOBER 22, 2026



CLEVELAND AMPHITHEATER

CONCEPTUAL RENDERINGS

OCTOBER 22, 2026



CLEVELAND AMPHITHEATER

CONCEPTUAL RENDERINGS

OCTOBER 22, 2026





BW1 - Backstage Wall Packs
Building mounted wall packs provide a lower level of lighting for circulation during performances



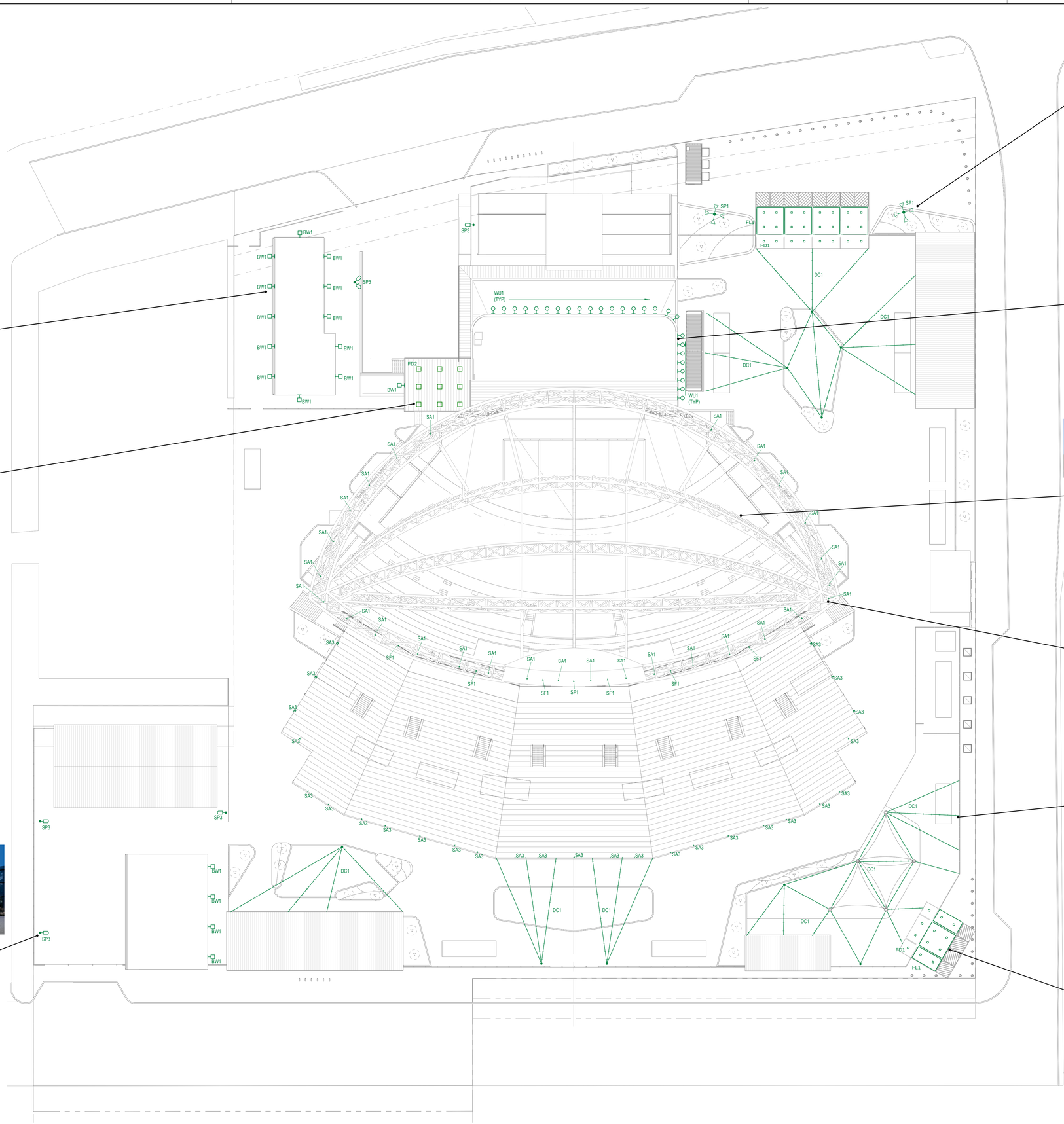


FD2 - Loading Dock
Surface mounted fixtures under the canopy supply the higher lighting required during load in/out of shows





SP3 - Backstage Light Poles
Building mounted wall packs provide a lower level of lighting for circulation during performances





SP1 - Pedestrian Pole
The use of the Selux Olivio Sistema ties the concert space to the adjacent Riverwalk area. These lights illuminated the entry plaza.





WU1 - Stage House Facade
Floodlight fixtures uplight the stage house facade and provide a even wash of the corten







Canopy Bowl Lighting
RGBW fixtures wash the canopy to provide indirect lighting to the seating below
Fixtures aimed down at the seating bowl provide general lighting for cleaning and maintenance purposes





SA1/SA3/SF1 - Adjustable Floodlights
Spot fixtures mounted to the outer canopy and under the rear of the stadium seating to provide general illumination to the stadium seats and circulation areas below





DC1 - Catenary Lighting
Catenary lights span the seating areas in a pattern inspired by bridge supports
A tensioned system is used to prevent unwanted sway and provide resilience to Cleveland's weather
The lights are mounted to adjacent buildings and illuminated poles





FD1/FL1 - Entry Canopies
Cove lighting grazes the ceiling and provides indirect lighting
A secondary layer of down lights provides direct, higher illumination during security checkpoints

N

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

DLR GROUP
© DLR Group

- FOR REFERENCE ONLY -

BEDROCK

CLEVELAND AMPHITHEATER
BEDROCK MANAGEMENT SERVICES
1900 W. 3RD STREET
CLEVELAND, OH 44113

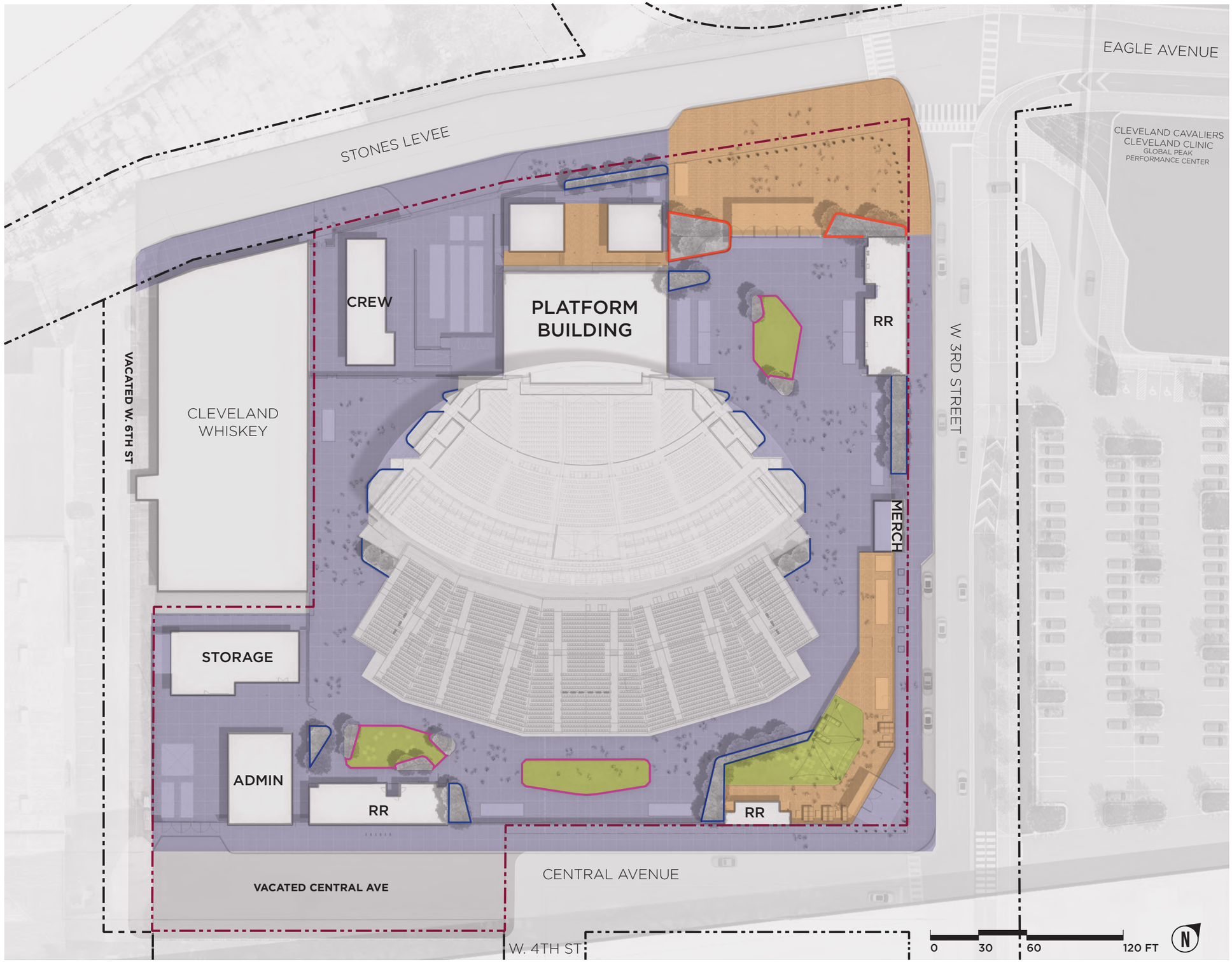
ISSUANCES
1 02 OCT 2026 ISSUE FOR PERMIT & GMP

25-26114-00

LIGHTING SITE PLAN

ELS1.1

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10/7/2026 5:35:43 PM



HARDSCAPE MATERIALS KEY

- Micro-Etched Concrete
- Light Broom Finish Concrete
- Synthetic Turf
- CIP Concrete Seatwall
- CIP Concrete Planter Curb
- CIP Flush Concrete Curb

- Amphitheater Project Boundary
- ROW Line

MKSK

CLEVELAND AMPHITHEATER

MATERIALS PLAN

OCTOBER 22, 2026



Micro-Etched Concrete
Heavy Duty, Sawcut Joints



Light Broom Finish Concrete
Heavy Duty, Sawcut Joints



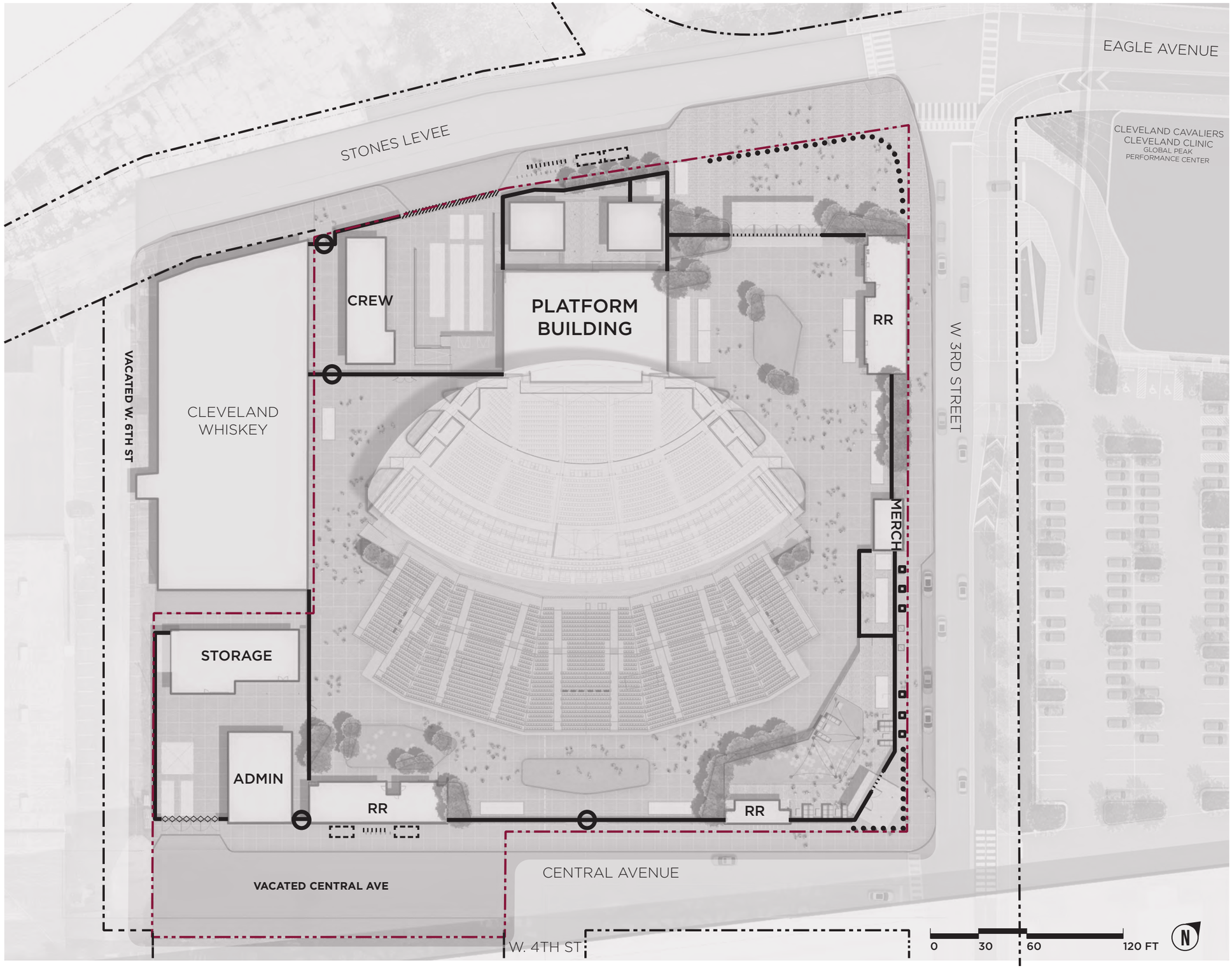
Synthetic Turf
ForeverLawn Fusion Pro



CIP Concrete Seatwall
Formliner Finish, Boardform Pattern



CIP Concrete Planter Curb
Chamfered Edge, Rubbed Finish



SITE FURNISHINGS KEY

- Security Bollard
- Bicycle Rack
- Planter
- Steel Perimeter Fence - 8 Ft Ht
- Egress Gate Locations
- BOH Vehicular Gate - to match fence
- Sliding Cantilever Gate
- Entry Gates - Refer Architectural Plans

- Scooter Parking (14' module = 12-24 bikes/scooters; to meet City of Cleveland Standards)

- Amphitheater Project Boundary
- ROW Line

MKSK

CLEVELAND AMPHITHEATER

SITE FURNISHING PLAN

OCTOBER 22, 2026



Security Bollard
Reliance Foundry Halvard M30
with R-7314 Cover, Powdercoated



Bicycle Rack
Vestre Forum
Embedded Mount



Litter Receptacle
Landscape Forms Lakeside



Planter
Tournesol, Wilshire, 36" sq / 30" ht
Shark



Aluminum Privacy Fence - 8 ft
SLEEKFENCE Lineara Full Privacy (LFP-100)
Black Finish



Double-Swing Vehicular Gate - 8 ft
SLEEKFENCE Lineara Full Privacy,
Black Finish



Double-Swing Egress Pedestrian Gate - 8 ft
SLEEKFENCE Lineara Full Privacy,
Black Finish

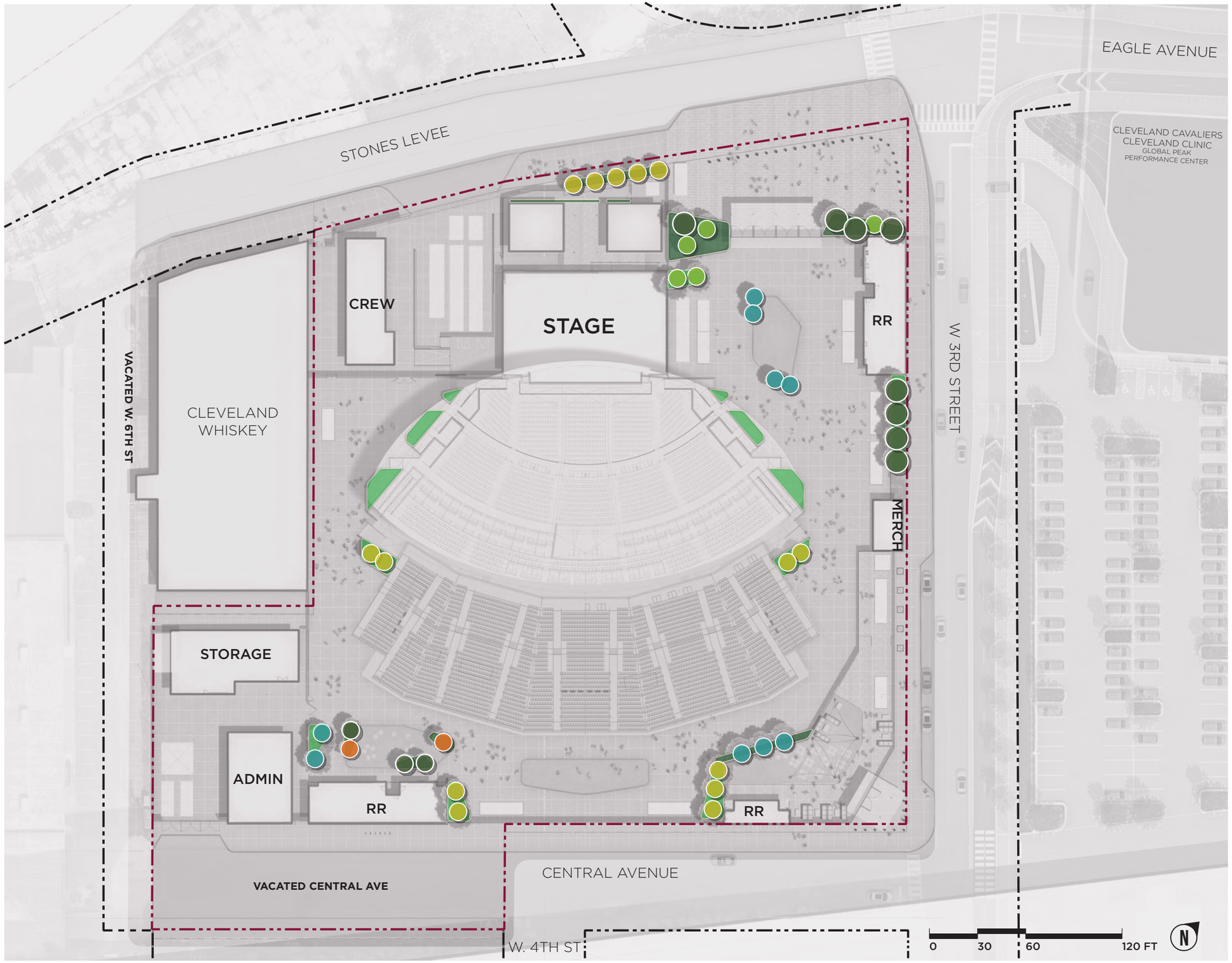


Sliding Cantilevered Vehicular Gate - 8 ft
PALMSHIELD Tiger Cantilever Louvered Slide Gate,
Black Finish





Fence Artwork
Example of artist-inspired artwork for the
perimeter fence



LANDSCAPE KEY

Deciduous Trees

- Amelanchier X Grandiflora ‘Ballerina’
- Betula Papyrifera ‘Renci’
- Gingko biloba ‘Princeton Sentry’
- Liquidamber styraciflua ‘Slender Silhouette’
- Ulmus americana ‘Princeton’

Shrubs

- Juniperus Chinensis Var. Sargentii

Perennials

- Carex
- Coreopsis
- Liriope muscari ‘Variegata’
- Nepeta
- Rudbeckia hirta

Amphitheater Project Boundary

ROW Line

MKSK

CLEVELAND AMPHITHEATER

LANDSCAPE / STREETSCAPE PLAN

OCTOBER 22, 2026



Ballerina Serviceberry
Amelanchier x grandiflora 'Ballerina'



Renaissance Reflection Paper Birch
Betula papyrifera 'Renci'



Columnar Ginkgo Tree
Ginkgo biloba 'Princeton Sentry'



American Sweetgum
Liquidambar styraciflua 'Slender Silhouette'



Princeton Elm
Ulmus american 'Princeton'



Sargent Juniper
Juniperus chinensis var. Sargentii



Sedges
Carex



Tickseed
Coreopsis



Catmint
Nepeta

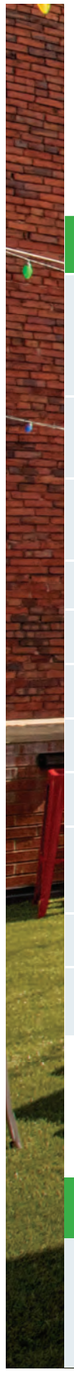


Variegated Lilyturf
Liriope muscari 'Variegata'





Black-Eyed Susan
Rudbeckia hirta



LANDSCAPES™ FUSION PRO

PRODUCT SPECIFICATIONS

Components	Specifications
YARN TYPE	Primary: Nylon monofilament Secondary: Textured nylon monofilament
YARN COLOR	Primary: Verde/Lime/Tan Secondary: Field/Olive Green
YARN COUNT	Primary: 8800/8 Secondary: 4950/9
TUFTING CONSTRUCTION	Dual yarn, same row
BLADE HEIGHT	1 3/8"*
TUFTING GAUGE	3/8"
FACE WEIGHT	45 oz.*
TOTAL PRODUCT WEIGHT	100 oz.*
BACKING	Three-layer premium backing including BioCel™ polyurethane and geotex nonwoven fabric
SEAMING	Micromechanical bonding
INFILL	3 lbs. +/- of rounded psf. (depending on application)

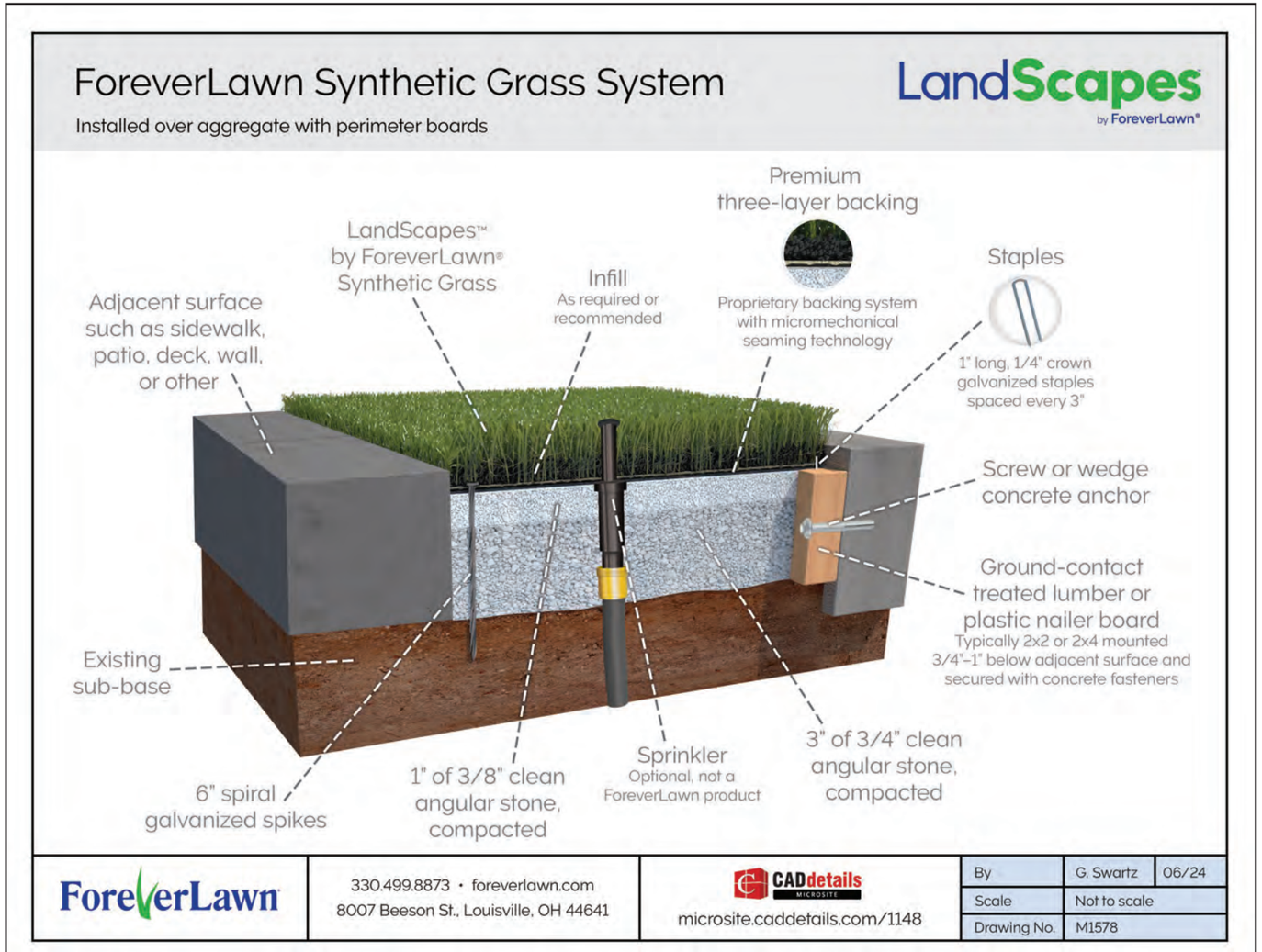
* Product heights shown may have a variance of 1/8" and product weights shown may have a variance of 2%.

Grass without limits.®

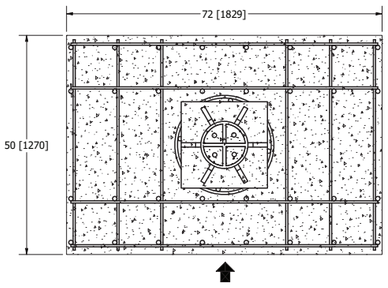
8007 Beeson St., Louisville, OH 44641
866.992.7876 | landscapesbyforeverlawn.com

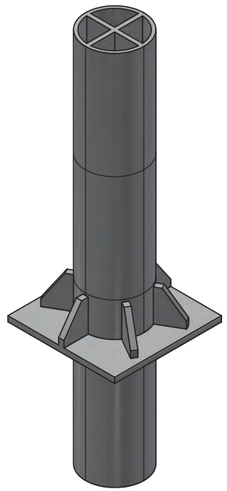


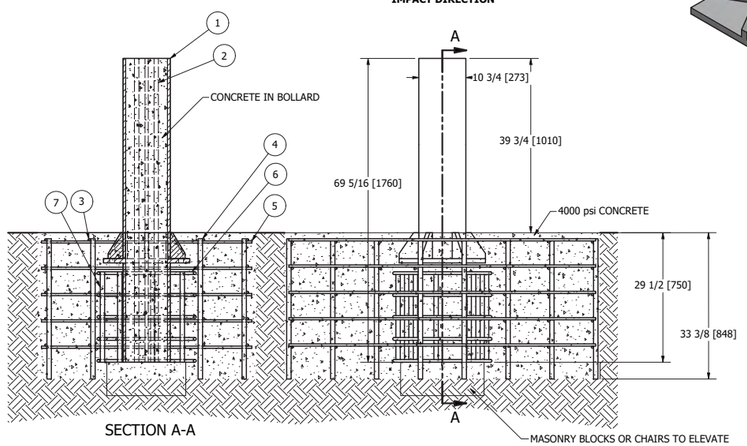
M1836 Rev.1



Halvard R-1030-M30 Crash Rated Bollard







SECTION A-A

HALVARD

General Description:

Reliance Foundry's Halvard M30 Crash-Rated Bollards protect pedestrian areas from vehicle intrusions. These ASTM F2656-20 M30 P1 certified, anti-ram bollards stop vehicles up to 15 000 lbs at 30 mph within 3.3 ft. With easy installation and pre-assembly, no welding or bolting is required. Enhance their look with decorative covers.

For more information on bollard post installation, please visit:
www.reliance-foundry.com/bollard/installation-bollards

Specifications:

Total Height: 69 5/16" [1760]

Height above grade: 39 3/4" [1010]

Height below grade: 29 1/2" [750]

Body Diameter: 10 3/4" [273]

Weight: 755 lbs [343 kg]

Material: Steel

Finish Options:

- Galvanized
- Primed (Red)

Buy a Bollard Plant a Tree

Notes:

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions, and engineering requirements.
- Bollard is provided as shown, with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein is for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION	WEIGHT (lbs)
1	1	R-1030-M30	Halvard R-1030-M30	755
2	4	Rebar Size#8	Rebar Size#8 - 69 5/16" Length (included with bollard)	15.4
3	20	Rebar Size#4	Rebar Size#4 - 70" Length (not included)	3.9
4	32	Rebar Size#8	Rebar Size#8 - 32" Length (not included)	7.2
5	30	Rebar Size#4	Rebar Size#4 - 48" Length (not included)	2.7
6	8	Rebar Size#8	Rebar Size#8 - 20 5/8" Length (not included)	4.6
7	5	Rebar Size#5	Rebar Size#5 - 21 3/8" ID Circular Tie (not included)	1.9

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RELIANCE FOUNDRY SINCE 1925
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE: Halvard R-1030-M30 Crash Rated Bollard

SIZE	DWG NO	REV
C	R-1030-M30_public	A10

NOT TO SCALE | UNLESS OTHERWISE SPECIFIED: DIMS ARE IN INCHES [MILLIMETERS] | SHEET VER. R1 | SHEET 1 OF 1

4455 Genesee Street, Buffalo, New York 14225 | *Phone:* 716.632.7500 | *Fax:* 716.631.6969 | www.calspan.com

Calspan

Calspan Test No.:	BR00173
Test Standard:	ASTM F2656-20
Impact Condition Designation:	M30
Client:	Reliance Foundry
Model:	R-1030-M30
Product Rating:	M30 – P1

July 6, 2023

To whom it may concern:

This letter is to certify that the subject barrier, the model R-1030-M30 provided by Reliance Foundry, was tested to the requirements of the ASTM standard F2656-20, with M30 impact condition designation. This was the standardized Test Method for Vehicle Crash Testing of Perimeter Barriers, at the time the barrier test was performed.

Testing performed at Calspan Corporation, on June 29 2023, for Reliance Foundry. The Reliance Foundry, model R-1030-M30 was impacted by a medium duty truck, weighing 6793 kg (14,975 lbs.) travelling at 45.2 kph (28.1 mph). Post-test measurements of the dynamic movement of the test vehicle's payload (truck bed) show that the left and right, leading edge of the truck bed, were stopped at 1.326 meters and 1.230 meters respectively, before the leading edge (reference line) of the impacted test article. As such, based on the test vehicle mass, impact velocity and penetration into the protected zone, the barrier rating per the ASTM standard F2656-20, is M30 – P1.

Calspan accredited to ISO/IEC 17025:2017 to perform ASTM F2656-20 testing by Perry Johnson Laboratories Accreditation, Inc. (PJLA) under Certificate Number L20-602-R1 and Accreditation Number 76654.

Respectfully,

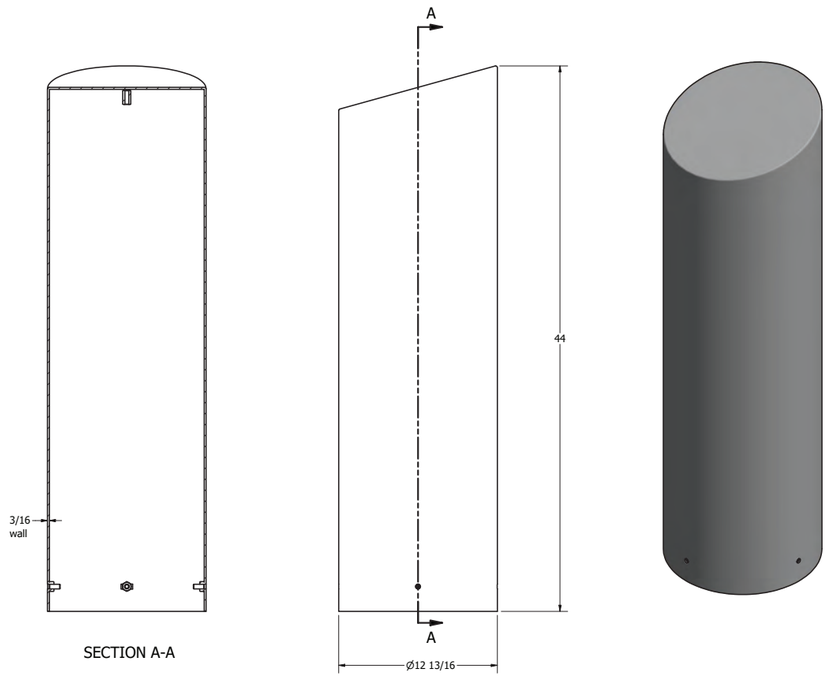
David Casey

Test Director

Safer Highways…Safer Skies

Aerospace Sciences | Crash Research | Flight Research | Transportation Research

Bollard Cover R-7314



General Description:

R-7314 stainless steel bollard covers protect and enhance security posts under 10-3/4 inches in diameter. The slant-top design is aesthetic and complements neighboring infrastructure. Made of 316 stainless steel, this bollard cover can withstand harsh weather and corrosion for a long service life. 4 installation options: spray foam adhesive, set screws, top hanger, or J hanger. Powder coating finish offered in 6 colors.

Specifications:

Height: 44"
Base Diameter: 12 13/16"
Weight: 83 lbs (Bollard Only)
Material: Stainless Steel 316
Max. Interior Security Post Size:
10 3/4" x 40" (Diameter x Height)

Finish Options:

⊙ Satin #6 Buffed
○ Polyester Powdercoated (Additional service charge)

See Reliance Foundry's standard color options at:
www.reliance-foundry.com/bollard/colors-bollards

Installation Options:

○ Set Screw Installation Option
(see sheet 2 of 5)
○ Adhesive Foam Installation Option
(see sheet 3 of 5)
○ Top Hanger Installation in Existing Concrete
(see sheet 4 of 5)
○ J Hanger Installation in New Concrete
(see sheet 5 of 5)

For more information on bollard post installation, please visit:
www.reliance-foundry.com/bollard/installation-bollards

Care and Maintenance:

Despite its natural anti-corrosion properties, stainless steel may corrode if cautionary procedures are not followed, or if products are neglected for extended periods of time. High-saline environments or other areas with high exposure to chlorides may increase risk of stainless steel corrosion. Regular cleaning will maintain optimal condition and appearance.

See Reliance Foundry's maintenance guide at:
www.reliance-foundry.com/bollard/stainless-steel-maintenance

RELIANCE FOUNDRY
SINCE 1925
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE
Bollard Cover R-7314

SIZE		DWG NO	REV
C		R7314	C1

NOT TO SCALE | SHEET 1 OF 5

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Product sheet

FORUM bicycle rack

2584C

Designed by
Tore Borgersen, Michael Olofsson, Espen Voll

Forum bicycle rack is available in narrow and wide versions. It is sturdily built and provides good support for up to two bicycles.

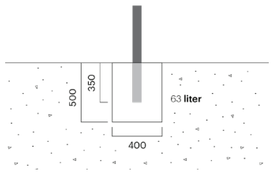




18 kg

Anchoring/assembly

Type C - Concreting



Primary material

Powder-coated aluminum

Aluminum profiles with powder coated surface. We provide a 15 year adhesive guarantee for varnish on our products. Corrosion class C5-M



15 mm

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	21.49	360.56	70.63

Certifications

Warranty

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

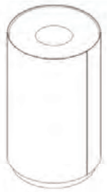
Lakeside

Litter Receptacle

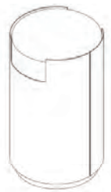
Installation Guide

landscapeforms®

www.landscapeforms.com Ph: 800.521.2546



Top Opening Litter



Side Opening Litter

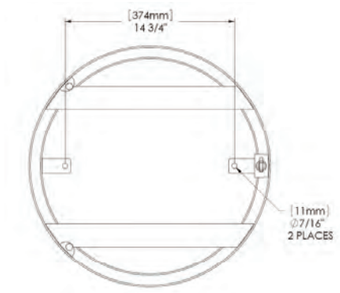
INSTALLATION:

For Surface Mount Unit:

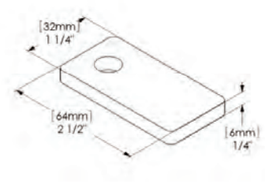
1. Place the unit in the desired position.
2. Lift lid and remove liner.
3. Mark holes and move unit.
4. Drill holes and anchor unit according to the anchor manufacturer's instruction.

Tools Required

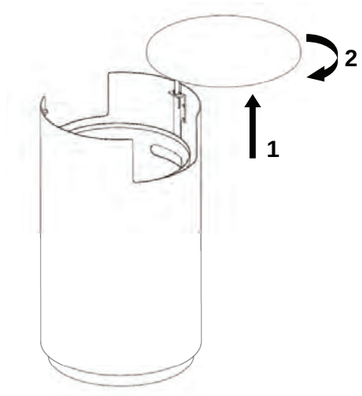
- Unit ships fully assembled. Freestanding unit can be set in place.
- Safety glasses
- For Surface Mount option – non-corrosive anchoring hardware, quantity (2) per unit, maximum Ø3/8" [9mm], length determined by anchoring requirements and site conditions.



Anchor tab locations



Anchor tab detail



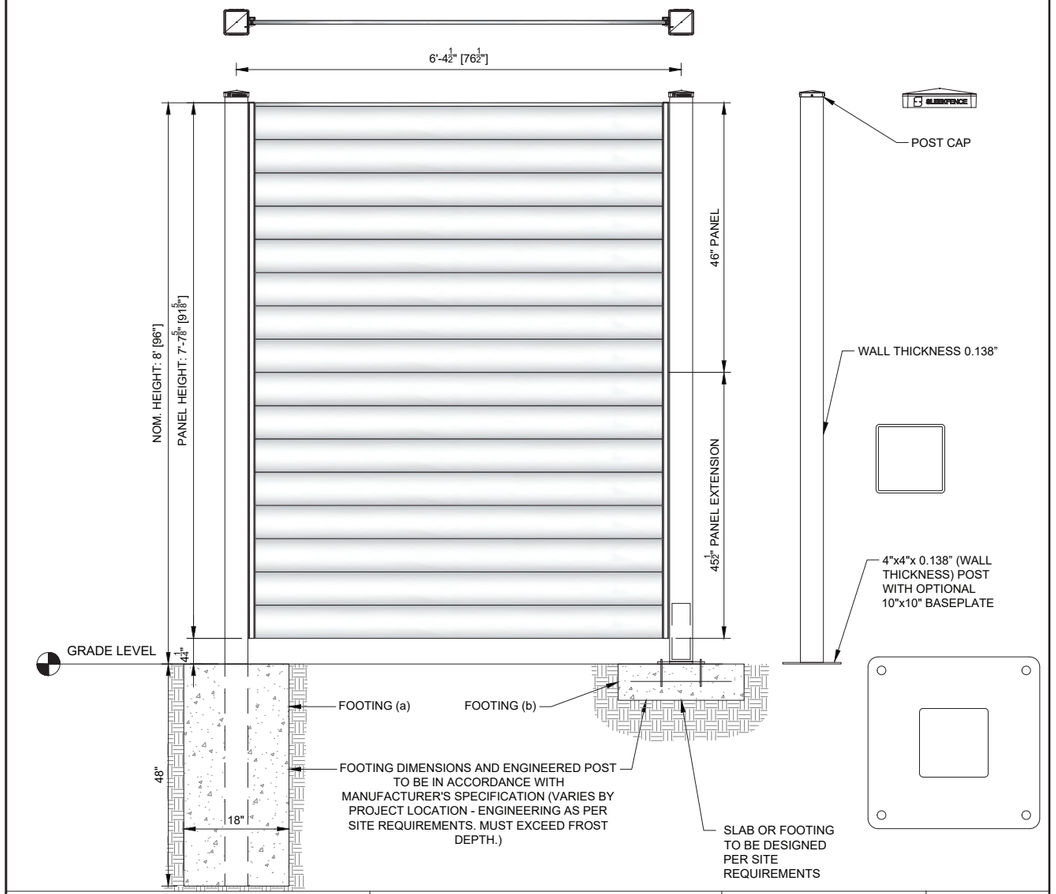
Liner removal

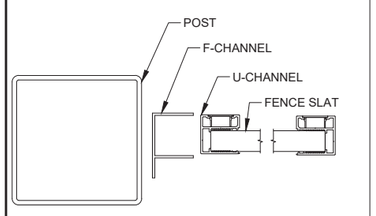
ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

Date: October 2010

U.S. Patent Nos. D550,420; D543,329; D550,419; D543,330

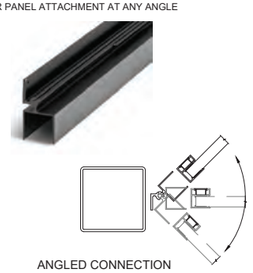
SLEEKFENCE™ ALUMINUM FENCE SYSTEM



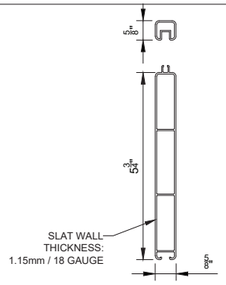


STRAIGHT CONNECTION

ADJUSTABLE MOUNTING CHANNEL
FOR PANEL ATTACHMENT AT ANY ANGLE



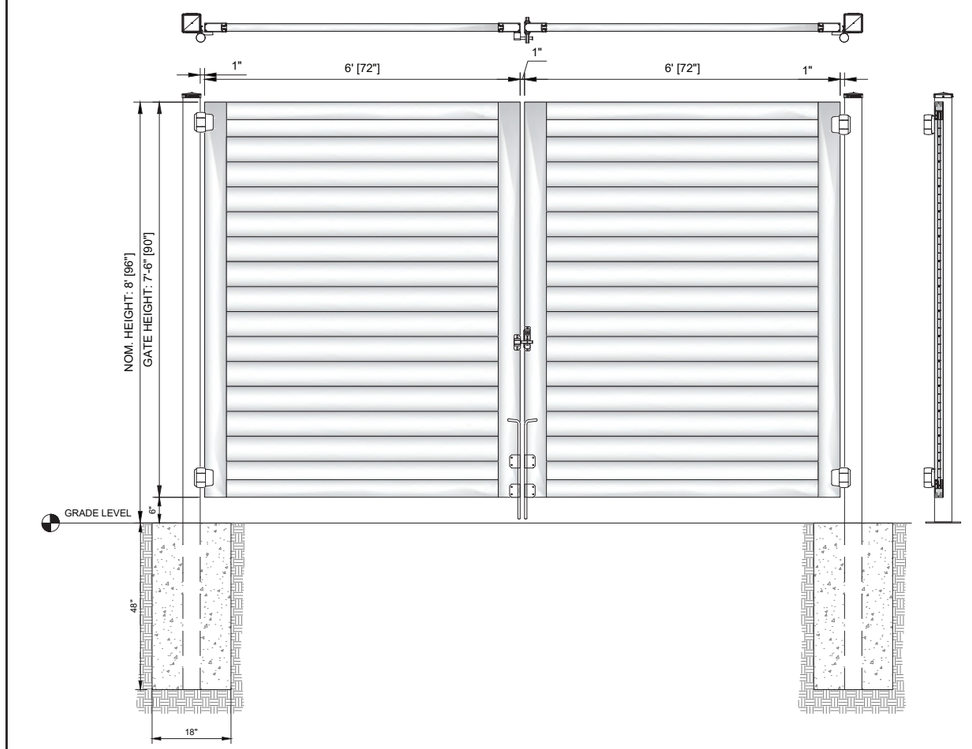
ANGLED CONNECTION

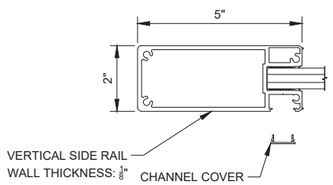


HORIZONTAL SLAT VIEW

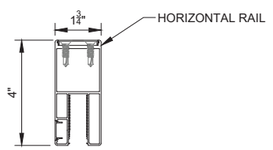
STYLE: Lineara™ Full Privacy	ALUMINUM: 6063-T6 HAS A HIGH RESISTANCE TO FRACTURE AND FATIGUE AND IS VERY STRONG	*HIGH QUALITY PRE-ASSEMBLED SYSTEM FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USE. AVAILABLE IN HEIGHTS 1'-0" TO 12'-0"*	SLEEKFENCE™ 1-855-875-0855 support@sleekfence.com **sleekfence.com**	
STYLE CODE: LFP-100				
SPEC: 5 3/4" T&G SLAT, 0" GAP	POWDER COATING: COMPLIES WITH QUALICOAT CLASS 2 AND AAMA 2604	*RATED FOR HURRICANE ZONES (HVHZ) WIND RATINGS AND RESOURCES:* **sleekfence.com/resources**		
NOM. HEIGHT: 8'-0"				
TYPE: PREASSEMBLED PANEL		*FIRE RATING: ASTM E84 Class A, NON-COMBUSTIBLE*	REV: A	SHEET: 5 of 8
FASTENERS: STAINLESS STEEL				

SLEEKFENCE™ ALUMINUM FENCE SYSTEM

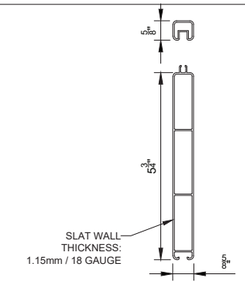




VERTICAL CHANNEL

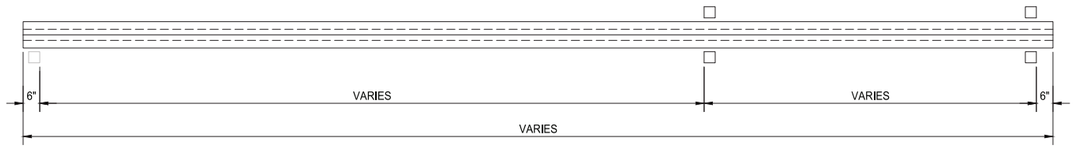


HORIZONTAL CHANNEL

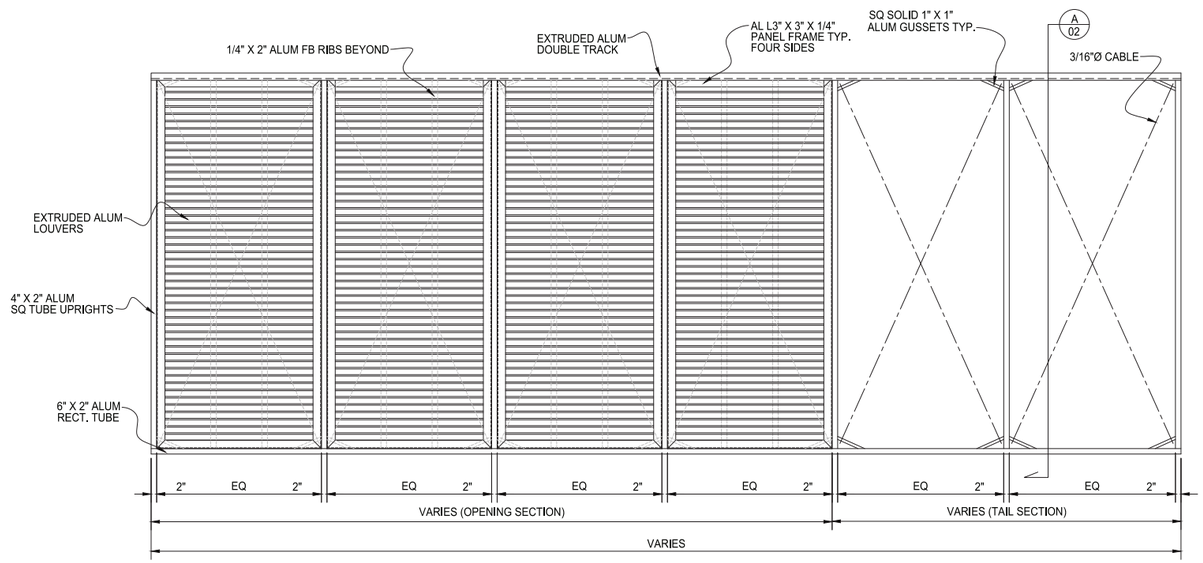


HORIZONTAL SLAT VIEW

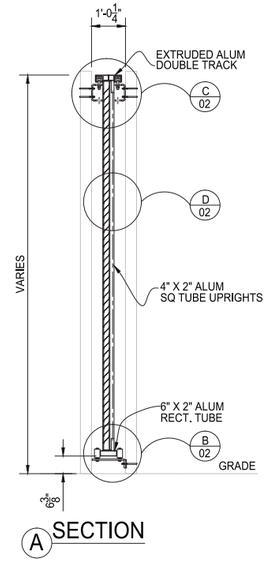
STYLE: Lineara™ Full Privacy	ALUMINUM: 6063-T6 HAS A HIGH RESISTANCE TO FRACTURE AND FATIGUE AND IS VERY STRONG	*HIGH QUALITY PRE-ASSEMBLED SYSTEM FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USE. AVAILABLE IN HEIGHTS 1'-0" TO 12'-0"*	SLEEKFENCE™ 1-855-875-0855 support@sleekfence.com **sleekfence.com**	
STYLE CODE: LFP-100				
SPEC: 5 3/4" T&G SLAT, 0" GAP	POWDER COATING: COMPLIES WITH QUALICOAT CLASS 2 AND AAMA 2604	*RATED FOR HURRICANE ZONES (HVHZ) WIND RATINGS AND RESOURCES:* **sleekfence.com/resources**		
NOM. HEIGHT: 8'-0"				
TYPE: PREASSEMBLED DOUBLE GATE		*FIRE RATING: ASTM E84 Class A, NON-COMBUSTIBLE*	REV: A	SHEET: 10 of 10
FASTENERS: STAINLESS STEEL				



PLAN VIEW

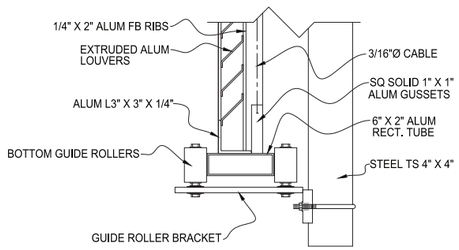


ELEVATIONVIEW

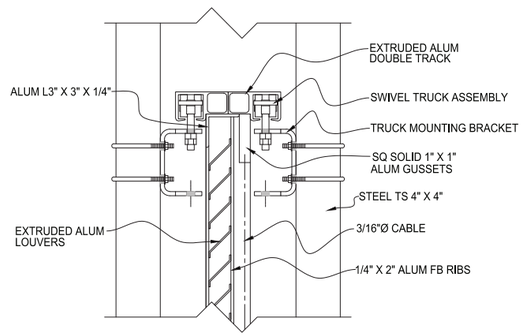


A SECTION

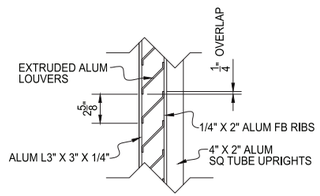
SLIDING CANTILEVER GATE
OUTSIDE LOOKING IN



B DETAIL



C DETAIL



D DETAIL

REV	DESCRIPTION	DATE
.	.	.

PalmSHIELD

SLIDING CANTILEVER GATE
HORIZONTAL LOUVER INFILL

AMERICAN FENCE PROJECT #: .		CLIENT PROJECT #: .					
REFERENCE JOB #: .							
CHKD BY: .	.	SCALE: N.T.S.	DRAWN BY: AF	DATE: 02/28/2018	REV: .	SHEET # 09	

MKSK

TREE PRESERVATION PLAN: N/A

Northeast Ohio Regional Sewer District

April 6, 2026

John Lillash, PE
Osborn Engineering
1111 Superior Avenue Ste 2100
Cleveland, OH 44114

Re: 1900 West 3rd Street – Cleveland
Title V Stormwater Management Review Applicability

Dear Mr. Lillash,

The Northeast Ohio Regional Sewer District (NEORSD) is in receipt of plans for the construction of a project at 1900 West 3rd Street in Cleveland. The project will require post-construction stormwater management per local regulations. The project will discharge stormwater to the Cuyahoga River and within the NEORSD Stormwater Service Area.

Based on preliminary information, the referenced project:

☒ Will be subject to review by the NEORSD under Title V – Stormwater Management Code.

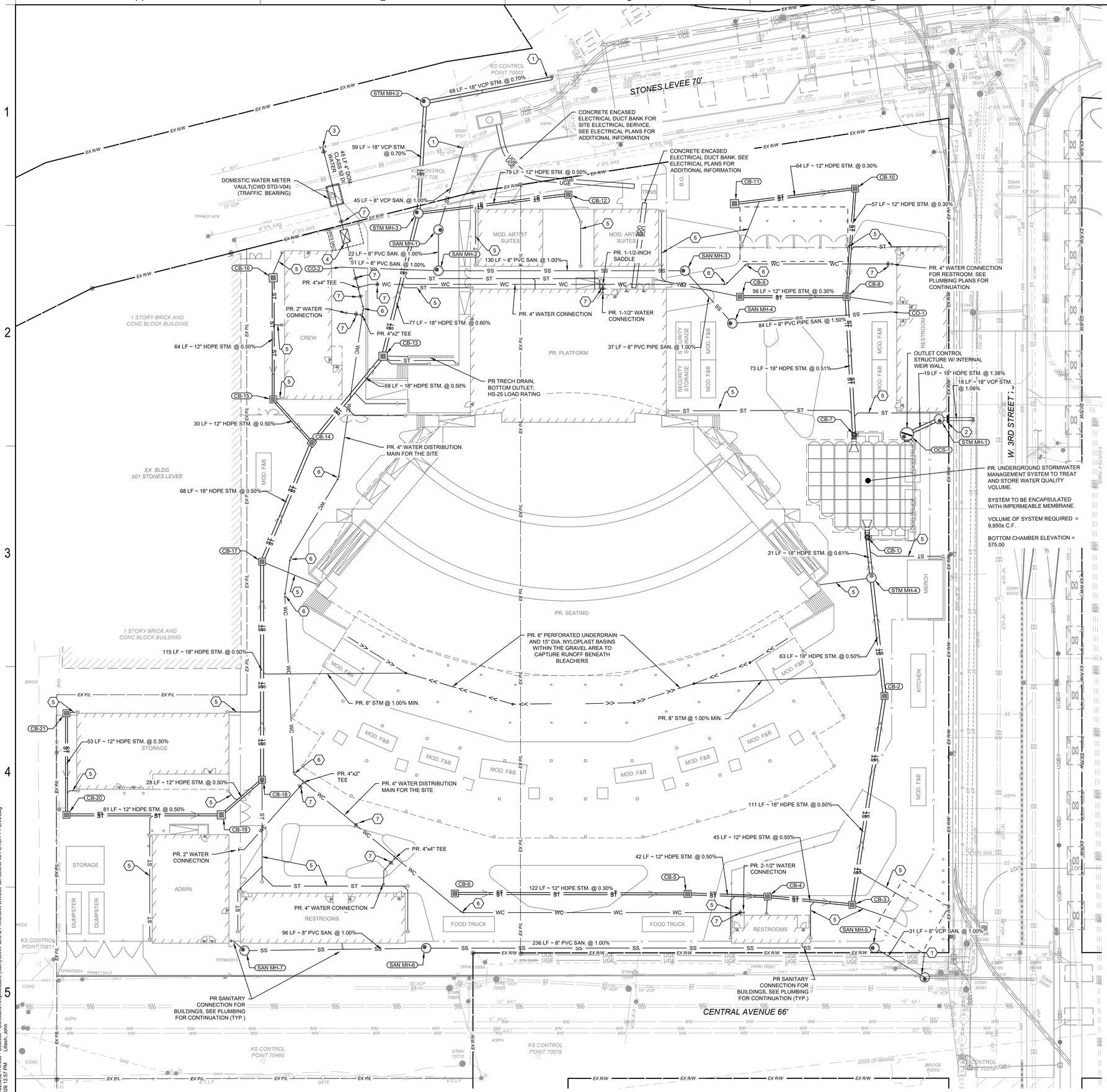
☐ Will not be subject to review by the NEORSD under Title V – Stormwater Management Code.

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

Kind Regards,

Jeffrey Jowett,
Community Discharge Permit Program Manager

cc:
Adam Davenport, City of Cleveland
Elie Ramy, Cleveland WPC



LEGEND

- ST — PROPOSED STORM SEWER PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- WC — PROPOSED WATER MAIN
- UGE — PROPOSED UNDERGROUND ELECTRIC SEE ELECTRICAL PLANS
- PR STORM DRAIN
- PR STORM OR SANITARY SEWER MANHOLE
- PR CLEANOUT
- PR DOWNSPOUT

NORTH

GRAPHIC SCALE

0 10' 20' 40'

1 INCH = 20 FEET

UTILITY PLAN CODED NOTES:

1. PR SEWER CONNECTION TO EXISTING STRUCTURE. PROVIDE WATER TIGHT SEAL
2. ANTI-SEEP COLLAR (SEE DETAIL ON SHEET C5.3)
3. PR 8"X4" TAPPING SLEEVE, 4" GATE VALVE AND VALVE BOX ASSEMBLY W/ THRUST BLOCKING
4. REDUCED PRESSURE (RP) BACKFLOW ASSEMBLY, ASSE 1013 CERTIFIED & AWWA C511. LOCATED WITHIN ASSE 1060 CLASS 1 CERTIFIE HEATED ENCLOSURE (HOT BOX). CONNECT TO ELECTRIC DISTRIBUTION.
5. CONNECT DOWNSPOUTS FROM ROOF OR INTERNAL STORM PLUMBING FROM ROOF DRAINS TO PROPOSED STORM SEWER WITH 4", 6" OR 8" PIPE (SIZE PER PLUMBING PLANS), BELOW GRADE, AT A MINIMUM 1% SLOPE. PROVIDE CLEANOUT AND STUB FOR CONNECTION AT 3 FT. BELOW FINISHED GRADE. SEE PLUMBING PLANS FOR DOWNSPOUT CONNECTION AND LOCATION AT THE BUILDING. DOWNSPOUTS CONNECTED TO STORM STRUCTURES SHALL BE CORE DRILLED IN THE FIELD ONCE INVERT IS DETERMINED. CONNECTIONS TO STORM PIPE SHALL BE WITH EITHER A PREFABRICATED WYE, TEE OR OTHER WATERTIGHT CONNECTION.
6. PR WATER CONNECTION BENDS (11.25°/22.5°/45°) W/ THRUST BLOCKING
7. PR WATER GATE VALVES W/ VALVE BOX

UTILITY PLAN NOTES

1. THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE EXISTING UNDERGROUND UTILITIES SHOWN HERE, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD SURVEY & OBSERVATION HAVE BEEN CONDUCTED WHERE POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. BACKFILL ALL PROPOSED AND ABANDONED SEWER MANHOLES, STORM INLETS AND DRAINS WITH COMPACTED PREMIUM OR ENGINEERED FILL.
3. INSTALL PREFABRICATED WATERTIGHT FLEXIBLE SLEEVE PER A.S.T.M. D-963 "KOR-N-SEAL", "PRESS WEDGE" OR EQUAL AT ALL CONNECTIONS BETWEEN EXISTING AND PROPOSED SEWER PIPES AND STRUCTURES. CORE INTO EXISTING STRUCTURES.
4. SEE ELECTRICAL SITE PLAN FOR UNDERGROUND ELECTRIC AND CONDUIT SLEEVES. SHIFT LOCATIONS TO AVOID INTERFERENCES WITH SEWERS & OTHER UNDERGROUND FACILITIES.
5. CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES IN ORDER TO PROVIDE ACCESS TO THE ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY & COUNTY BEFORE PERFORMING ANY SEWER WORK.
7. RECONNECT ALL DISTURBED PIPES, DRAIN TILES, ETC. NOT DESIGNATED FOR REMOVAL WITH WATERTIGHT CONNECTION.
8. SEE SHEETS C3.1 - C3.5 FOR SITE GRADING.
9. CONNECT PROPOSED DOWNSPOUTS AND STORM CONNECTIONS FROM PROPOSED BUILDING TO THE PROPOSED STORM SEWER WITH INSERTA-TEE CONNECTION, WYE, TEE OR APPROVED EQUAL. WHEN DOWNSPOUTS OR BUILDING STORM CONNECTIONS ARE SHOWN CONNECTION TO A PROPOSED STORM STRUCTURE, FIELD CORE INTO STRUCTURE ONCE INVERT DEPTH IS DETERMINED.

STORM SEWER STRUCTURE TABLE

STRUCTURE NAME:	DESCRIPTION:	NORTHING:	EASTING:	RIM:	INVERTS:
CB-1	CATCH BASIN	666281.82	2190322.98	582.56	18" SE INV. 576.67 24" NW INV. 575.17
CB-2	CATCH BASIN	666218.22	2190377.74	582.45	18" SE INV. 577.11 18" NW INV. 577.11
CB-3	CATCH BASIN	666118.14	2190425.99	582.45	12" SW INV. 578.00 18" NW INV. 577.67 6" E INV. 579.32
CB-4	CATCH BASIN	666096.46	2190386.81	582.57	12" SW INV. 578.22 12" NE INV. 578.22 6" SE INV. 578.74
CB-5	CATCH BASIN	666073.78	2190351.38	582.38	12" NE INV. 578.43 12" SW INV. 578.43
CB-6	CATCH BASIN	666004.65	2190250.47	582.27	12" NE INV. 578.80
CB-7	CATCH BASIN	666322.38	2190286.63	581.96	18" NW INV. 576.67 24" SE INV. 575.17
CB-8	CATCH BASIN	666379.92	2190242.33	581.37	12" NW INV. 577.54 18" SE INV. 577.04 6" NE INV. 579.56 12" SW INV. 577.54
CB-9	CATCH BASIN	666348.18	2190196.19	581.42	12" NE INV. 577.71
CB-10	CATCH BASIN	666429.30	2190213.82	581.59	12" SW INV. 577.71 12" SE INV. 577.71
CB-11	CATCH BASIN	666386.84	2190166.01	581.18	12" NE INV. 577.90
CB-12	CATCH BASIN	666341.27	2190091.37	580.68	12" SW INV. 575.06
CB-13	CATCH BASIN	666216.02	2190059.25	578.97	18" S INV. 574.62 18" N INV. 574.62
CB-14	CATCH BASIN	666157.34	2190054.18	580.75	18" N INV. 574.91 18" S INV. 574.91 12" W INV. 575.41
CB-15	CATCH BASIN	666164.57	2190024.56	580.75	12" E INV. 575.56 12" NW INV. 575.56
CB-16	CATCH BASIN	666217.28	2189988.29	579.97	12" SE INV. 575.88
CB-17	CATCH BASIN	666090.98	2190068.05	581.08	18" SE INV. 575.25 18" N INV. 575.25 8" E INV. 576.00
CB-18	CATCH BASIN	665996.47	2190133.05	580.78	12" S INV. 576.32 18" NW INV. 575.82
CB-19	CATCH BASIN	665969.11	2190125.88	580.76	12" SW INV. 576.46 12" N INV. 576.46
CB-20	CATCH BASIN	665922.97	2190058.79	580.41	12" NE INV. 576.87 12" NW INV. 576.87
CB-21	CATCH BASIN	665967.01	2190028.50	580.25	12" SE INV. 577.03 6" NE INV. 578.03
OCS-1	OUTLET CONTROL STRUCTURE	666338.34	2190309.44	582.17	24" SE INV. 575.00 18" NE INV. 573.70
STM MH-1	48" DIA. MANHOLE	666354.50	2190318.94	582.10	18" NE INV. 573.44 18" SW INV. 573.44
STM MH-2	48" DIA. MANHOLE	666338.61	2190001.88	580.14	18" NE INV. 573.75 18" SE INV. 573.75
STM MH-3	48" DIA. MANHOLE	666288.43	2190032.00	579.78	18" NW INV. 574.16 18" S INV. 574.16 12" NE INV. 574.66
STM MH-4	48" DIA. MANHOLE	666265.51	2190336.86	582.40	18" SE INV. 576.80 18" NW INV. 576.80 8" SW INV. 576.86

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	DESCRIPTION:	NORTHING:	EASTING:	RIM:	INVERTS:
CO-1	SANITARY CLEANOUT	666386.56	2190266.08	581.83	6" SW INV. 574.81
CO-2	SANITARY CLEANOUT	666242.10	2190014.59	579.96	8" NE INV. 572.20
SAN MH-1	48" DIA. MANHOLE	666287.36	2190045.52	579.73	8" SE INV. 570.47 8" N INV. 569.47
SAN MH-2	48" DIA. MANHOLE	666269.54	2190057.78	579.61	8" NE INV. 571.69 8" NW INV. 570.69 8" SW INV. 571.69
SAN MH-3	48" DIA. MANHOLE	666343.05	2190164.66	581.87	6" E INV. 573.09 8" SW INV. 572.99
SAN MH-4	48" DIA. MANHOLE	666334.32	2190200.77	581.74	6" NE INV. 573.56 6" W INV. 573.46
SAN MH-5	48" DIA. MANHOLE	666106.07	2190448.52	582.58	8" SW INV. 571.74 8" E INV. 571.64
SAN MH-6	48" DIA. MANHOLE	665972.39	2190254.34	582.44	8" NE INV. 574.10 8" SW INV. 574.20
SAN MH-7	48" DIA. MANHOLE	665917.20	2190176.38	581.98	8" NE INV. 575.16

DLRGROUP
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STATE OF OHIO
JOHN LILLASH
E-91156
REGISTERED
PROFESSIONAL ENGINEER
10/02/2026

BEDROCK

CLEVELAND AMPHITHEATER

BEDROCK MANAGEMENT SERVICES

1900 W. 3RD STREET
CLEVELAND, OH 44113

ISSUANCES

1 02 OCT 2026 ISSUE FOR PERMIT & CMP

25-26114-00

CIVIL UTILITY PLAN

C4.1

J:\2025\J2025017\10.000 - Bedrock - Cleveland Amphitheatre (NDA)\Civil\Plans & Prints\Civil DWGs\Plan Sets\C-401-UTILITY PLAN.dwg
10/2/2026 12:37 PM Lillash, John

THE CRESCO BUILDING
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200

September 2026

City of Cleveland Design Review Committee
City Planning Commission
Cleveland City Hall
Cleveland, Ohio

Re: Letter of Support for the Proposed Cleveland Amphitheater

Dear Members of the Design Review Committee and City Planning Commission:

I am writing in support of Bedrock's proposed Cleveland Amphitheater project in the Flats.

As a nearby property owner and stakeholder in the neighborhood, I have been engaged with the Bedrock team throughout the planning process. Bedrock has maintained open communication, provided regular project updates, and worked collaboratively with neighboring property owners regarding project planning and traffic management considerations. The proposed amphitheater represents a meaningful investment in the Flats and will further strengthen the district as a destination while complementing ongoing development and activity in the area.

Based on my experience working with the project team, I respectfully encourage the Design Review Committee and City Planning Commission to give the project favorable consideration.

Thank you for your time and consideration.

Sincerely,

Flats South Cleveland and Cresco Ltd.



Rico Pietro, SIOR

VISPIRI

September 22, 2026

City of Cleveland Design Review Committee
City Planning Commission
Cleveland City Hall
Cleveland, Ohio

Re: Letter of Support for the Proposed Cleveland Amphitheater

Dear Members of the Design Review Committee and City Planning Commission:

I am writing on behalf of Cleveland Whiskey in support of Bedrock's proposed Cleveland Amphitheater project in the Flats.

As a neighboring business owner, I have had the opportunity to remain informed on the project's progress and to engage with the Bedrock team regarding design development, construction planning, and traffic management considerations. Throughout this process, Bedrock has maintained open lines of communication and has been responsive to feedback from nearby stakeholders, including Cleveland Whiskey.

We appreciate the team's efforts to share project updates, discuss operational impacts, and work collaboratively with surrounding businesses as plans for the amphitheater have advanced. In particular, Bedrock has provided regular updates regarding the proposed traffic management plan and has demonstrated a commitment to balancing event operations with the needs of existing businesses in the Flats.

We believe the amphitheater represents a significant investment in Cleveland's riverfront and will contribute to the continued growth and vibrancy of the Flats district. We look forward to continued coordination as the project moves through the approval process and ultimately into construction and operation.

Thank you for your consideration of this project.

Sincerely,

Tom Lix
Founder/CEO

VISPIRI INC D/B/A CLEVELAND WHISKEY
501 Stones Levee, Cleveland, OH 44113 216.881.8481



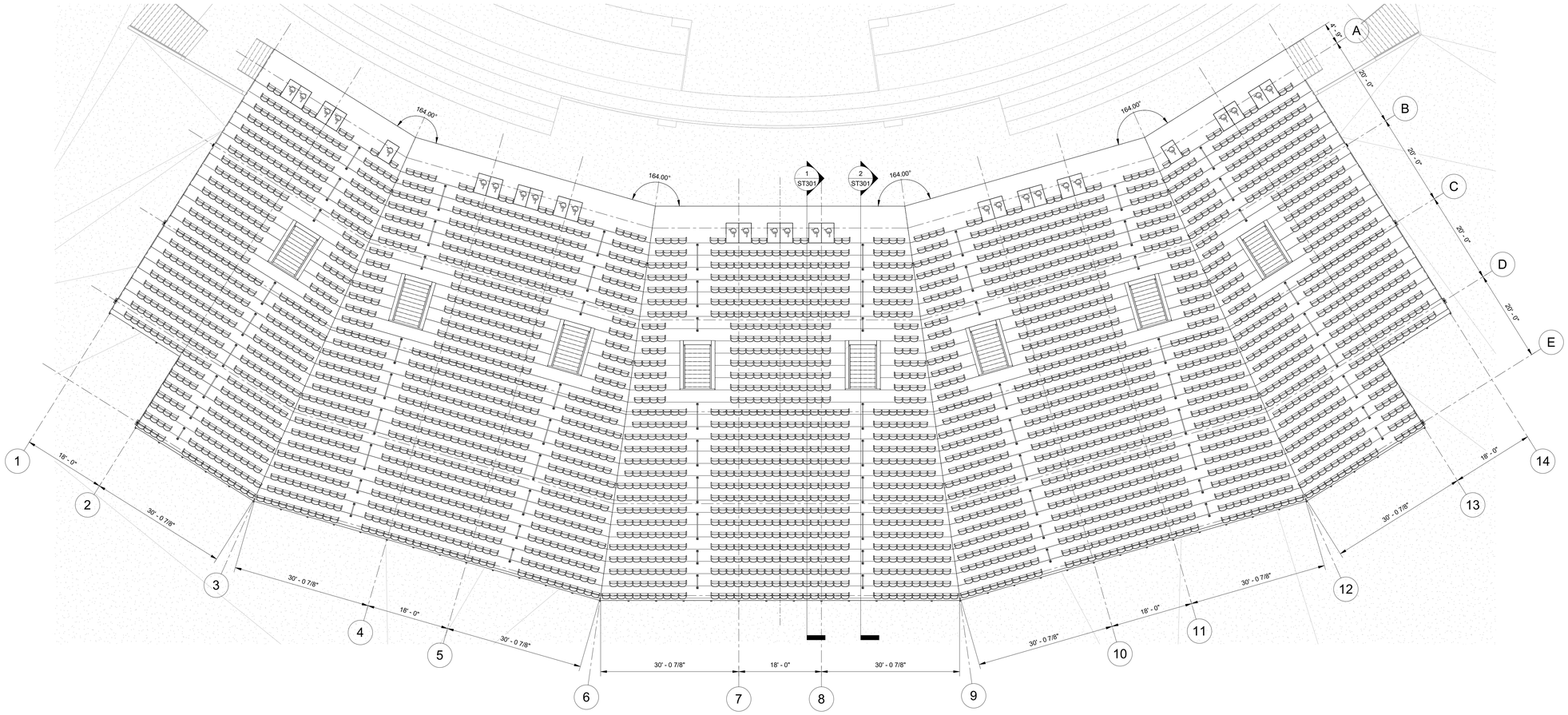
LOWER BOWL LOOSE SEATING
IRWIN GATHR ESSENTIAL



LOWER BOWL & UPPER BOWL SEATING
(GENERAL ADMISSION SEATING)
IRWIN CENTURA



LOWER BOWL SEATING
(VIP SEATING)
IRWIN MARQUEE



1 ST130 SEATING PLAN

3/32" = 1'-0"

RISE: 8"	FRONT WALKWAY ELEVATION: 36"
RUN: 32"	
ROWS: 30	DECK SYSTEM: WD - SSRD
CHAIR SEATING CAPACITY:	3,667
WHEELCHAIR SEATING CAPACITY:	28
COMPANION SEATING CAPACITY:	28
TOTAL SEATING CAPACITY:	3,723

DANT CLAYTON
The Next Level
CERTIFIED FABRICATOR
1500 Bernheim Lane
Louisville, KY 40210
Phone: 502-634-3626

Project:

BEDROCK AMPHITHEATER

Project Address:

CLEVELAND, OH

Project Number:

52370DS

Consultants:

LARSON
Engineering Inc
1488 Bond Street, Suite 100
Naperville, Illinois 60563-6503
(P) 630.357.0540 (F) 630.357.0164

Professional Seal:

NOT FOR CONSTRUCTION

No.	Description	Date

Key Plan:

Submittal Type:

100% DESIGN DEVELOPMENT

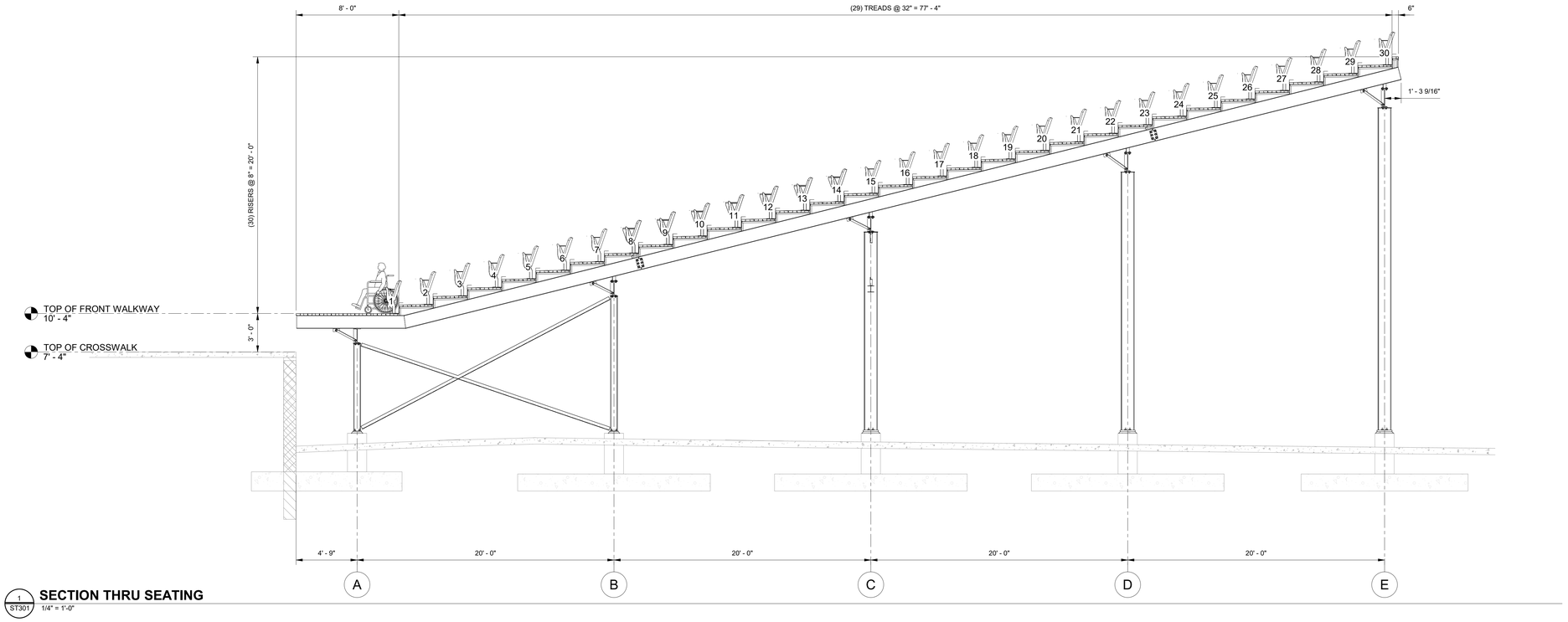
Sheet Title:

SEATING PLAN

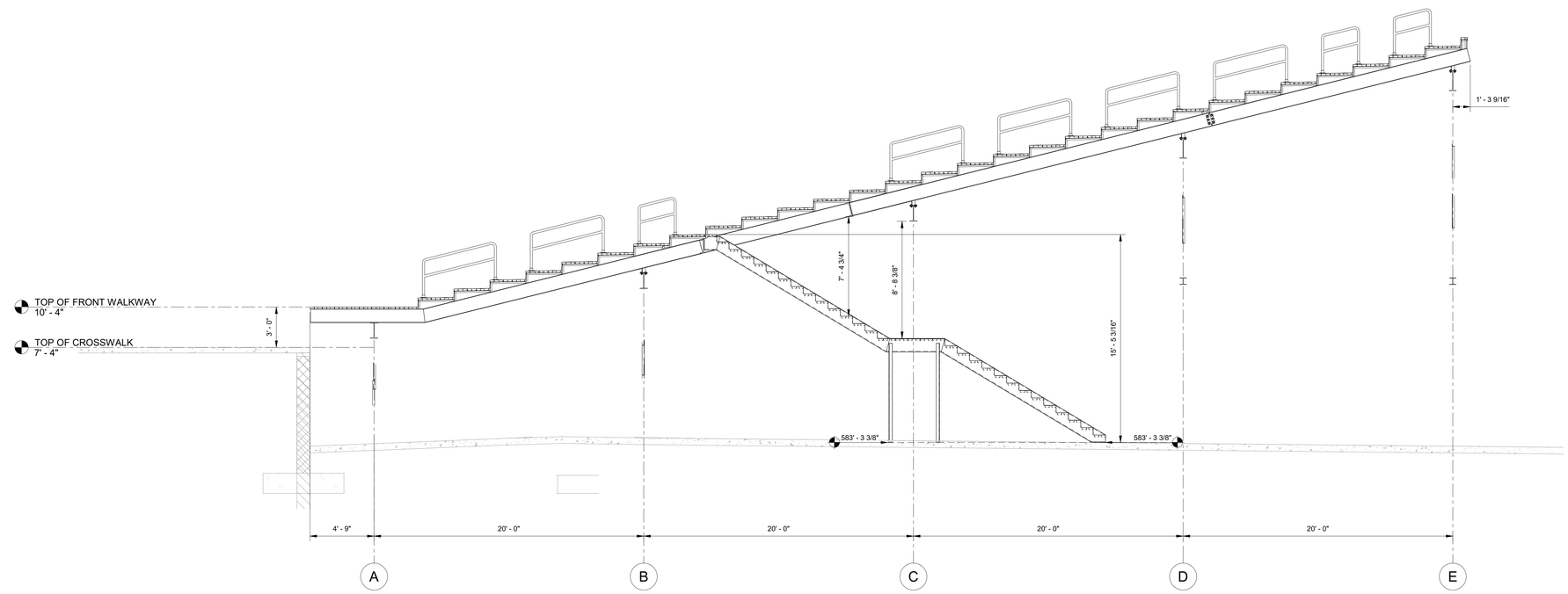
Sheet Number:

ST130

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1 ST301 **SECTION THRU SEATING**
1/4" = 1'-0"



2 ST301 **SECTION THRU STAIR AT VOMITORY**
1/4" = 1'-0"

DANT CLAYTON
The Next Level
CERTIFIED FABRICATOR
1500 Bernheim Lane
Louisville, KY 40210
Phone: 502-634-3626

Project:

BEDROCK AMPHITHEATER

Project Address:

CLEVELAND, OH

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Professional Seal:

NOT FOR CONSTRUCTION

No.	Description	Date

Key Plan:

Submittal Type:

100% DESIGN DEVELOPMENT

Sheet Title:

SECTIONS

Sheet Number:

ST301

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gathr.

ESSENTIAL

A great chair is essential for a great experience. Gathr's Human centered design provides support and comfort for guests. Our innovative quick-ganging provides fast setup/take down, while creating consistent row alignment.

SEAT

Seat construction creates a generous seating surface of 16.5" Wide x 17" Deep

Tailored upholstery cover over 3.5" thick contoured molded foam

Structural plywood seat foundation with t-nuts for secure assembly

Manual fold seat pivots on heavy-duty 5/8" solid steel rod robotic welded to the frame

Decorative cover is HDPE Plastic provides protection & durability

Bottom cover includes writing surface area for numbering seats and air ventilation to help keep the seat quiet when patron sits down

Seat bottom includes down-stop bumpers molded from glass-filled nylon and provided in the same color as the bottom cover

Secured with black tamper resistant hardware

BACKREST

Molded impact resistant polymer provides long-lasting durability

Upholstered pad provides additional comfort

Available with non-upholstered back

FRAME

Chair frame / rear brace formed from 1.5" x 0.5" x 18- gauge steel tubing and robotic welded for superior performance

Die-formed heavy-gauge steel seat support robotic welded to chair frame

Rear legs capped with a glass-filled nylon stop to prevent metal-to-metal contact

Black TPU polymer non-marring feet

OPTIONS

Slide-and-glide ganging device formed from 1/4" solid steel rod robotic welded to the chair frame

Device provides patron safety by minimizing chair movement and 18" center-to-center chair spacing

Available with weather-resistance package for outdoor use

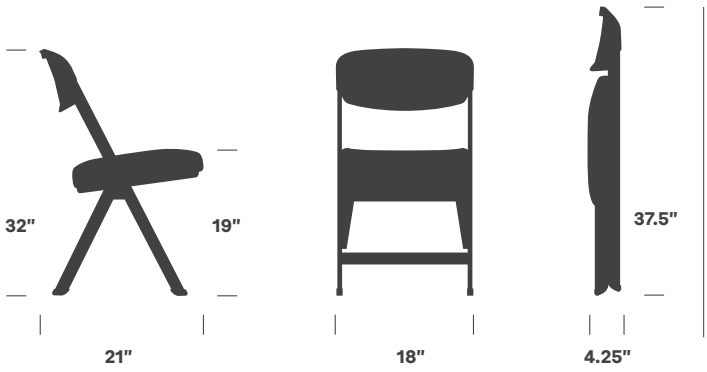
Available with embroidered logo

Three styles of storage carts

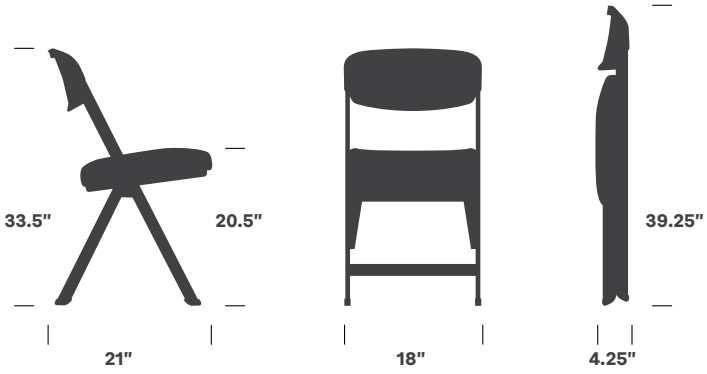
Available with weather-resistance package for short term outdoor use

Irwin.





Standard: Chair Weight = 18 lb



Tall: Chair Weight = 19 lb





Centura
CT306

CENTURA CHAIR MODULE:

Non-upholstered, one-piece, high impact polymer back and seat provides great durability

Ergonomic design to provide proper support and comfort

Black polymer frame and clamp assembly for the back / seat unit

Seat meets 600 lb. static load test and surpasses 100,000 cycles without failure in the ASTM-851-87 Test Method for Self Rising Seat Mechanisms

Maintenance free, seat lift mechanism is completely enclosed to eliminate pinch-points

Seats are recessed for seat number plates

Upholstered pads can be added at a later date

RAIL MOUNT SYSTEM:

Extruded anodized aluminum horizontal rail attached to steel stanchions with over-clamp mechanism which helps to reduce motion transfer from patron to patron

Chair modules are shipped fully assembled and ready for attachment to the rail with stainless steel hardware

Rail-mount system is available for floor or riser mounting

SIZING & SPACING:

Chair units are available in a standard 18" or a premium 19" widths

The independent mounting of chair modules and accessories provide flexibility for layout and installation

Nominal 33" back height and 13-3/4" envelope provides ample room for the fan

Chair modules can be spaced 19" - 24" center-of-back to-center-of-back

OPTIONS:

Rear-mounted cupholders; fixed (shown) or a flip-up cupholder

Black polymer arms with rail mount steel columns (shown), cupholders also available

Rail mount aisle end panel with recess for screen-printed logo plate (shown)

Stanchions available powder coated in black or provided galvanized for optimal weather protection (shown)

Smart Rail to accommodate wiring and tech infrastructure

Options not show above may impact chair dimensions and spacing

Backs and seats are available in 17 standard Tuff Tone colors, custom colors are also available

Irwin.





Marquee

No. 51.12.00.54

Assembly 100% American Made

Marquee Back (No. 51):

Nominal back height is 36”

Rear panel is one-piece injection molded, high impact HDPE

Inner upholstery panel constructed of 5-ply, 7/16” plywood with ergonomic compound curve

Provided with 2” foam and a tufted cover

Back wings are 14 gauge steel

Available in 15 standard plastic colors

Universal Seat (No. 12):

Available with a traditional serpentine spring or an ergonomic substrate assembly

Foundation is injection molded polyeth-ylene which is especially strong but not brittle

Unique cam-driven seat lift mechanism for consistent, maintenance free operation

Exceeds ASTM testing, seat has surpassed one million cycles in independent lab tests

Available in full fold, 3/4 fold (standard) or 1/2 fold options

Seat pivot is covered to prevent tampering

Cover utilizes drawstring construction for a crisp appearance and ease of replacement

Available with recess for seat number plate

Aisle Panel (No. 00):

Open cast iron panel formed from class 25 gray iron conceals hardware and seat landing bracket

Recessed areas for 2’ round row letter plates and optional 5-1/4” screen printed logo plates (shown)

Available in 15 standard powder coat colors

Chair Platform (No. 54):

One piece cast iron standards formed from class 25 gray iron

Formed with integral rounded and beveled armrests for added comfort

Standards feature a rearward incline for added patron comfort

Standards are available floor or riser mount

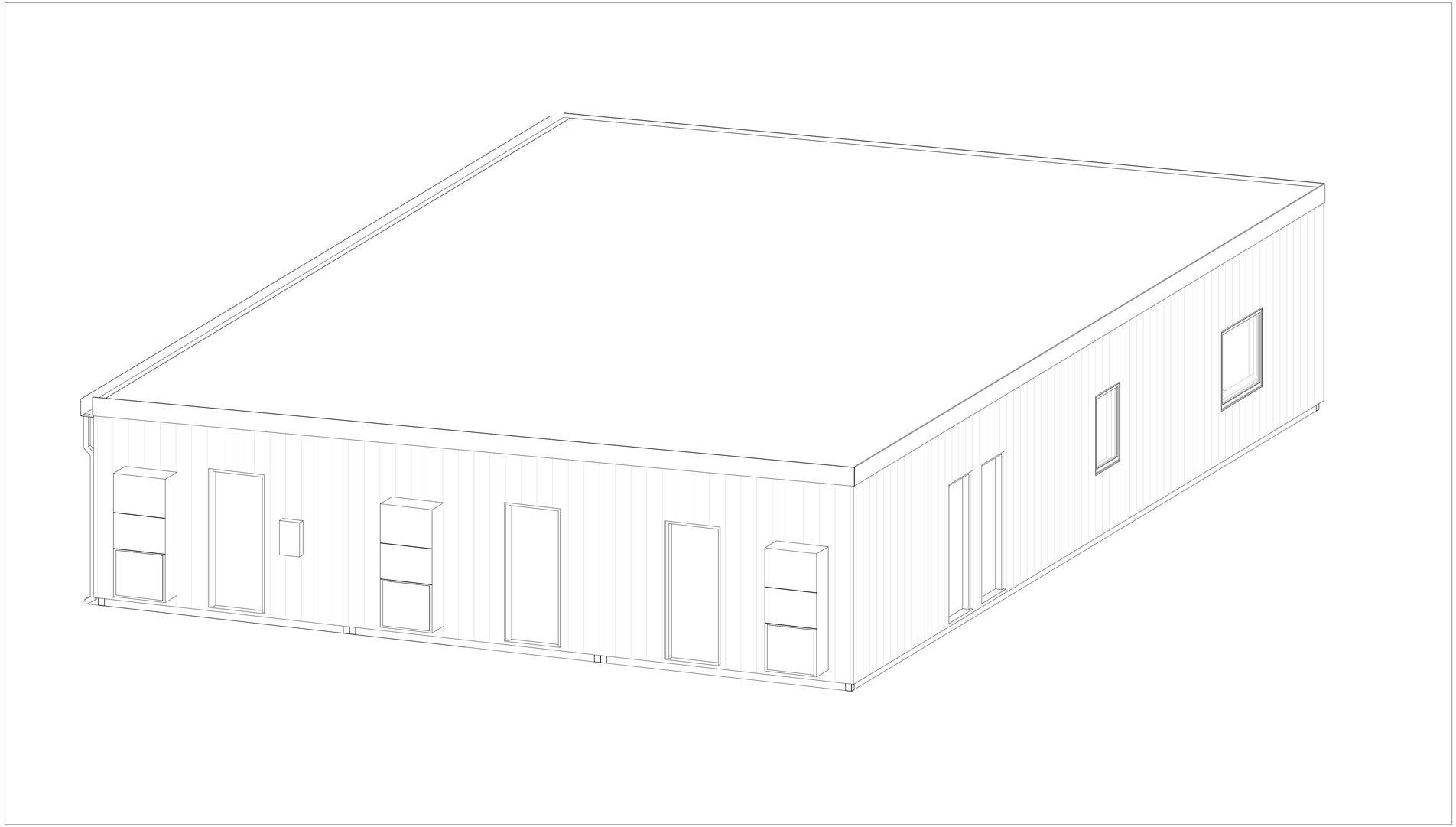
Available with snap-on cupholder or poly-mer armrests

Irwin.

50% CD

NOT FOR CONSTRUCTION

10.02.2026



EXTERIOR RENDERING IS FOR VISUALIZATION PURPOSES ONLY
COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATER

ADMINISTRATION BUILDING

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

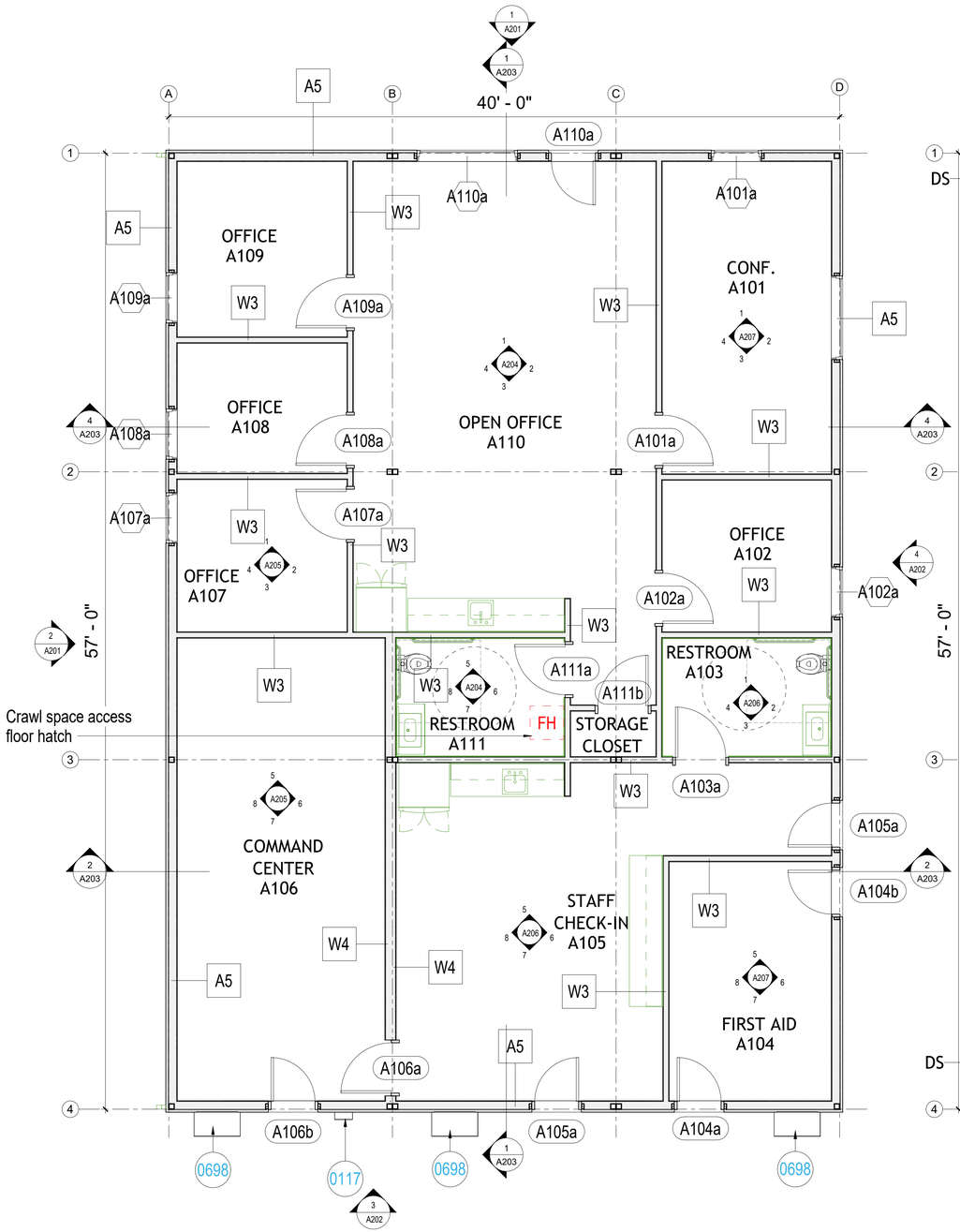
CLEVELAND AMPHITHEATER

COVER

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

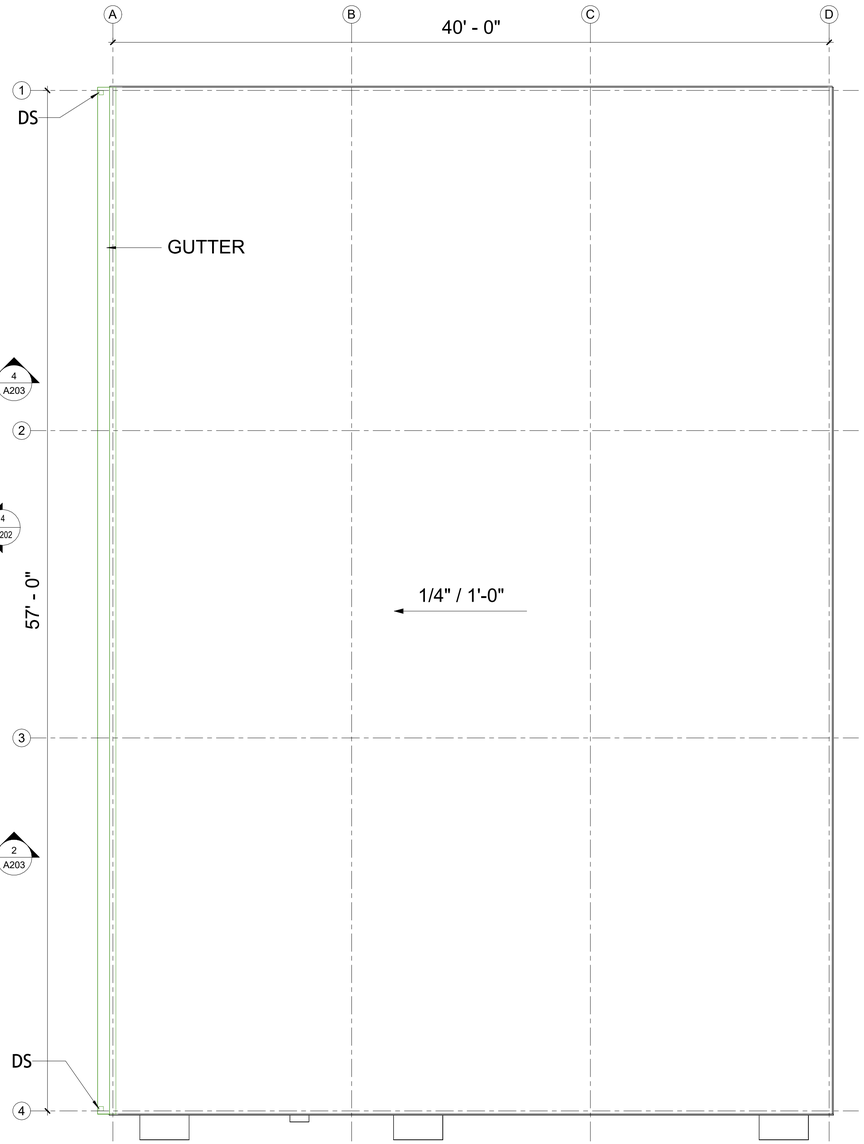
AB - A000

24/09/2026 12:04:47



1 FLOOR PLAN

1/4" = 1'-0"



3 ROOF PLAN

1/4" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0698	2-TON BARD UNIT OR APPROVED EQUIV.

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
ADMINISTRATION BUILDING

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

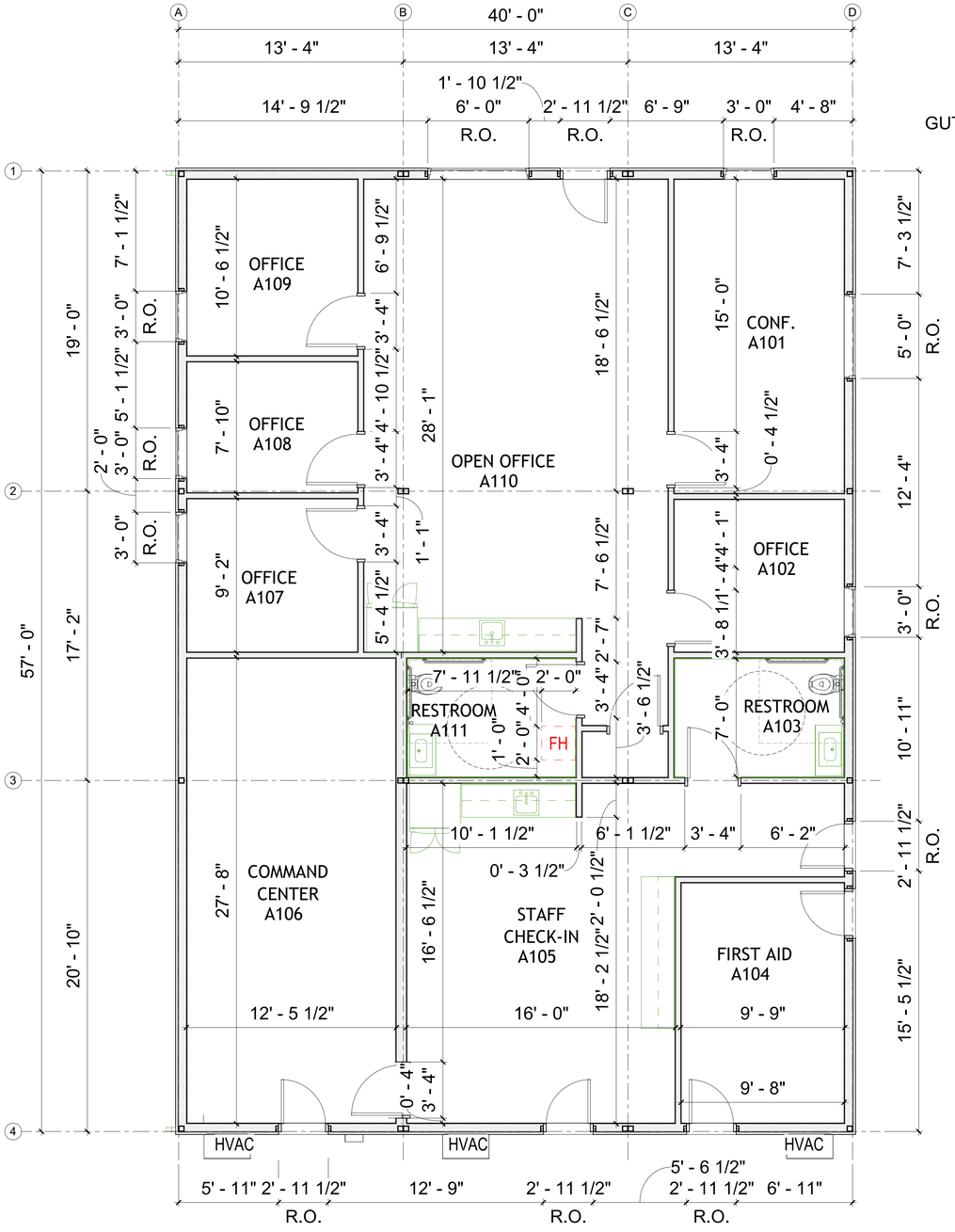
FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AB - A101

Scale: As indicated

24/09/2026 12:04:55



2 FLOOR PLAN - DIMENSIONS

1/4" = 1'-0"



1 REFLECTED CEILING PLAN

1/4" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

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3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
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6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
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KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
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ROOM NAME / 101	ROOM NAME ROOM NUMBER
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	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
ADMINISTRATION BUILDING

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

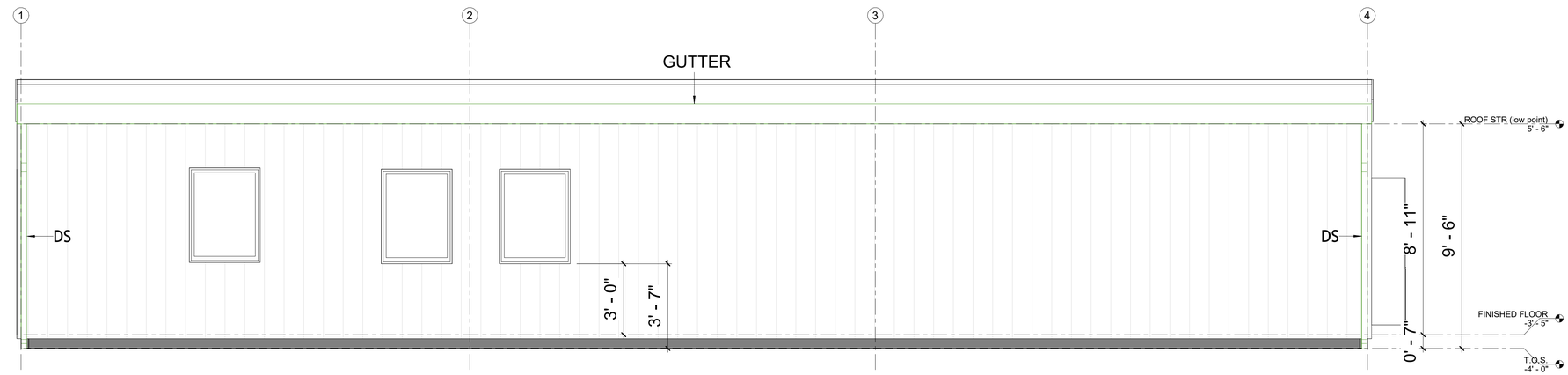
FLOOR PLANS DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AB - A102

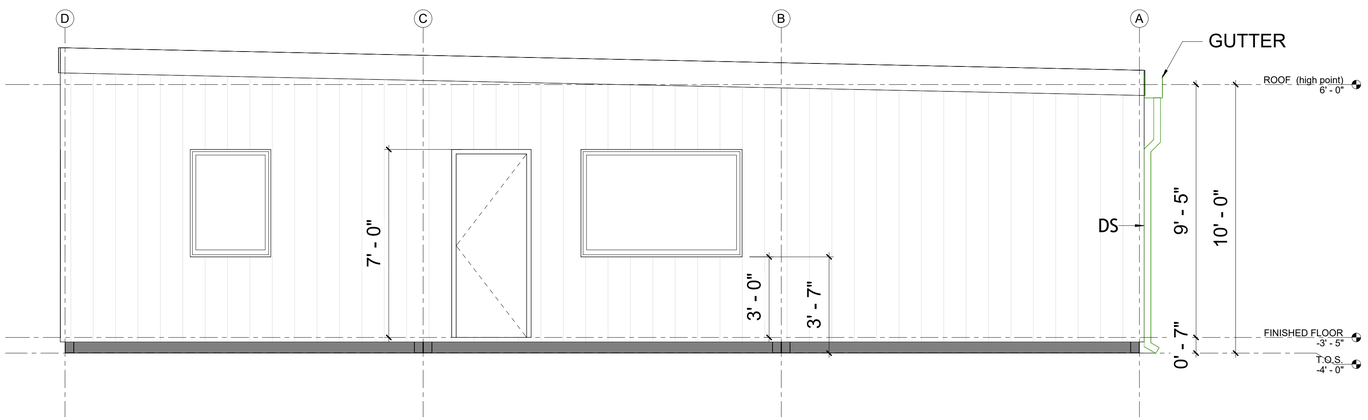
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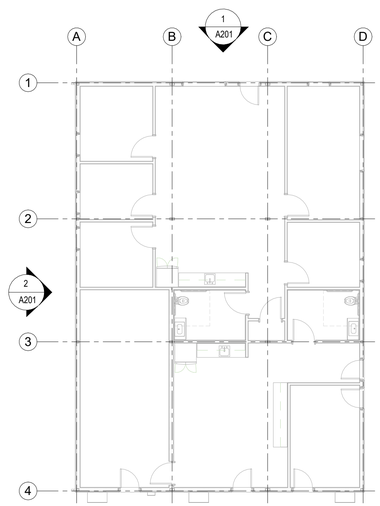
2 ELEVATION - PLAN WEST

3/8" = 1'-0"



1 ELEVATION - PLAN NORTH

3/8" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1" = 10'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
ADMINISTRATION BUILDING

SIGNATURE & SEAL

DISCLAIMER: THIS DRAWING HAS NOT BEEN PUBLISHED BUT RATHER HAS BEEN PREPARED BY ROXBOX CONTAINERS FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK SOLELY IN RESPECT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

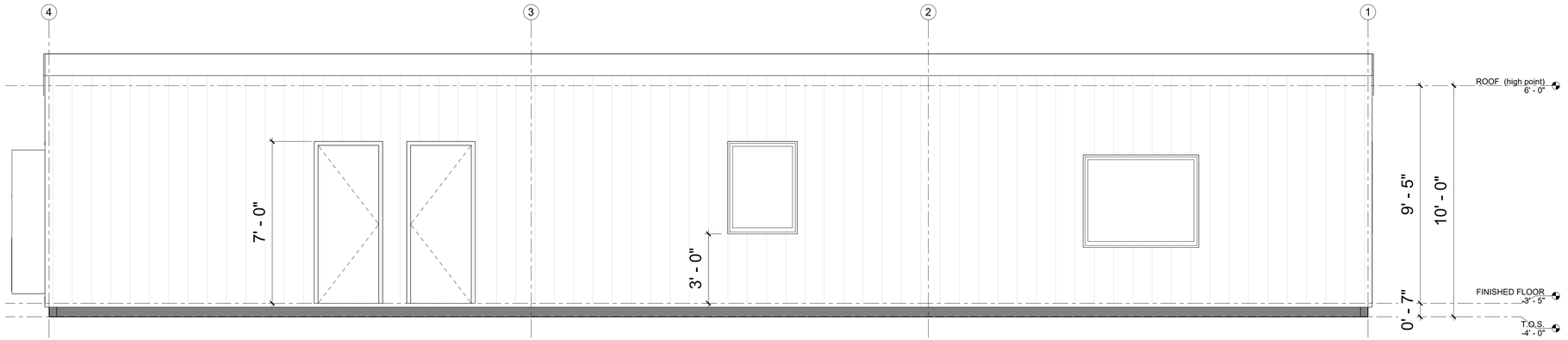
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AB - A201

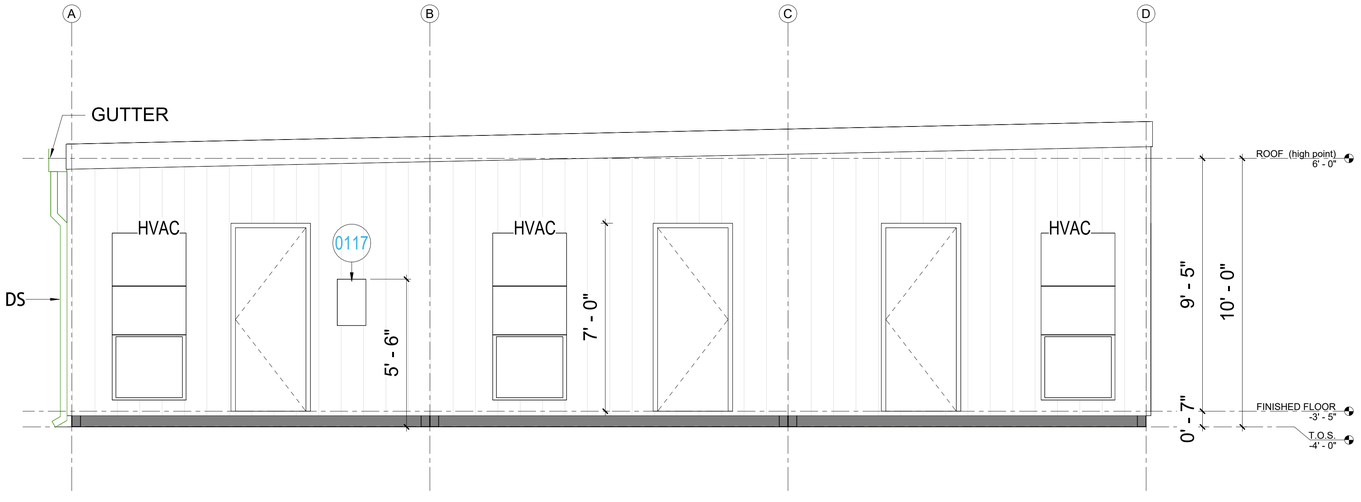
Scale: As indicated

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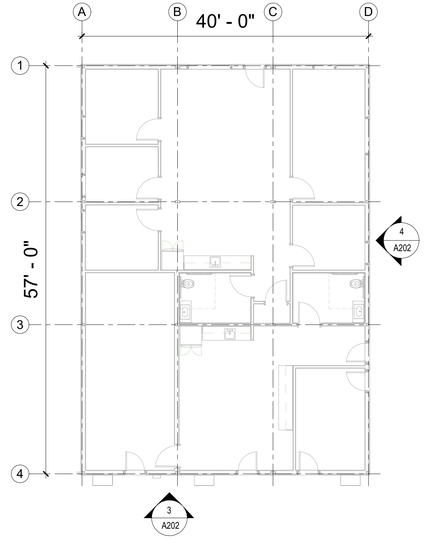
4 ELEVATION - PLAN EAST

3/8" = 1'-0"



3 ELEVATION - PLAN SOUTH

3/8" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1" = 10'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

ADMINISTRATION BUILDING

SIGNATURE & SEAL

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

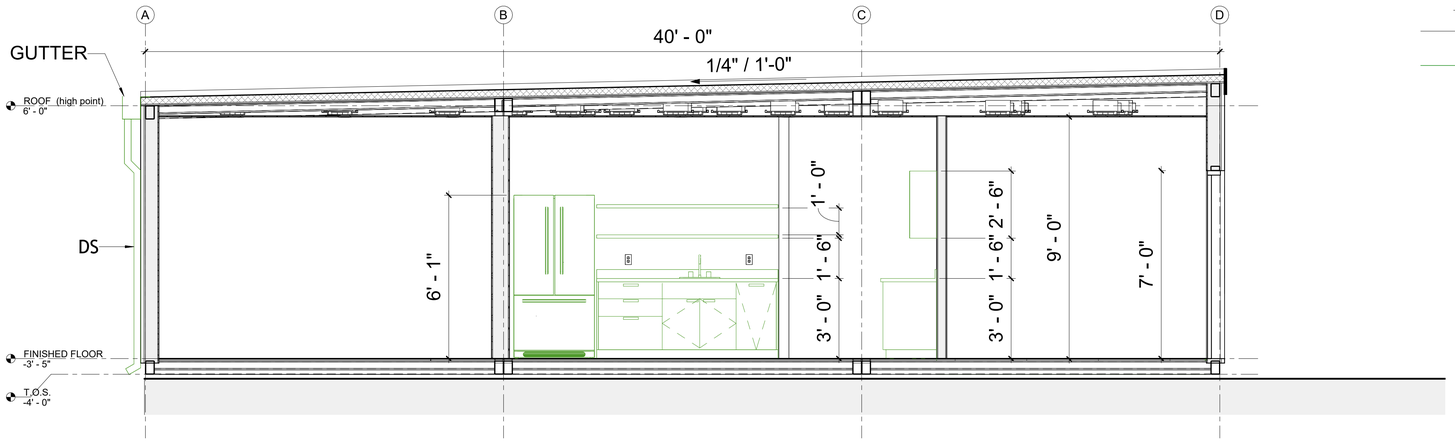
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AB - A202

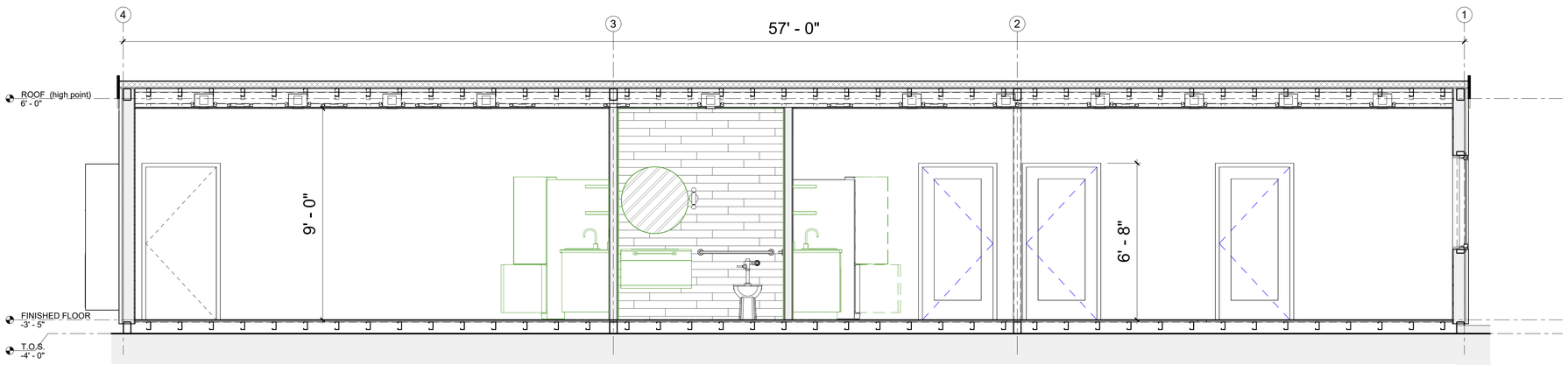
Scale	As indicated

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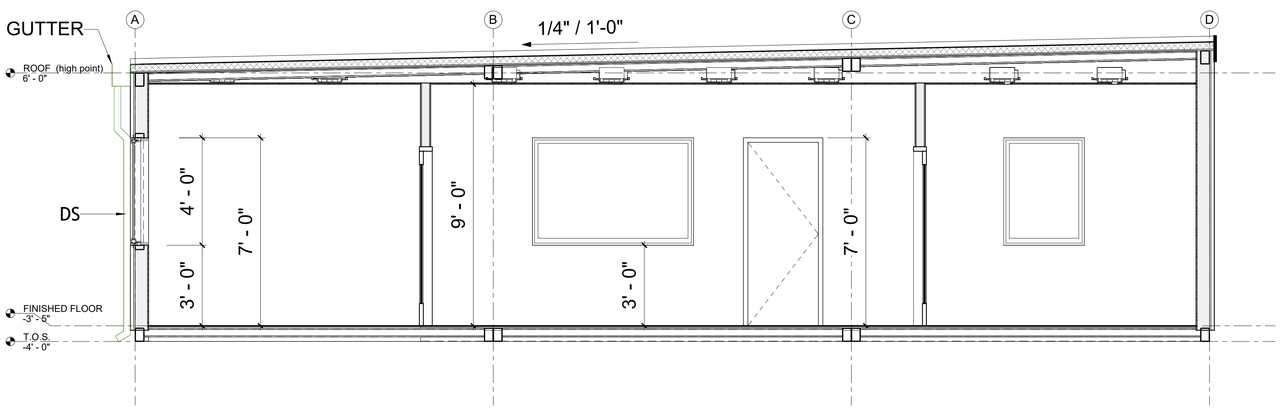
2 BUILDING SECTION - LONG

3/8" = 1'-0"



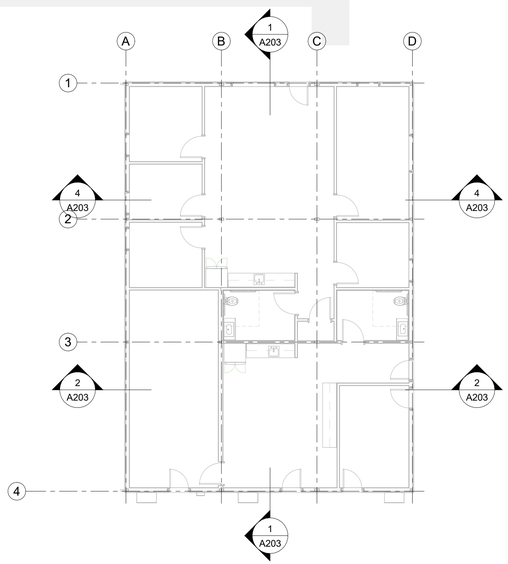
1 BUILDING SECTION - SHORT

3/8" = 1'-0"



4 BUILDING SECTION - LONG

3/8" = 1'-0"



3 FLOOR PLAN - LEVEL 01

1" = 10'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME / ###'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
ADMINISTRATION BUILDING

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

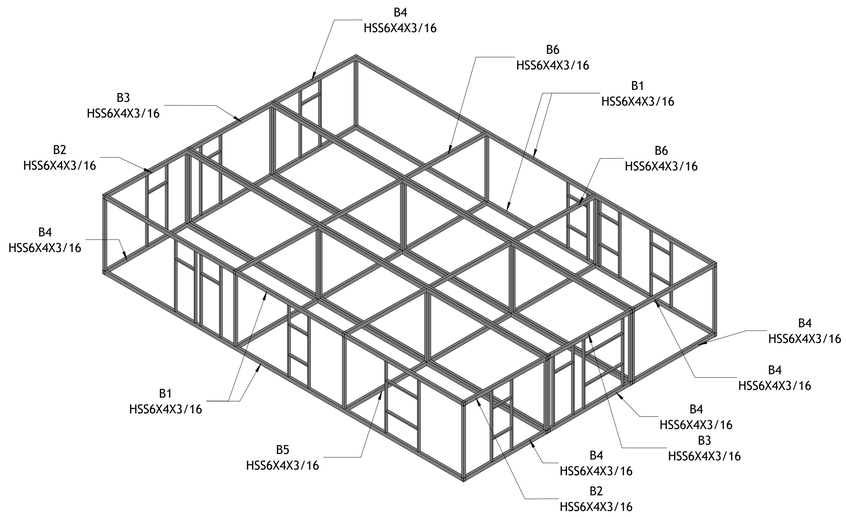
BUILDING SECTIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

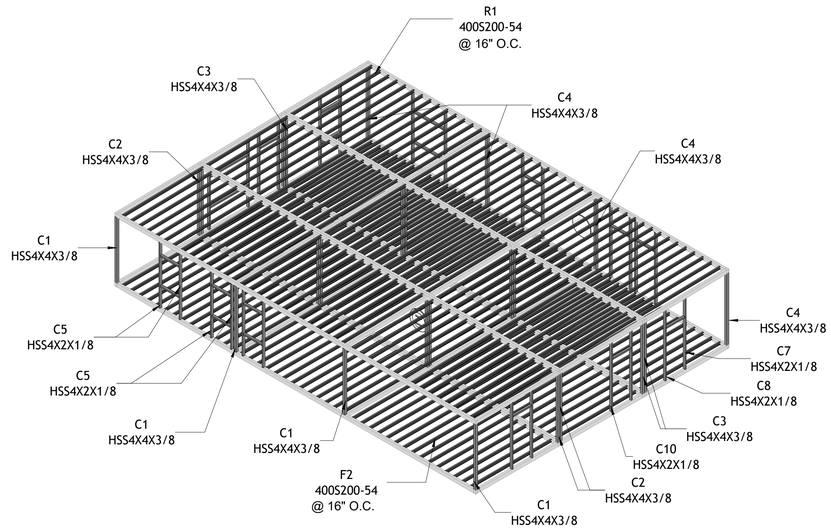
AB - A203

Scale: As indicated

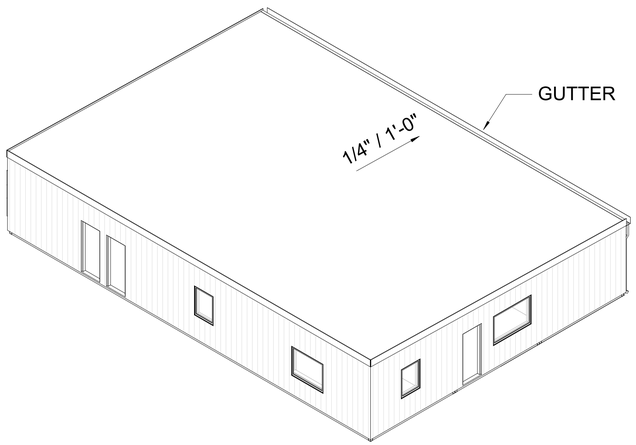
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1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR

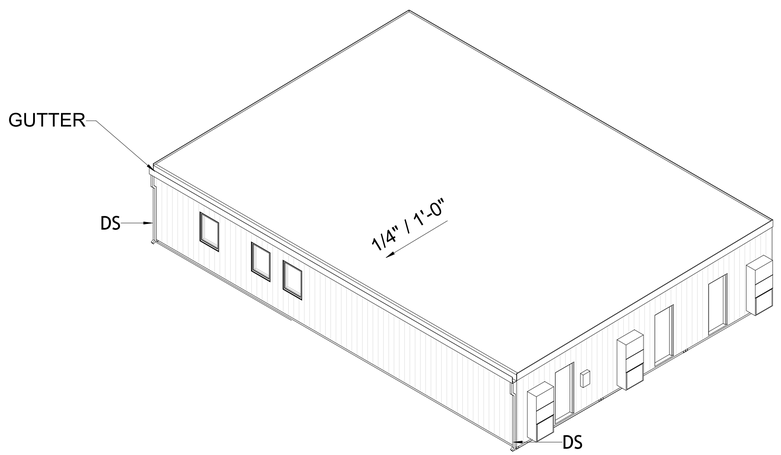


2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



3 3D AXON VIEW - COMPLETE - REAR

SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



4 3D AXON VIEW - COMPLETE - FRONT

SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X4X3/8	9' - 0"	4
C2	HSS4X4X3/8	9' - 3 1/4"	8
C3	HSS4X4X3/8	9' - 6 5/8"	8
C4	HSS4X4X3/8	9' - 10"	4
C5	HSS4X2X1/8	9' - 0"	6
C6	HSS4X2X1/8	9' - 10"	6
C7	HSS4X2X1/8	9' - 8 3/8"	1
C8	HSS4X2X1/8	9' - 7 1/2"	1
C9	HSS4X2X1/8	9' - 6 1/4"	1
C10	HSS4X2X1/8	9' - 5 3/8"	1
C11	HSS4X2X1/8	9' - 8 7/8"	1
C12	HSS4X2X1/8	9' - 8 1/8"	1
C13	HSS4X2X1/8	9' - 6 1/2"	1
C14	HSS4X2X1/8	9' - 5 5/8"	1
C15	HSS4X2X1/8	9' - 5 1/4"	1
C16	HSS4X2X1/8	9' - 3 3/4"	1

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS6X4X3/16	57' - 0"	12
B2	HSS6X4X3/16	13' - 3 7/8"	2
B3	HSS6X4X3/16	13' - 4 1/8"	2
B4	HSS6X4X3/16	13' - 4"	8
B5	HSS6X4X3/16	12' - 8"	5
B6	HSS6X4X3/16	12' - 8 3/8"	2
B7	HSS6X4X3/16	12' - 7 7/8"	2
B8	HSS6X4X3/16	13' - 0"	2
B9	HSS4X2X1/8	2' - 11 1/2"	5
B10	HSS4X2X1/8	3' - 0"	10
B11	HSS4X2X1/8	6' - 0"	2

Structural Framing - FLOOR

Mark	Type	Length	QTY
F2	400S200-54	12' - 8"	126

Structural Framing - ROOF

Mark	Type	Length	QTY
R1	400S200-54	12' - 8"	126

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CLEVELAND AMPHITHEATER
ADMINISTRATION BUILDING

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AB - A401

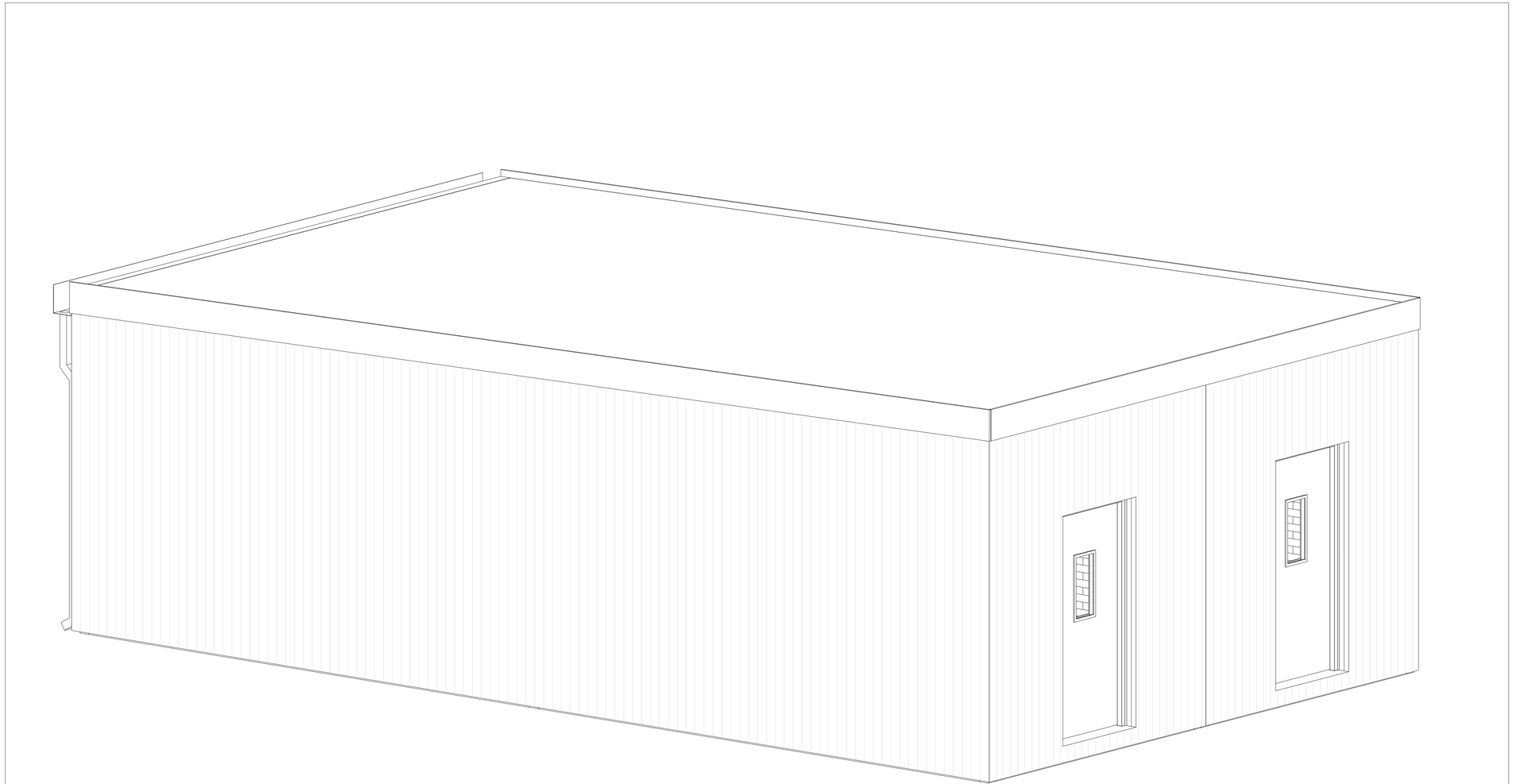
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24/09/2026 12:05:49

50% CD

NOT FOR CONSTRUCTION

10.02.2026



EXTERIOR RENDERING IS FOR VISUALIZATION PURPOSES ONLY
COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATRE

ARTIST SUITE 1

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

10' x 34' MODULAR

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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No.	Description	Date

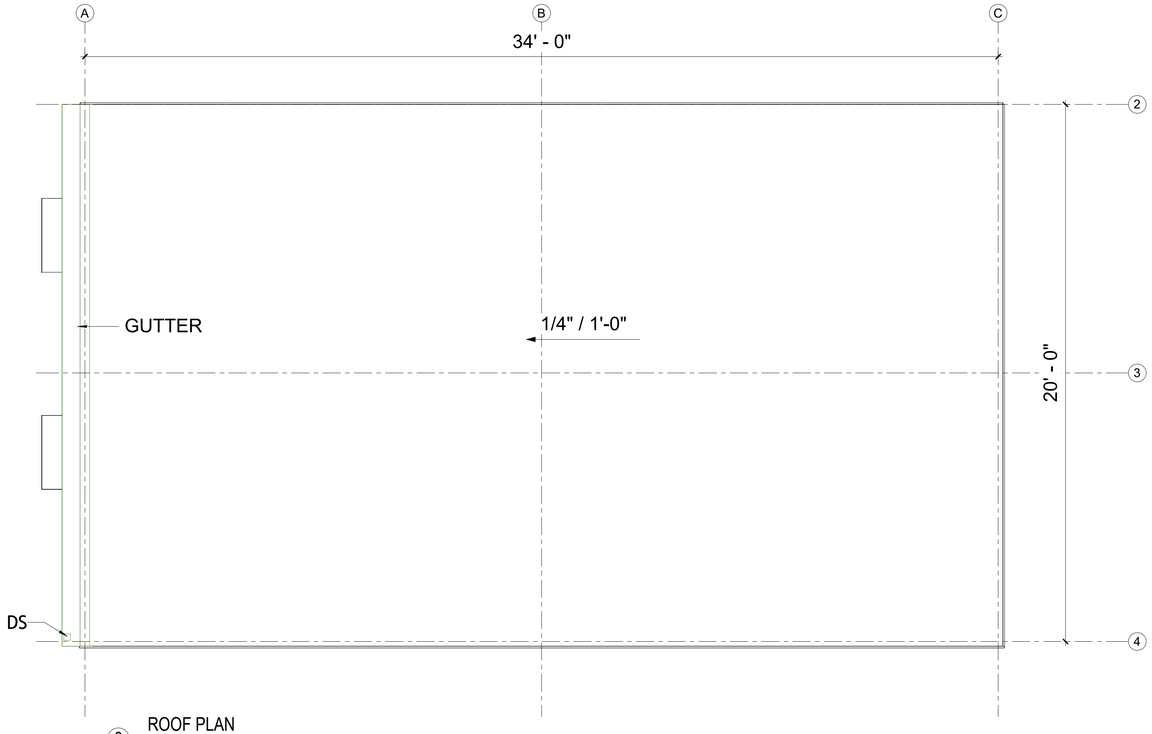
CLEVELAND AMPHITHEATRE

COVER

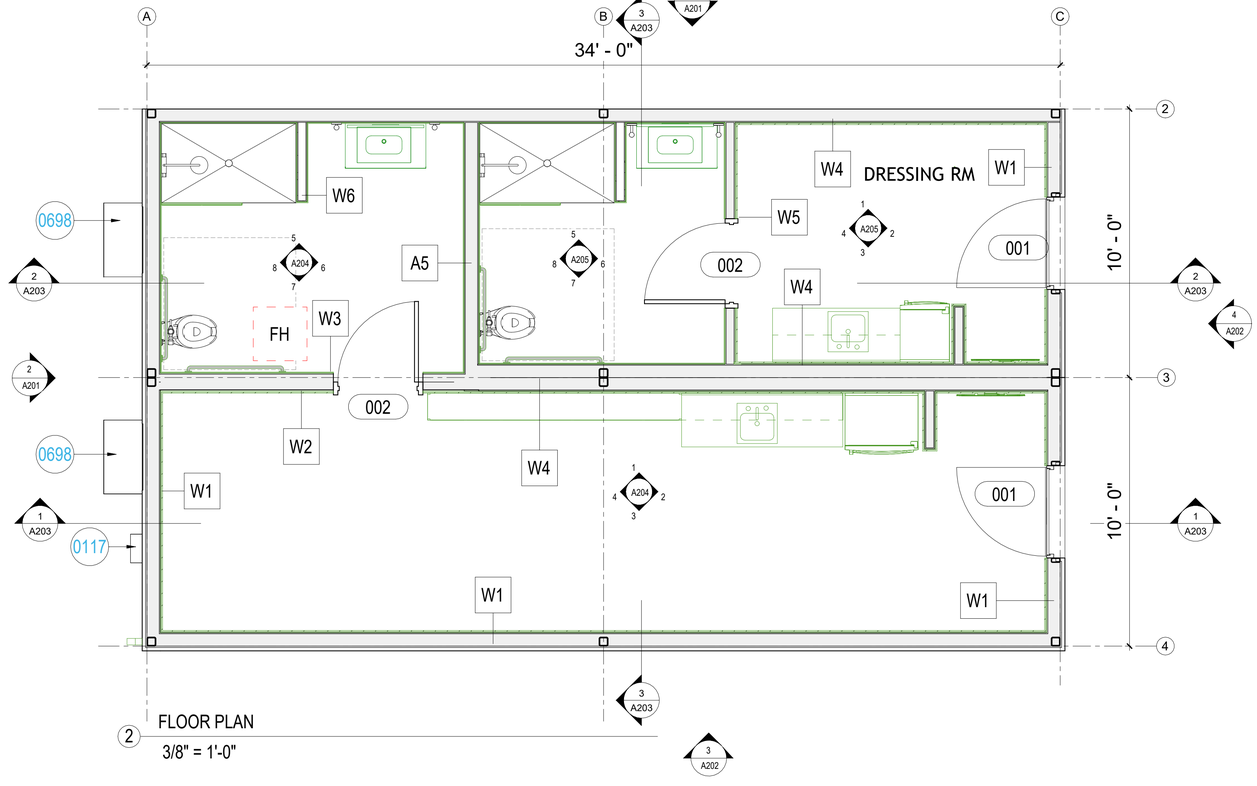
Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A000

24/09/2026 03:06:41 p. m.



3 ROOF PLAN
3/8" = 1'-0"



2 FLOOR PLAN
3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0698	2-TON BARD UNIT OR APPROVED EQUIV.

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
S	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

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Houston, TX 77041

CLEVELAND AMPHITHEATRE

ARTIST SUITE

10' x 34' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

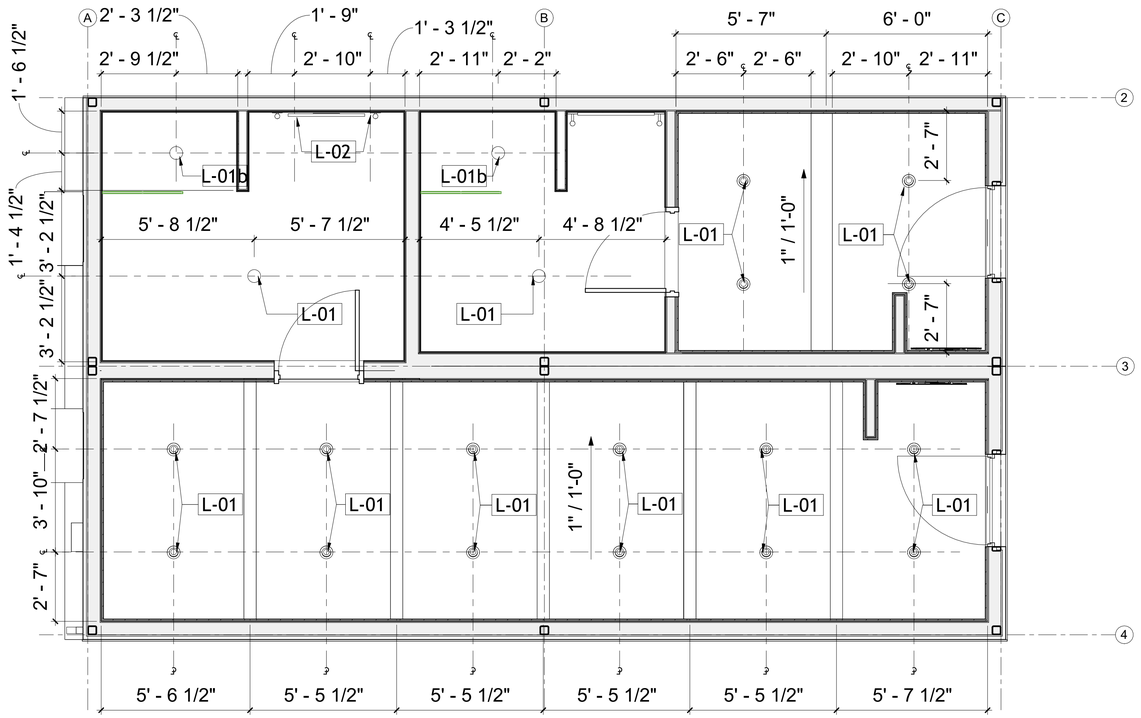
FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A101

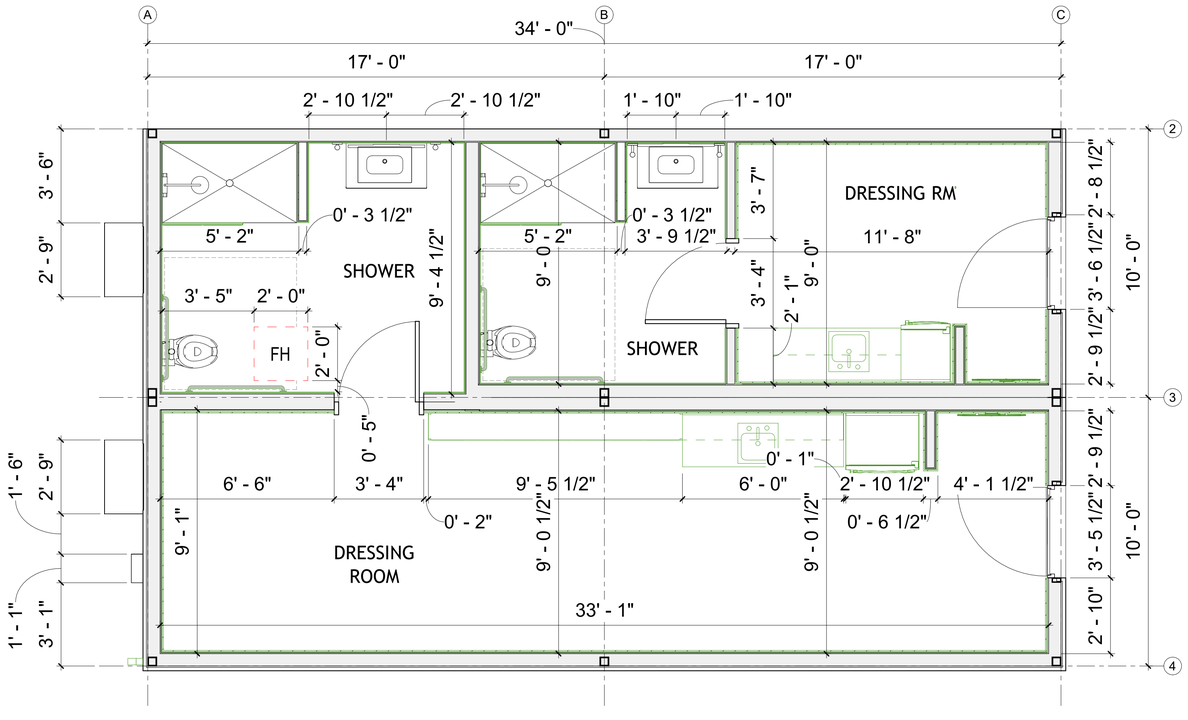
Scale: As indicated

24/09/2026 03:06:50 p. m.



1 REFLECTED CEILING PLAN

3/8" = 1'-0"



2 FLOOR PLAN - DIMENSIONS

3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
##	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 / A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

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CLEVELAND AMPHITHEATRE

ARTIST SUITE

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SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

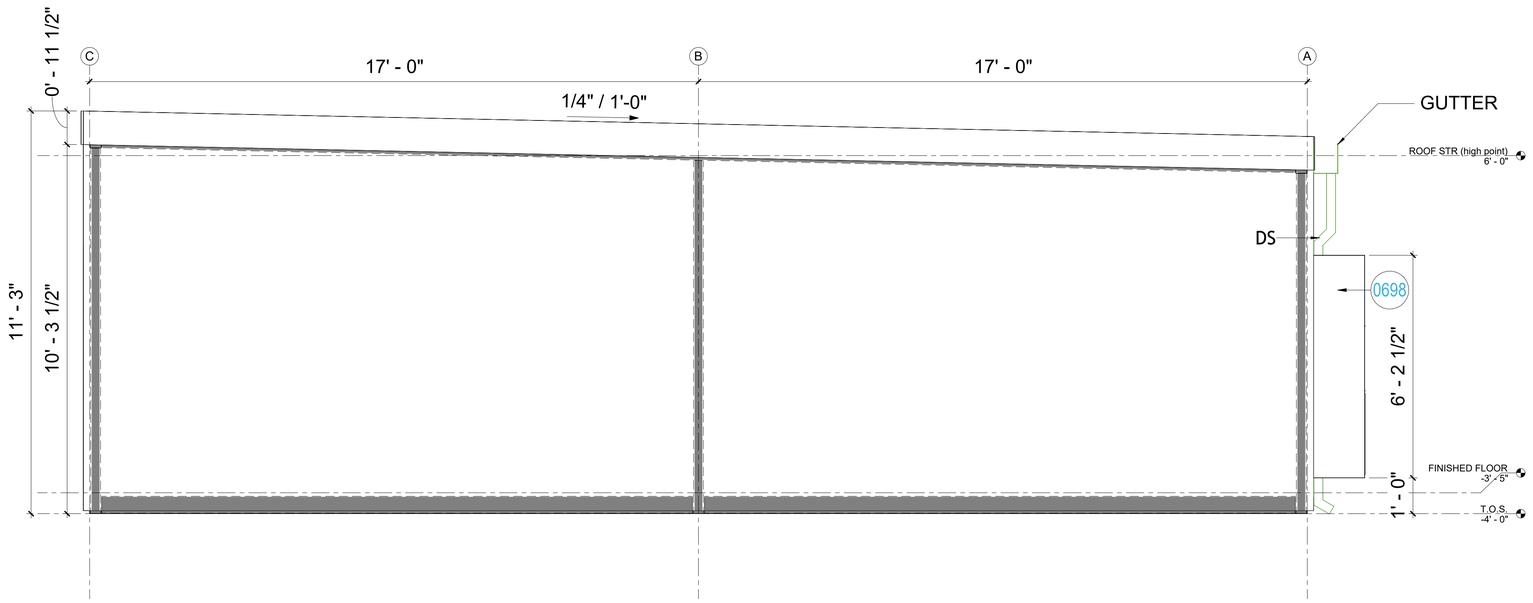
FLOOR PLAN DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A102

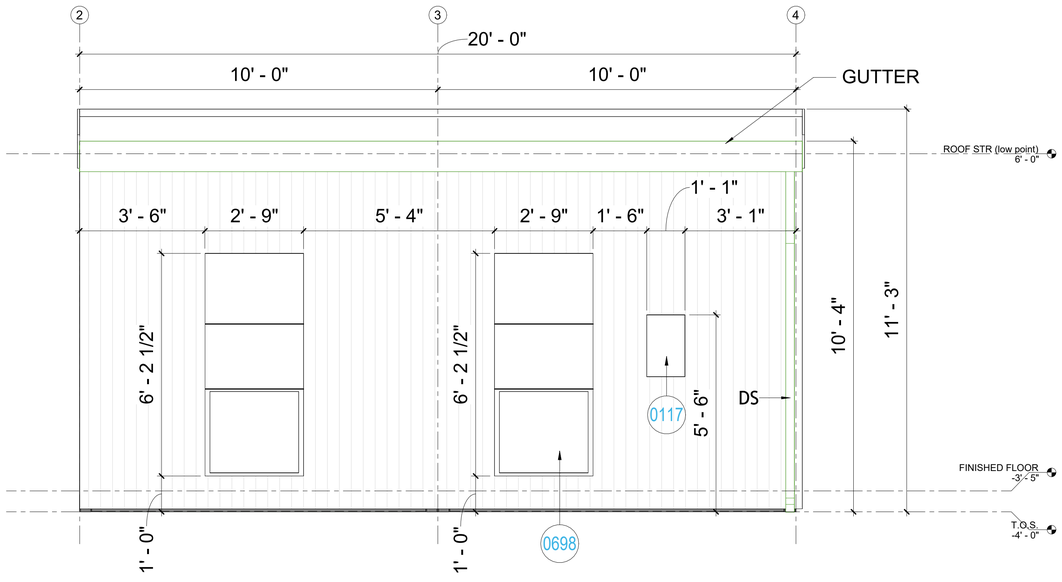
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24/09/2026 03:06:55 p. m.



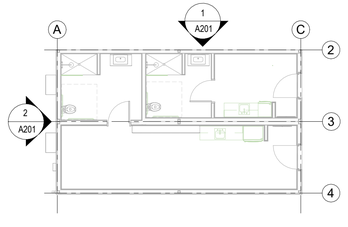
1 ELEVATION - PLAN NORTH

1/2" = 1'-0"



2 ELEVATION - PLAN WEST

1/2" = 1'-0"



3 FLOOR PLAN - LEVEL 01

1" = 10'-0"

EXTERIOR GENERAL NOTES

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0698	2-TON BARD UNIT OR APPROVED EQUIV.

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002 / W1 / A	NEW DOOR WITH DOOR TAG REF DOOR SCHED WINDOW TAG REF WINDOW SCHED STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
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Houston, TX 77041

CLEVELAND AMPHITHEATRE

ARTIST SUITE

10' x 34' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

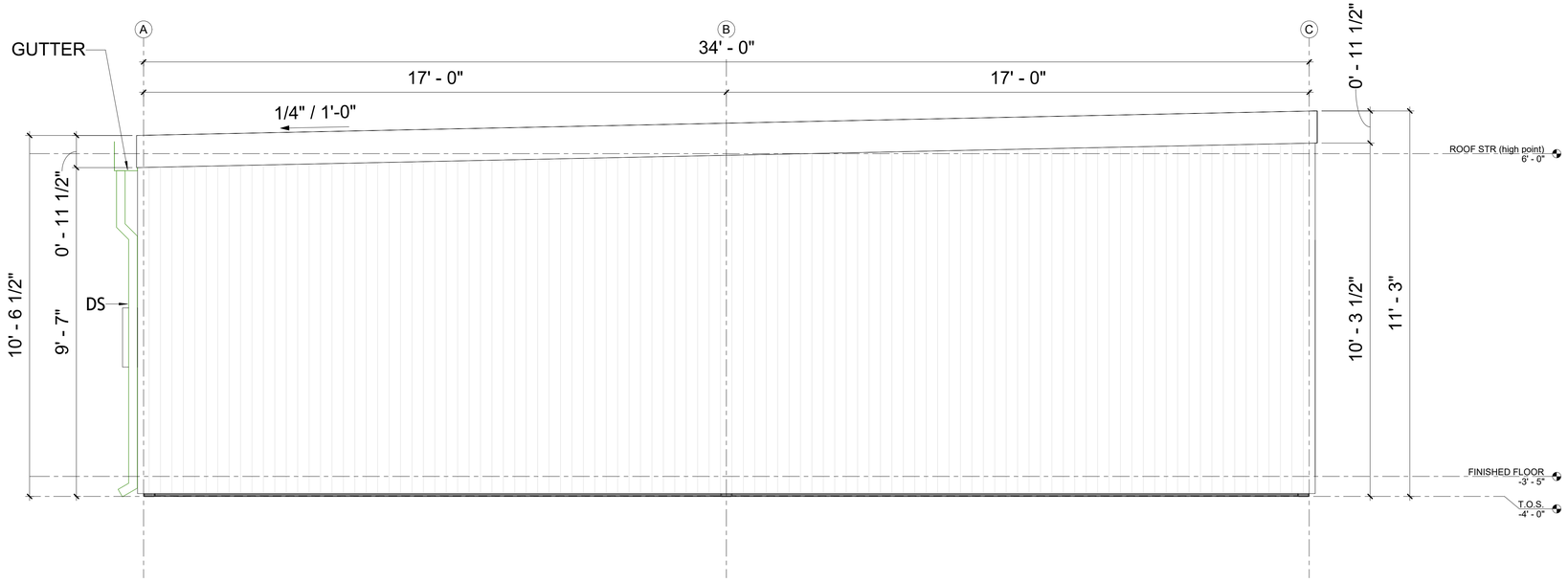
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A201

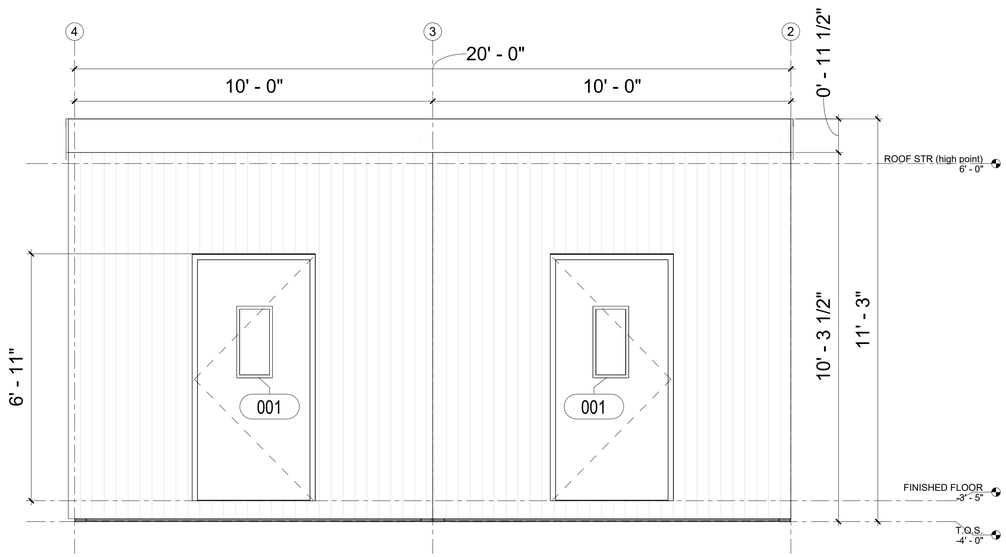
Scale: As indicated

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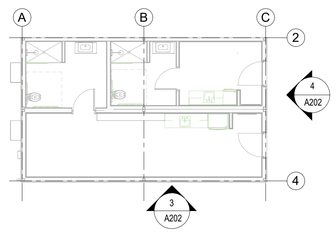
3 ELEVATION - PLAN SOUTH

1/2" = 1'-0"



4 ELEVATION - PLAN EAST

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1" = 10'-0"

EXTERIOR GENERAL NOTES

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

ARTIST SUITE

10' x 34' MODULAR

SIGNATURE & SEAL

DISCLAIMER: THIS DRAWING HAS NOT BEEN PUBLISHED BUT RATHER HAS BEEN PREPARED BY ROXBOX CONTAINERS FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK SOLELY IN RESPECT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATRE

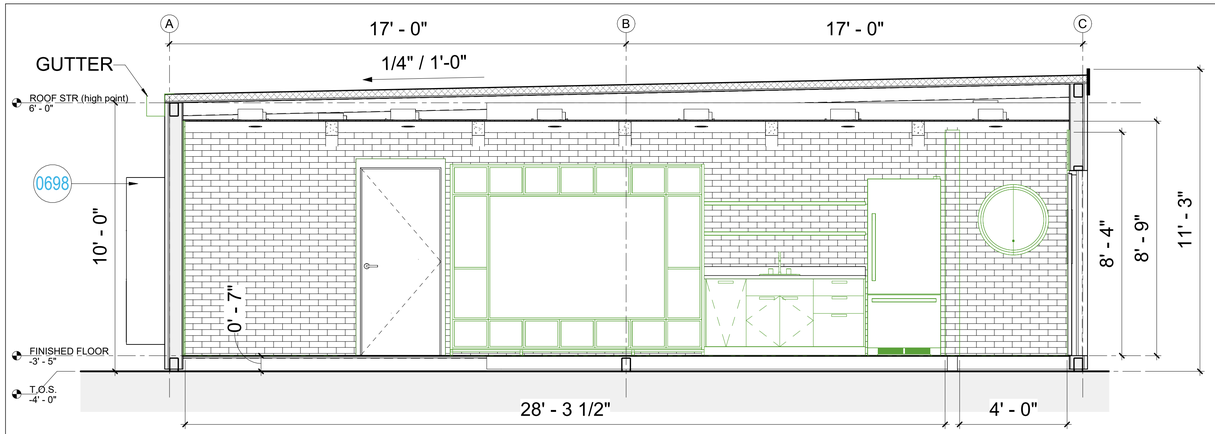
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A202

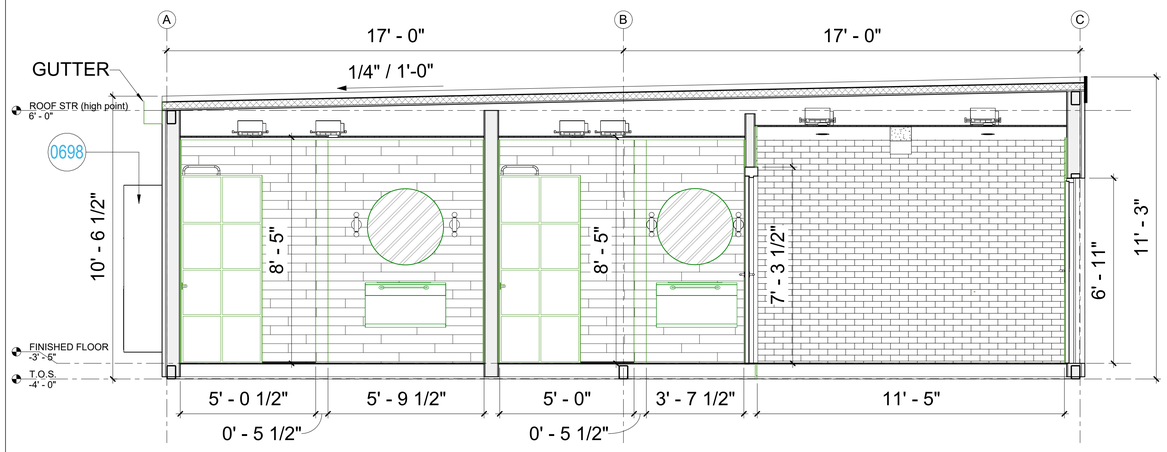
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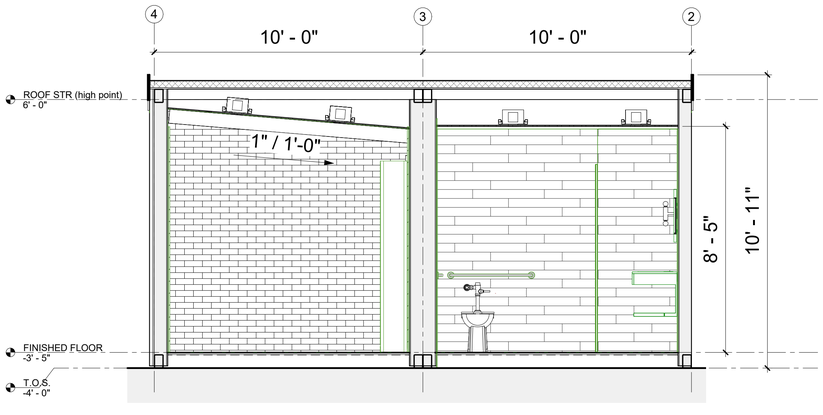
1 BUILDING SECTION - LONGITUDINAL 1

3/8" = 1'-0"



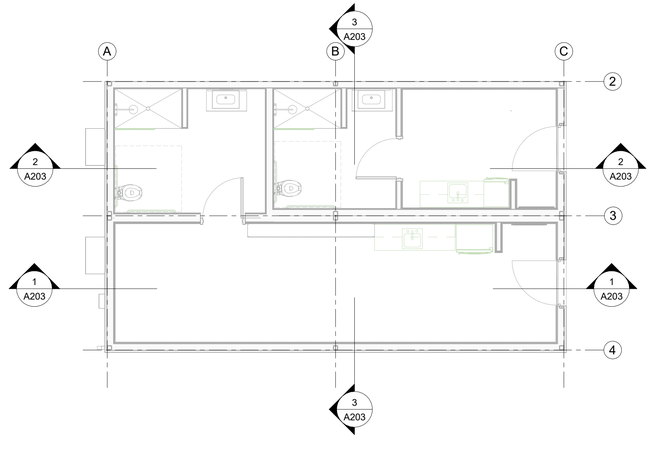
2 BUILDING SECTION - LONGITUDINAL 2

3/8" = 1'-0"



3 BUILDING SECTION - TRANSVERSE

3/8" = 1'-0"



4 FLOOR PLAN - LEVEL 01

3/16" = 1'-0"

EXTERIOR GENERAL NOTES

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

KEYED NOTES

NUMBER	DESCRIPTION
0698	2-TON BARD UNIT OR APPROVED EQUIV.

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

ARTIST SUITE

10' x 34' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

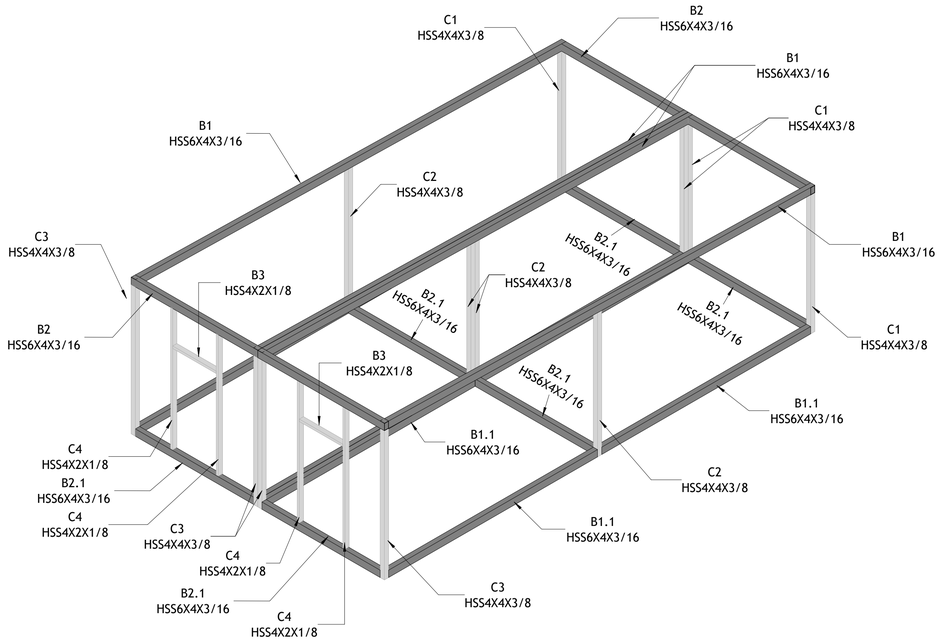
BUILDING SECTIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

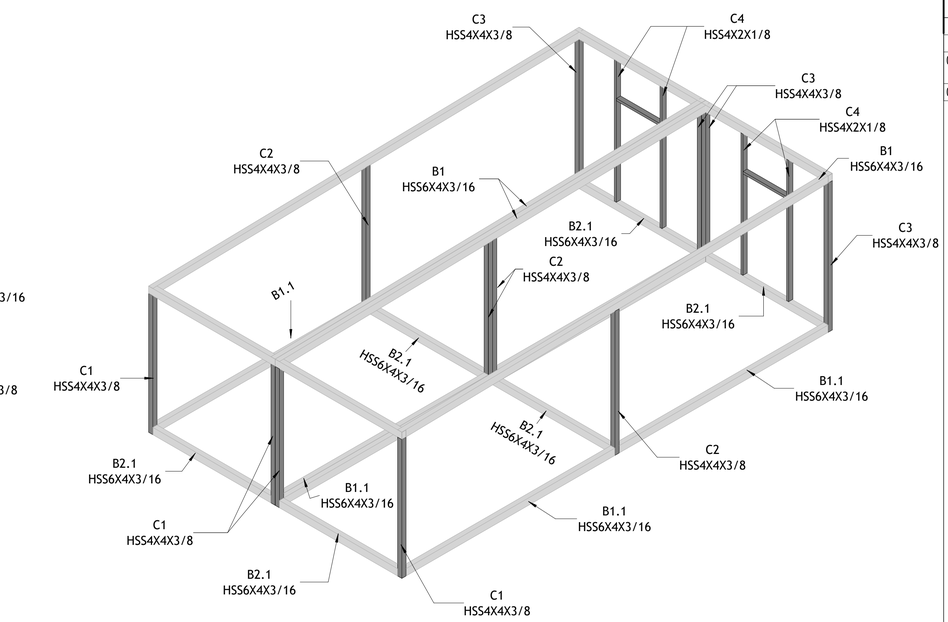
AS - A203

Scale: As indicated

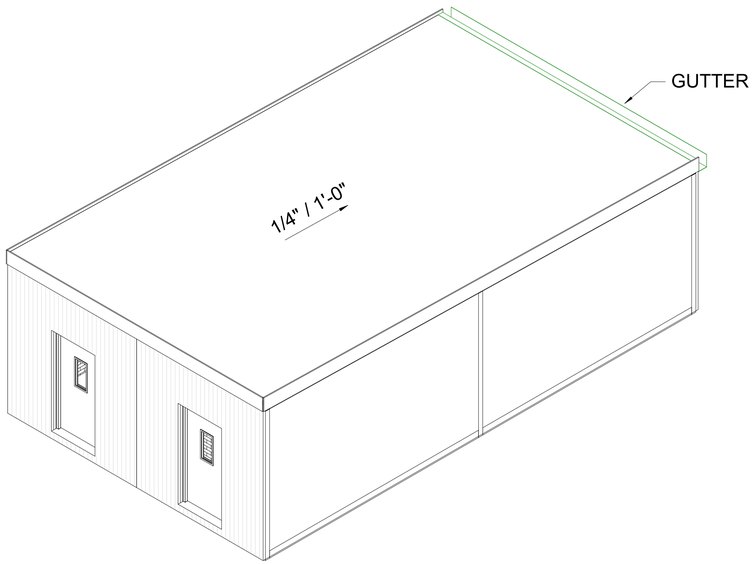
24/09/2026 03:07:07 p. m.



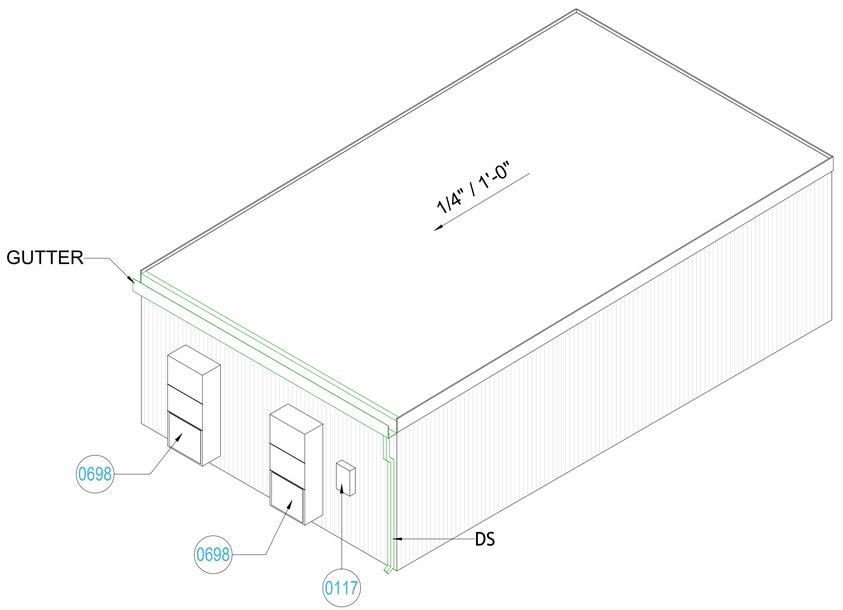
1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR



2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



3 3D AXON VIEW - COMPLETE - REAR SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



4 3D AXON VIEW - COMPLETE - FRONT SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0698	2-TON BARD UNIT OR APPROVED EQUIV.

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X4X3/8	9' - 6"	4
C2	HSS4X4X3/8	9' - 10 3/8"	4
C3	HSS4X4X3/8	10' - 2 1/2"	4
C4	HSS4X2X1/8	9' - 8 1/2"	4

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS6X4X3/16	34' - 0"	4
B1.1	HSS6X4X3/16	16' - 6"	6
B2	HSS6X4X3/16	10' - 0"	2
B2.1	HSS6X4X3/16	9' - 4"	6
B3	HSS4X2X1/8	3' - 5 1/4"	2

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Houston, TX 77041

CLEVELAND AMPHITHEATRE

ARTIST SUITE

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SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A401

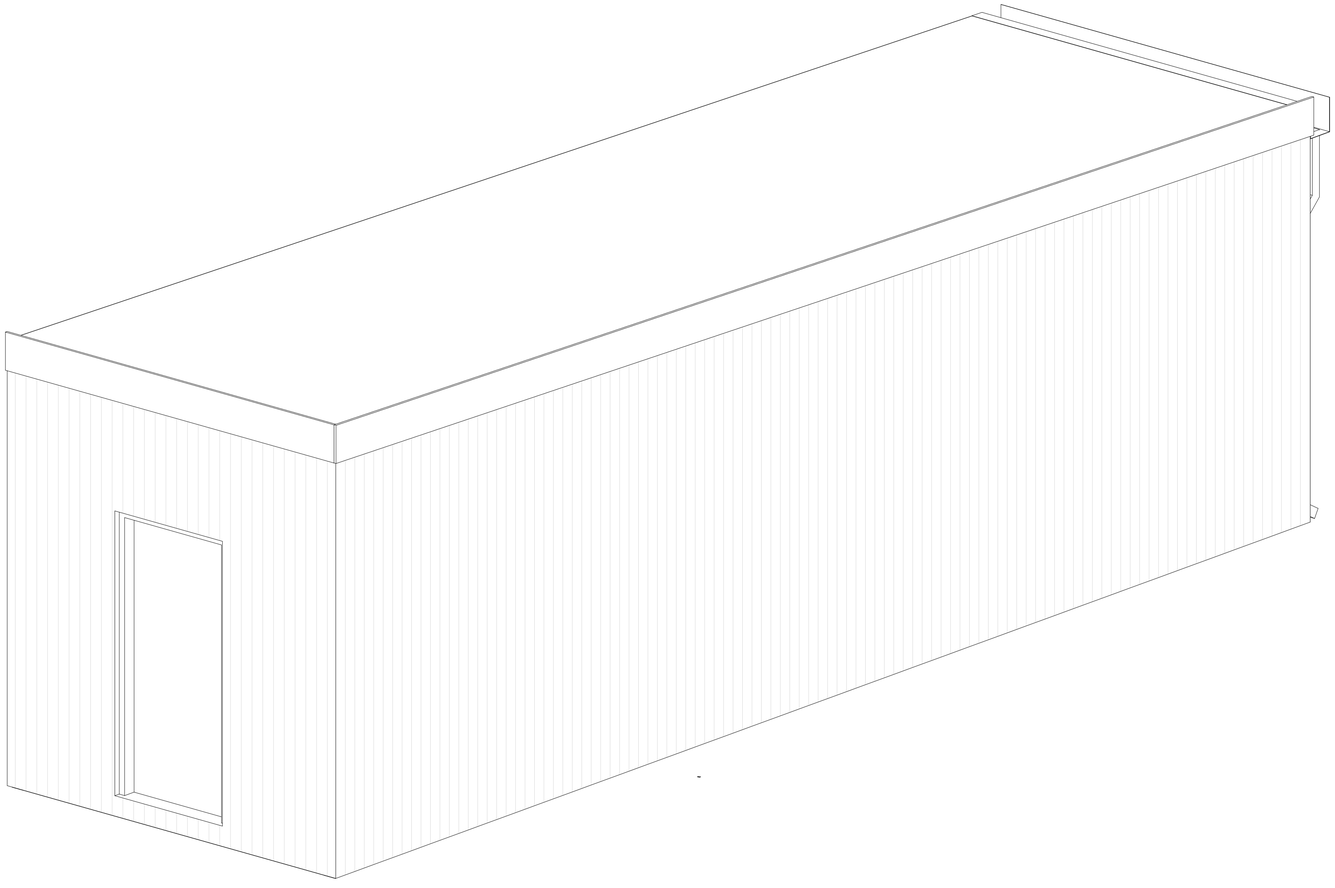
Scale

24/09/2026 03:07:20 p. m.

50% CD

NOT FOR CONSTRUCTION

10.02.2026



EXTERIOR RENDERING IS FOR VISUALIZATION PURPOSES ONLY
COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATER

ARTIST SUITE

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

34' x 10' MODULAR

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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No.	Description	Date

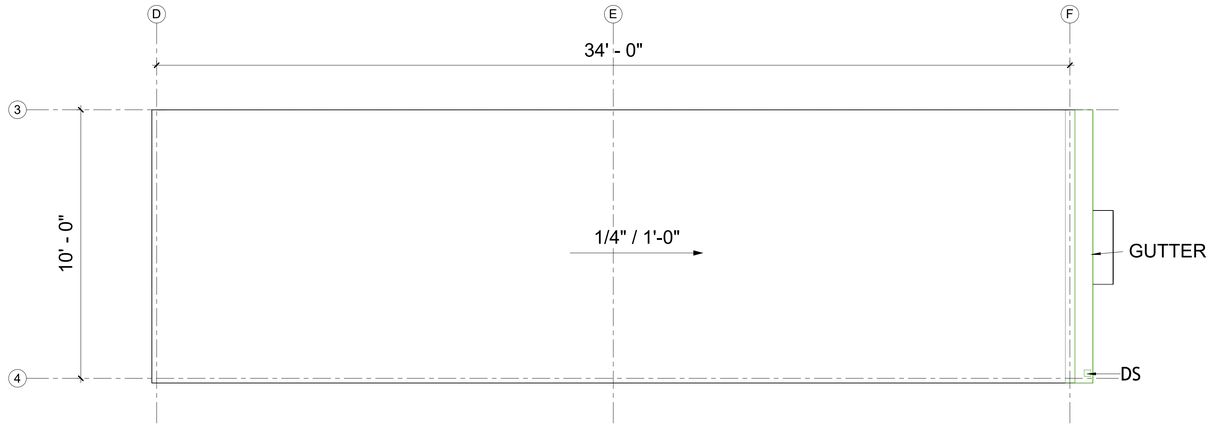
CLEVELAND AMPHITHEATER

COVER

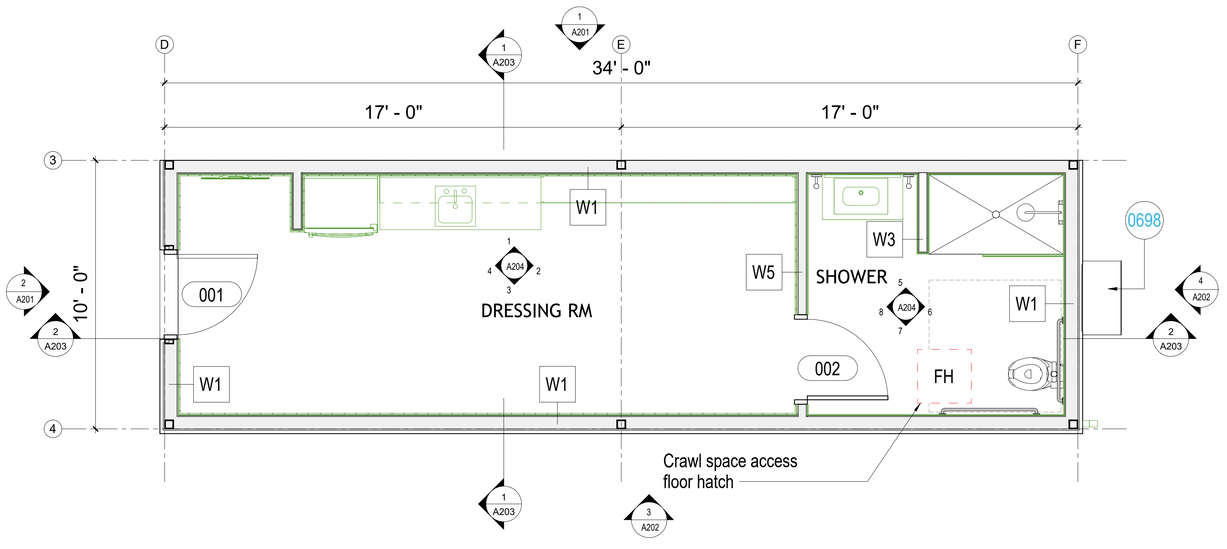
Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A000

25/09/2026 07:04:14 a. m.



3 ROOF PLAN
3/8" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0698	2-TON BARD UNIT OR APPROVED EQUIV.

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002 / W1 / A	NEW DOOR WITH DOOR TAG REF DOOR SCHED WINDOW TAG REF WINDOW SCHED STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

ARTIST SUITE

34' x 10' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

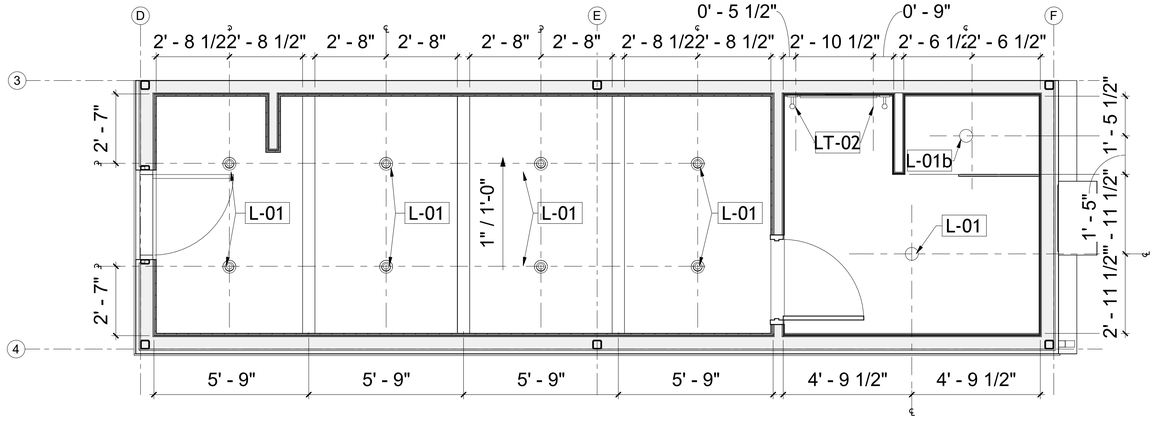
FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A101

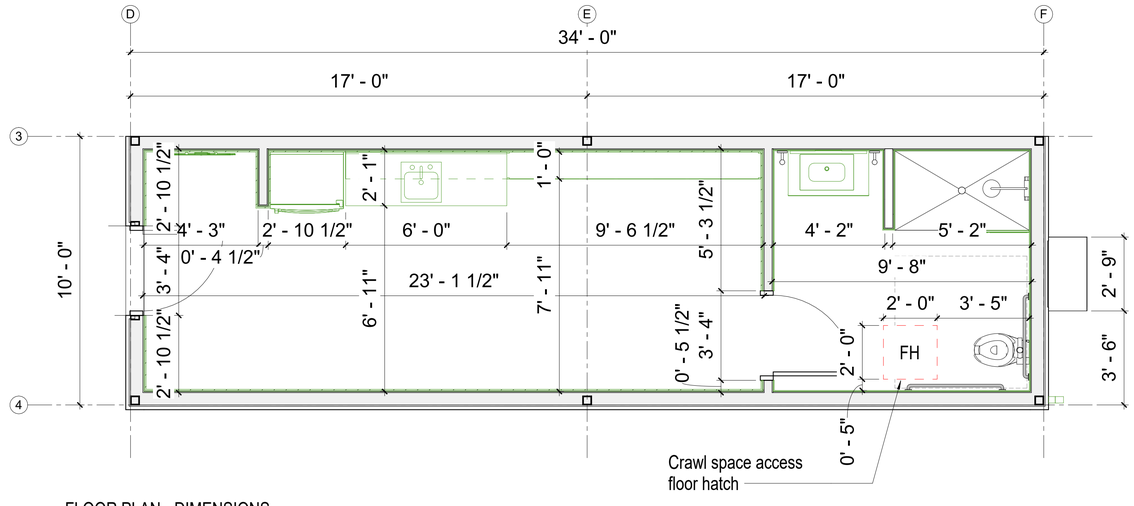
Scale	As indicated

25/09/2026 07:04:19 a. m.



2 REFLECTED CEILING PLAN

3/8" = 1'-0"



1 FLOOR PLAN - DIMENSIONS

3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
##	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 / A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
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CLEVELAND AMPHITHEATER

ARTIST SUITE

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SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

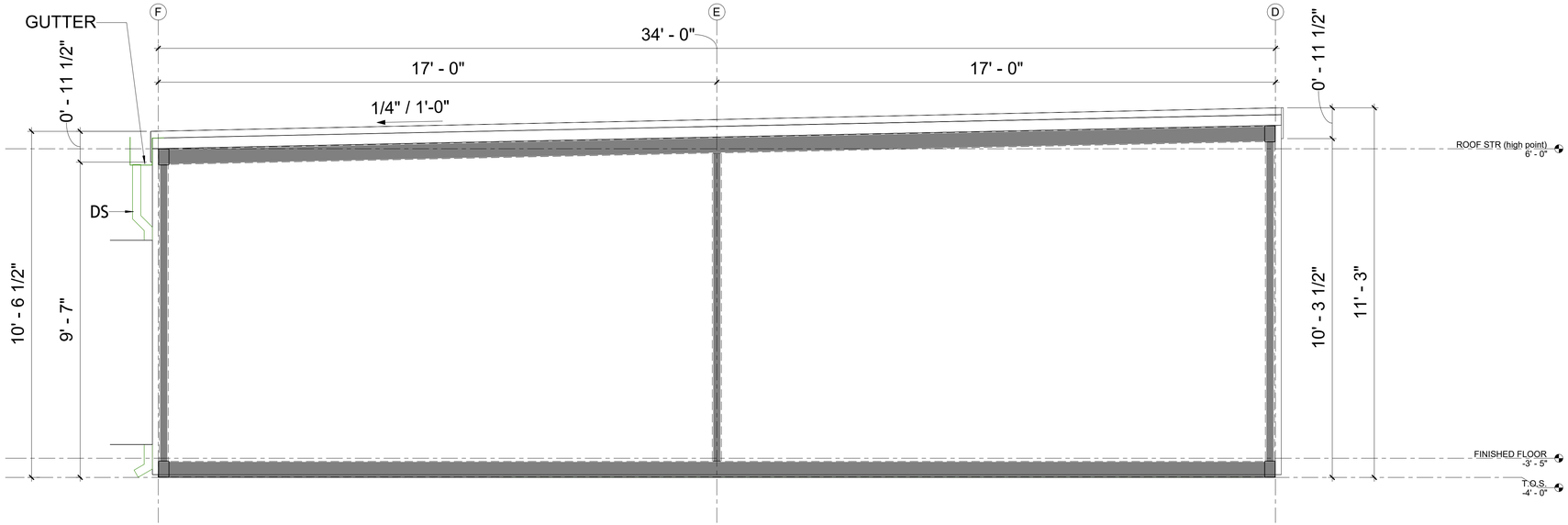
FLOOR PLAN DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A102

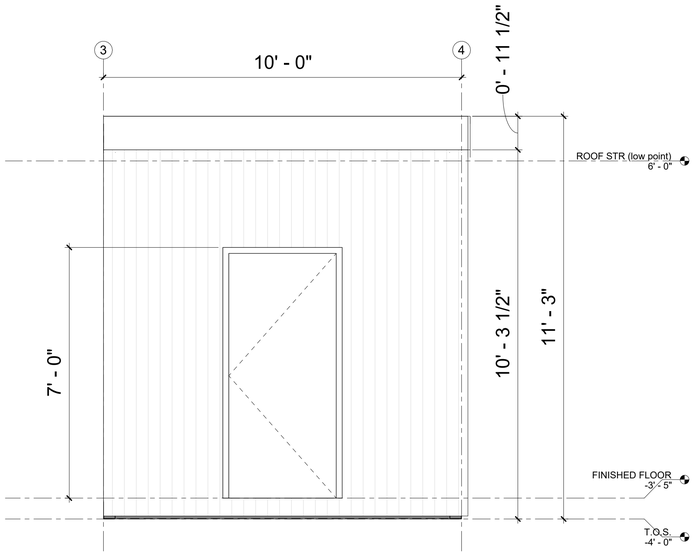
Scale	As indicated

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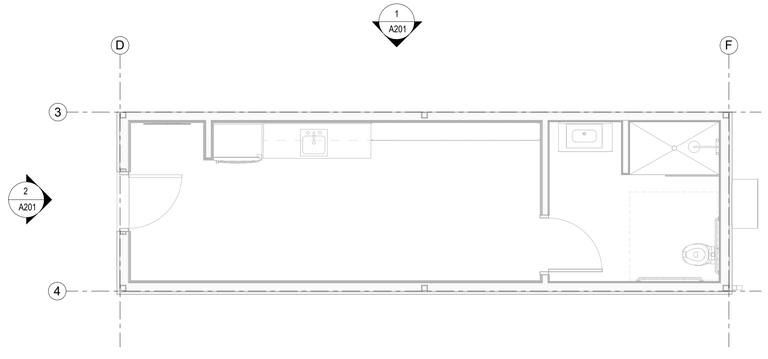
1 ELEVATION - PLAN NORTH

1/2" = 1'-0"



2 ELEVATION - PLAN WEST

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1/4" = 1'-0"

EXTERIOR GENERAL NOTES

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
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CLEVELAND AMPHITHEATER

ARTIST SUITE

34' x 10' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

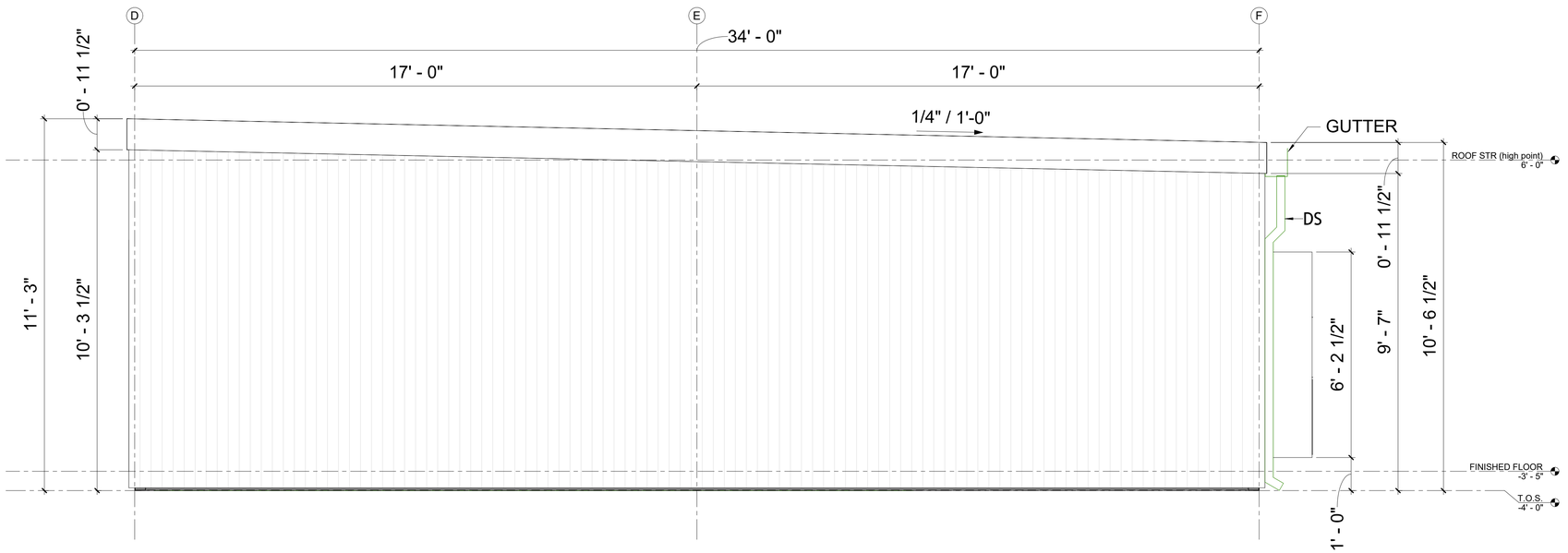
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A201

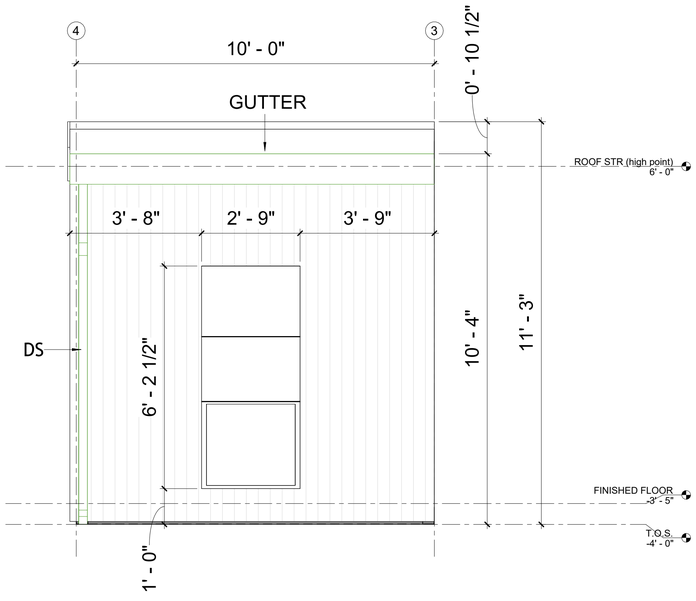
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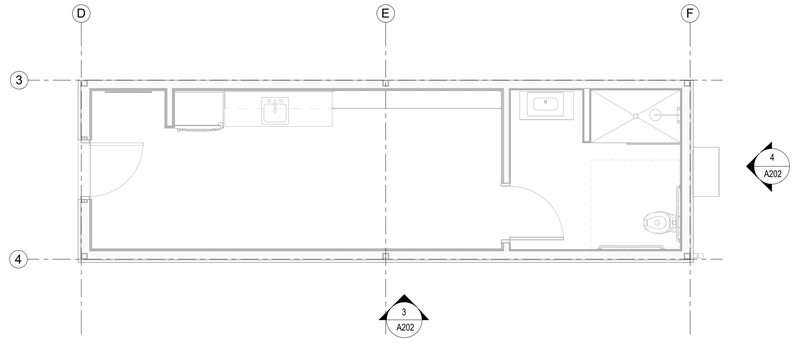
3 ELEVATION - PLAN SOUTH

1/2" = 1'-0"



4 ELEVATION - PLAN EAST

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1/4" = 1'-0"

EXTERIOR GENERAL NOTES

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

ARTIST SUITE

34' x 10' MODULAR

SIGNATURE & SEAL

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

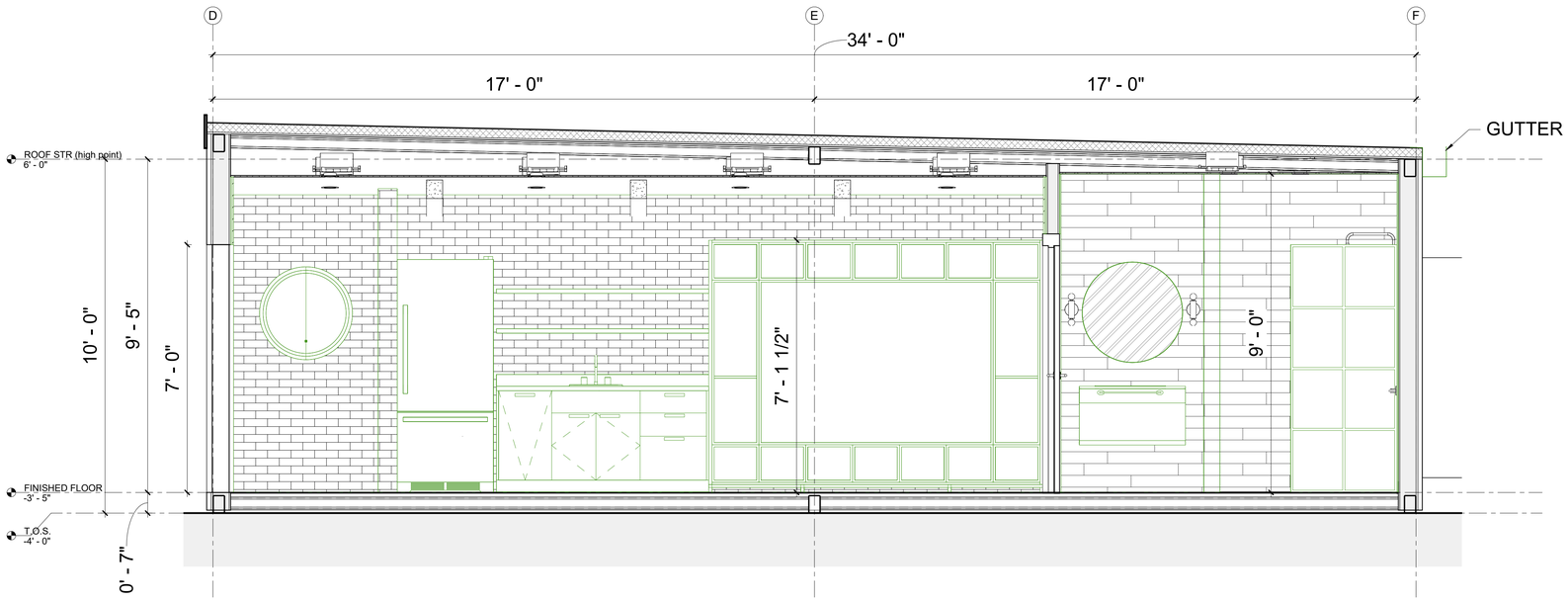
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A202

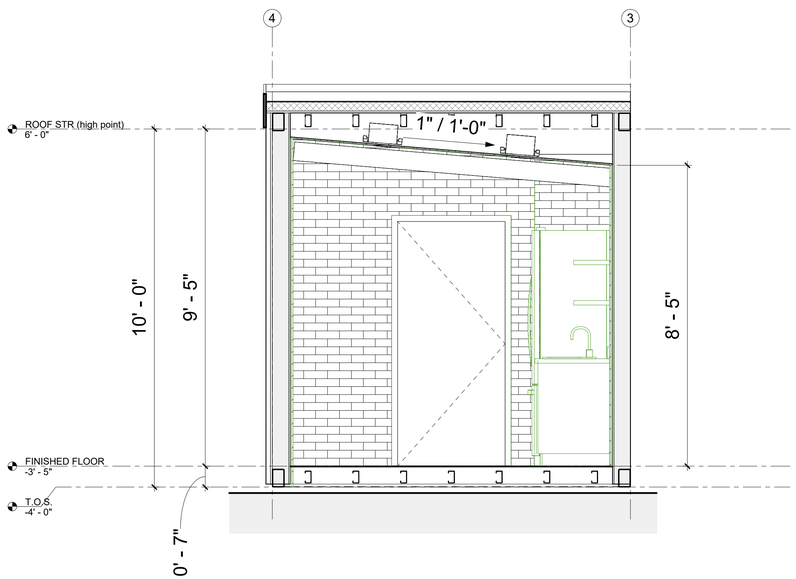
Scale	As indicated

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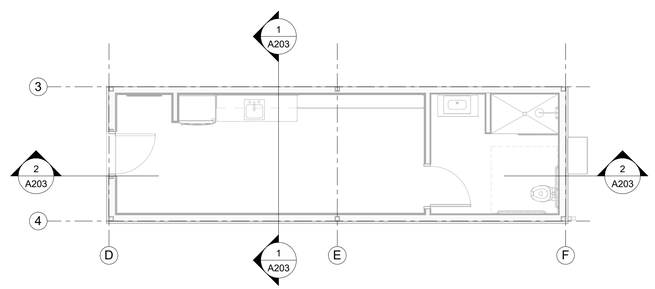
2 BUILDING SECTION - LONG

1/2" = 1'-0"



1 BUILDING SECTION - SHORT

1/2" = 1'-0"



3 FLOOR PLAN - LEVEL 01

3/16" = 1'-0"

EXTERIOR GENERAL NOTES

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
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Houston, TX 77041

CLEVELAND AMPHITHEATER

ARTIST SUITE

34' x 10' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

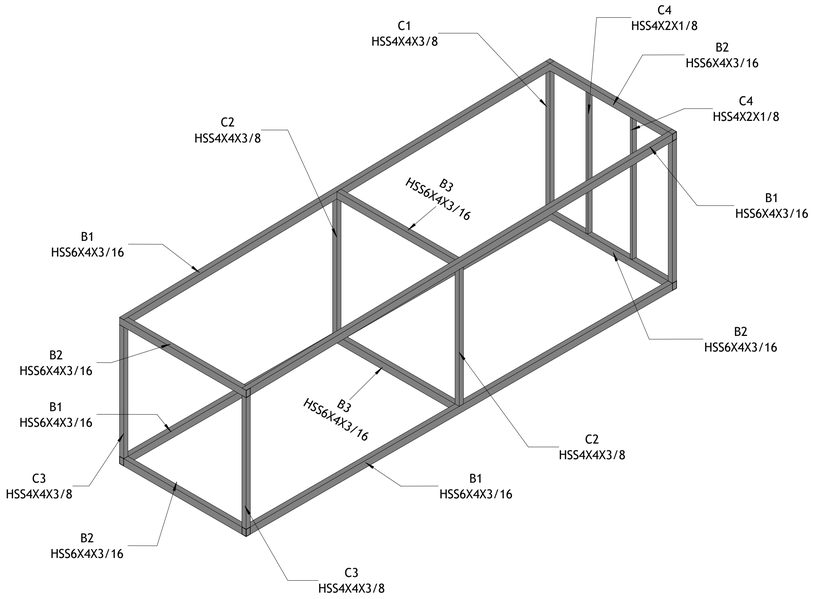
BUILDING SECTIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

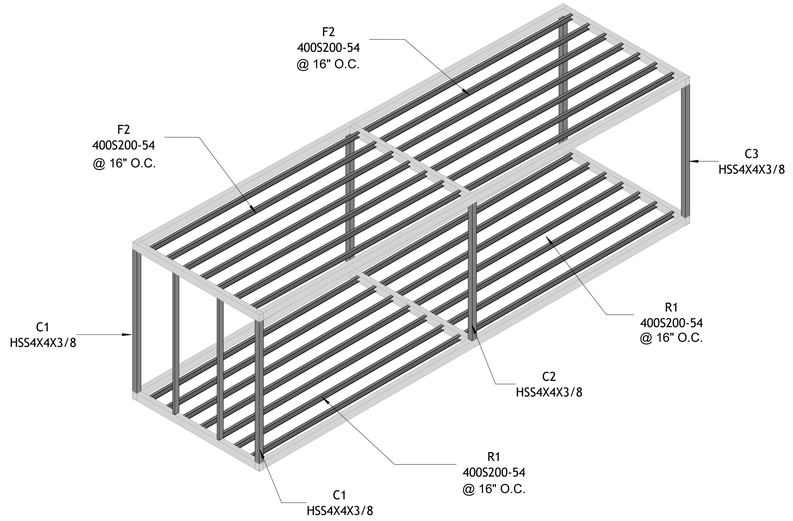
AS - A203

Scale	As indicated

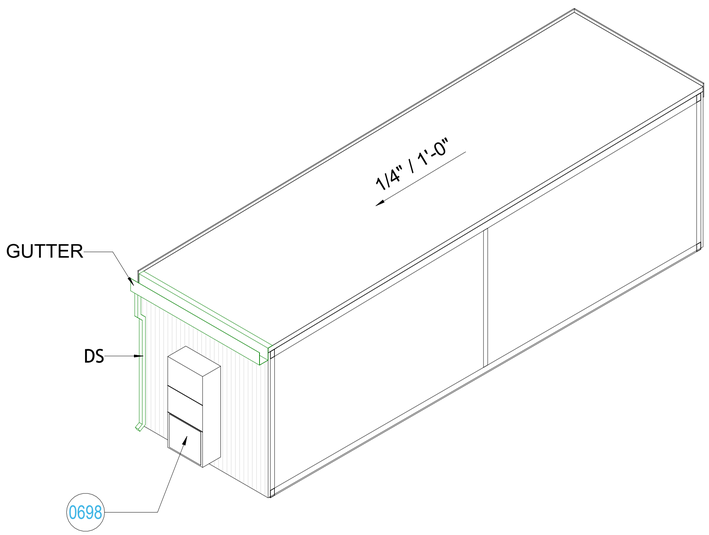
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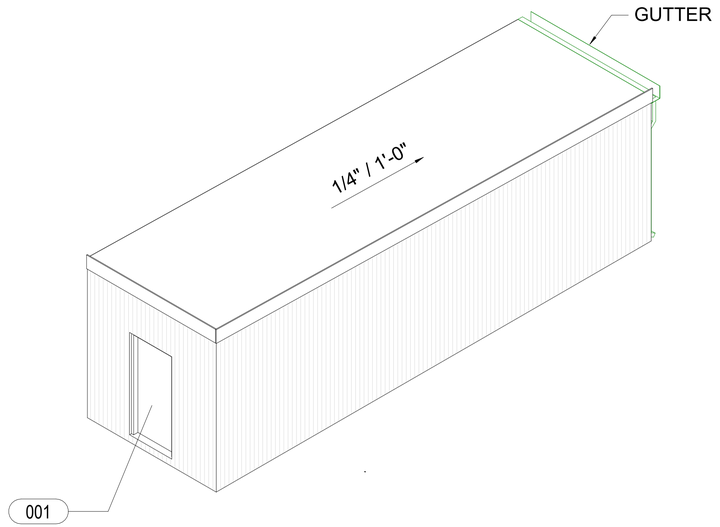
1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR



2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



3 3D AXON VIEW - COMPLETE - REAR SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



4 3D AXON VIEW - COMPLETE - FRONT SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION
0698	2-TON BARD UNIT OR APPROVED EQUIV.

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X4X3/8	9' - 8 1/2"	2
C2	HSS4X4X3/8	9' - 4 1/4"	2
C3	HSS4X4X3/8	9' - 0"	2
C4	HSS4X2X1/8	9' - 8 1/2"	2

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS6X4X3/16	34' - 0"	4
B2	HSS6X4X3/16	10' - 0"	4
B3	HSS6X4X3/16	9' - 4"	2

Structural Framing - FLOOR

Mark	Type	Length	QTY
F2	400S200-54	16' - 6"	14

Structural Framing - ROOF

Mark	Type	Length	QTY
R1	400S200-54	16' - 6"	14

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Houston, TX 77041

CLEVELAND AMPHITHEATER

ARTIST SUITE

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No.	Description	Date

CLEVELAND AMPHITHEATER

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A401

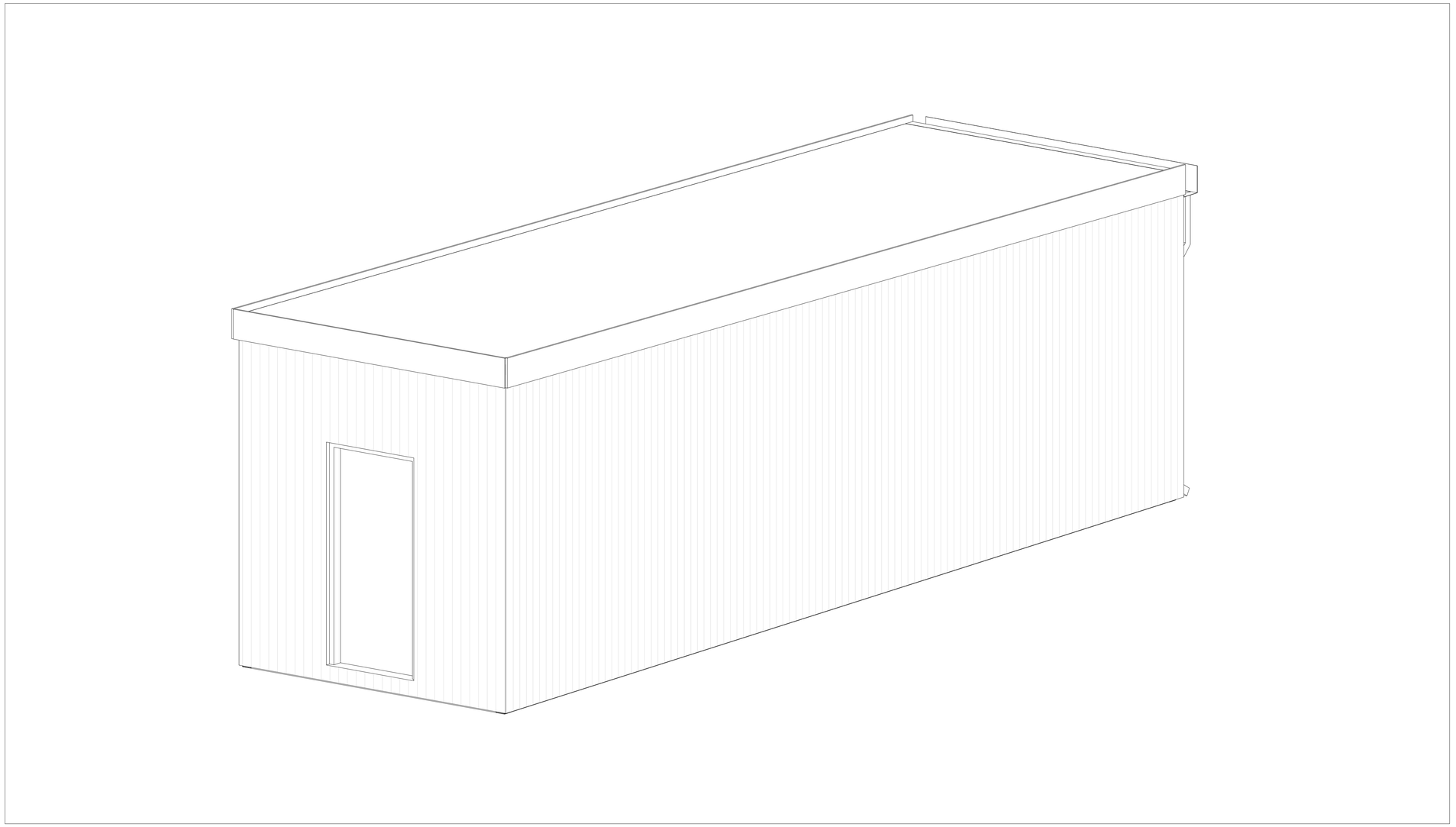
Scale 1" = 1'-0"

25/09/2026 07:04:30 a. m.

50% CD

NOT FOR CONSTRUCTION

10.02.2026



EXTERIOR RENDERING IS FOR VISUALIZATION PURPOSES ONLY
COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATER

ARTIST SUITE

ROXBOX
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Houston, TX 77041

CLEVELAND AMPHITHEATER

34' x 10' MODULAR

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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No.	Description	Date

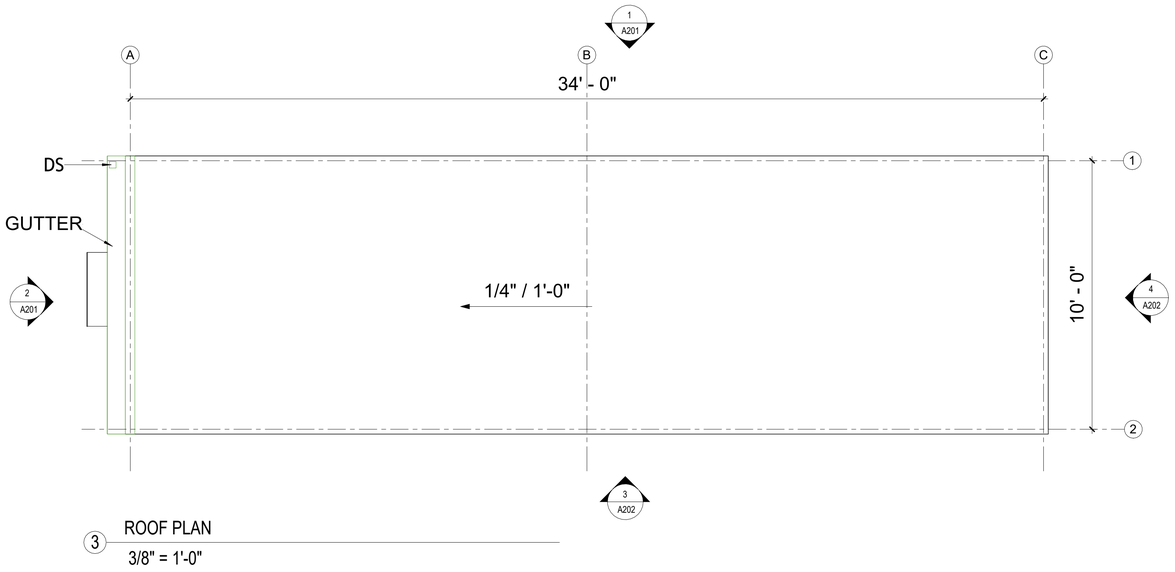
CLEVELAND AMPHITHEATER

COVER

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

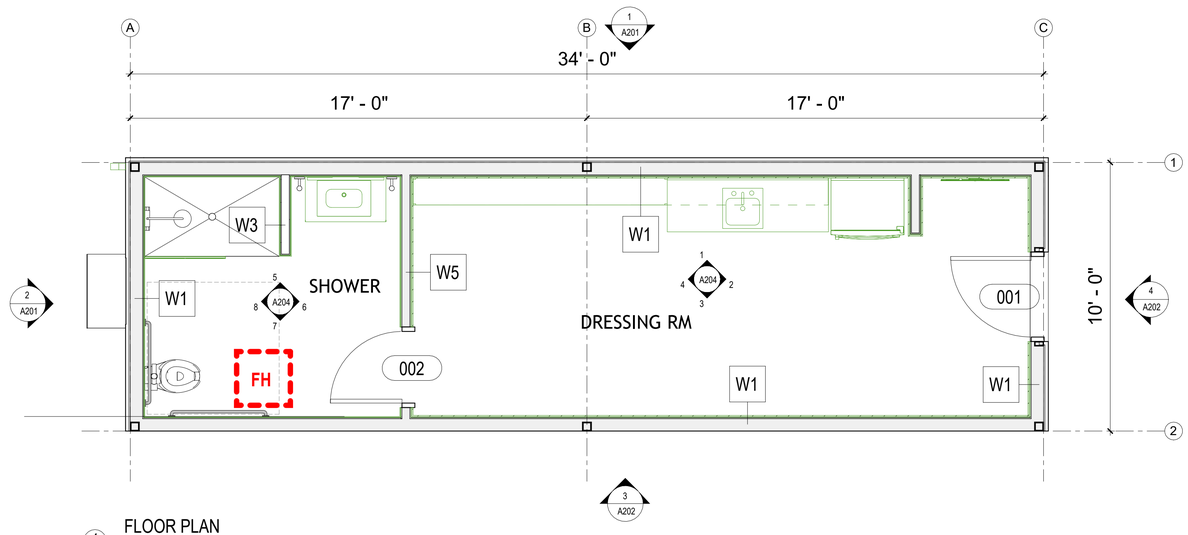
AS - A000

25/09/2026 07:28:59



3 ROOF PLAN

3/8" = 1'-0"



1 FLOOR PLAN

3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
##	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

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CLEVELAND AMPHITHEATER

ARTIST SUITE

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SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

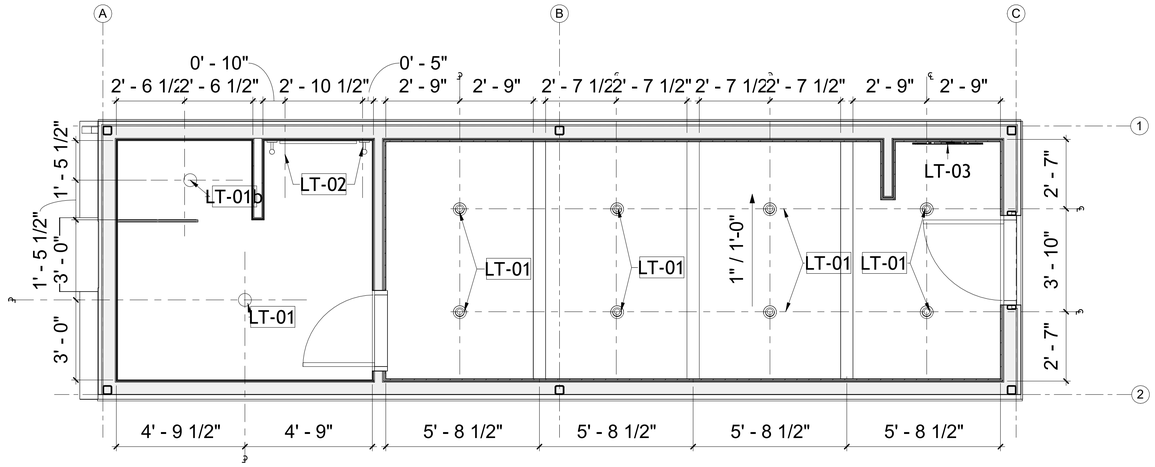
FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A101

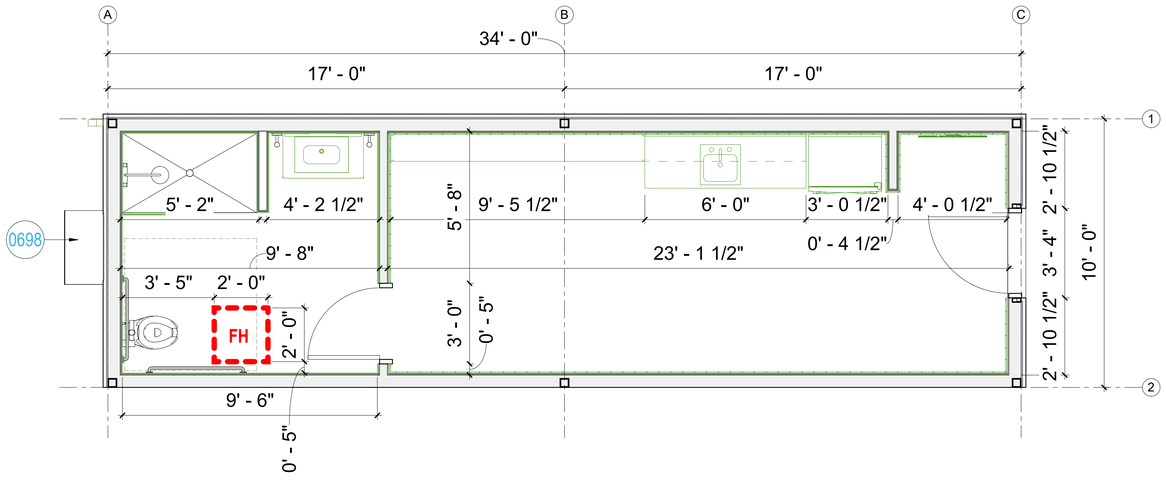
Scale	As indicated

25/09/2026 07:29:09



2 REFLECTED CEILING PLAN

3/8" = 1'-0"



1 FLOOR PLAN - DIMENSIONS

3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0698	2-TON BARD UNIT OR APPROVED EQUIV.

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002 / W1 / A	NEW DOOR WITH DOOR TAG REF DOOR SCHED WINDOW TAG REF WINDOW SCHED STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

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Houston, TX 77041

CLEVELAND AMPHITHEATER

ARTIST SUITE

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No.	Description	Date

CLEVELAND AMPHITHEATER

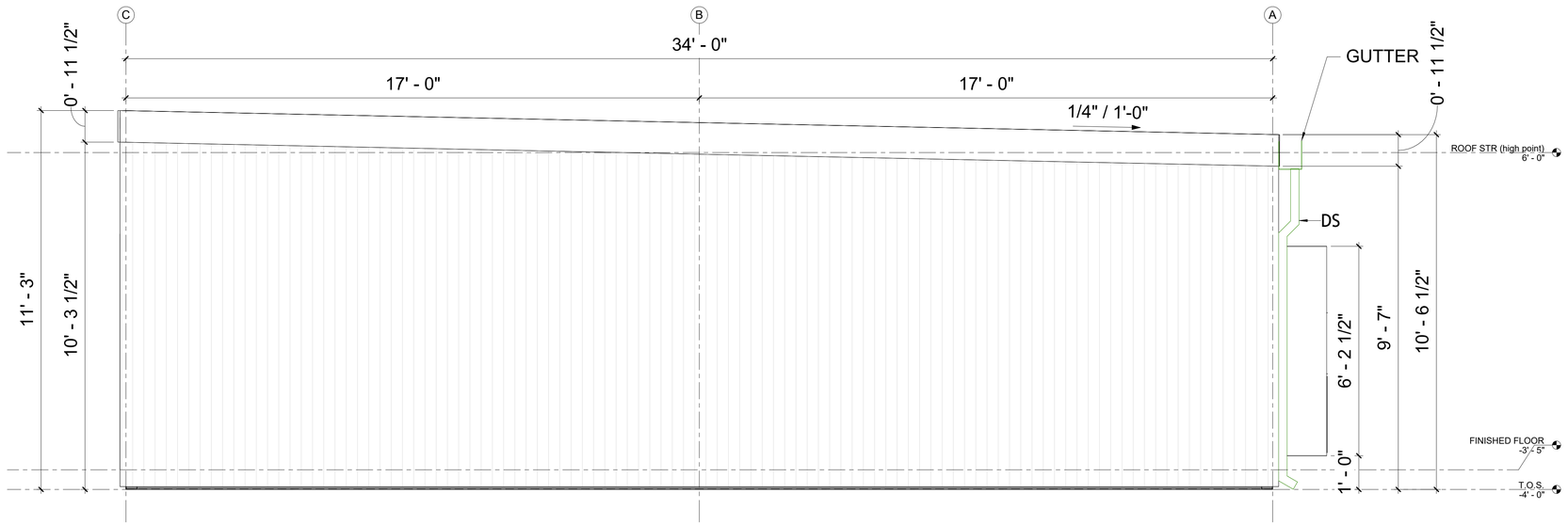
FLOOR PLAN DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

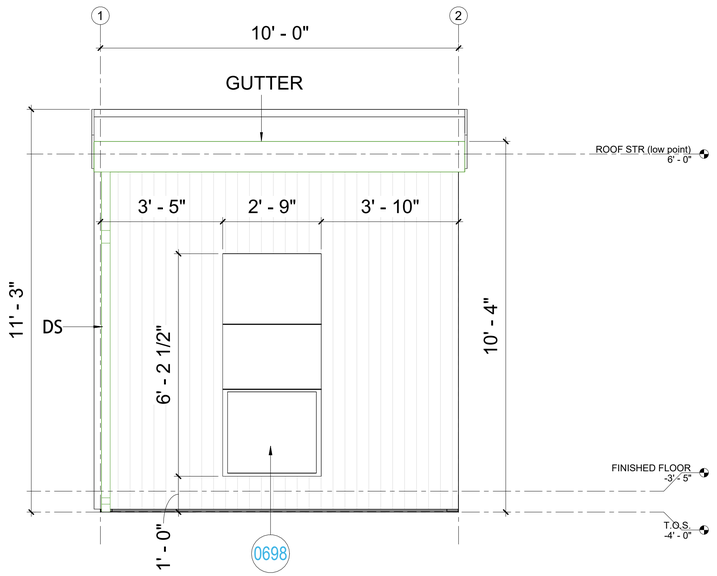
AS - A102

Scale	As indicated

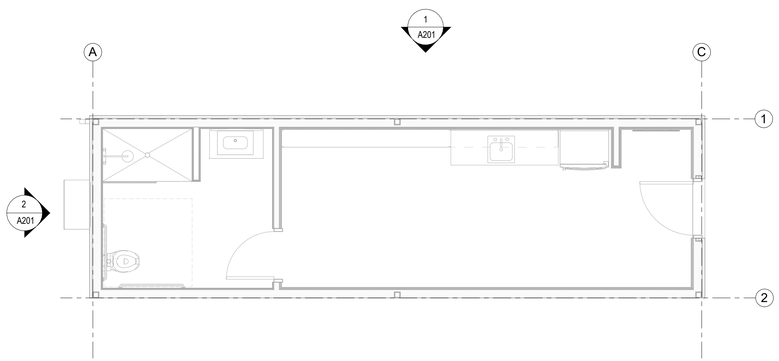
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1 ELEVATION - PLAN NORTH
1/2" = 1'-0"



2 ELEVATION - PLAN WEST
1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01
1/4" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0698	2-TON BARD UNIT OR APPROVED EQUIV.

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

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CLEVELAND AMPHITHEATER

ARTIST SUITE

34' x 10' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

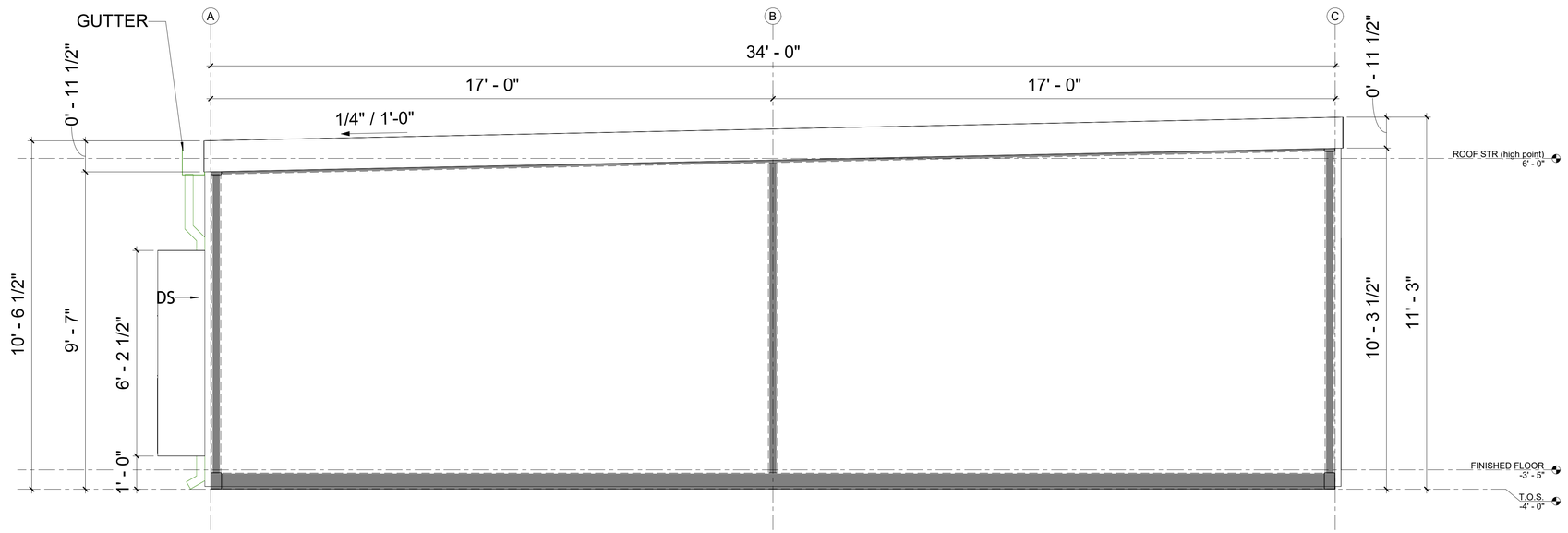
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A201

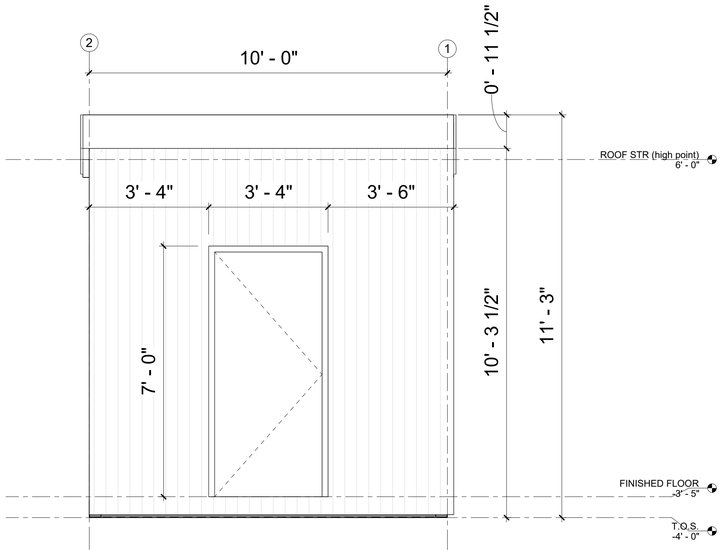
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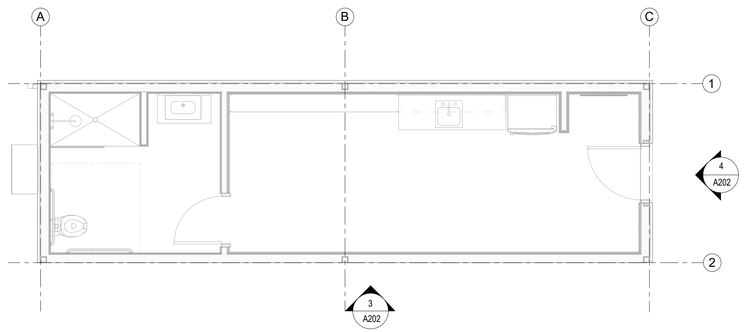
3 ELEVATION - PLAN SOUTH

1/2" = 1'-0"



4 ELEVATION - PLAN EAST

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1/4" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

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CLEVELAND AMPHITHEATER

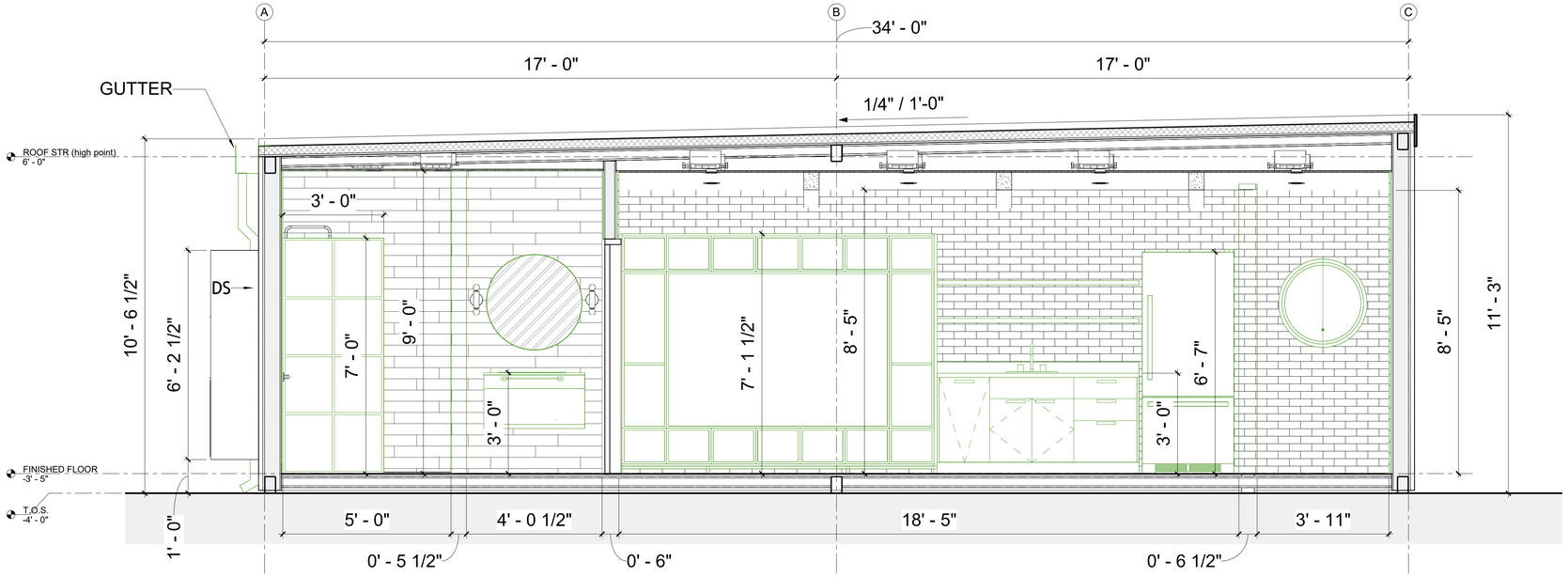
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A202

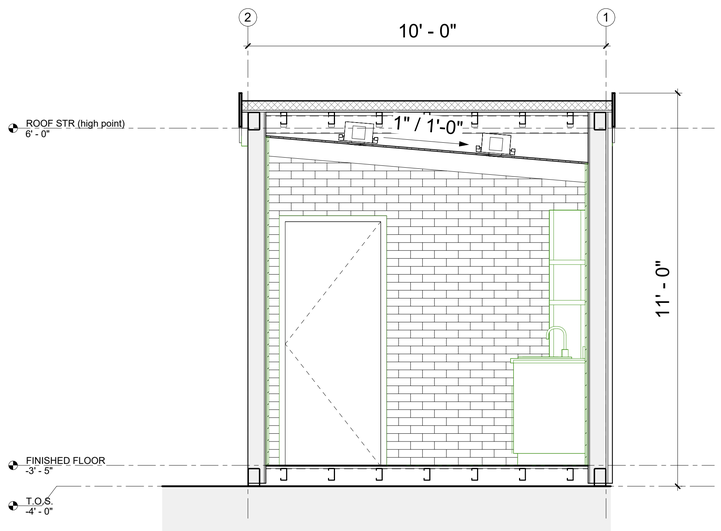
Scale	As indicated

25/09/2026 07:29:20



2 BUILDING SECTION - LONG

1/2" = 1'-0"



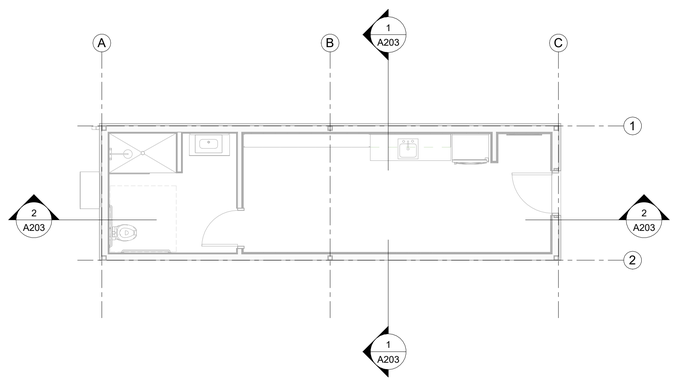
1 BUILDING SECTION - SHORT

1/2" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS



3 FLOOR PLAN - LEVEL 01

3/16" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

ARTIST SUITE

34' x 10' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

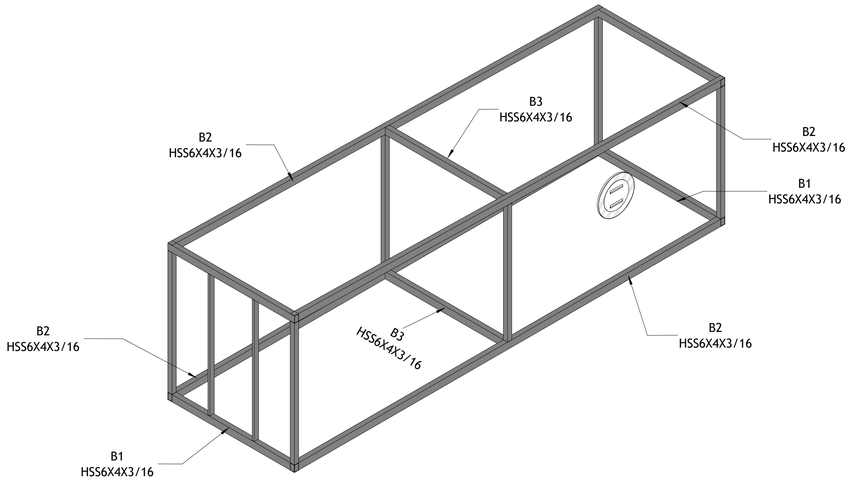
BUILDING SECTIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

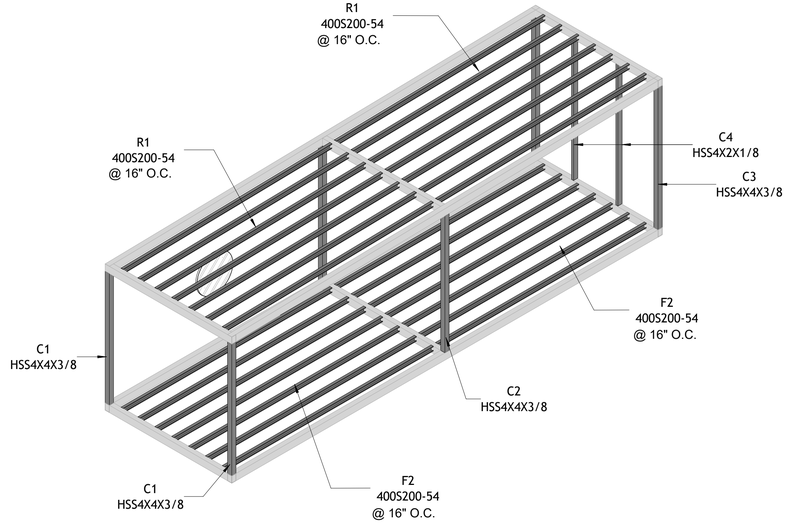
AS - A203

Scale	As indicated

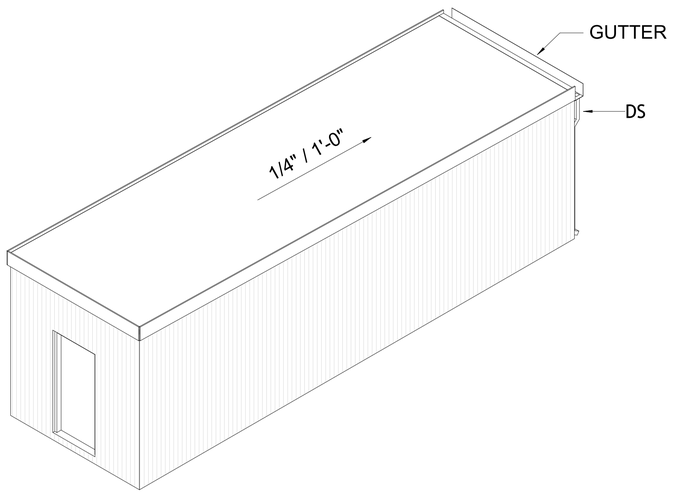
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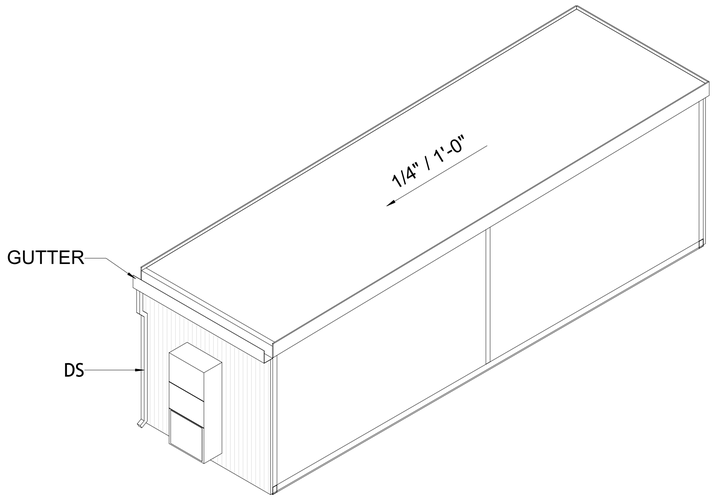
1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR



2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



3 3D AXON VIEW - COMPLETE - REAR SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



4 3D AXON VIEW - COMPLETE - FRONT SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X4X3/8	9' - 0"	2
C2	HSS4X4X3/8	9' - 4 1/4"	2
C3	HSS4X4X3/8	9' - 8 1/2"	2
C4	HSS4X2X1/8	9' - 8 1/2"	2

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS6X4X3/16	10' - 0"	2
B2	HSS6X4X3/16	34' - 0"	4
B3	HSS6X4X3/16	9' - 4"	2

Structural Framing - FLOOR

Mark	Type	Length	QTY
F2	400S200-54	16' - 6"	14

Structural Framing - ROOF

Mark	Type	Length	QTY
R1	400S200-54	16' - 6"	14

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CLEVELAND AMPHITHEATER

ARTIST SUITE

34' x 10' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

AS - A401

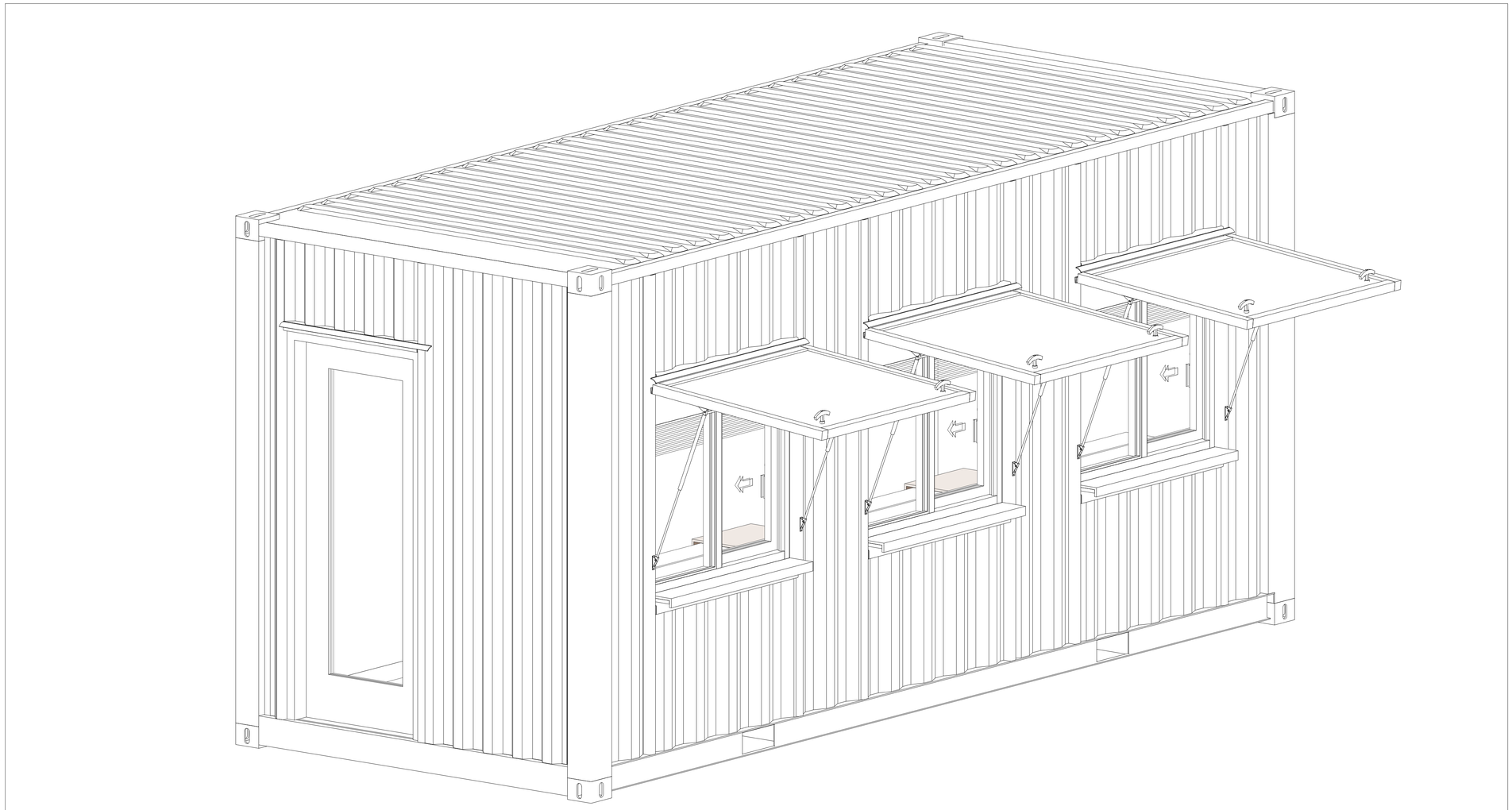
Scale

25/09/2026 07:29:30

50% CD

NOT FOR CONSTRUCTION

10.02.2026



EXTERIOR RENDERING IS FOR VISUALIZATION PURPOSES ONLY
COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATER

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CLEVELAND AMPHITHEATER

20' OFFICE BOX

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

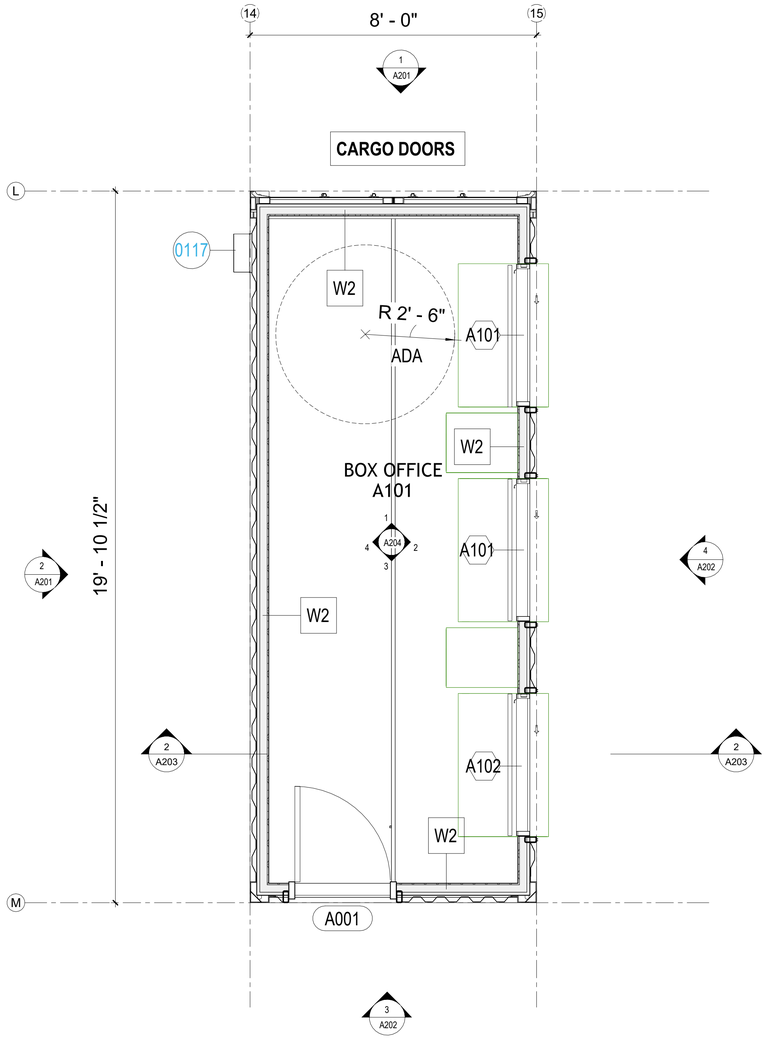
CLEVELAND AMPHITHEATER

COVER

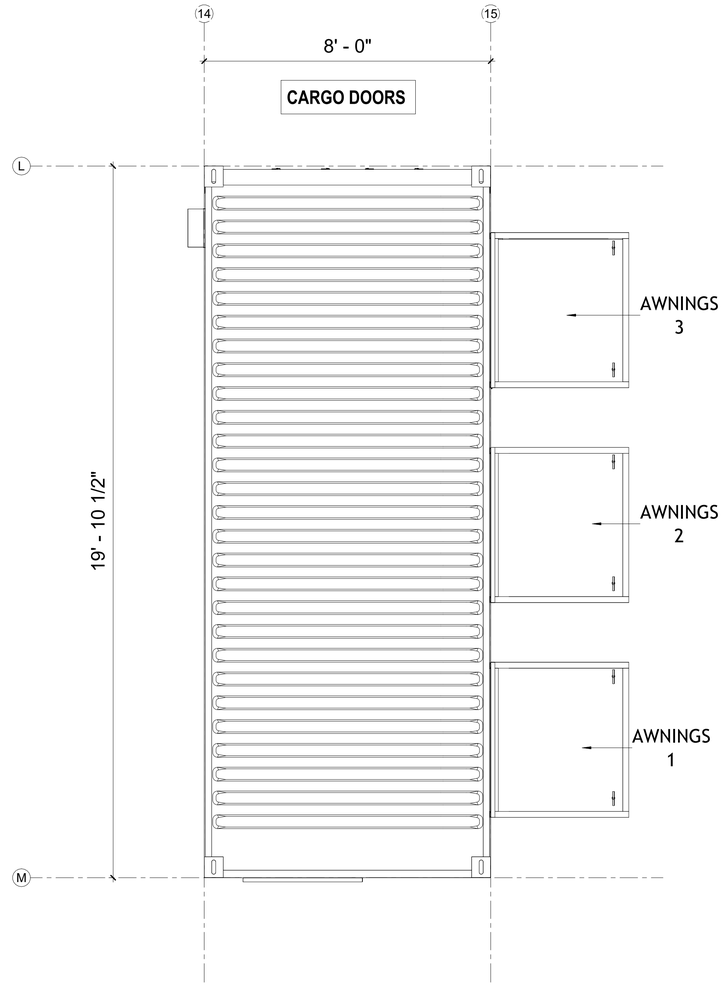
Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

BO - A000

24/09/2026 15:16:06



1 FLOOR PLAN
1/2" = 1'-0"



3 ROOF PLAN
1/2" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

BOX OFFICE

20' OFFICE BOX

SIGNATURE & SEAL

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

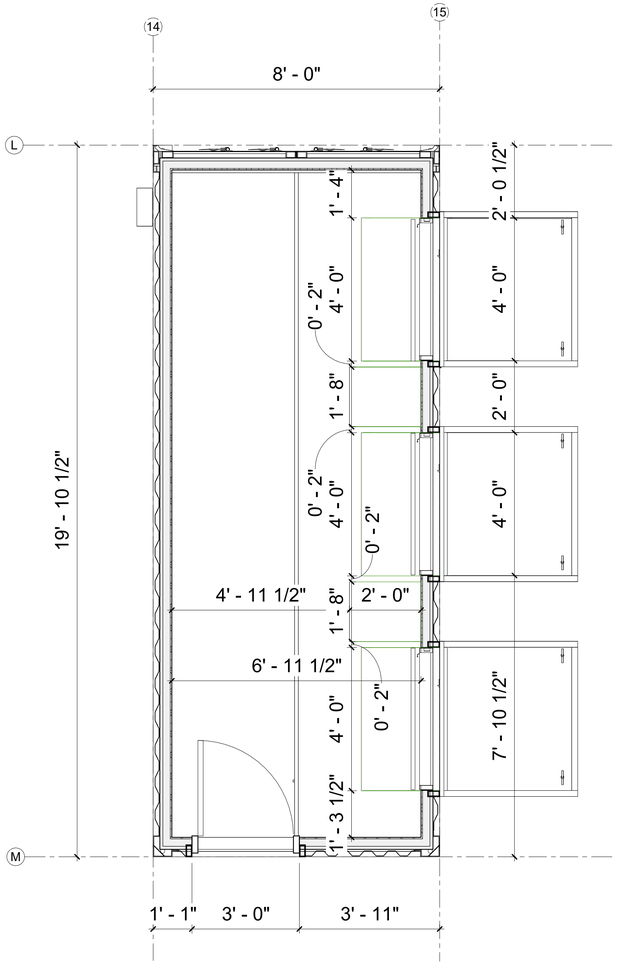
FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

BO - A101

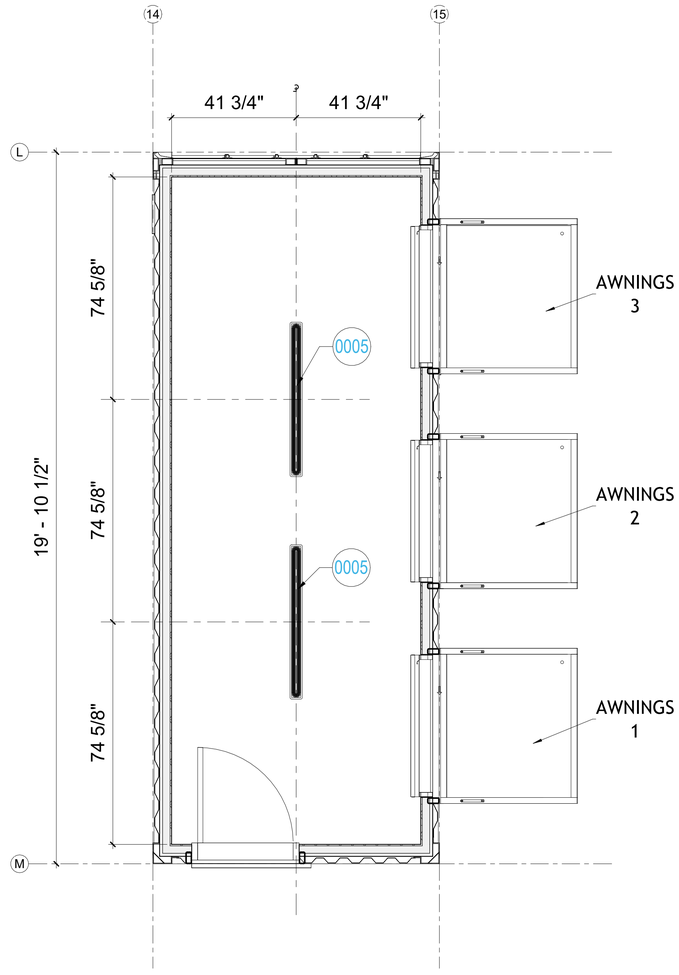
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3 FLOOR PLAN - DIMENSIONS

1/2" = 1'-0"



1 REFLECTED CEILING PLAN

1/2" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0005	4' VAPOR TIGHT SURFACE-MOUNTED LED LIGHT FIXTURE BY: HYKOLITY

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

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12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

BOX OFFICE

20' OFFICE BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

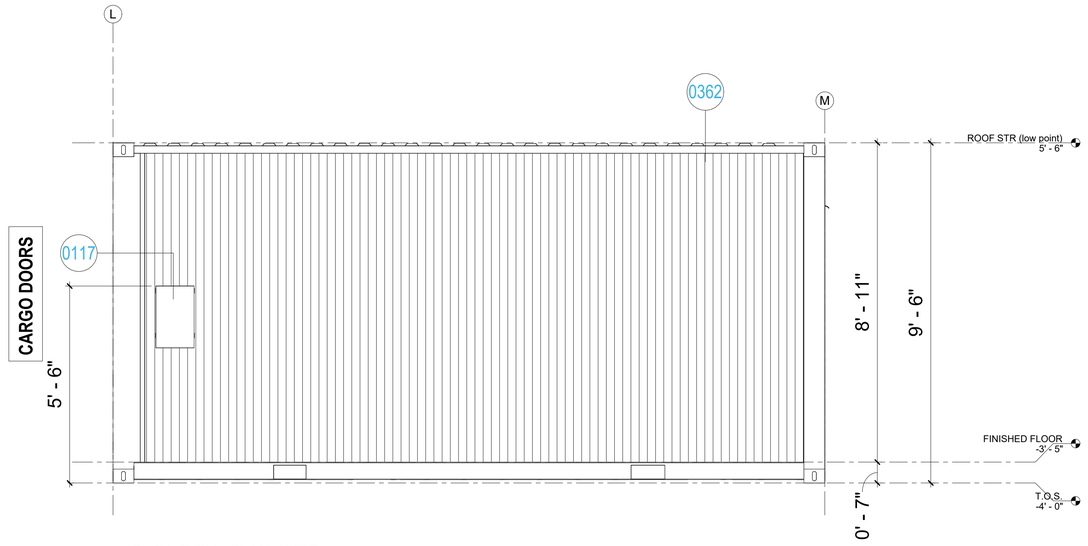
FLOOR PLAN DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

BO - A102

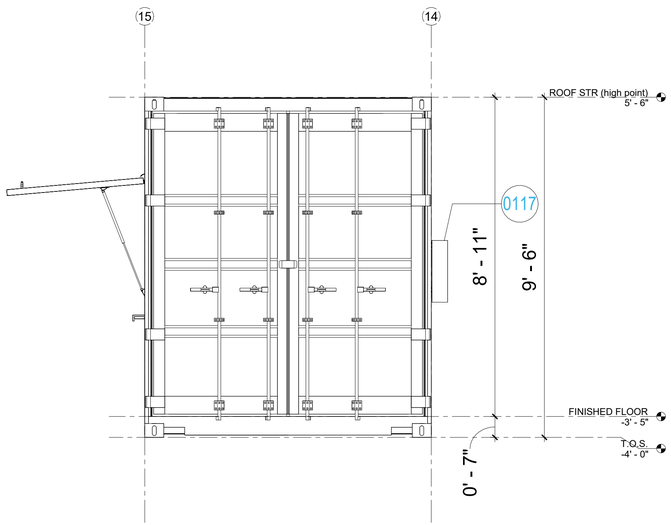
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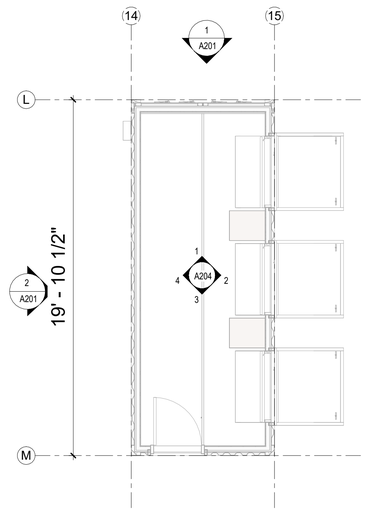
2 ELEVATION - PLAN WEST

1/2" = 1'-0"



1 ELEVATION - PLAN NORTH

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1/4" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0362	EXPOSED SHIPPING CONTAINER, WITH PAINTED FINISH, COLOR SPECIFIED ON SHEET A601

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002 / W1 / A	NEW DOOR WITH DOOR TAG REF DOOR SCHED WINDOW TAG REF WINDOW SCHED STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ###'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
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Houston, TX 77041

CLEVELAND AMPHITHEATER

BOX OFFICE

20' OFFICE BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

BO - A201

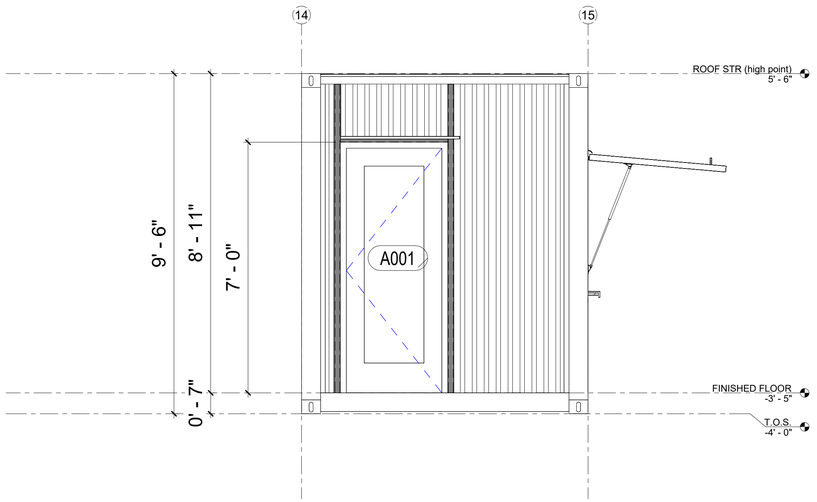
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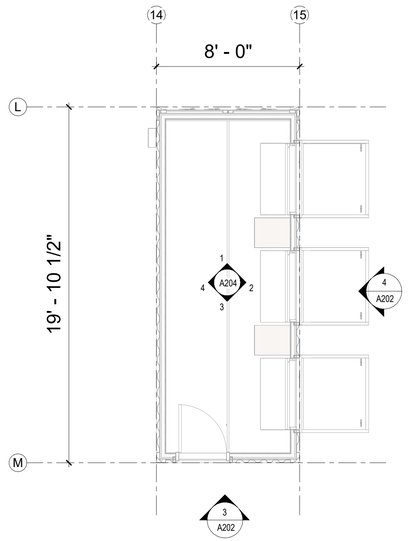
4 ELEVATION - PLAN EAST

1/2" = 1'-0"



3 ELEVATION - PLAN SOUTH

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1/4" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0120	WINDOW QUICK SERV STANDARD SC-4844
0362	EXPOSED SHIPPING CONTAINER, WITH PAINTED FINISH, COLOR SPECIFIED ON SHEET A601

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

BOX OFFICE

20' OFFICE BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

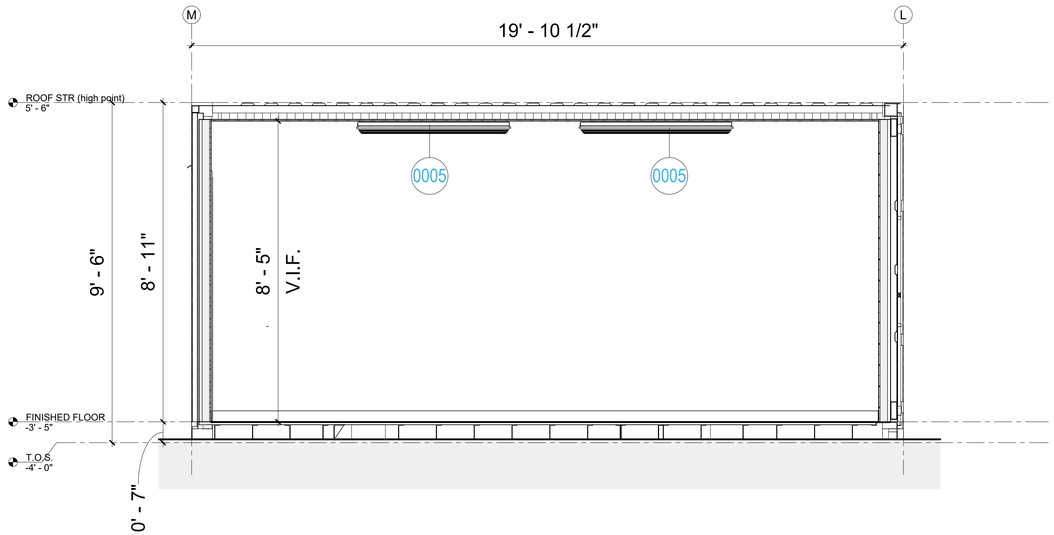
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

BO - A202

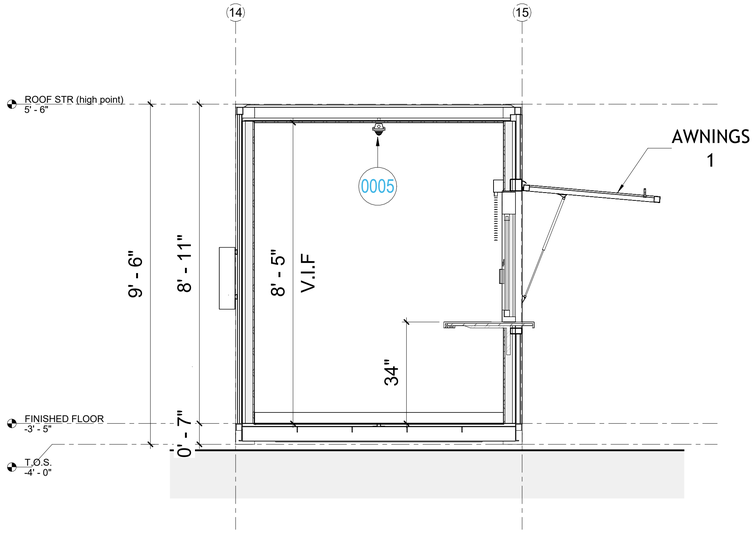
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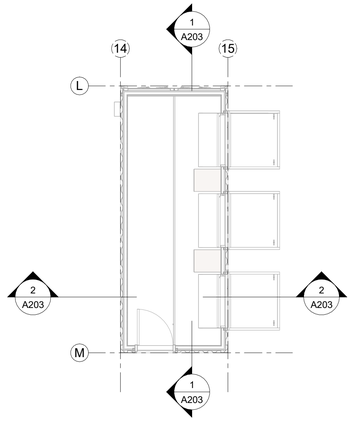
1 BUILDING SECTION - SHORT

1/2" = 1'-0"



2 BUILDING SECTION - LONG

1/2" = 1'-0"



3 FLOOR PLAN - LEVEL 01

3/16" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0005	4' VAPOR TIGHT SURFACE-MOUNTED LED LIGHT FIXTURE BY: HYKOLITY

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
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Houston, TX 77041

CLEVELAND AMPHITHEATER

BOX OFFICE

20' OFFICE BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

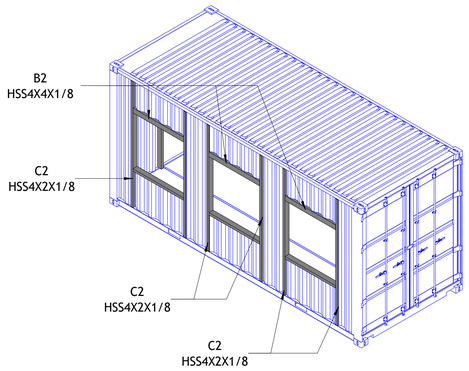
BUILDING SECTIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

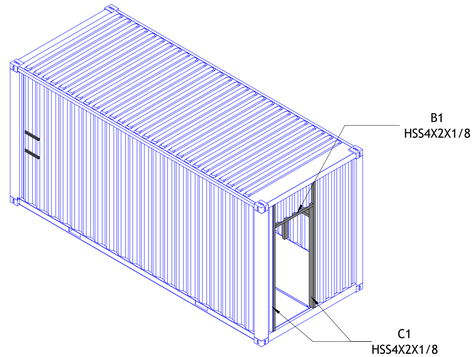
BO - A203

Scale As indicated

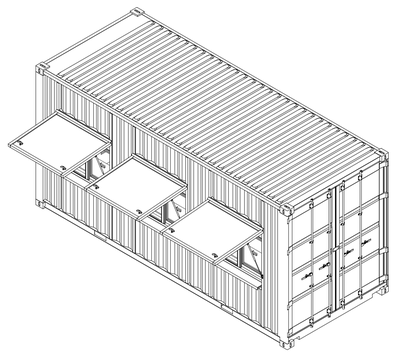
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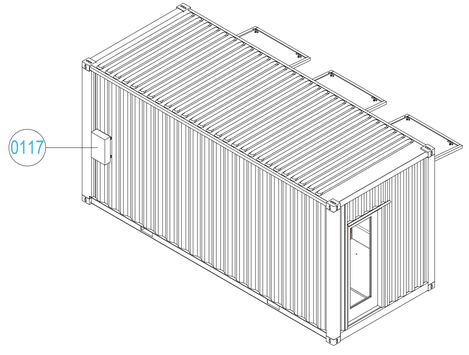
1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR



2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



3 3D AXON VIEW - COMPLETE - REAR SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



4 3D AXON VIEW - COMPLETE - FRONT SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X2X1/8	8' - 7 1/2"	2
C2	HSS4X2X1/8	8' - 7 1/2"	5

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS4X2X1/8	3' - 0"	1
B2	HSS4X4X1/8	4' - 0"	3

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
BOX OFFICE
20' OFFICE BOX

SIGNATURE & SEAL

DISCLAIMER: THIS DRAWING HAS NOT BEEN PUBLISHED BUT RATHER HAS BEEN PREPARED BY ROXBOX CONTAINERS FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK SOLELY IN RESPECT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE
OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

BO - A401

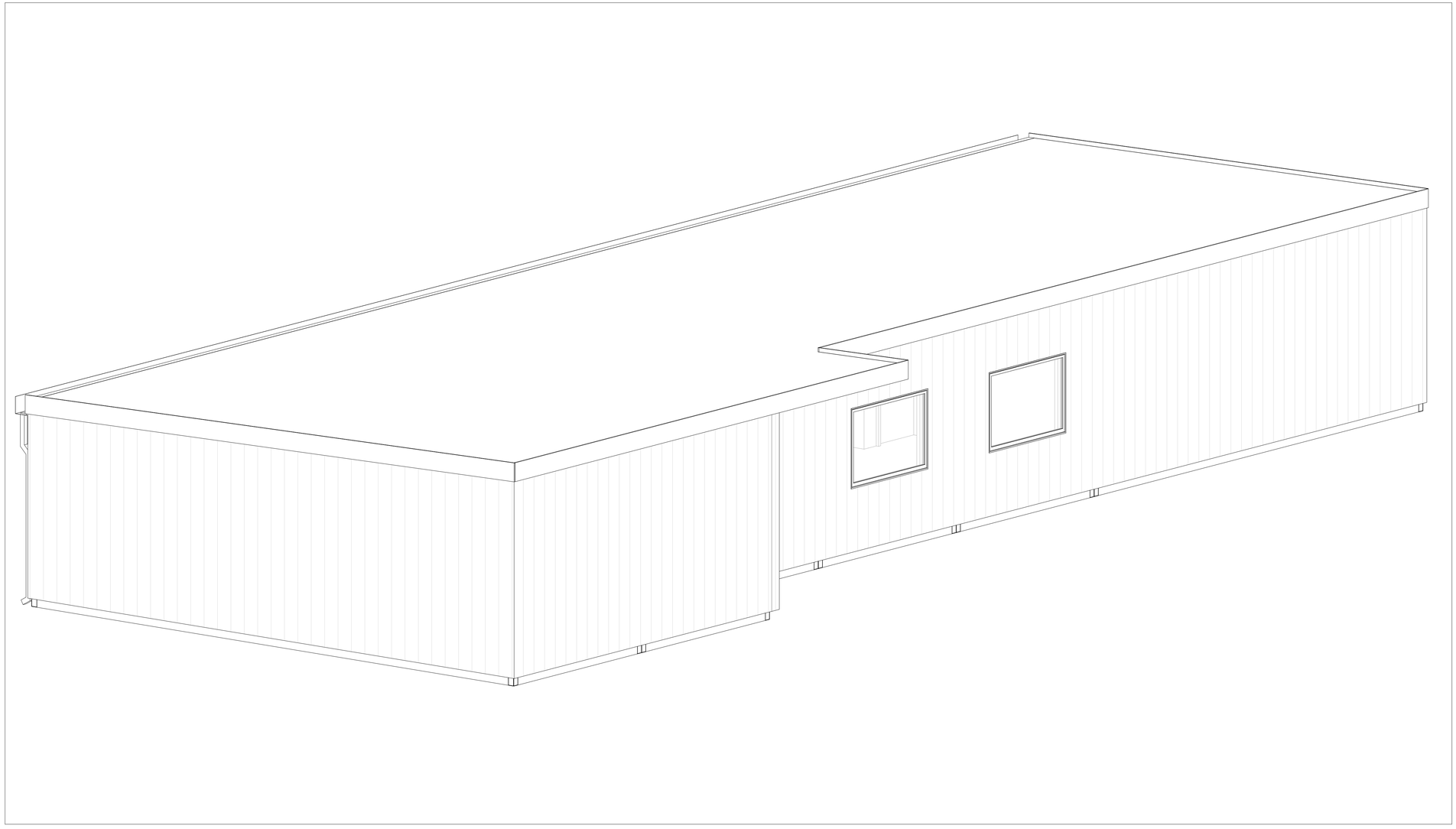
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24/09/2026 15:16:45

50% CD

NOT FOR CONSTRUCTION

10.02.2026



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COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATER

CREW BUILDING

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

78' x 30' MODULAR

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

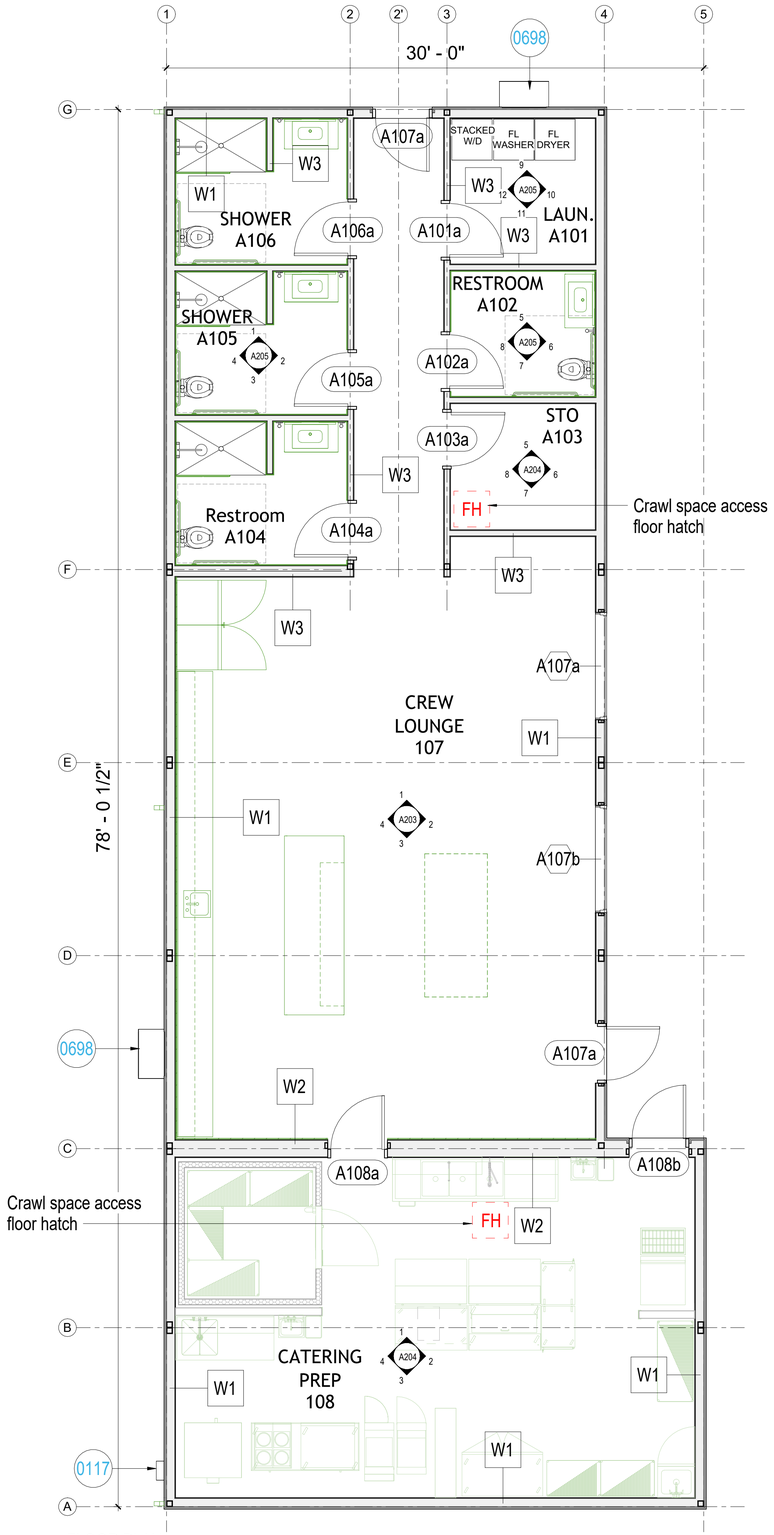
CLEVELAND AMPHITHEATER

COVER

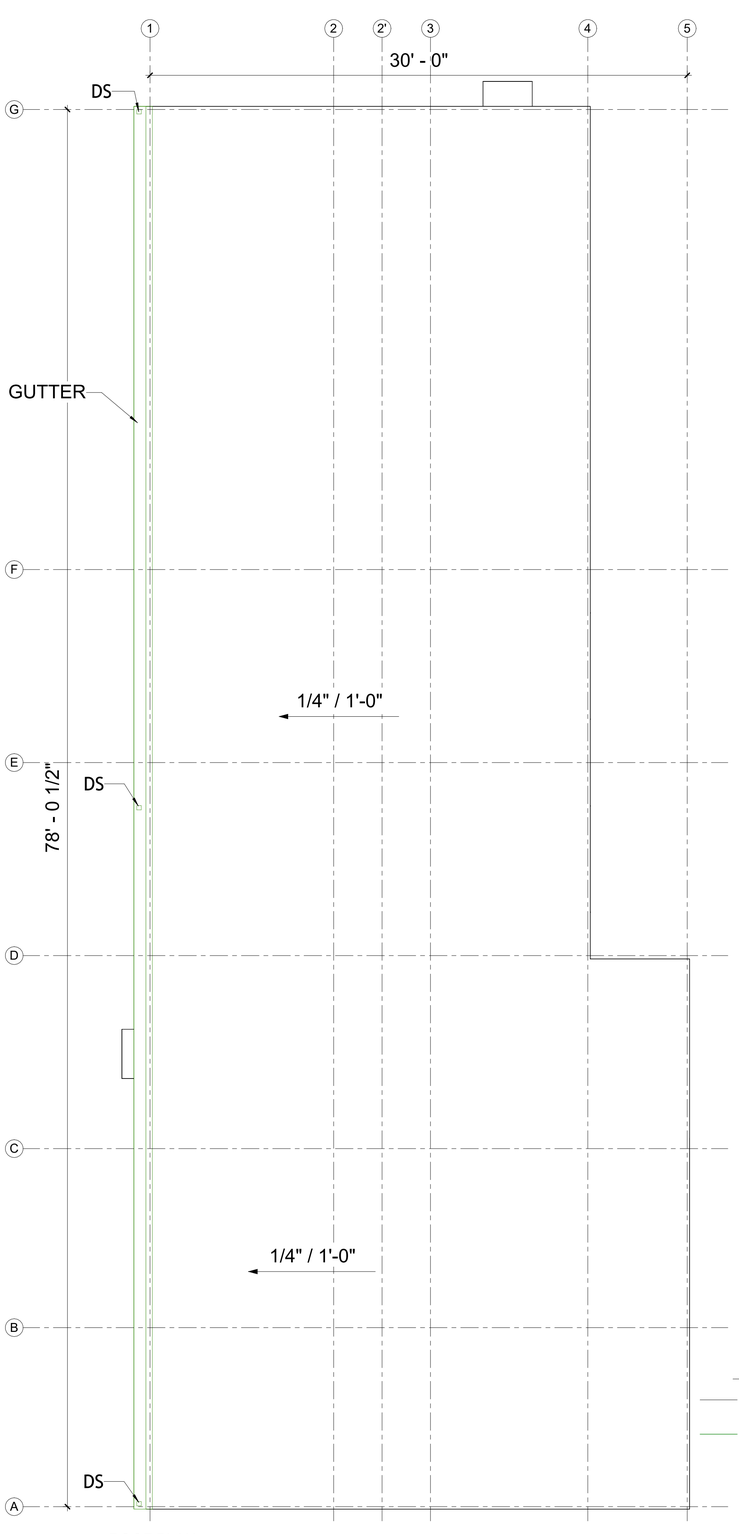
Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

CB - A000

24/09/2026 11:31:00



1 FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0698	2-TON BARD UNIT OR APPROVED EQUIV.

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002 / W1 / A	NEW DOOR WITH DOOR TAG REF DOOR SCHED WINDOW TAG REF WINDOW SCHED STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

CREW BUILDING

78' x 30' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

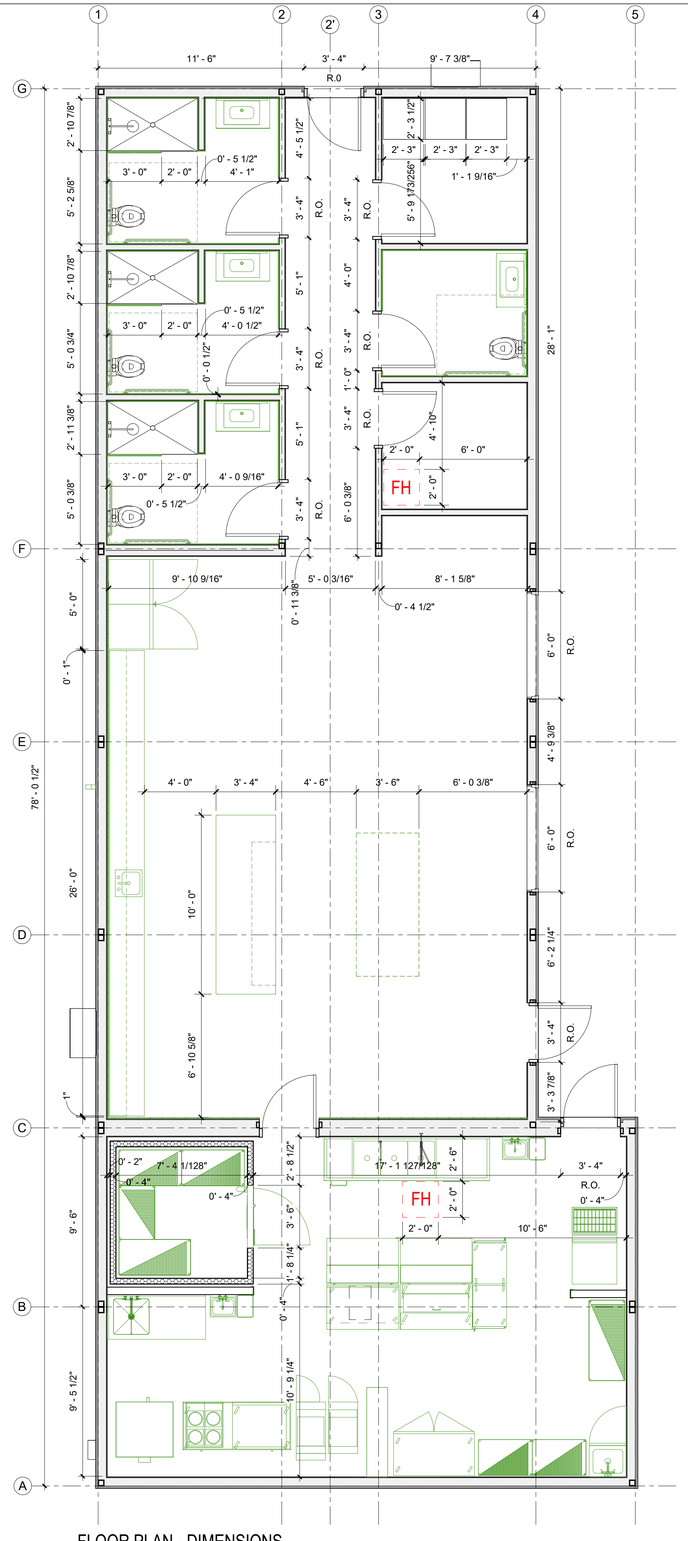
CLEVELAND AMPHITHEATER

FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX
Scale	As indicated

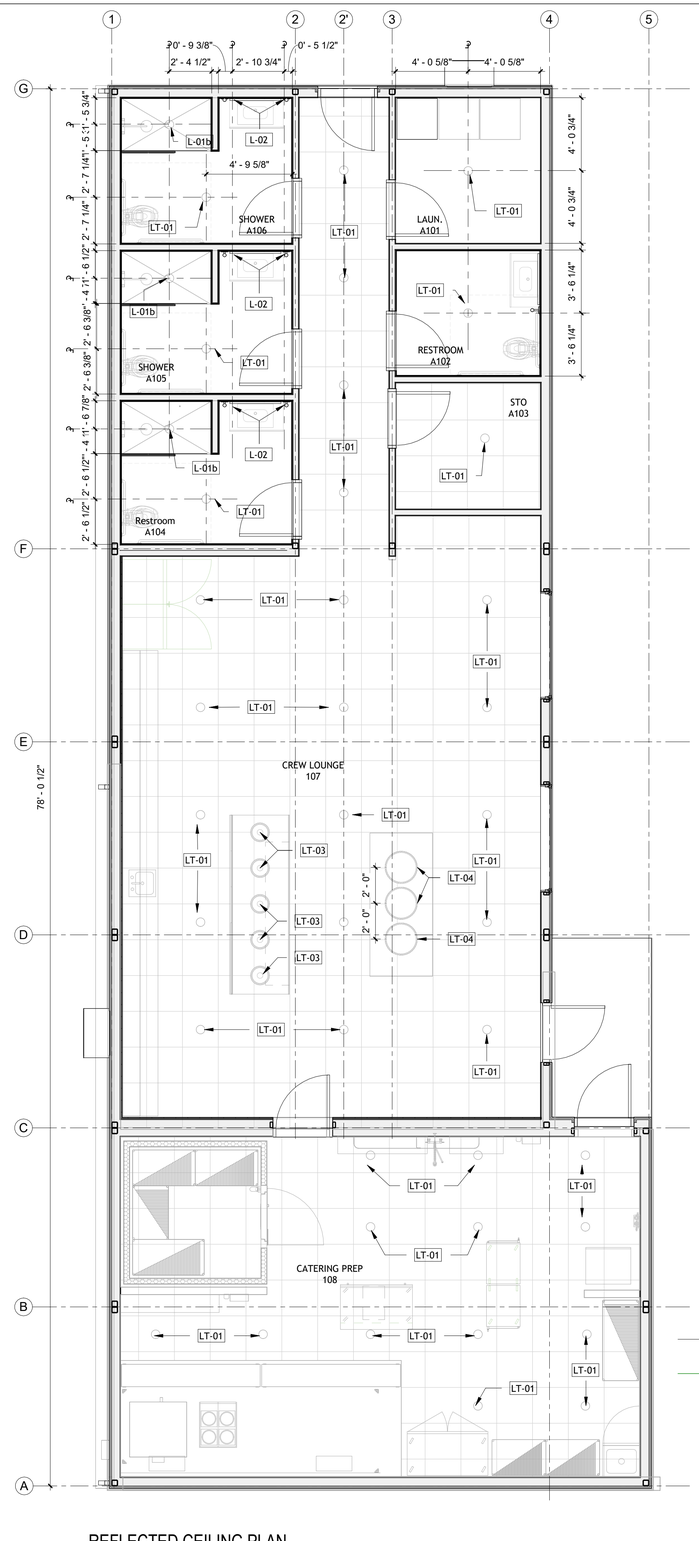
CB - A101

24/09/2026 11:31:06



3 FLOOR PLAN - DIMENSIONS

1/4" = 1'-0"



1 REFLECTED CEILING PLAN

1/4" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROX BOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

CREW BUILDING

78' x 30' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

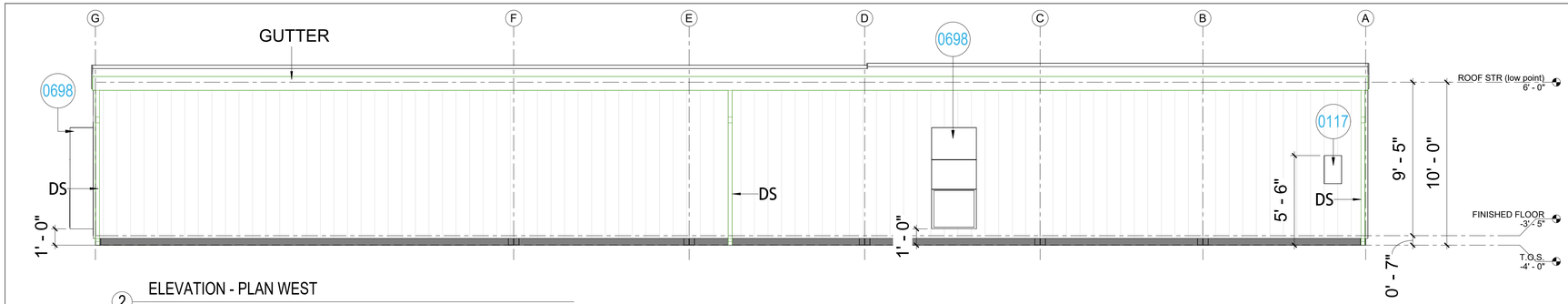
FLOOR PLAN DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

CB - A102

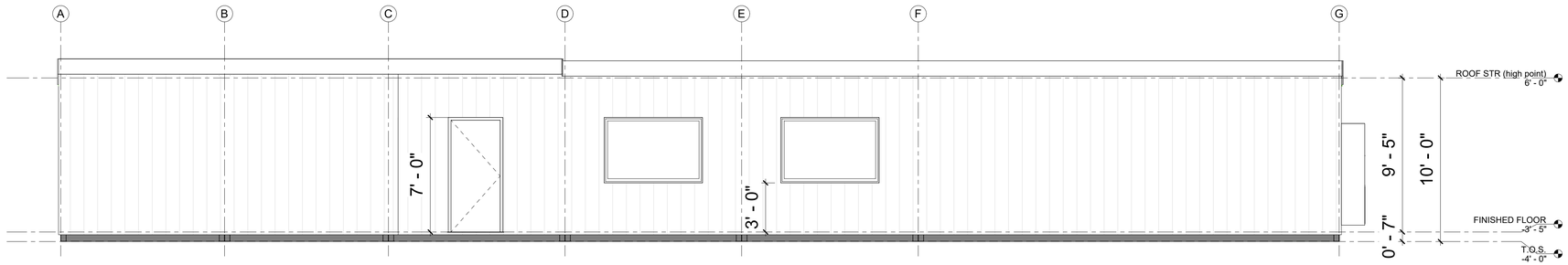
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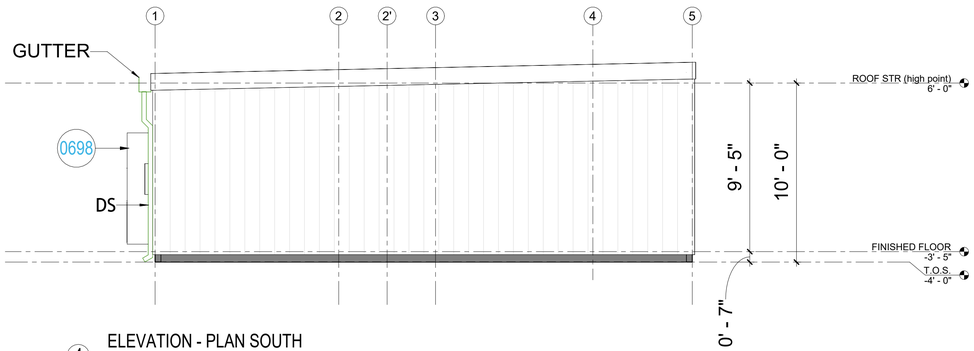
2 ELEVATION - PLAN WEST

1/4" = 1'-0"



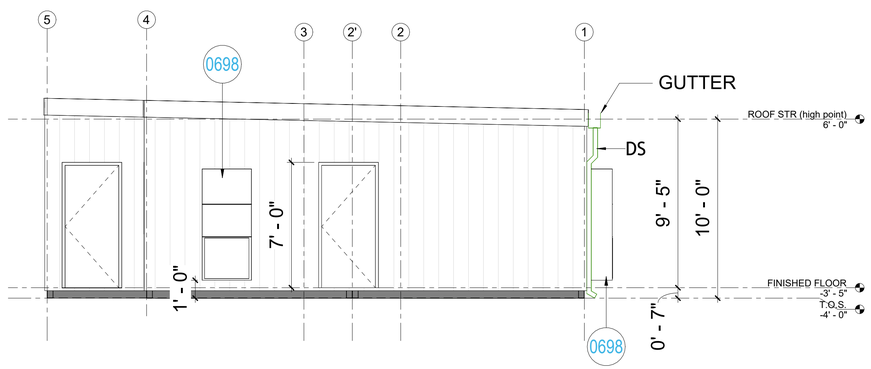
3 ELEVATION - PLAN EAST

1/4" = 1'-0"



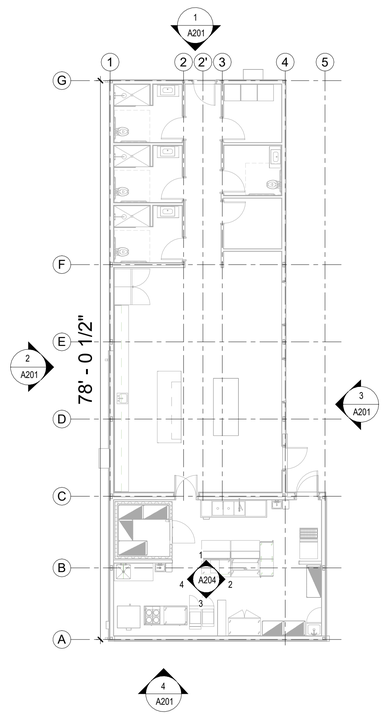
4 ELEVATION - PLAN SOUTH

1/4" = 1'-0"



1 ELEVATION - PLAN NORTH

1/4" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1" = 10'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0698	2-TON BARD UNIT OR APPROVED EQUIV.

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

CREW BUILDING

78' x 30' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

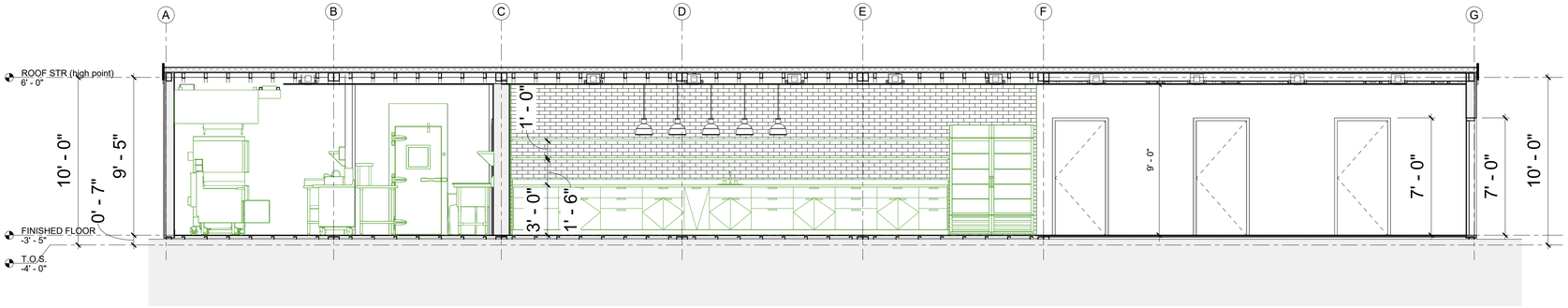
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

CB - A201

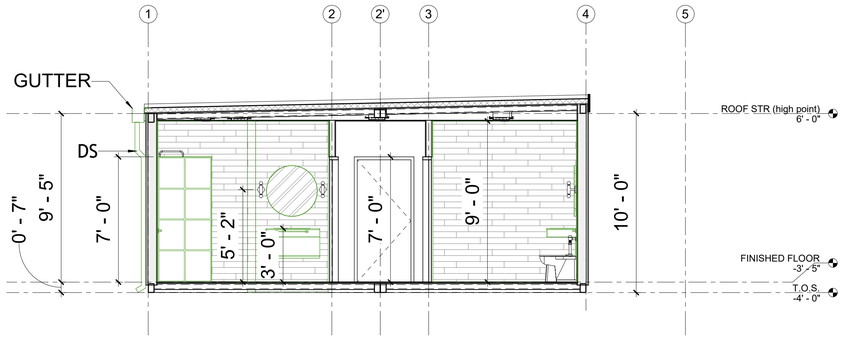
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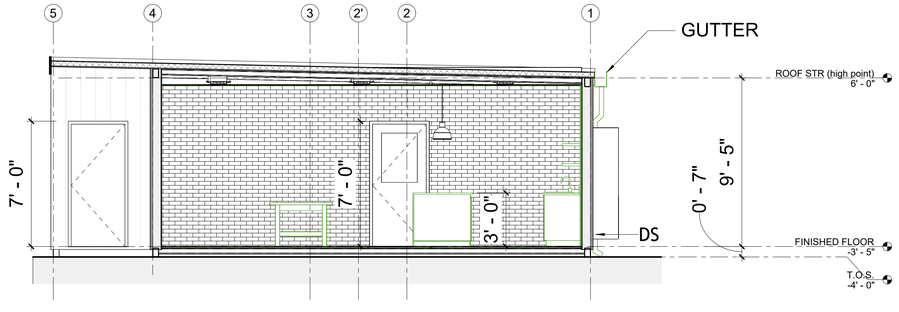
1 BUILDING SECTION - SHORT

1/4" = 1'-0"



4 Section 13

1/4" = 1'-0"



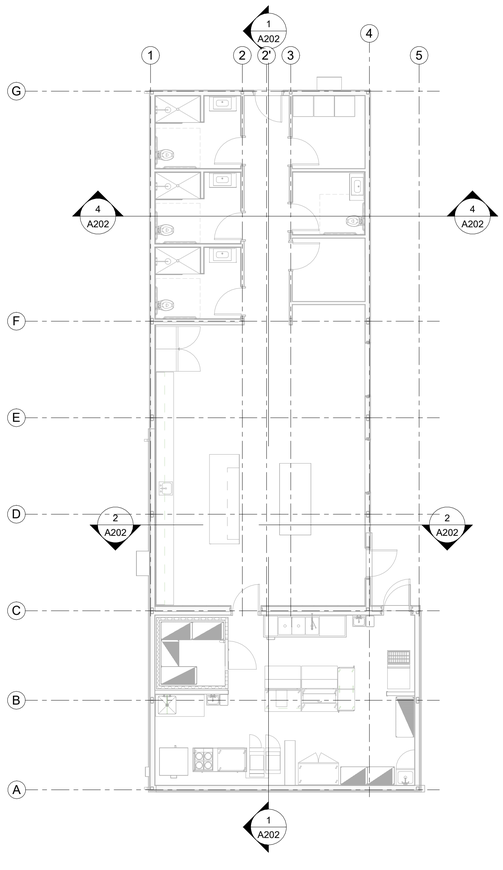
2 BUILDING SECTION - LONG

1/4" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS



3 FLOOR PLAN - LEVEL 01

1/8" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

CREW BUILDING

78' x 30' MODULAR

SIGNATURE & SEAL

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

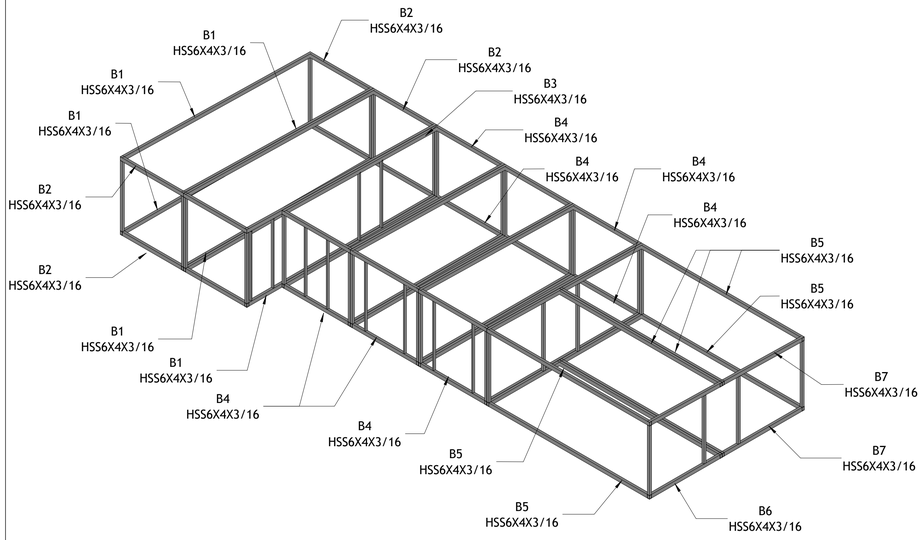
BUILDING SECTIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

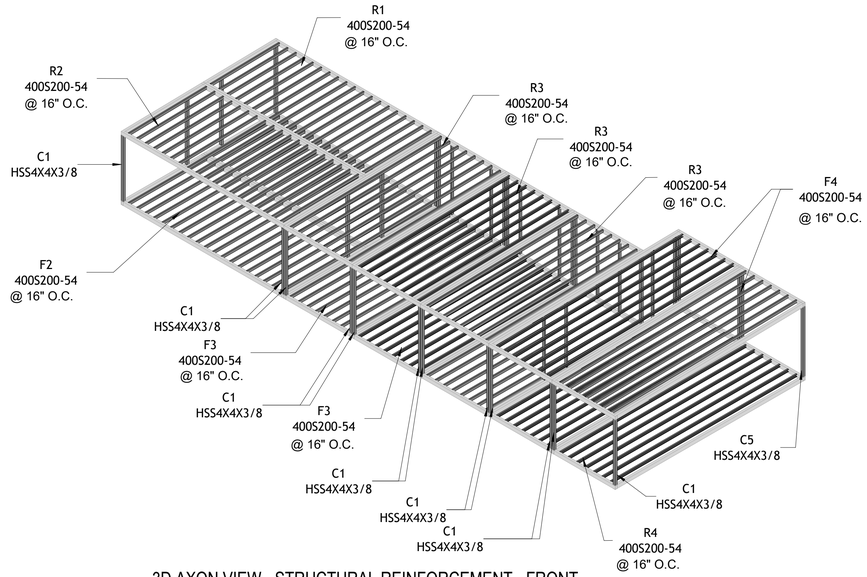
CB - A202

Scale	As indicated

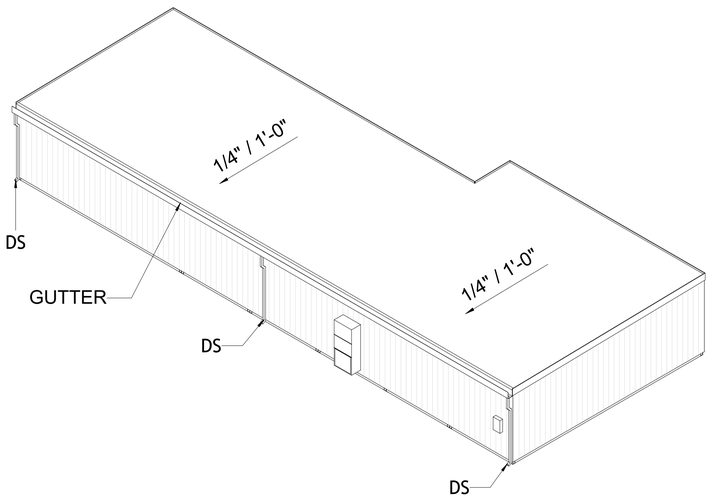
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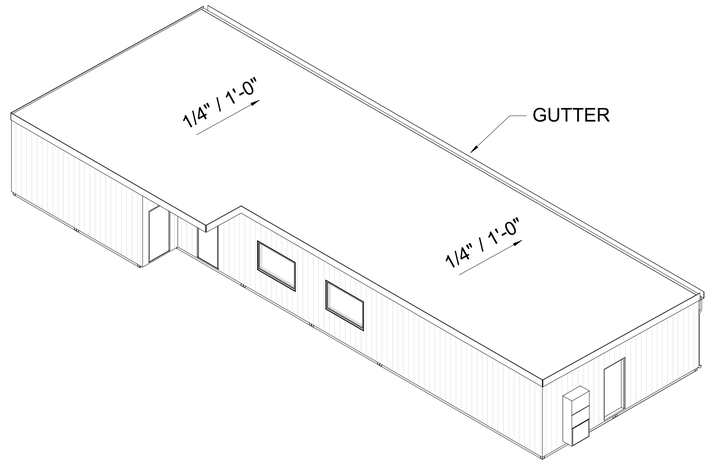
1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR



2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



4 3D AXON VIEW - COMPLETE - FRONT SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



3 3D AXON VIEW - COMPLETE - REAR SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X4X3/8	9' - 0 1/8"	12
C2	HSS4X4X3/8	9' - 2 5/8"	2
C3	HSS4X4X3/8	9' - 3 7/8"	2
C4	HSS4X4X3/8	9' - 6 1/8"	8
C5	HSS4X4X3/8	9' - 7 1/2"	4

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS6X4X3/16	30' - 0"	8
B2	HSS6X4X3/16	10' - 0"	8
B3	HSS6X4X3/16	24' - 5 1/4"	6
B3.1	HSS6X4X3/16	24' - 5 3/8"	6
B4	HSS6X4X3/16	10' - 9 3/8"	12
B5	HSS6X4X3/16	25' - 8 3/8"	8
B6	HSS6X4X3/16	11' - 5 7/8"	2
B7	HSS6X4X3/16	12' - 11 1/2"	4
B8	HSS6X4X3/16	11' - 5 3/4"	2

Structural Framing - FLOOR

Mark	Type	Length	QTY
F1	400S200-54	10' - 9 7/8"	19
F2	400S200-54	12' - 3 1/2"	19
F3	400S200-54	23' - 9 3/8"	24
F4	400S200-54	29' - 4 1/8"	14

Structural Framing - ROOF

Mark	Type	Length	QTY
R1	400S200-54	10' - 9 7/8"	19
R2	400S200-54	12' - 3 1/2"	19
R3	400S200-54	23' - 9 3/8"	24
R4	400S200-54	29' - 4"	14

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
CREW BUILDING
78' x 30' MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

CB - A401

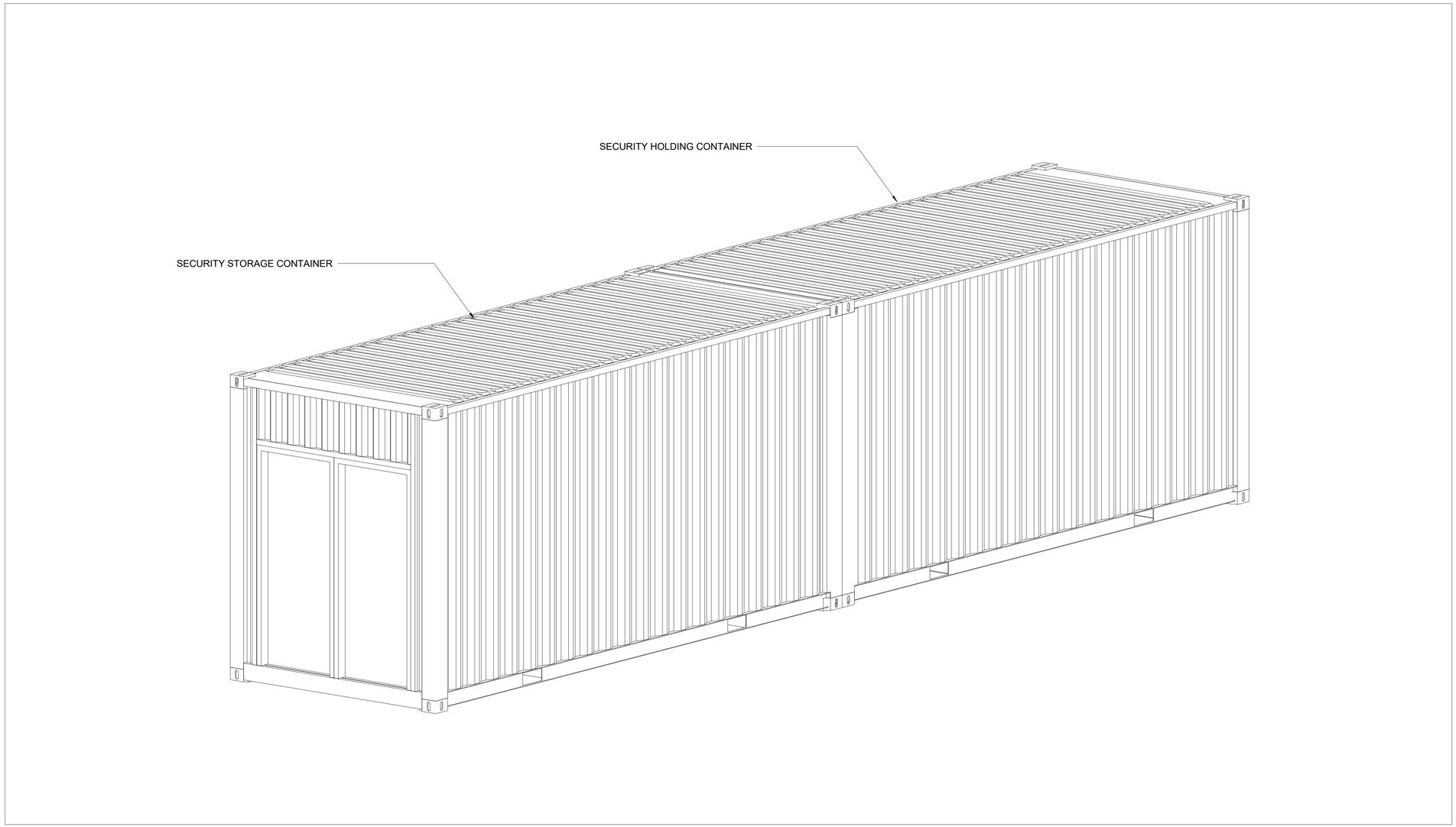
Scale

24/09/2026 11:31:48

50% CD

NOT FOR CONSTRUCTION

10.02.2026



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COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATER

SECURITY HOLDING & STORAGE CONTAINER

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

20' SECURITY BOX

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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No.	Description	Date

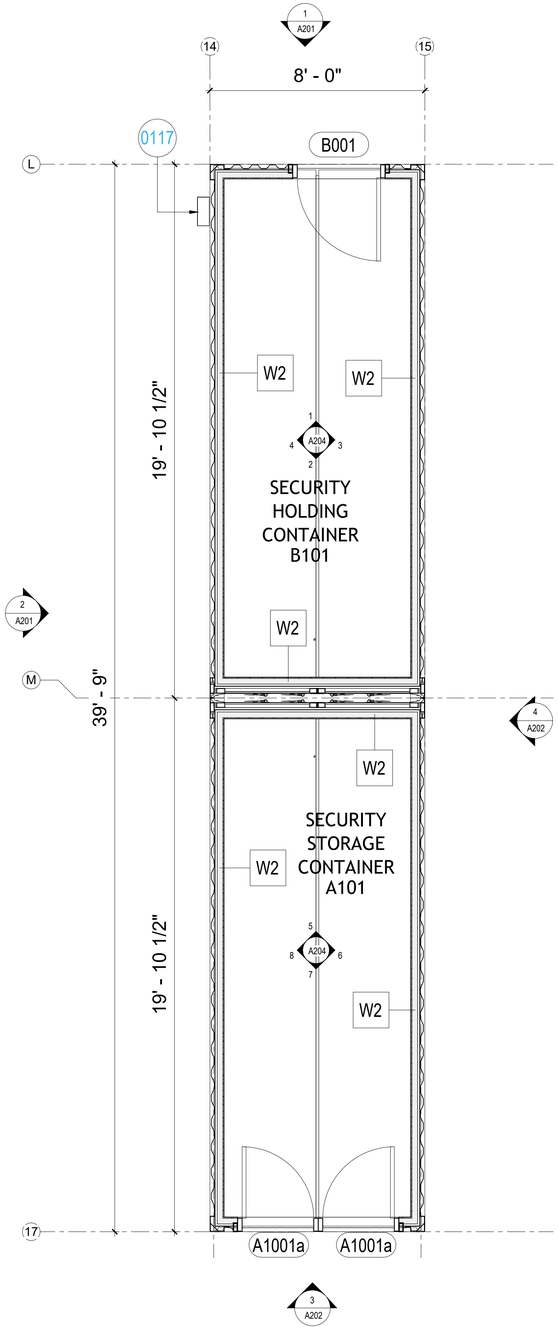
CLEVELAND AMPHITHEATER

COVER

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

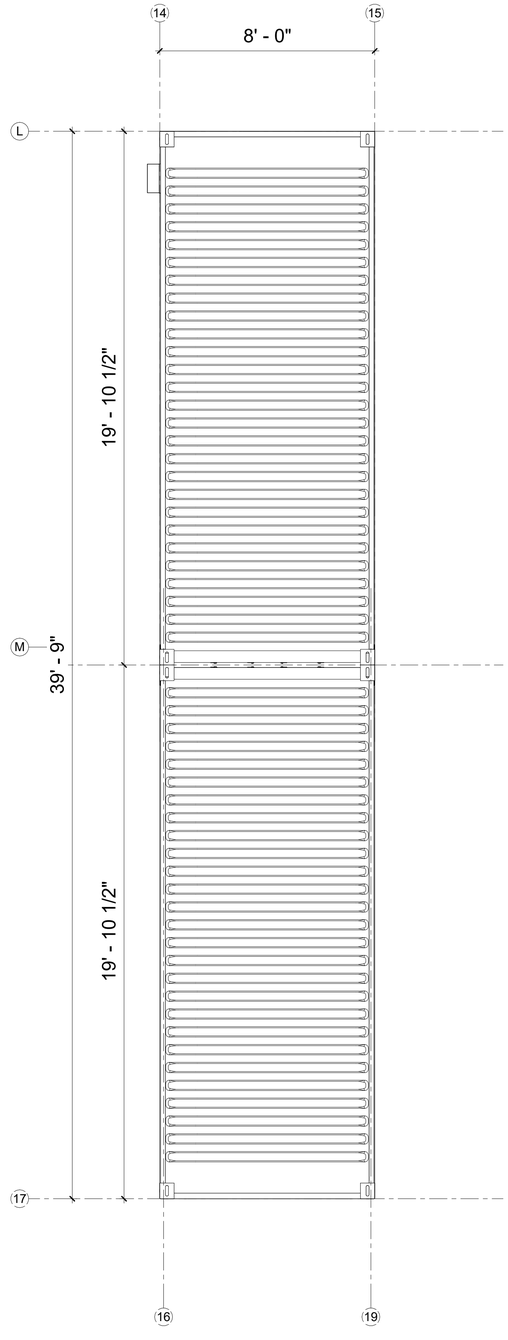
SHS - A000

24/09/2026 15:26:35



1 FLOOR PLAN

3/8" = 1'-0"



3 ROOF PLAN

3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
##	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
SECURITY HOLDING & STORAGE CONTAINER
20' SECURITY BOX

SIGNATURE & SEAL

DISCLAIMER: THIS DRAWING HAS NOT BEEN PUBLISHED BUT RATHER HAS BEEN PREPARED BY ROXBOX CONTAINERS FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK SOLELY IN RESPECT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

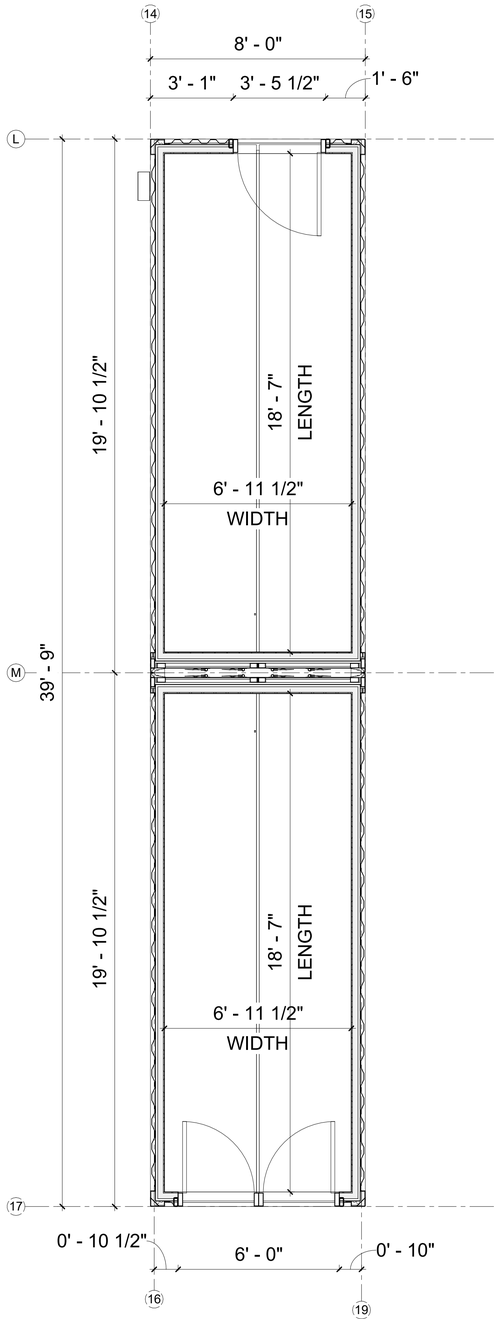
FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

SHS - A101

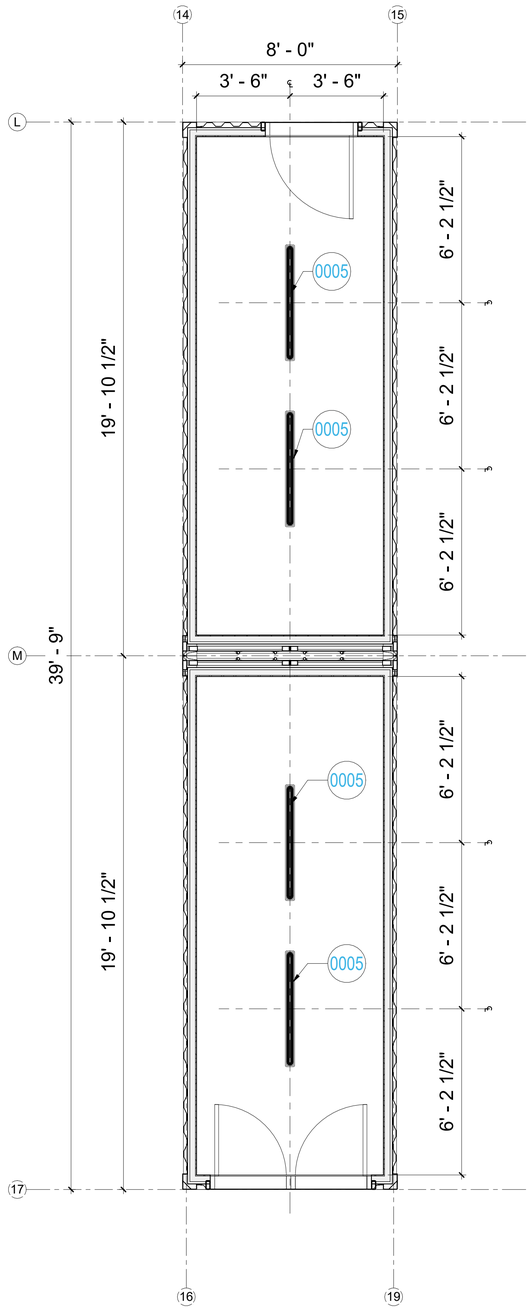
Scale	As indicated

24/09/2026 15:26:42



3 FLOOR PLAN - DIMENSIONS

3/8" = 1'-0"



1 REFLECTED CEILING PLAN

3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0005	4' VAPOR TIGHT SURFACE-MOUNTED LED LIGHT FIXTURE BY: HYKOLITY

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

SECURITY HOLDING & STORAGE CONTAINER

20' SECURITY BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

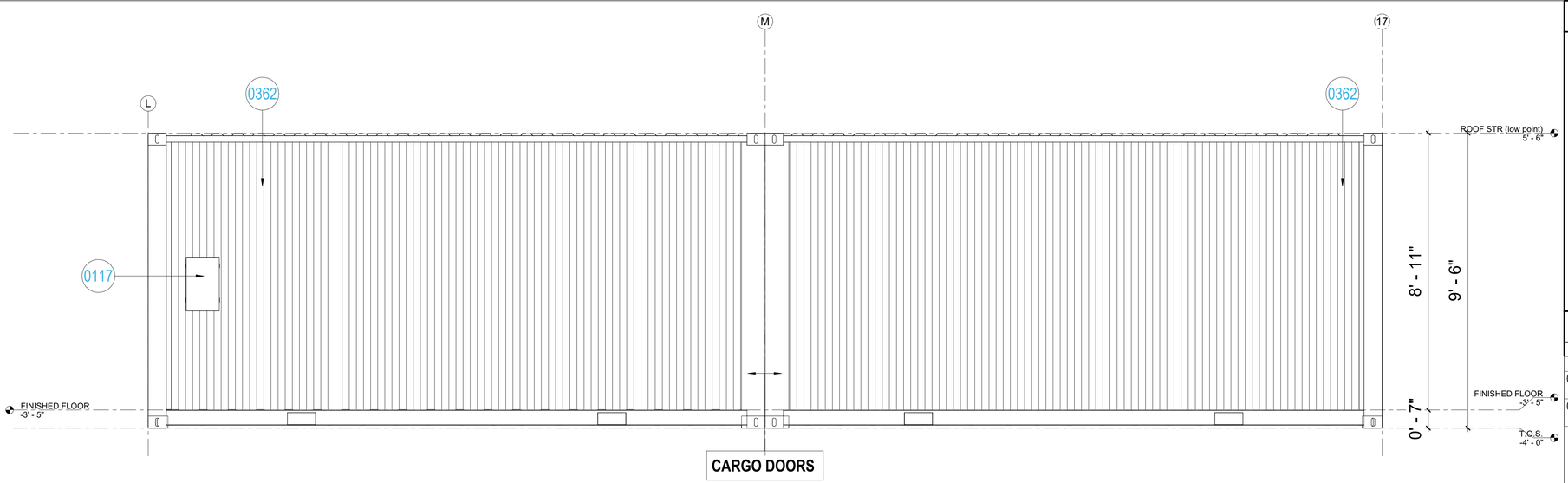
FLOOR PLAN DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

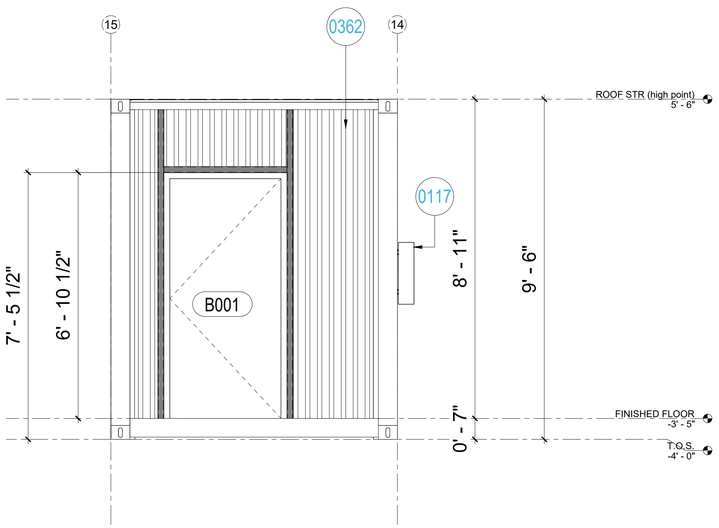
SHS - A102

Scale	As indicated

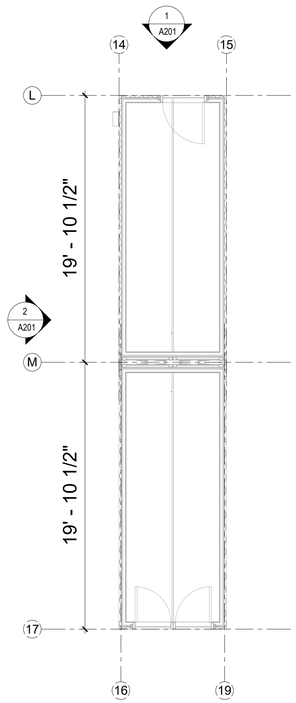
24/09/2026 15:26:44



2 ELEVATION - PLAN WEST
1/2" = 1'-0"



1 ELEVATION - PLAN NORTH
1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01
3/16" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0362	EXPOSED SHIPPING CONTAINER, WITH PAINTED FINISH, COLOR SPECIFIED ON SHEET A601

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

SECURITY HOLDING & STORAGE CONTAINER

20' SECURITY BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

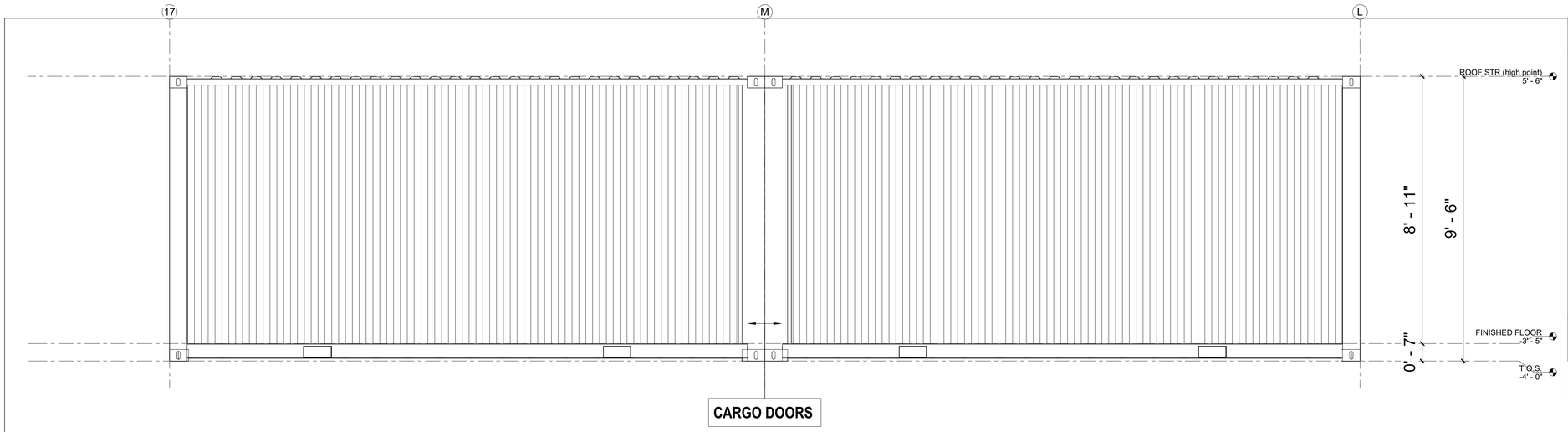
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

SHS - A201

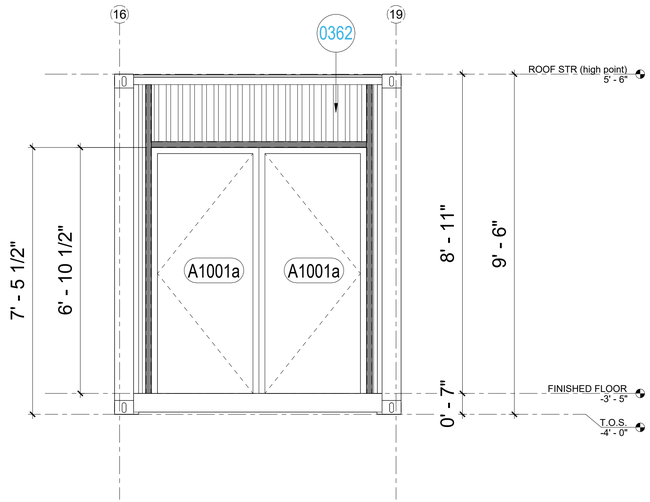
Scale	As indicated

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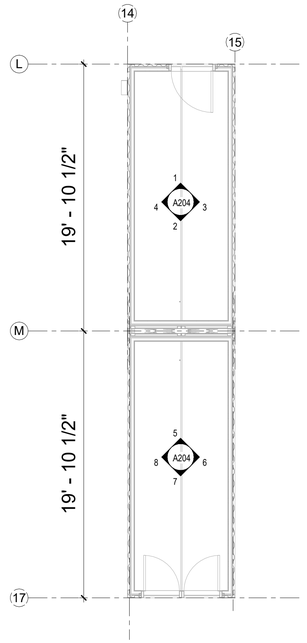
4 ELEVATION - PLAN EAST

1/2" = 1'-0"



3 ELEVATION - PLAN SOUTH

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

3/16" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0362	EXPOSED SHIPPING CONTAINER, WITH PAINTED FINISH, COLOR SPECIFIED ON SHEET A601

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

SECURITY HOLDING & STORAGE CONTAINER

20' SECURITY BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

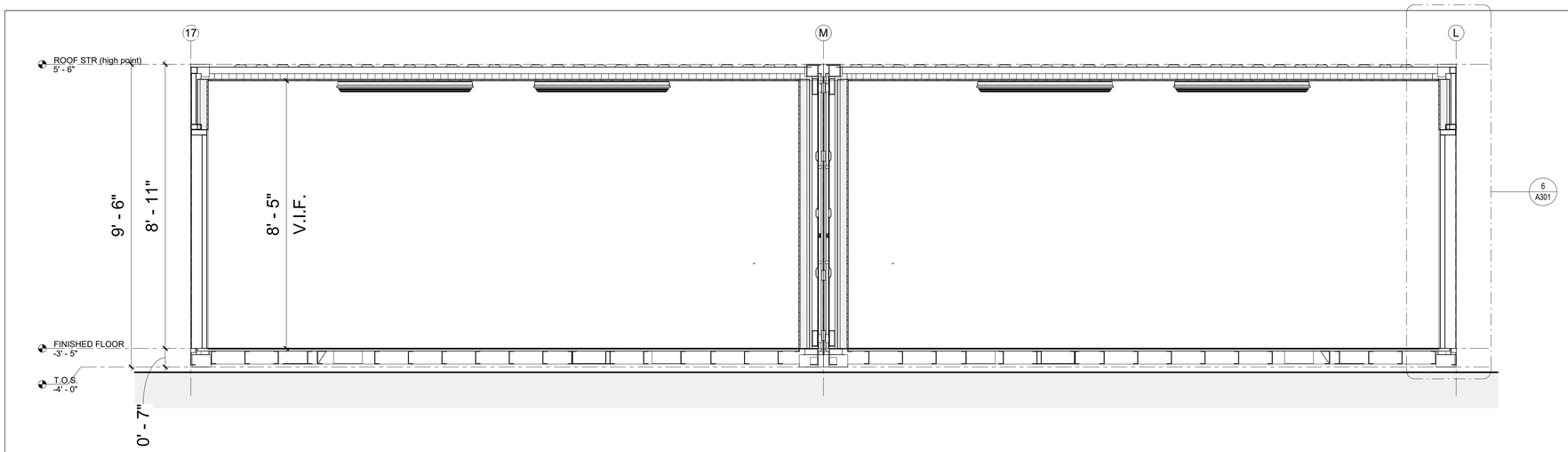
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

SHS - A202

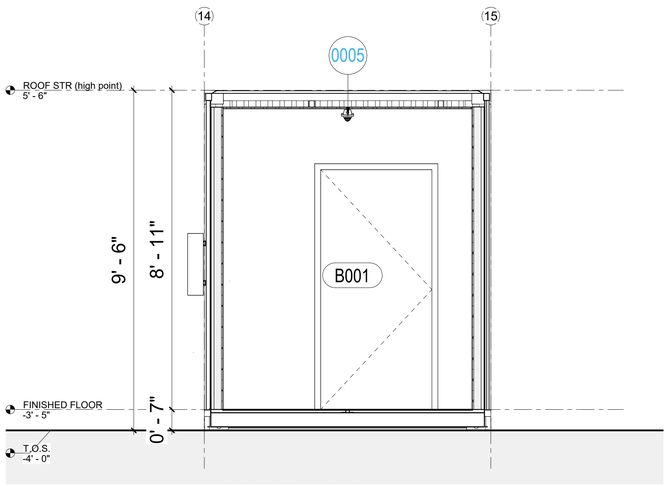
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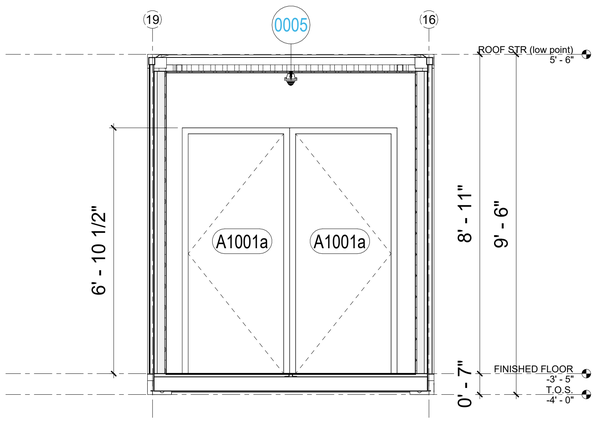
1 BUILDING SECTION - SHORT

1/2" = 1'-0"



2 BUILDING SECTION - LONG

1/2" = 1'-0"



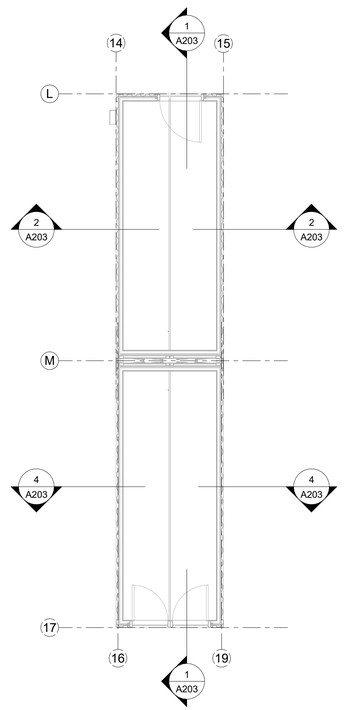
4 BUILDING SECTION - LONG 1

1/2" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS



3 FLOOR PLAN - LEVEL 01

3/16" = 1'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
0005	4' VAPOR TIGHT SURFACE-MOUNTED LED LIGHT FIXTURE BY: HYKOLITY

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002 / W1 / A	NEW DOOR WITH DOOR TAG REF DOOR SCHED WINDOW TAG REF WINDOW SCHED STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ###'-###"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX

12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER

SECURITY HOLDING & STORAGE CONTAINER

20' SECURITY BOX

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATER

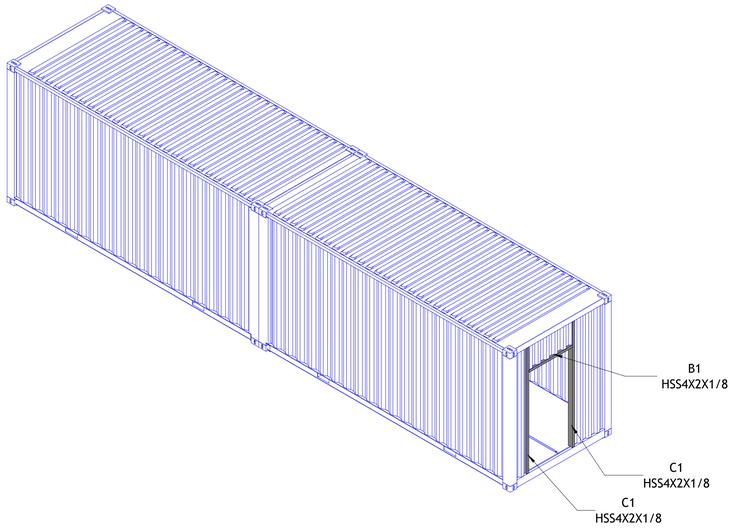
BUILDING SECTIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

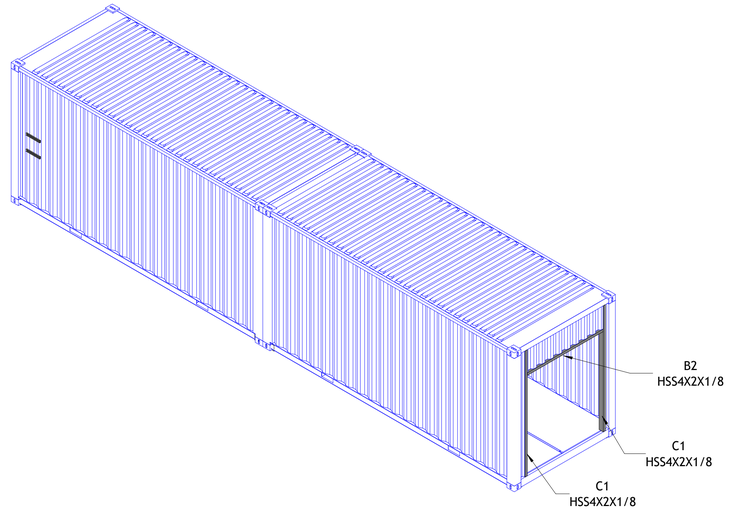
SHS - A203

Scale: As indicated

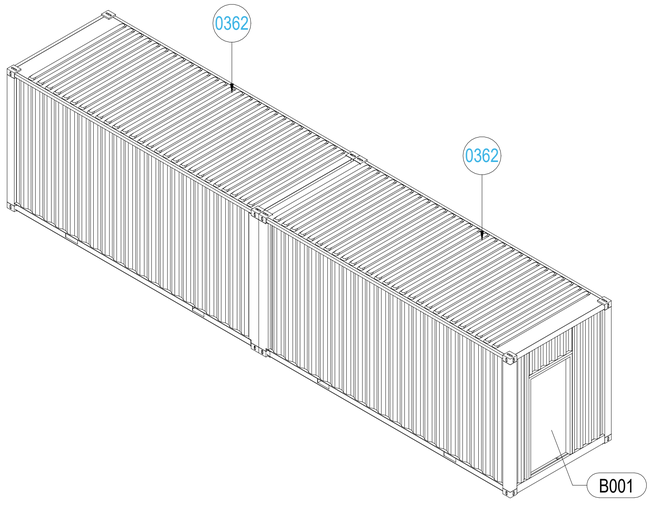
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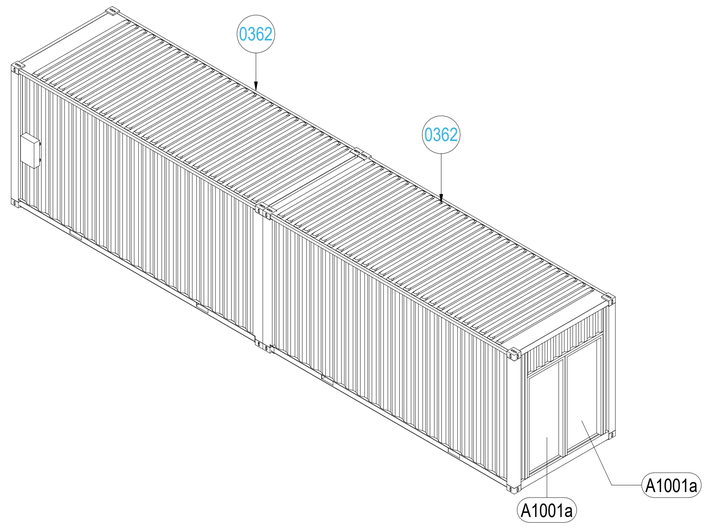
1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR



2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



3 3D AXON VIEW - COMPLETE - REAR SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



4 3D AXON VIEW - COMPLETE - FRONT SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION
0362	EXPOSED SHIPPING CONTAINER, WITH PAINTED FINISH, COLOR SPECIFIED ON SHEET A601

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X2X1/8	8' - 7 1/2"	4

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS4X2X1/8	3' - 5 1/4"	1
B2	HSS4X2X1/8	6' - 0"	1

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATER
SECURITY HOLDING & STORAGE CONTAINER
20' SECURITY BOX

SIGNATURE & SEAL

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

CLEVELAND AMPHITHEATER

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

SHS - A401

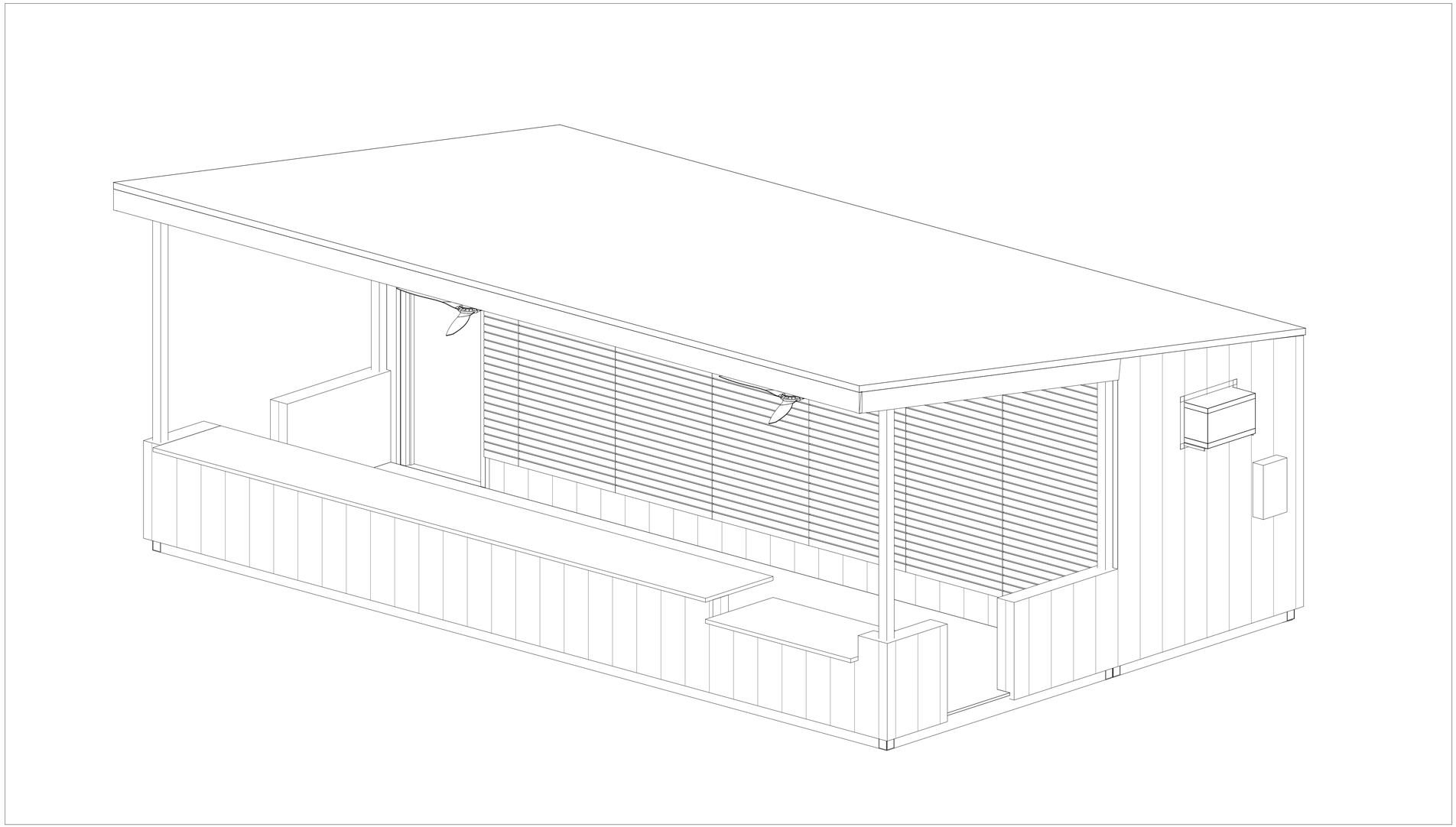
Scale

24/09/2026 15:26:58

50% CD

NOT FOR CONSTRUCTION

10.02.2026



EXTERIOR RENDERING IS FOR VISUALIZATION PURPOSES ONLY
COLOR, FINISHES, AND MATERIALS MAY DIFFER FROM WHAT IS SHOWN

CLEVELAND AMPHITHEATRE

MERCH STAND

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

18' 0" x 30' 0" MODULAR

SIGNATURE & SEAL

NOT FOR CONSTRUCTION

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OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSES OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ROXBOX CONTAINERS.

No.	Description	Date

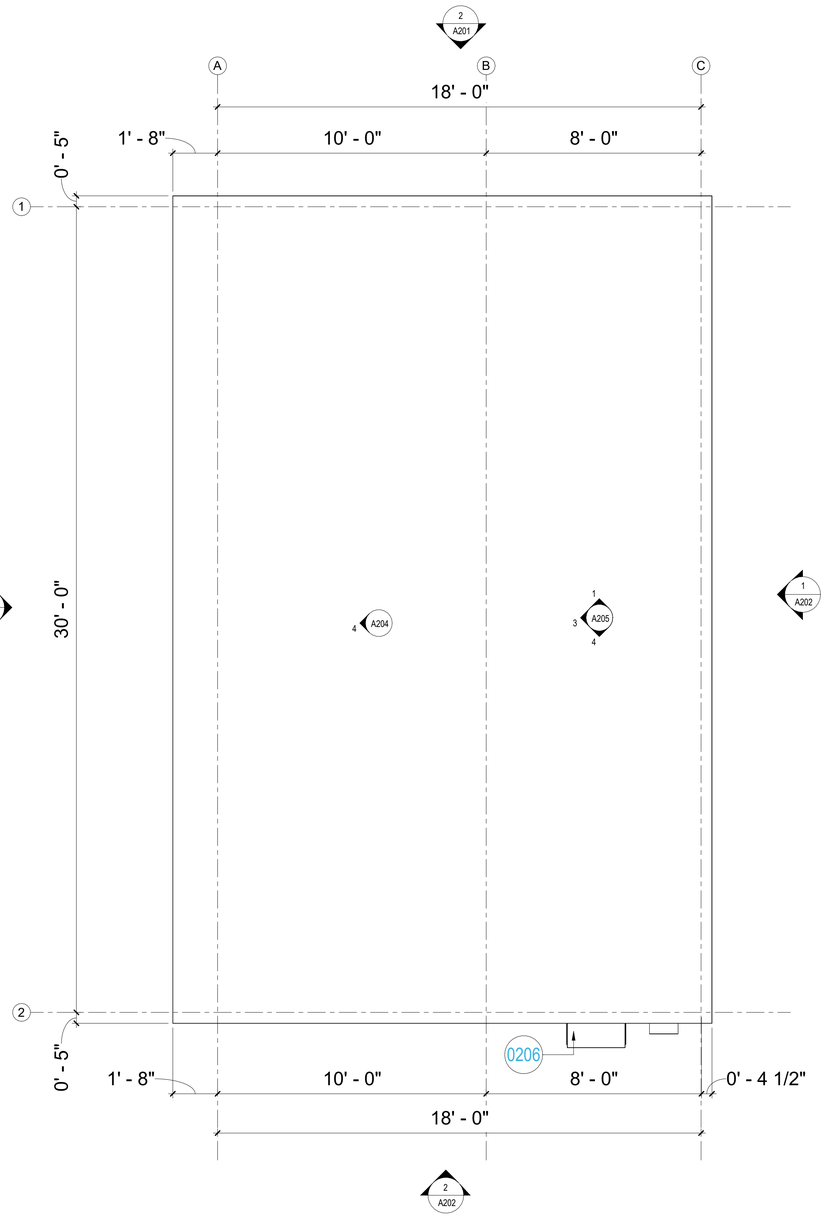
CLEVELAND AMPHITHEATRE

COVER

Project number	2626
Date	10.02.2026
Drawn by	AD
Checked by	ROXBOX

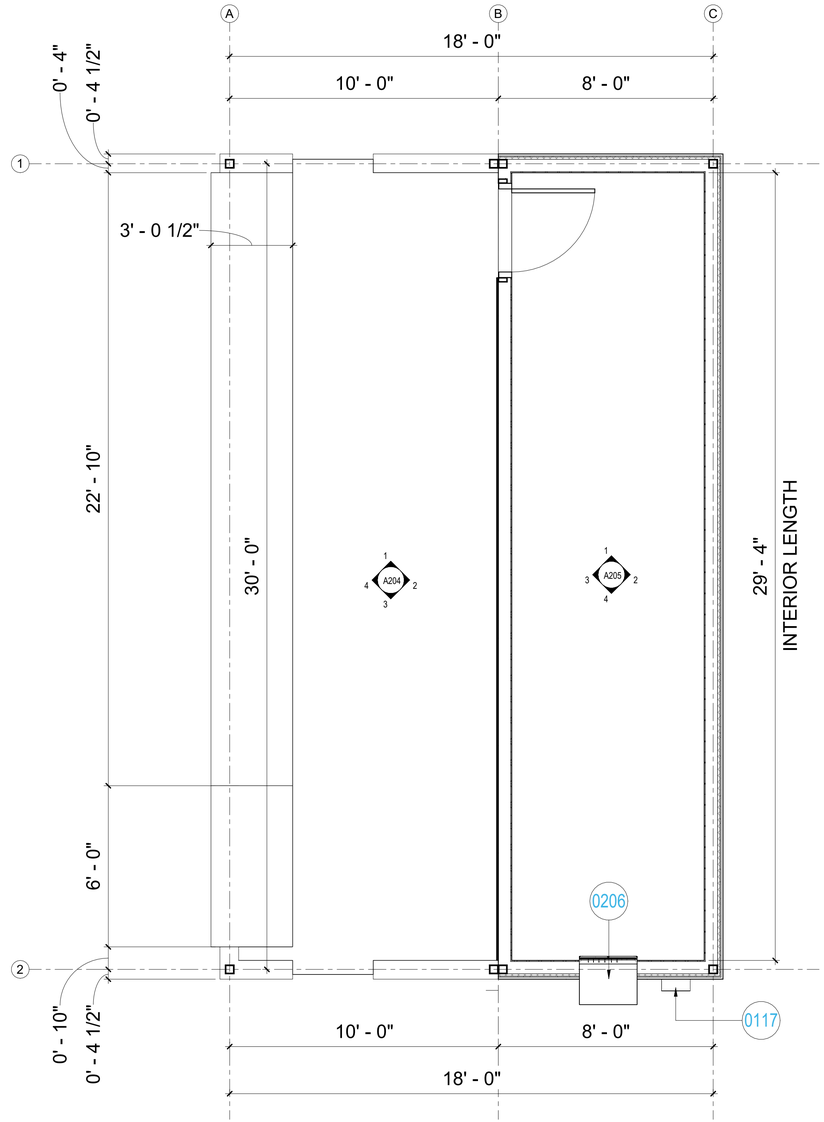
MS - A000

25/09/2026 09:06:05 a. m.



1 ROOF PLAN

3/8" = 1'-0"



2 FLOOR PLAN_LEVEL 1

3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0206	230/208 VOLT BUILT - IN HEAT/COOL ROOM AIR CONDITIONER BY GE®

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 A201	EXTERIOR ELEVATION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

MERCH STAND

18' 0" x 30' 0" MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

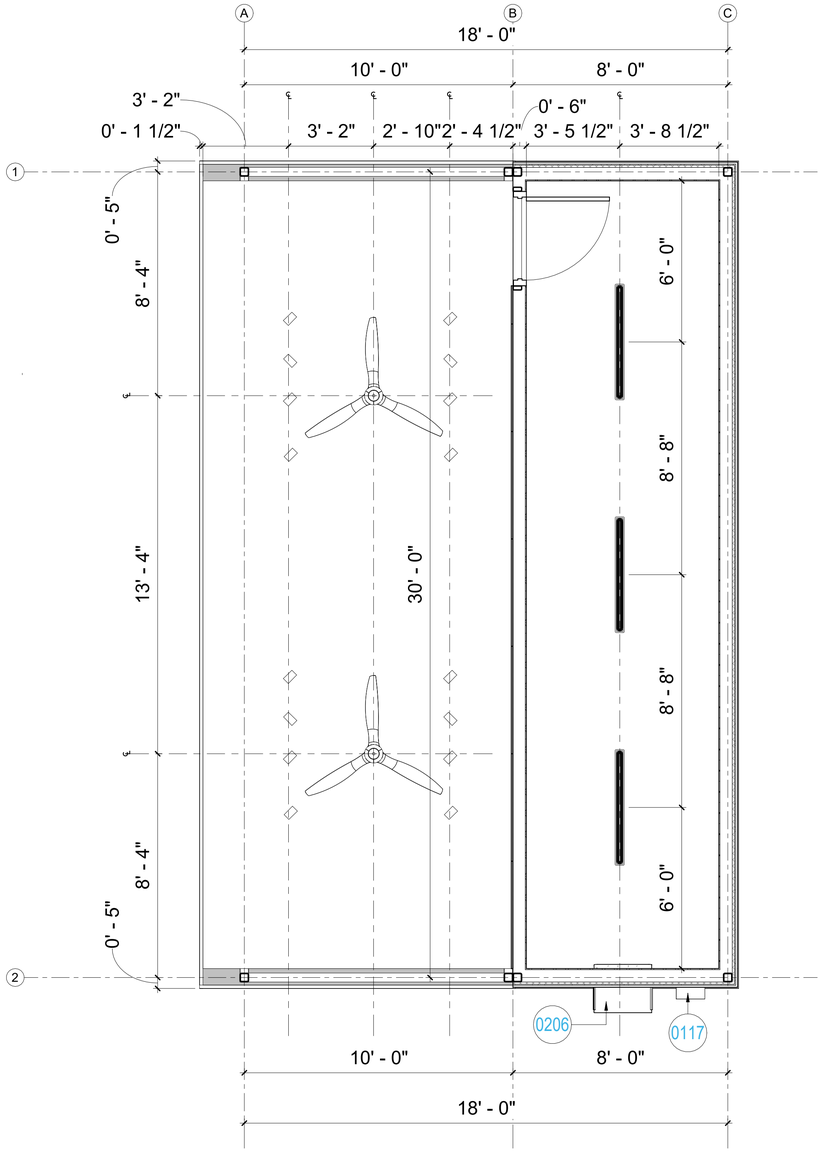
FLOOR PLAN & ROOF PLAN

Project number	2626
Date	10.02.2026
Drawn by	AD
Checked by	ROXBOX

MS - A101

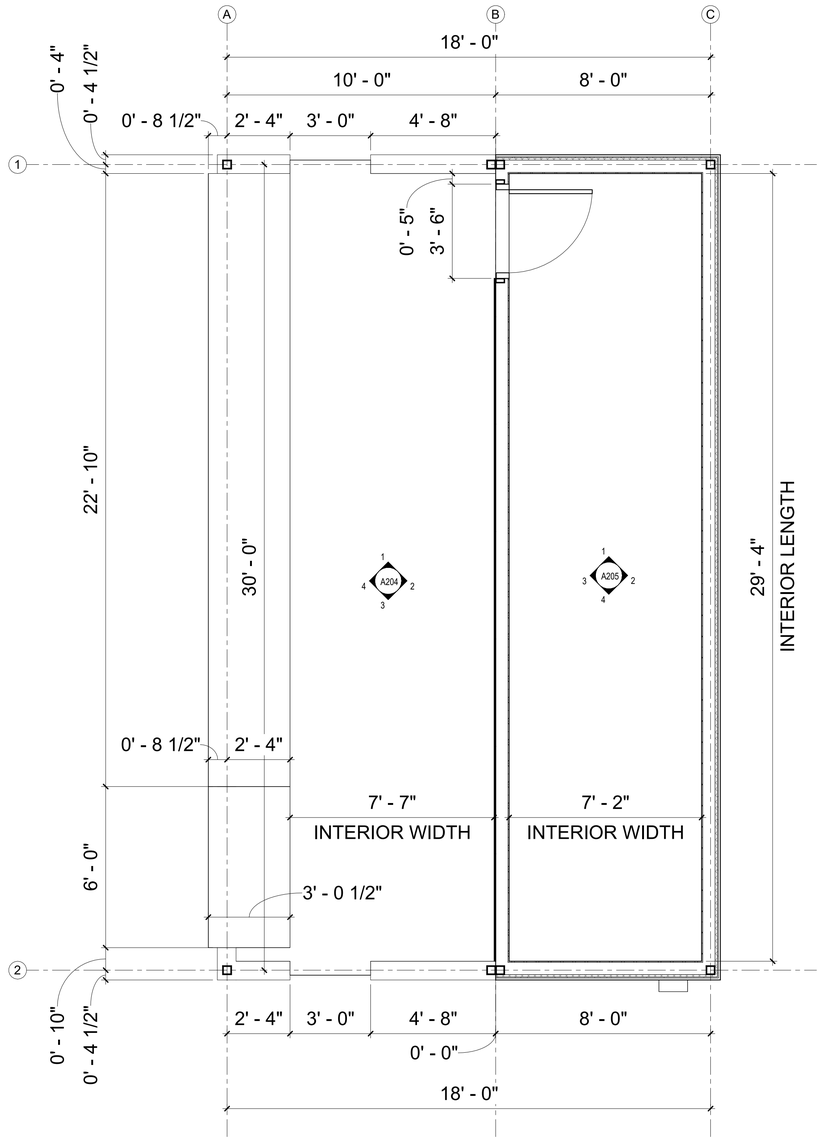
Scale	As indicated

25/09/2026 09:06:10 a. m.



1 REFLECTED CEILING PLAN

3/8" = 1'-0"



2 FLOOR PLAN_LEVEL 1 DIMENSIONS

3/8" = 1'-0"

SCOPE DESIGNATION LEGEND

BLACK LINES AND NOTES: WORK TO BE PERFORMED IN FACTORY

GREEN LINES AND NOTES: WORK TO BE PERFORMED ON SITE BY OTHERS

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE W1.
2. EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS TO BE FURNISHED & INSTALLED BY OTHERS.
3. FOR LIFE SAFETY PLANS, REFER TO A001 DRAWING.
4. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
5. ALL PLAN DIMENSIONS ARE TAKEN TO THE GRIDLINE (OUTSIDE OF CONTAINER) AND TO THE OUTERMOST SURFACE OF THE WALL (INCLUDING TILE, STONE, PLASTER, ETC. EXCLUDING TRIM) UNLESS NOTED OTHERWISE.
6. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
7. INTERIOR SUB FLOOR = 0'-7" ABOVE LEVEL 01 (ADJACENT SITE ELEVATION TBD)
8. REFER TO A601 SHEET SERIES FOR INTERIOR FINISH INFORMATION

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0206	230/208 VOLT BUILT - IN HEAT/COOL ROOM AIR CONDITIONER BY GE®

FLOOR PLAN & RCP LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
1t	PARTITION TAG REFER TO PARTITION SCHEDULE
2 / A201	BUILDING SECTION TAG WALL SECTION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A201	EXTERIOR ELEVATION TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
##'-##"	SPOT ELEVATION FINISHED CEILING (ABOVE SUBFLOOR ELEVATION)
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS
GFI	GFI DUPLEX OUTLET, RE: ELECTRICAL DRAWINGS
GAS	GAS CONNECTION, RE: PLUMBING DRAWINGS
	LIGHT SWITCH W/LIGHTING CONTROLS, RE: ELECTRICAL DRAWINGS
	SURFACE MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT & EXIT SIGN
	WALL MOUNTED MINI-SPLIT SYSTEM, RE: MECHANICAL DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

MERCH STAND

18' 0" x 30' 0" MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

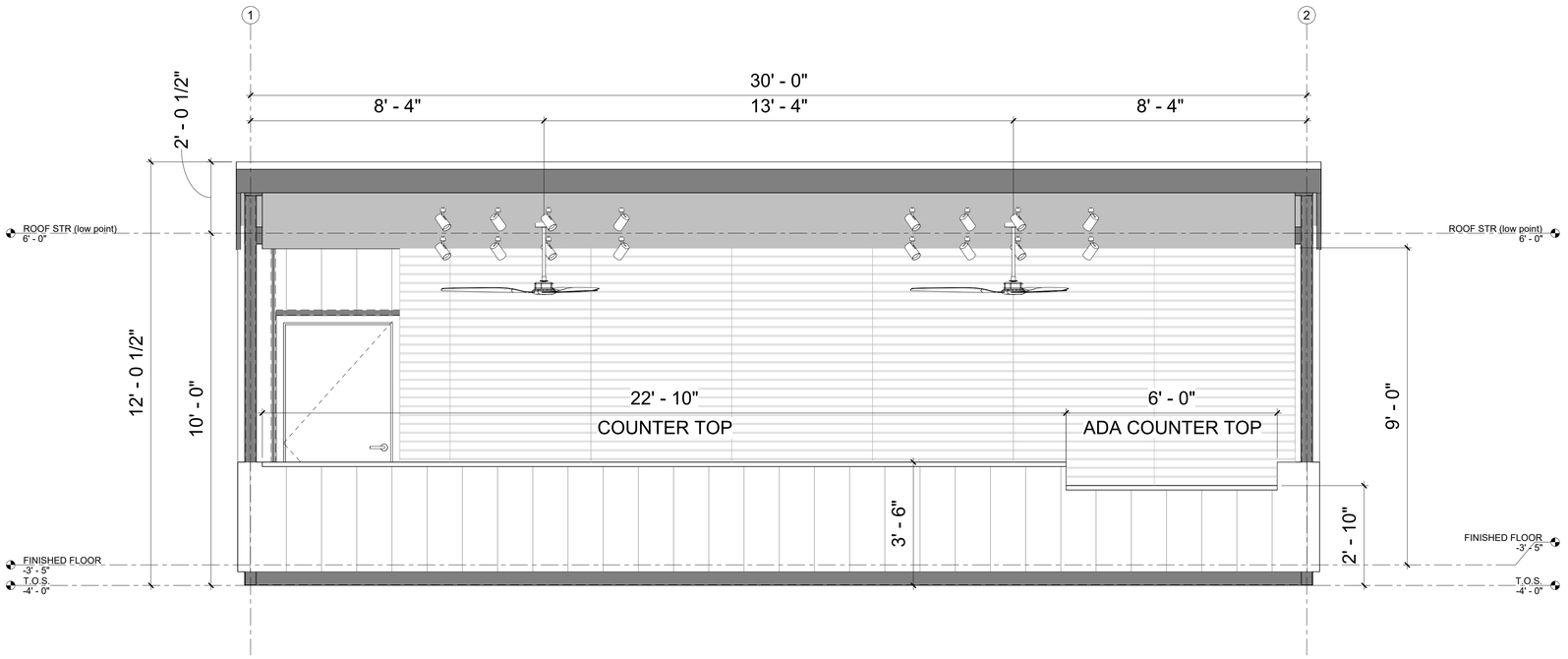
FLOOR PLAN DIMENSIONS & REFLECTED CEILING PLAN

Project number	2626
Date	10.02.2026
Drawn by	AD
Checked by	ROXBOX

MS - A102

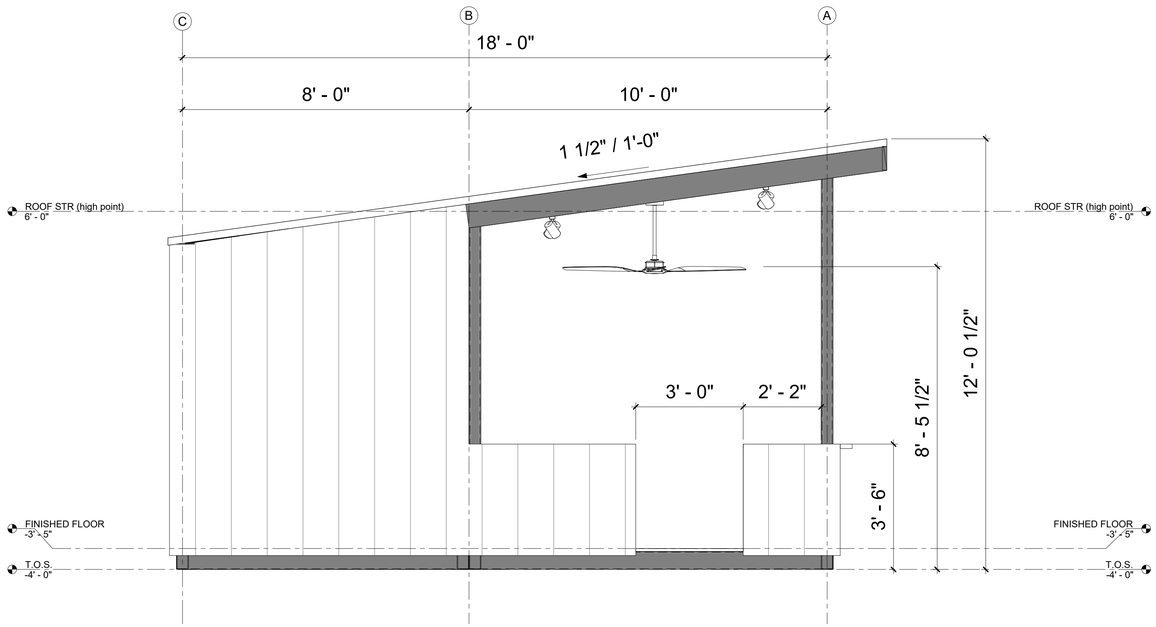
Scale	As indicated

25/09/2026 09:06:11 a. m.



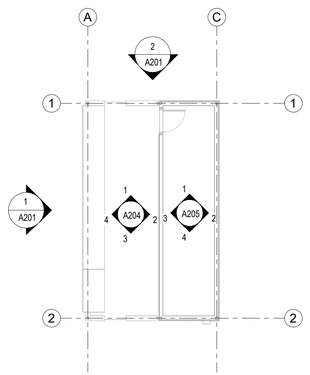
1 ELEVATION - PLAN WEST

1/2" = 1'-0"



2 ELEVATION - PLAN NORTH

1/2" = 1'-0"



3 FLOOR PLAN - LEVEL 01

1" = 10'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002	NEW DOOR WITH DOOR TAG REF DOOR SCHED
W1	WINDOW TAG REF WINDOW SCHED
A	STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

MERCH STAND

18' 0" x 30' 0" MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

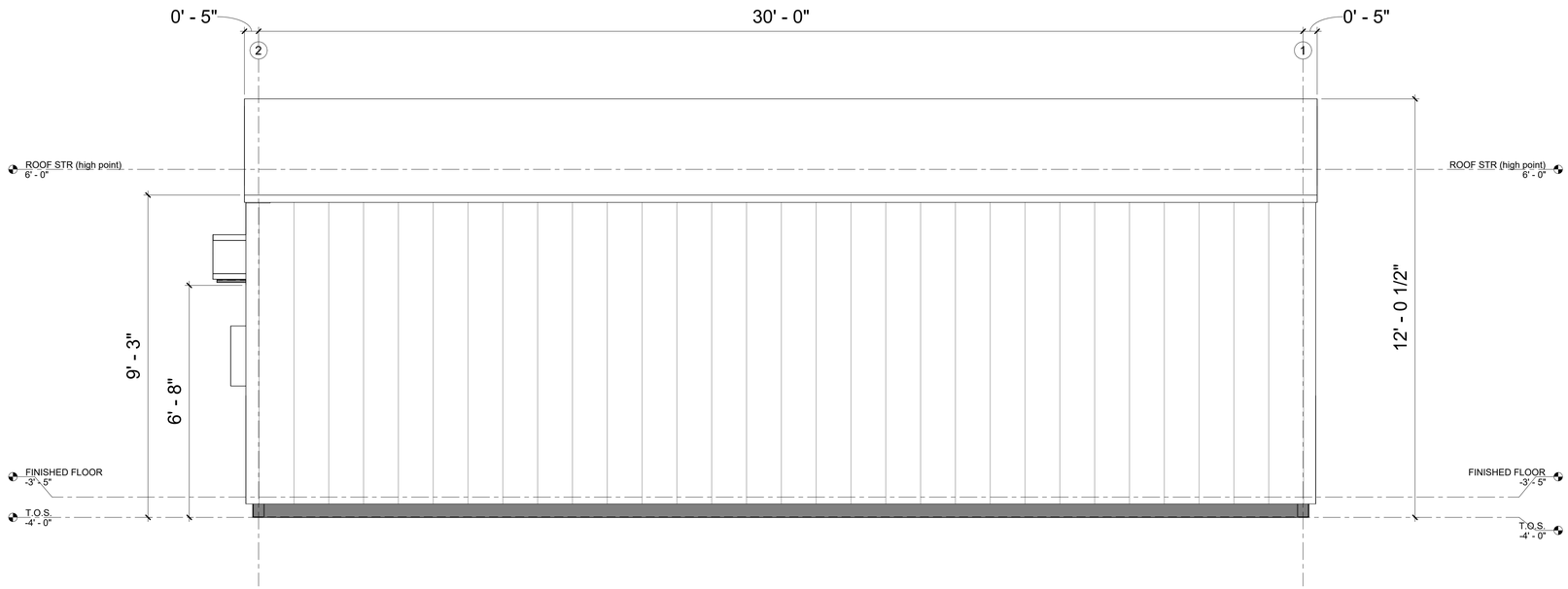
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	AD
Checked by	ROXBOX

MS - A201

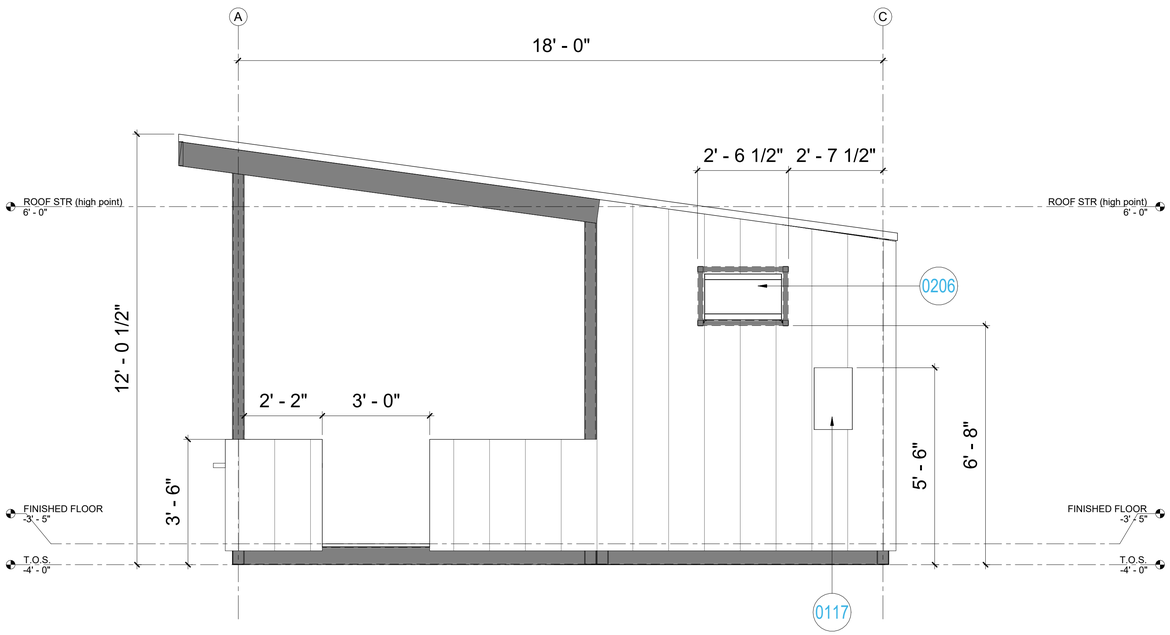
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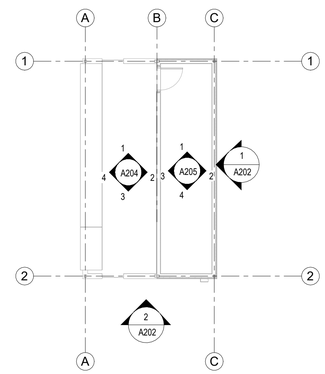
1 ELEVATION - PLAN EAST

1/2" = 1'-0"



2 ELEVATION - PLAN SOUTH

1/2" = 1'-0"



5 FLOOR PLAN - LEVEL 01

1" = 10'-0"

EXTERIOR GENERAL NOTES

KEYED NOTES

NUMBER	DESCRIPTION
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0206	230/208 VOLT BUILT - IN HEAT/COOL ROOM AIR CONDITIONER BY GE®

ELEVATION & SECTION LEGEND

SYMBOL	DESCRIPTION
###	KEYED NOTES
2 A201	BUILDING SECTION TAG WALL SECTION TAG
ROOM NAME 101	ROOM NAME ROOM NUMBER
1002 / W1 / A	NEW DOOR WITH DOOR TAG REF DOOR SCHED WINDOW TAG REF WINDOW SCHED STRUCTURAL GRID DESIGNATIONS
LEVEL NAME ##'-##"	DATUM ELEVATION
	STRUCTURAL CONCRETE, RE: STRUCTURAL DRAWINGS
	SITE GRADE, RE: CIVIL DRAWINGS FOR ELEVATION INFO
2 X 6	STRUCTURAL FRAMING TAG, RE: STRUCTURAL DRAWINGS
FD	FLOOR DRAIN, RE: PLUMBING DRAWINGS

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

MERCH STAND

18' 0" x 30' 0" MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

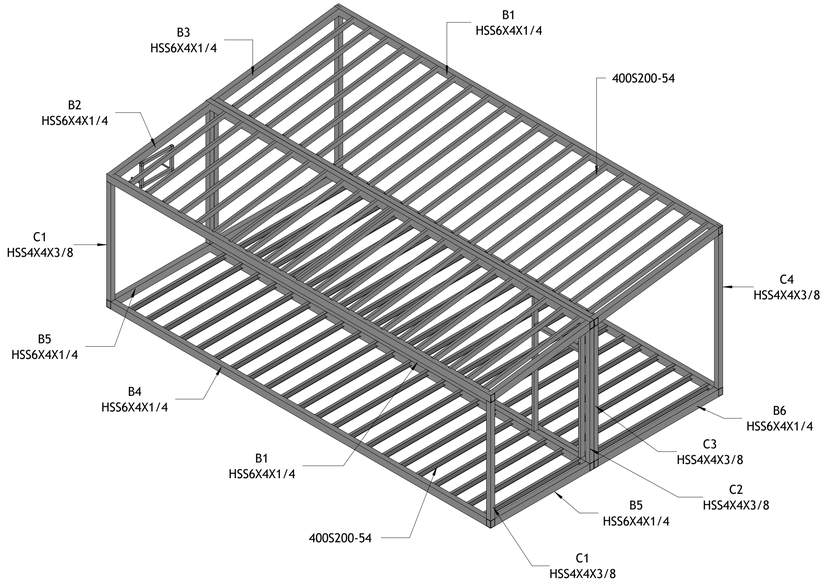
EXTERIOR ELEVATIONS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

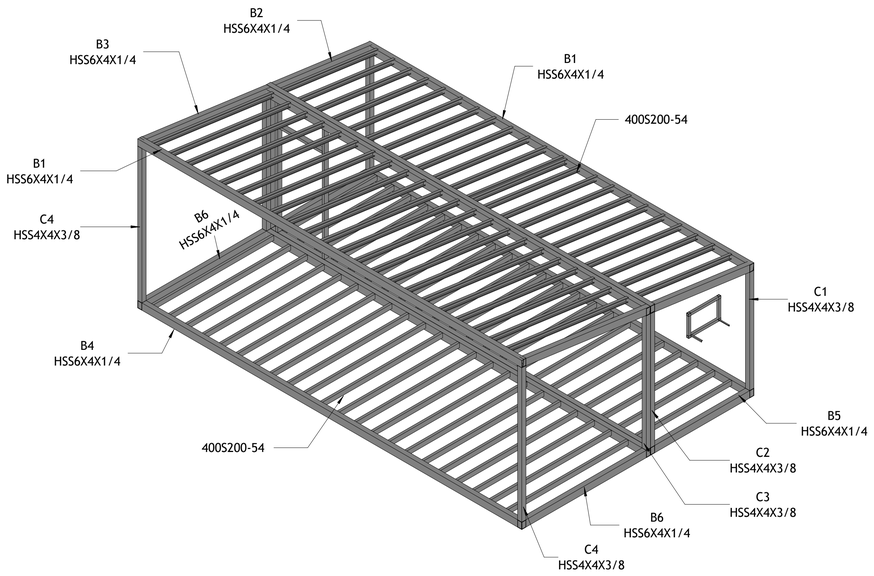
MS - A202

Scale: As indicated

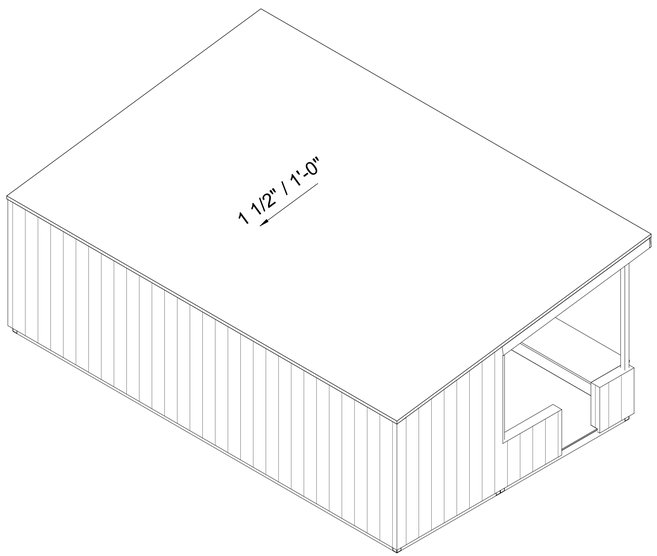
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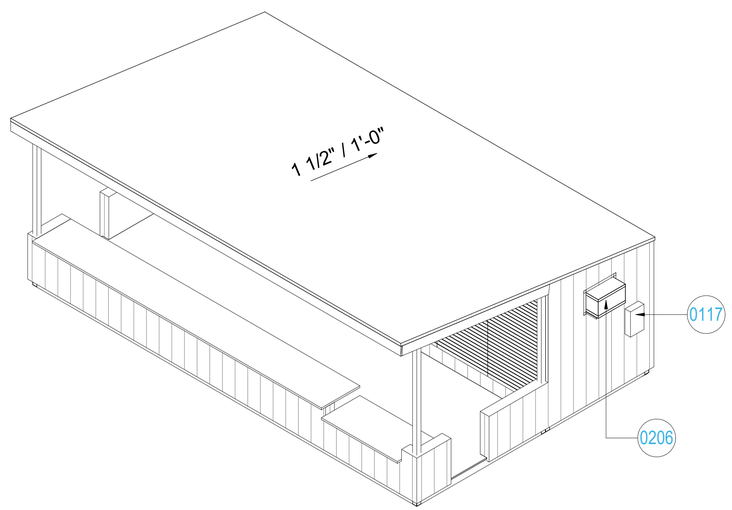
1 3D AXON VIEW - STRUCTURAL REINFORCEMENT - REAR



2 3D AXON VIEW - STRUCTURAL REINFORCEMENT - FRONT



3 3D AXON VIEW - COMPLETE - REAR SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT



4 3D AXON VIEW - COMPLETE - FRONT SHADED COLORS DO NOT REPRESENT FINISHED PRODUCT

KEYED NOTES

NUMBER	DESCRIPTION
0117	OUTDOOR RATED 100A 1P WALL MOUNTED ELECTRICAL PANEL, RE: ELECTRICAL DRAWINGS
0206	230/208 VOLT BUILT - IN HEAT/COOL ROOM AIR CONDITIONER BY GE®

Structural Column Schedule

Mark	HSS TYPE	Length*	QTY
C1	HSS4X4X3/8	8' - 1"	2
C2	HSS4X4X3/8	9' - 2 1/2"	2
C3	HSS4X4X3/8	9' - 2 1/2"	2
C4	HSS4X4X3/8	10' - 6 3/4"	2
C5	HSS4X2X1/8	9' - 2 1/2"	2

Structural Framing Schedule

Mark	Type	Length	QTY
B1	HSS6X4X1/4	30' - 4"	4
B2	HSS6X4X1/4	8' - 2 7/8"	2
B3	HSS6X4X1/4	10' - 1 1/8"	2
B4	HSS6X4X1/4	30' - 4"	4
B5	HSS6X4X1/4	8' - 2"	2
B6	HSS6X4X1/4	10' - 2"	2

ROXBOX
12223 Farm to Market Rd 529,
Houston, TX 77041

CLEVELAND AMPHITHEATRE

MERCH STAND

18' 0" x 30' 0" MODULAR

SIGNATURE & SEAL

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No.	Description	Date

CLEVELAND AMPHITHEATRE

3D AXON VIEWS

Project number	2626
Date	10.02.2026
Drawn by	PT
Checked by	ROXBOX

MS - A401

Scale

25/09/2026 09:06:31 a. m.

CONTAINER LEGEND

	DESCRIPTION	QTY.
1A	20' BAR CONTAINER (RIGHT)	7
1B	20' BAR CONTAINER (LEFT)	6
2A	CUSTOM RETAIL CONTAINER	1

TRANS.
ENTRY PLAZA
OUTDOOR LOUNGE
CREW
TOUR BUS
TOUR BUS
BEDROCK AMPHITHEATER PERFORMANCE STAGE
PLATFORM AND SUPPORT
EAST PLAZA
N. RESTROOM
POC LOCATION WITH 1" CONDUIT. TYPICAL AT ALL CONTAINERS.
WEST PLAZA
EXISTING BUILDING
LOWER BOWL SEATING
BY ROXBOX
UPPER BOWL SEATING
STO.
COOLER/FREEZER 8'X16'
OPS. & SVC. AREA
DROP ZONE
SORTING TENT
WATSE MGMT.
ADMIN.
20 Y DUMPSTER
20 Y DUMPSTER
S. RESTROOM
SOUTH PLAZA
VIP RR
VIP LOUNGE
CUSTOM CONTAINER (1 TOTAL). COORDINATE WITH OWNER FOR FINAL LOCATION AND ORIENTATION.
20'-0" BAR CONTAINER (13 TOTAL). COORDINATE WITH OWNER FOR FINAL LOCATION AND ORIENTATION.

SITE PLAN 1/16"=1'-0" | 01

author

IGNISIO STUDIOS
15141 Woodlawn Ave.
Tustin, CA 92780
phone: 657.231.6247

owner

LIVE NATION

project info

LIVE NATION MODULARS
BEDROCK AMPHITHEATER
1901 WEST 3RD STREET
CLEVELAND, OH 44113

IKO-012

issue dates

submission:	XX/XX/XX
permit:	XX/XX/XX
bid:	XX/XX/XX

revisions:

designed by:	PH
checked by:	DT

seal

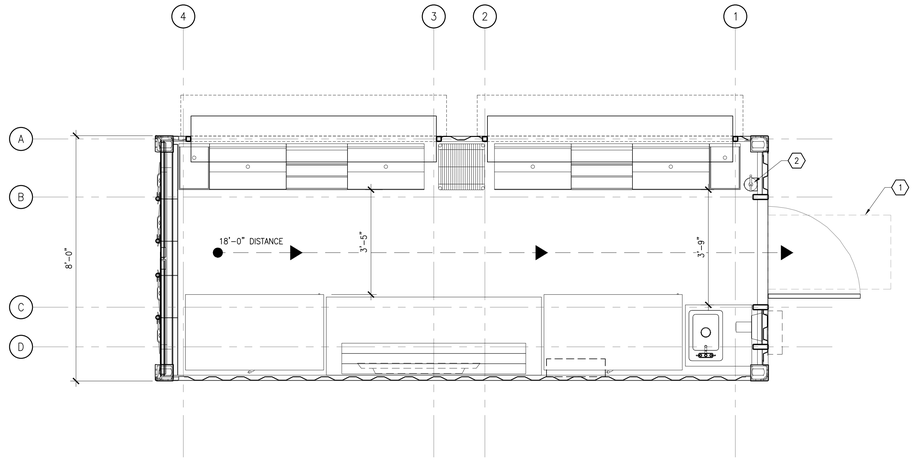
sheet info

SITE PLAN

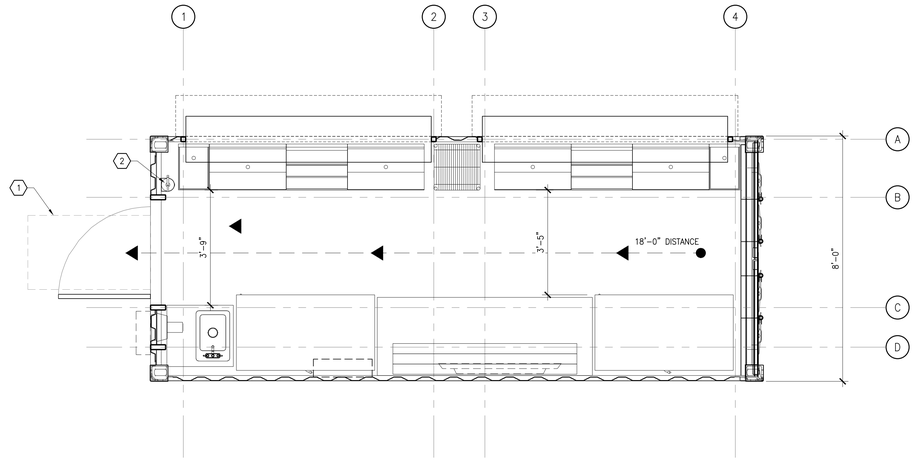
SP1.0

architectural

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20' 1B CONTAINER FLOOR PLAN | 02
1/2"=1'-0"



20' 1A CONTAINER FLOOR PLAN | 01
1/2"=1'-0"

FLOOR KEYED NOTES

1. MODULAR ACCESSIBLE RAMP PLACEMENT WHEN NEEDED. 6'Lx36"W SILVER SPRING ALUMINUM SINGLE-FOLD GRIT COATED WHEELCHAIR RAMP – 700 LB. CAPACITY.
2. FIRE EXTINGUISHER LOCATION.

LEGEND

PROVIDED EXITING

NUMBER OF EXITS PROVIDED = 1

LEGEND

PATH OF TRAVEL

FIRE EXTINGUISHER

ILLUMINATED EXIT SIGN

AREA:	296 NSF – 2 OCCUPANTS
ALLOWABLE AREA:	–
NON-SEPARATED OCCUPANCIES:	N/A
ALLOWABLE STORIES:	1 STORY – NON SPRINKLERED (PER 504.4)
ACTUAL STORIES:	1 STORY
ALLOWABLE BUILDING HEIGHT:	40'-0" (PER 504.4)
ACTUAL BUILDING HEIGHT:	1 STORY
FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS:	
PRIMARY STRUCTURAL FRAME:	0 HOURS PER MBC TABLE 601
BEARING WALLS – INTERIOR:	0 HOURS PER MBC TABLE 601
NON-BEARING WALLS – INTERIOR	0 HOURS PER MBC TABLE 601
FLOOR CONSTRUCTION:	0 HOURS PER MBC TABLE 601
ROOF CONSTRUCTION:	0 HOURS PER MBC TABLE 601
MINIMUM ROOF CLASS:	N/A
FIRE WALL:	N/A
FIRE DOORS AT FIRE WALLS:	N/A
PORTABLE FIRE EXTINGUISHERS:	YES
AUTOMATIC SPRINKLER SYSTEM:	NO
FIRE ALARM SYSTEM:	NO
CONDITIONED SPACE:	–
ADA:	PER 2024 NORTH CAROLINA STATE BUILDING CODE, SECTION 1103.2.2. THIS BUILDING COMPLIES WITH TEH CRITERIA OF UNDER 300 SF AND A FLOOR LEVEL ELEVATED 7" ABOVE THE FINISHED FLOOR, WHICH WAIVES THE ACCESSIBILITY REQUIREMENTS WITHIN THE WORK AREA WHICH IS EMPLOYEES ONLY. HOWEVER, THE EXTERIOR COSTUMER FACING PORTION DOES COMPLY WITH ACCESSIBILITY REQUIREMENTS.

author

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revisions:

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checked by: DT

seal

sheet info

EGRESS PLAN

EM1.0

architectural

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DOOR SCHEDULE

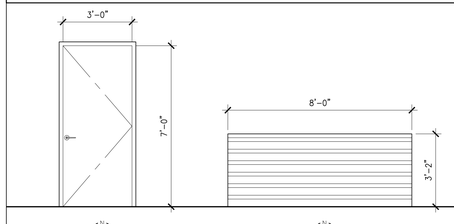
LABEL	WIDTH	HEIGHT	DOOR MATERIAL	FRAME MATERIAL	HARDWARE	REMARK
01	3'-0"	6'-8"	18 GA METAL INSULATED	16 GA WELD FRAME	2	-
02	8'-0"	3'-2"	ROLL UP SLAT 560	83-ER	1	9MM BOTTOM BAR SEAL, HIGH WIND

NOTES:
1. ALL DOOR HARDWARE TO BE COMMERCIAL GRADE 2.
2. FINISH TO BE SATIN CHROME STAINLESS US26D OR EQUAL.

SET 1:
HARDWARE PER MANUFACTURER

SET 2:
(3) EACH BALL BEARING HINGE
1? WEATHER STRIPPING
(1) OVERHEAD CLOSER WITH HOLD OPEN FEATURE
(1) STORAGE ROOM LOCKSET WITH ACCESSIBLE COMPLIANT LEVER HANDLE
(1) THRESHOLD
PROVIDE SIGNAGE VISIBLY ABOVE DOOR:
"THIS DOOR TO REMAIN UNLOCKED WHEN THIS PLACE IS OCCUPIED"

DOOR TYPE



01 HOLLOW METAL DOOR

02 OVERHEAD COILING DOOR

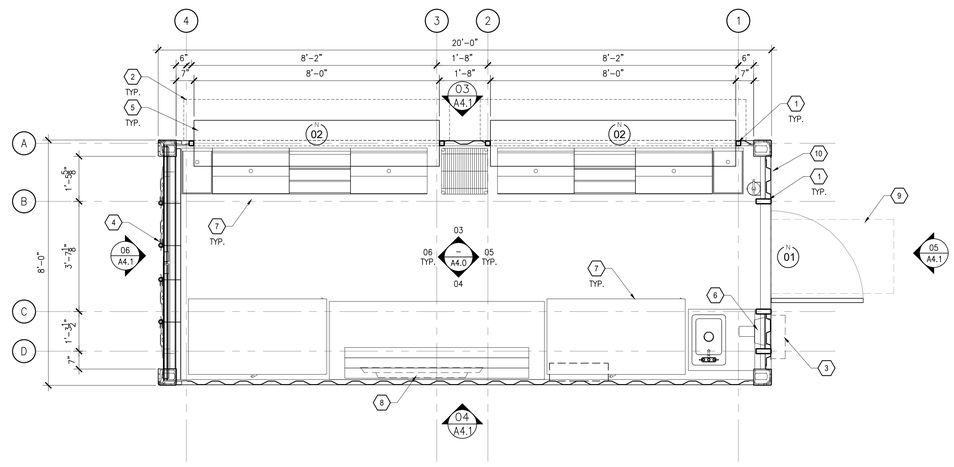
GENERAL NOTES

1. THE PLUMBING SYSTEM WILL BE FACTORY PROVIDED AND ENTIRELY SELF CONTAINED. CITY WATER OR SEWER CONNECTIONS ARE NOT REQUIRED FOR MODULAR OPERATION DUE TO THE SELF CONTAINED WATER AND WASTE TANKS
2. G.C. TO PROVIDE CLOSURE STRIPS AT ALL EXTERIOR MODULAR JOINTS FOR RODENT PROTECTION (TYP.)

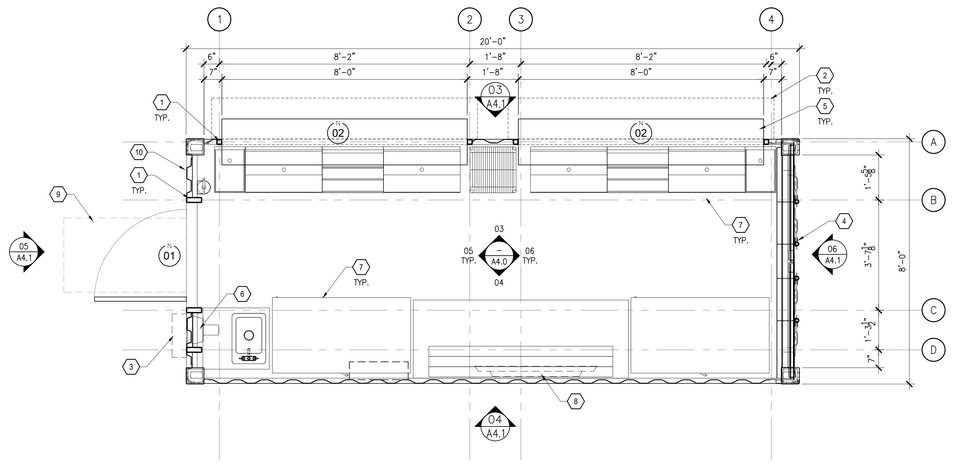
FLOOR KEYED NOTES

1. STEEL COLUMN AT NEW OPENINGS. SEE STRUCTURAL DRAWINGS OF FURTHER INFORMATION.
2. CANOPY ABOVE OPENINGS SHOWN DASHED.
3. EXTERIOR RATED ELECTRICAL PANEL BOX. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
4. CONTAINER DOORS TO REMAIN OPERABLE FOR LOADING PRODUCTS.
5. NEW SOLID SURFACE COUNTERTOP, SEE FINISH SCHEDULE FOR SPECIFICATIONS.
6. WALL MOUNTED FAN (F-1), SEE FAN SCHEDULE ON SHEET A3.0 AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION. INSTALL FAN AT LOCATION SHOWN. COORDINATE MOUNTING REQUIREMENTS WITH PREFABRICATED STRUCTURE PROVISIONS AND MANUFACTURERS INSTRUCTIONS.
7. KITCHEN EQUIPMENT, SEE EQUIPMENT SHEET FOR FURTHER INFORMATION.
8. G.C. TO PROVIDE MOUNTING SUPPORT FOR TV.
9. MODULAR ACCESSIBLE RAMP PLACEMENT WHEN NEEDED.
10. LABELS AND DATA PLATE LOCATION PER:
7.1. EACH INTERPORT SHIPPING CONTAINER STRUCTURE MANUFACTURED FROM SHIPPING CONTAINER MATERIALS SHALL BE LABELED WITH THE INTERPORT MAINTENANCE CO., INC. NAME AND ADDRESS, AND THE EVALUATION REPORT NUMBER (ESR-4717)

(1) DATA PLATE, (1) THIRD PARTY LABEL & (1) STATE LABEL PER UIT LOCATED INSIDE THE PANEL BOX COVER.



20' 1B CONTAINER FLOOR PLAN | 02
1/2"=1'-0"



20' 1A CONTAINER FLOOR PLAN | 01
1/2"=1'-0"

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revisions:

designed by: PH
checked by: DT

seal

architectural

sheet info

FLOOR PLAN

A1.0

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DOOR SCHEDULE

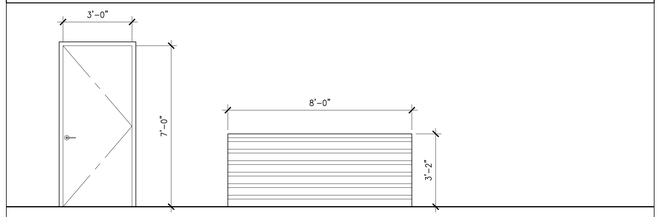
LABEL	WIDTH	HEIGHT	DOOR MATERIAL	FRAME MATERIAL	HARDWARE	REMARK
01	3'-0"	6'-8"	18 GA METAL INSULATED	16 GA WELD FRAME	2	-
02	8'-0"	3'-2"	ROLL UP SLAT 560	83-ER	1	9MM BOTTOM BAR SEAL, HIGH WIND

NOTES:
1. ALL DOOR HARDWARE TO BE COMMERCIAL GRADE 2.
2. FINISH TO BE SATIN CHROME STAINLESS US26D OR EQUAL.

SET 1:
HARDWARE PER MANUFACTURER

SET 2:
(3) EACH BALL BEARING HINGE
1" WEATHER STRIPPING
(1) OVERHEAD CLOSER WITH HOLD OPEN FEATURE
(1) STORAGE ROOM LOCKSET WITH ACCESSIBLE COMPLIANT LEVER HANDLE
(1) THRESHOLD
PROVIDE SIGNAGE VISIBLY ABOVE DOOR:
"THIS DOOR TO REMAIN UNLOCKED WHEN THIS PLACE IS OCCUPIED"

DOOR TYPE



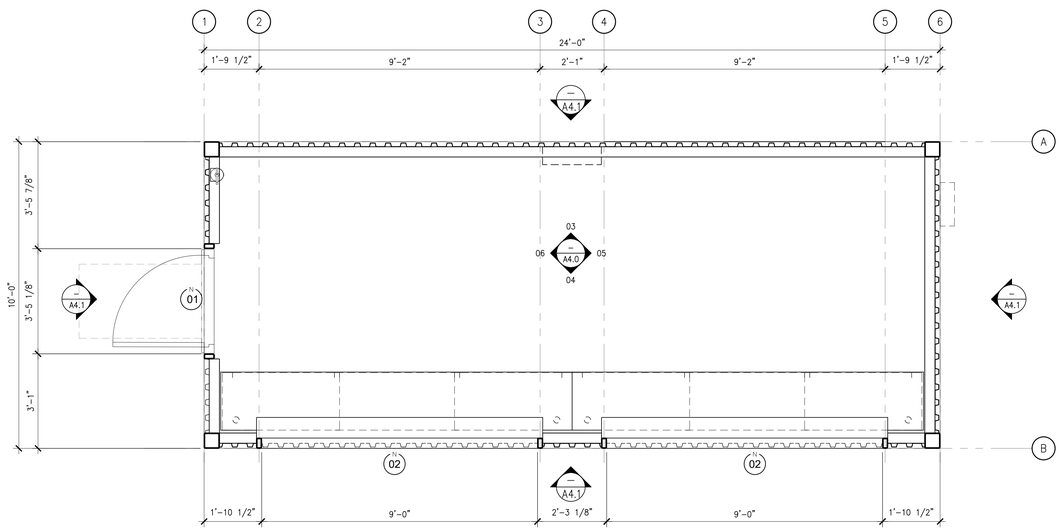
GENERAL NOTES

1. THE PLUMBING SYSTEM WILL BE FACTORY PROVIDED AND ENTIRELY SELF CONTAINED. CITY WATER OR SEWER CONNECTIONS ARE NOT REQUIRED FOR MODULAR OPERATION DUE TO THE SELF CONTAINED WATER AND WASTE TANKS
2. G.C. TO PROVIDE CLOSURE STRIPS AT ALL EXTERIOR MODULAR JOINTS FOR RODENT PROTECTION (TYP.)

FLOOR KEYED NOTES

1. STEEL COLUMN AT NEW OPENINGS. SEE STRUCTURAL DRAWINGS OF FURTHER INFORMATION.
2.
3. EXTERIOR RATED ELECTRICAL PANEL BOX. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
4. CONTAINER DOORS TO REMAIN OPERABLE FOR LOADING PRODUCTS.
5. NEW SOLID SURFACE COUNTERTOP, SEE FINISH SCHEDULE FOR SPECIFICATIONS.
6. WALL MOUNTED FAN (F-1), SEE FAN SCHEDULE ON SHEET A3.0 AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION. INSTALL FAN AT LOCATION SHOWN. COORDINATE MOUNTING REQUIREMENTS WITH PREFABRICATED STRUCTURE PROVISIONS AND MANUFACTURERS INSTRUCTIONS.
7. KITCHEN EQUIPMENT, SEE EQUIPMENT SHEET FOR FURTHER INFORMATION.
8. G.C. TO PROVIDE MOUNTING SUPPORT FOR TV.
9. MODULAR ACCESSIBLE RAMP PLACEMENT WHEN NEEDED.
10. LABELS AND DATA PLATE LOCATION PER:
7.1. EACH INTERPORT SHIPPING CONTAINER STRUCTURE MANUFACTURED FROM SHIPPING CONTAINER MATERIALS SHALL BE LABELED WITH THE INTERPORT MAINTENANCE CO., INC. NAME AND ADDRESS, AND THE EVALUATION REPORT NUMBER (ESR-4717)

(1) DATA PLATE, (1) THIRD PARTY LABEL & (1) STATE LABEL PER UIT LOCATED INSIDE THE PANEL BOX COVER.



2A CUSTOM CONTAINER FLOOR PLAN | 01
1/2"=1'-0"

author

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LIVE NATION

project info

LIVE NATION MODULARS

BEDROCK AMPHITHEATER
1901 WEST 3RD STREET
CLEVELAND, OH 44113

IKO-012

issue dates

submission:	XX/XX/XX
permit:	XX/XX/XX
bid:	XX/XX/XX

revisions:

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checked by:	DT

seal

architectural

sheet info

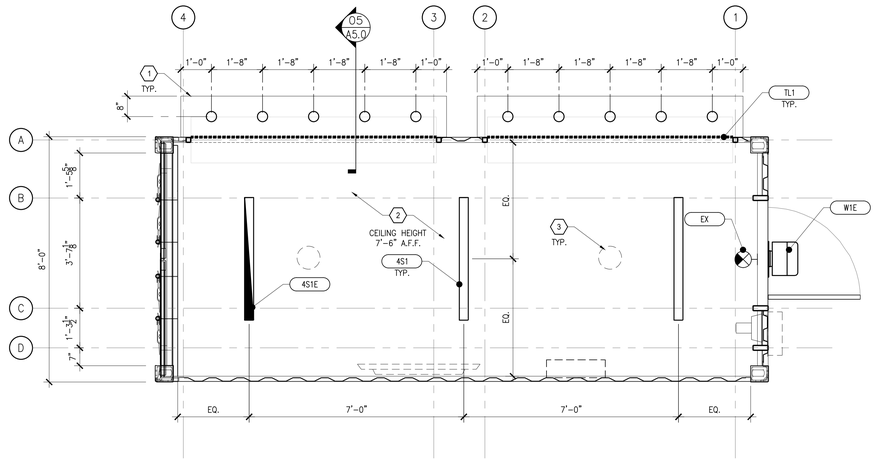
FLOOR PLAN

A1.0A

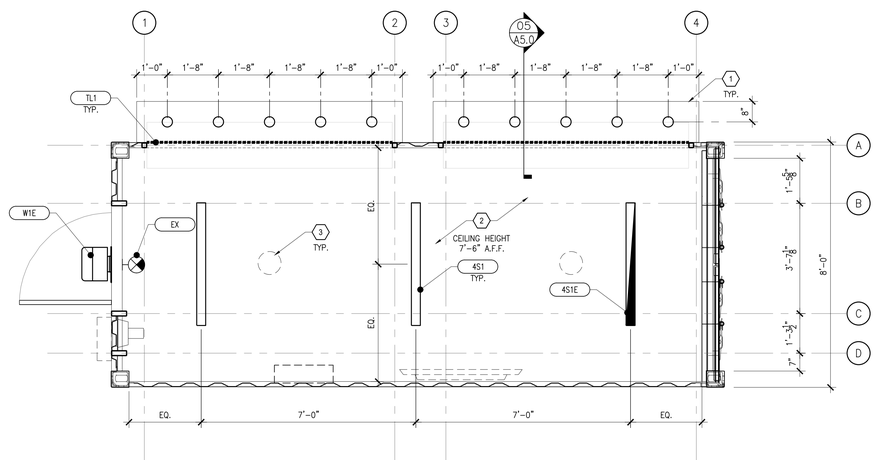
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LIGHTING SCHEDULE

TAG	QTY.	DESCRIPTION	MANUFACTURE	COMMENTS
4S1	8	WIDE HOUSING LED WRAPAROUND	LITHONIA	–
4S1E	4	WIDE HOUSING LED WRAPAROUND – EMERGENCY	LITHONIA	–
W1E	2	OUTDOOR EMERGENCY LIGHT	NICOR	–
EX	2	EMERGENCY EXIT LIGHT	LITHONIA	–
SR1	20	SPOT LIGHT	LITHONIA	–
TL1	4	8' TAPELIGHT	KELVIX	UNDERCOUNTER, SURFACE MOUNTED
TL2	COUNTERTOP	METAL	KELVIX	UNDERCOUNTER, SURFACE MOUNTED



20' 1B CONTAINER CEILING PLAN | 02
1/2"=1'-0"



20' 1A CONTAINER CEILING PLAN | 01
1/2"=1'-0"

CEILING KEYED NOTES

1. AWNING BUILT IN FACTORY, INSTALLED ON SITE.
2. EXPOSED CONTAINER TO BE PAINTED.
3. EXHAUST FAN OPENING.

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REFLECTED CEILING PLAN

A2.0

architectural

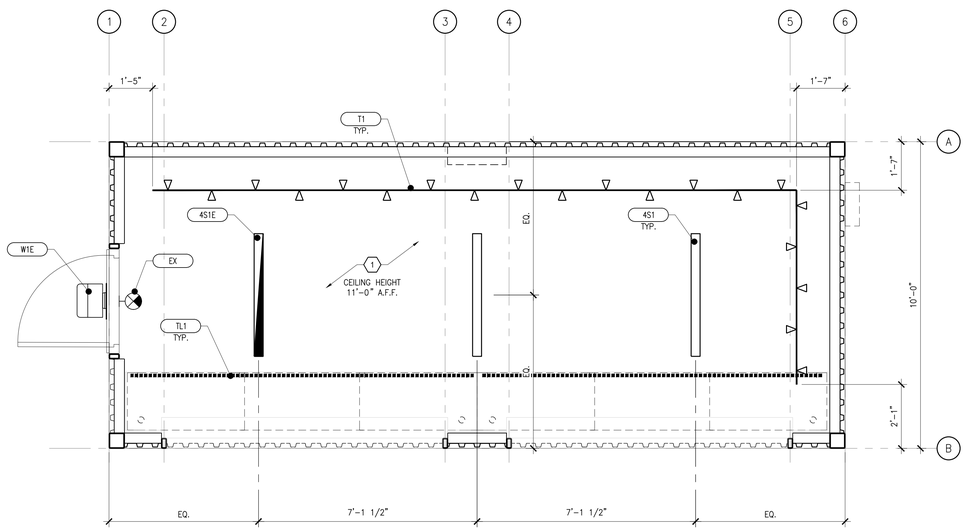
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W1E	2	OUTDOOR EMERGENCY LIGHT	NICOR	–
EX	2	EMERGENCY EXIT LIGHT	LITHONIA	–
T1	2	TRACK LIGHT	LITHONIA	–
TL1	8	8' TAPELIGHT	KELVIX	UNDERCOUNTER, SURFACE MOUNTED

CEILING KEYED NOTES

1 EXPOSED CONTAINER TO BE PAINTED.



2A CUSTOM CONTAINER CEILING PLAN | 01
1/2"=1'-0"

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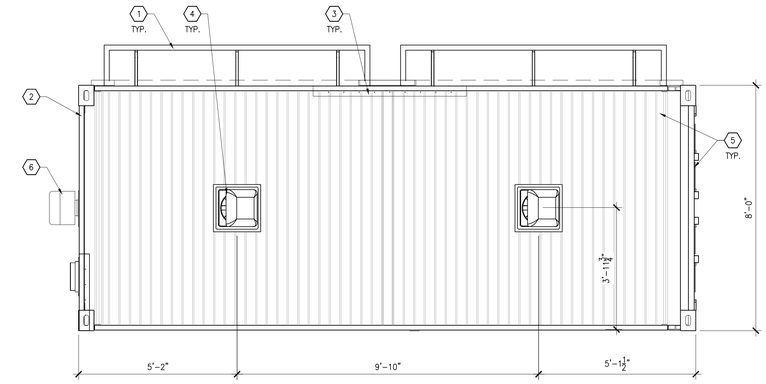
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ROOF KEYED NOTES

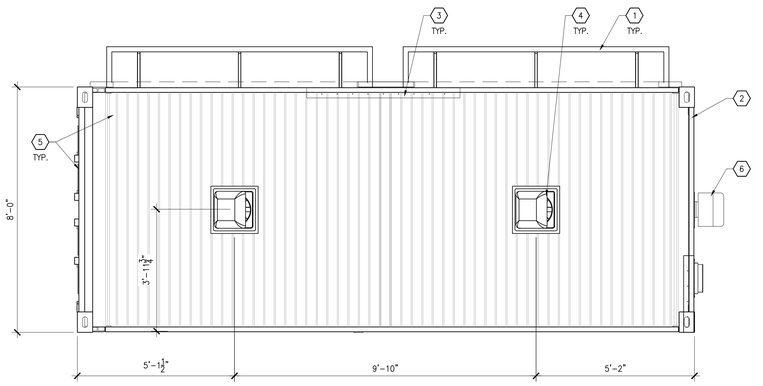
1. AWNING BUILT IN FACTORY, INSTALLED ON SITE.
2. SIGN PLATE, ONLY TO BE USED WHEN CONTAINERS ARE BACK TO BACK CONFIGURATION. SEE SITE PLAN AND ELEVATIONS FOR MORE INFORMATION.
3. SIGN PLATE, TO BE USED IN BOTH STAND ALONE AND BACK TO BACK CONFIGURATION. SEE SITE PLAN AND ELEVATIONS FOR MORE INFORMATION.
4. ROOF MOUNTED FAN (**F-2**). INSTALL FAN AT LOCATION SHOWN. COORDINATE MOUNTING REQUIREMENTS WITH PREFABRICATED STRUCTURE PROVISIONS AND MANUFACTURERS INSTRUCTIONS. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
5. EXPOSED CONTAINER WALL AND ROOF PANELS PAINTED, REFER TO FINISH PLAN.
6. EXTERIOR LIGHT, REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	INPUT POWER	SP	CFM	V/PH/HZ
F-1	ILIVING	ILG8SF10V-1	65 W	0.2	960	115/1/60
F-2	GLOBAL INDUSTRIAL	604137	75.4 W	0.5	436	115/1/60



20' 1B CONTAINER FLOOR PLAN 02
1/2"=1'-0"



20' 1A CONTAINER FLOOR PLAN 01
1/2"=1'-0"

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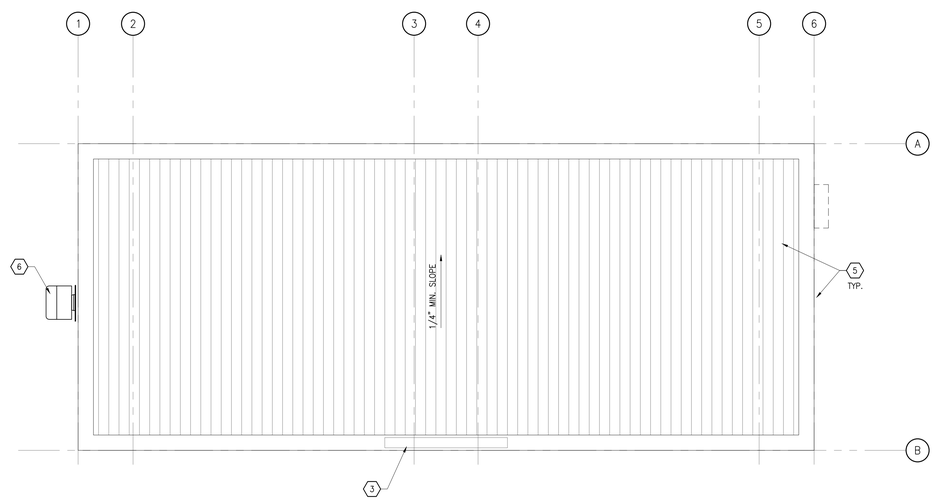
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ROOF KEYED NOTES

1. EXTERIOR LIGHT, REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
2. EXPOSED CONTAINER WALL AND ROOF PANELS PAINTED, REFER TO FINISH PLAN.
3. SIGN PLATE, TO BE USED IN BOTH STAND ALONE AND BACK TO BACK CONFIGURATION. SEE SITE PLAN AND ELEVATIONS FOR MORE INFORMATION.



2A CUSTOM CONTAINER ROOF PLAN | 01
1/2"=1'-0"

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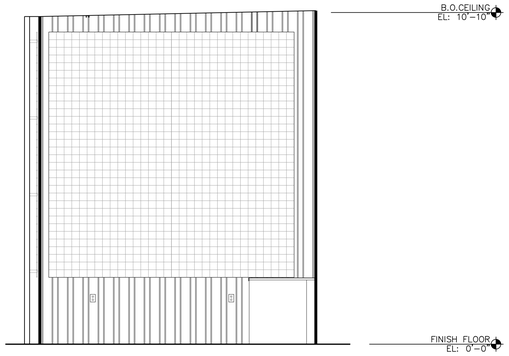
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ROOF PLAN

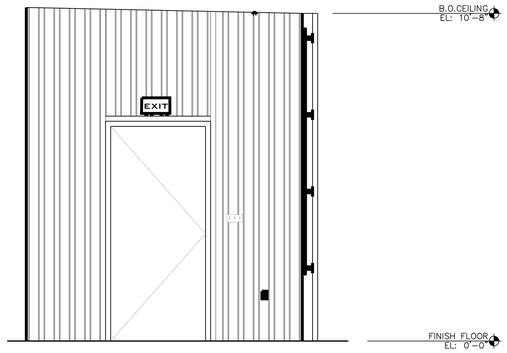
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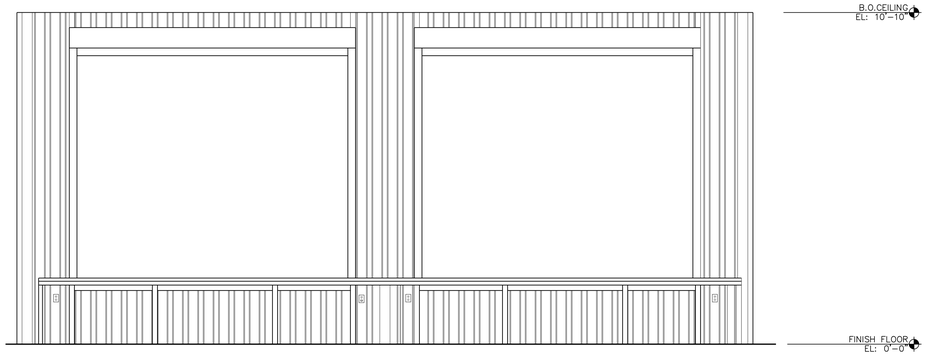
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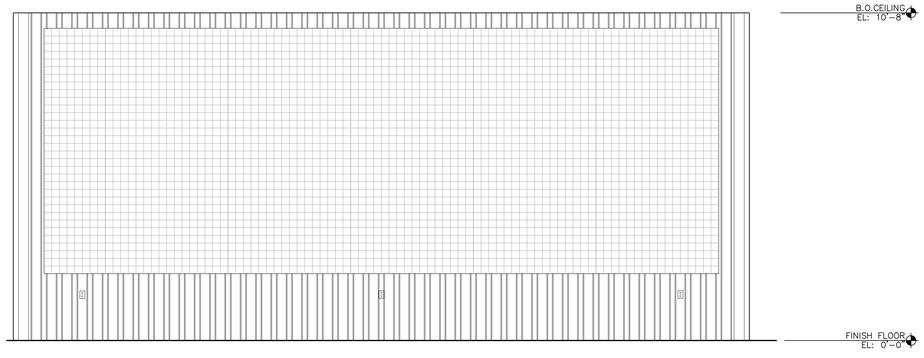
CUSTOM CONTAINER SIDE ELEVATION | 08
1/2"=1'-0"



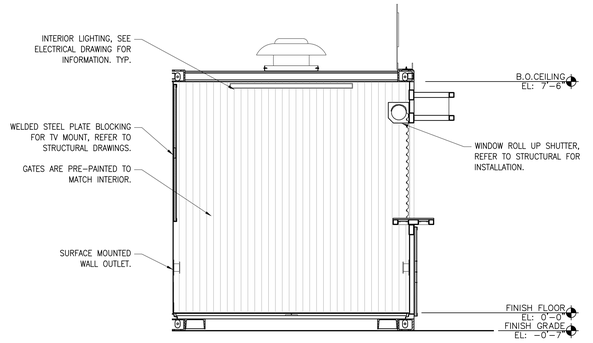
CUSTOM CONTAINER SIDE ELEVATION | 07
1/2"=1'-0"



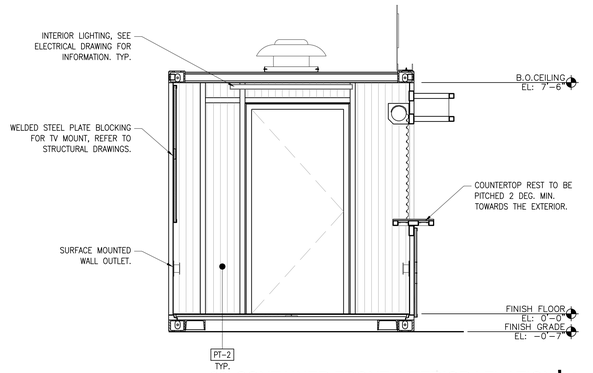
CUSTOM CONTAINER REAR ELEVATION | 06
1/2"=1'-0"



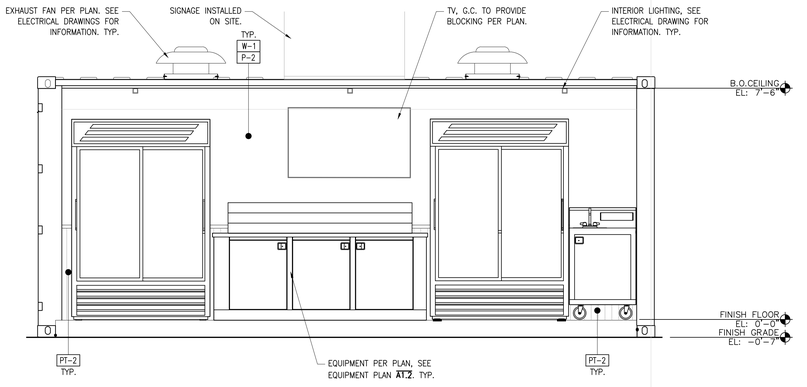
CUSTOM CONTAINER FRONT ELEVATION | 05
1/2"=1'-0"



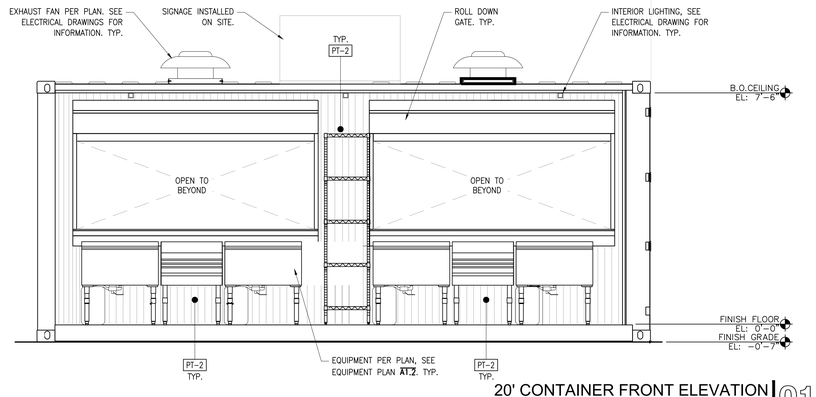
20' CONTAINER REAR INTERIOR ELEVATION | 04
1/2"=1'-0"



20' CONTAINER FRONT INTERIOR LEVATION | 03
1/2"=1'-0"



20' CONTAINER REAR ELEVATION | 02
1/2"=1'-0"



20' CONTAINER FRONT ELEVATION | 01
1/2"=1'-0"

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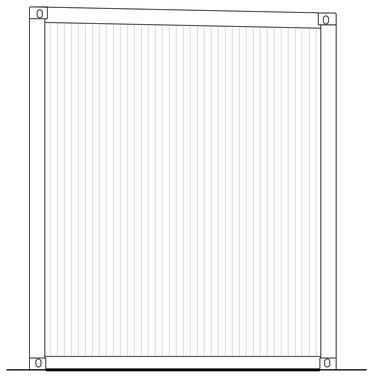
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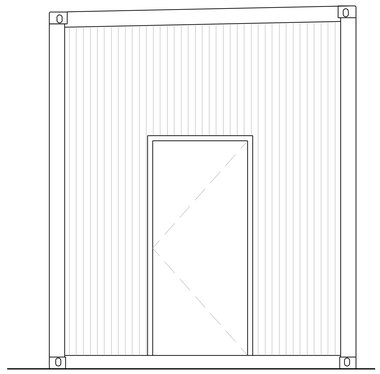
INTERIOR ELEVATIONS

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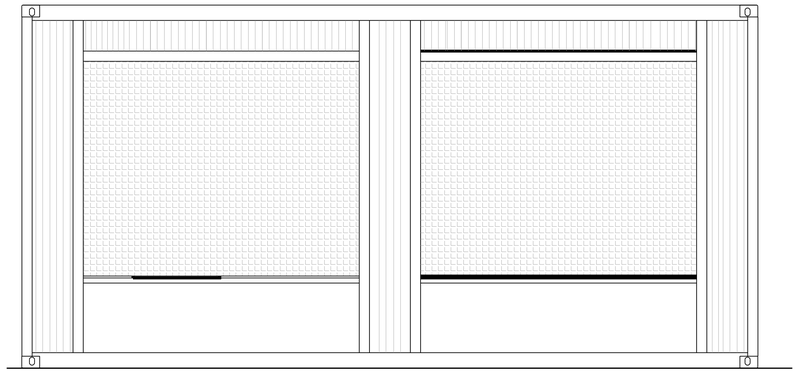
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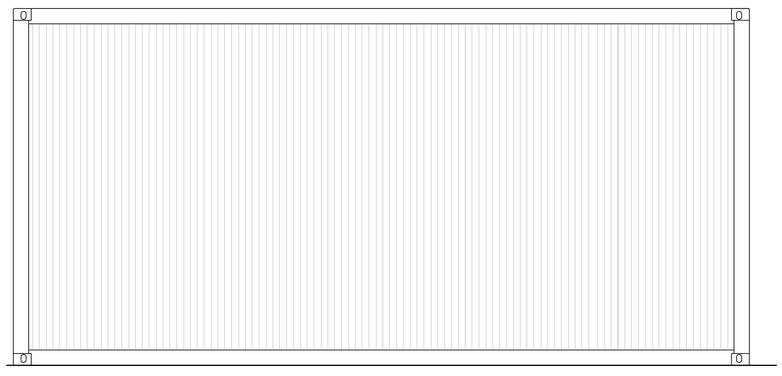
CUSTOM CONTAINER SIDE ELEVATION | 08
1/2"=1'-0"



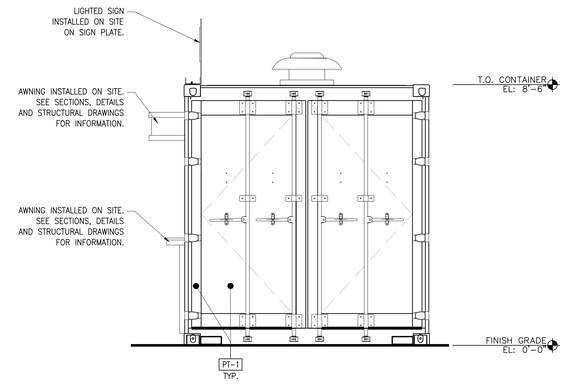
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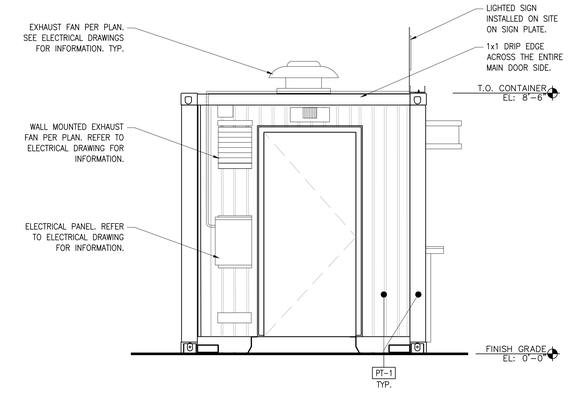
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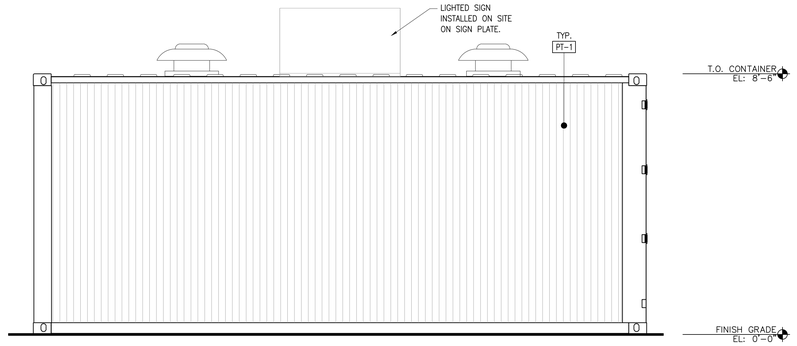
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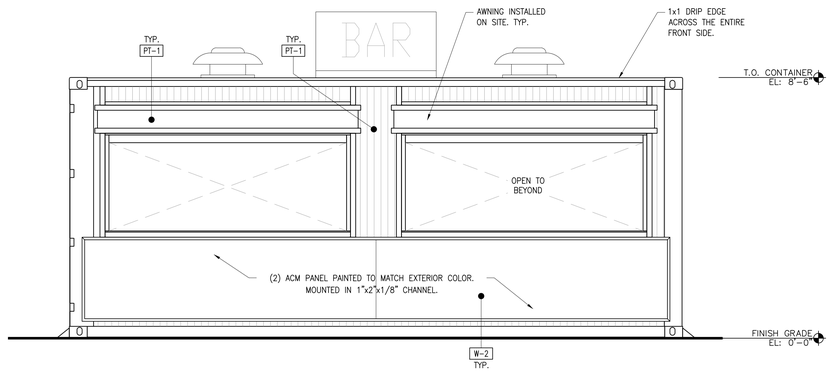
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20' CONTAINER REAR ELEVATION | 02
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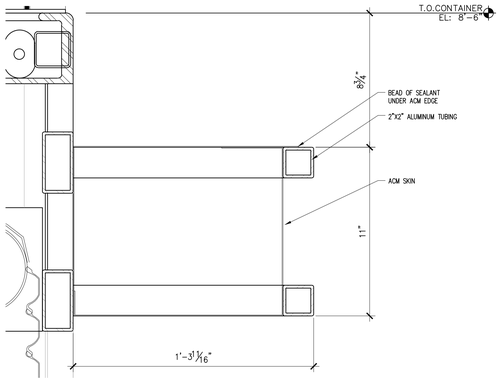
seal

sheet info

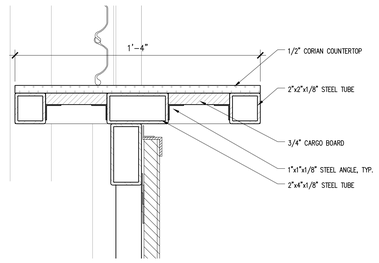
EXTERIOR ELEVATIONS

A4.1

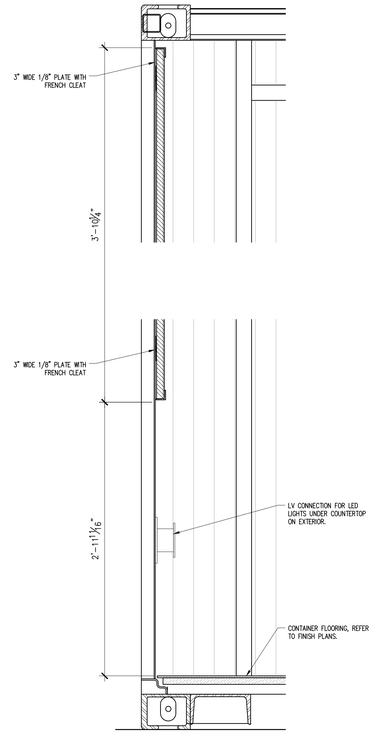
architectural



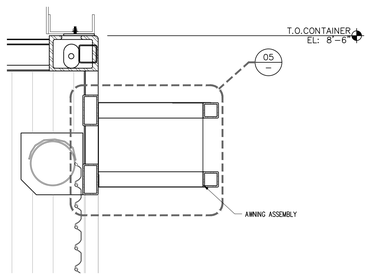
AWNING SECTION 05
3"=1'-0"

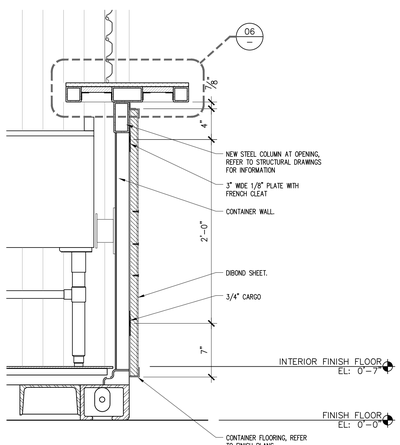


PRE-FABRICATED COUNTERTOP SHELF 06
3"=1'-0"



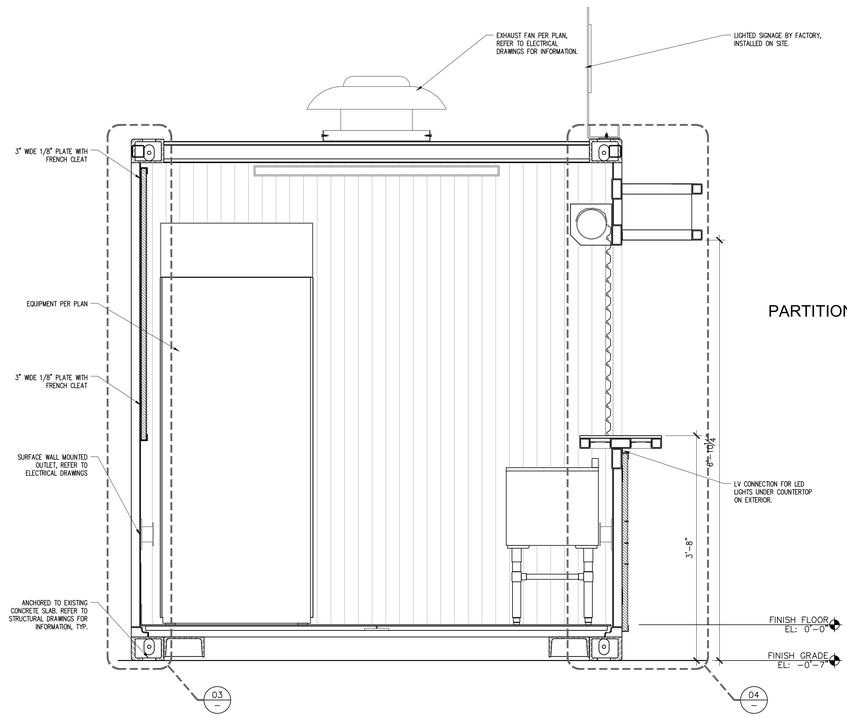
20' CONTAINER WALL SECTION 03
1 1/2"=1'-0"





20' CONTAINER WALL SECTION 04
1 1/2"=1'-0"

NOT USED 01
N.T.S.



PARTITION BRACE 04
1-1/2"=1'-0"

20' CONTAINER SECTION 02
1"=1'-0"

author

IGNISIO STUDIOS
15141 Woodlawn Ave.
Tustin, CA 92780
phone: 657.231.0247

owner

LIVE NATION

project info

LIVE NATION MODULARS

BEDROCK AMPHITHEATER
1901 WEST 3RD STREET
CLEVELAND, OH 44113

IKO-012

issue dates

submission:	XX/XX/XX
permit:	XX/XX/XX
bid:	XX/XX/XX

revisions:

designed by:	PH
checked by:	DT

seal

sheet info

SECTIONS AND DETAILS

A5.0

architectural

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CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Cleveland Amphitheatre

Staff Report

10/22/26 & 11/6/26

Staff Report: Overview

- Design Review Code
- Fencing, Gates, And Perimeter Treatment
- Architectural Detailing - Masonry Coursework & Pre-Fab Buildings
- Sustainability, Green Infrastructure, & Master Development Plan

- Setting the Tone: World-class Riverfront Aesthetics

DESIGN REVIEW CODE: § 341.07 Design Guidelines

- *"...the Local Design Review Advisory Committee and the City Planning Commission* ***shall follow the design guidelines*** *set forth in the succeeding sections as well as any supplemental design guidelines adopted by Commission for a particular district.*

- (a) Design Compatibility. *Alterations, additions and new development shall be compatible in* ***scale, material, color, placement and character*** *with the design of the* ***subject property as well as the design of properties that are representative of the area's most valued architectural and environmental qualities.*** *In evaluating compatibility, consideration shall also be given to the* ***value of diversity and individuality in design.***

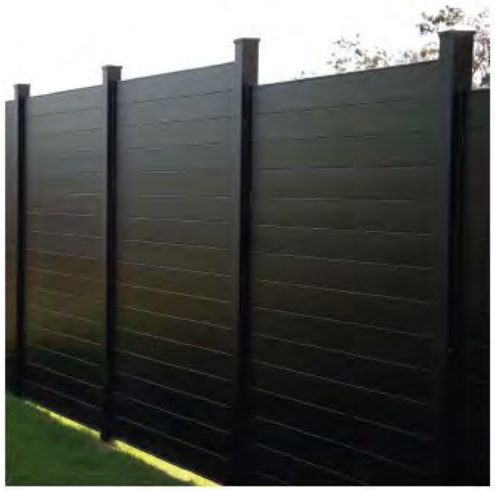
- (b) Contemporary Design. ***All buildings are recognized as products of their own time.*** *..."*

DESIGN REVIEW CODE: § 341.07 Design Guidelines

- (f) Fences and Other Accessory Structures. *Fences, walkways, lighting, benches, landscaping and other accessory structures should be* ***compatible in design with adjoining buildings and with the most valued aspects of an area's character. Use of chain-link fences along street frontages is discouraged*** *unless otherwise specified in guidelines for a district.*

- (h) Sustainability. *Buildings and properties should be designed and constructed to* ***minimize energy consumption*** *and to* ***promote conservation of materials and natural resources***."

Fencing, Gates, & Perimeter Treatments: Proposed Metal Panel



Aluminum Privacy Fence - 8 ft
SLEEKFENCE Lineara Full Privacy (LFP-100)
Black Finish



Sliding Cantilevered Vehicular Gate - 8 ft
PALMSHIELD Tiger Cantilever Louvered Slide Gate,
Black Finish





Fence Artwork
Example of artist-inspired artwork for the
perimeter fence

MKSK



Fencing, Gates, & Perimeter Treatments: Perforation or Pattern









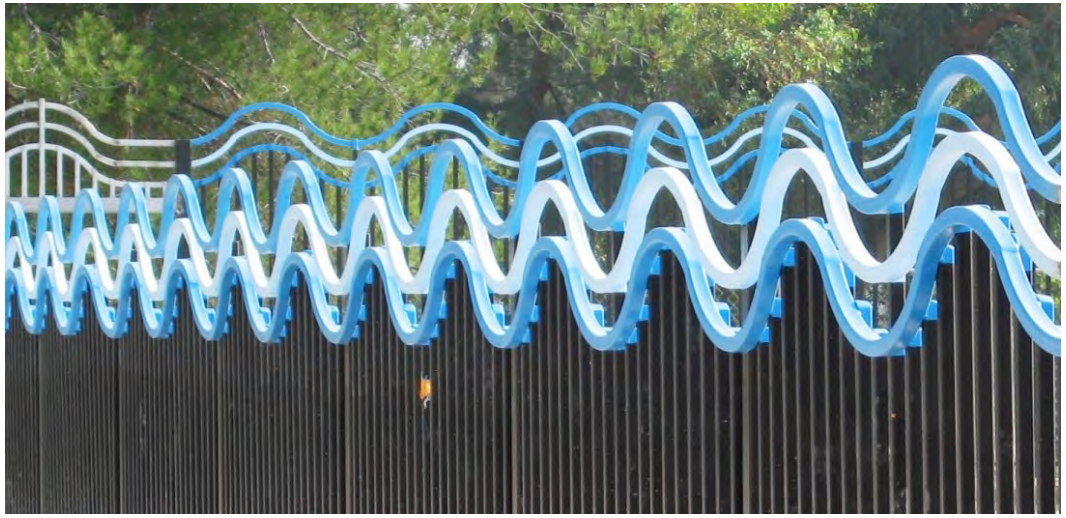




Fencing, Gates, & Perimeter Treatments: Undulation & Materiality









Fencing, Gates, & Perimeter Treatments: Light & Shadow







Fencing, Gates, & Perimeter Treatments: Public Art Integration







Fencing, Gates, & Perimeter Treatments: Public Art Integration





Showcase Industrial or Music Heritage

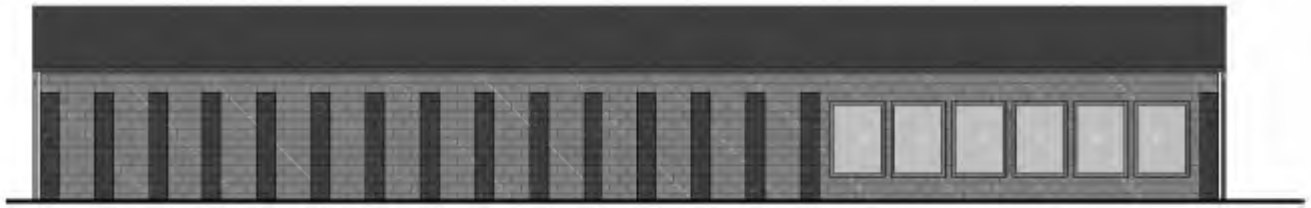
Architectural Detailing - Masonry Coursework: Proposed

Schematic Design:



NORTH RESTROOM
EAST ELEVATION

NORTH RESTROOM
WEST ELEVATION



NORTH RESTROOM
EAST ELEVATION



NORTH RESTROOM
WEST ELEVATION



VIP RESTROOM
SOUTH ELEVATION



VIP RESTROOM
EAST ELEVATION

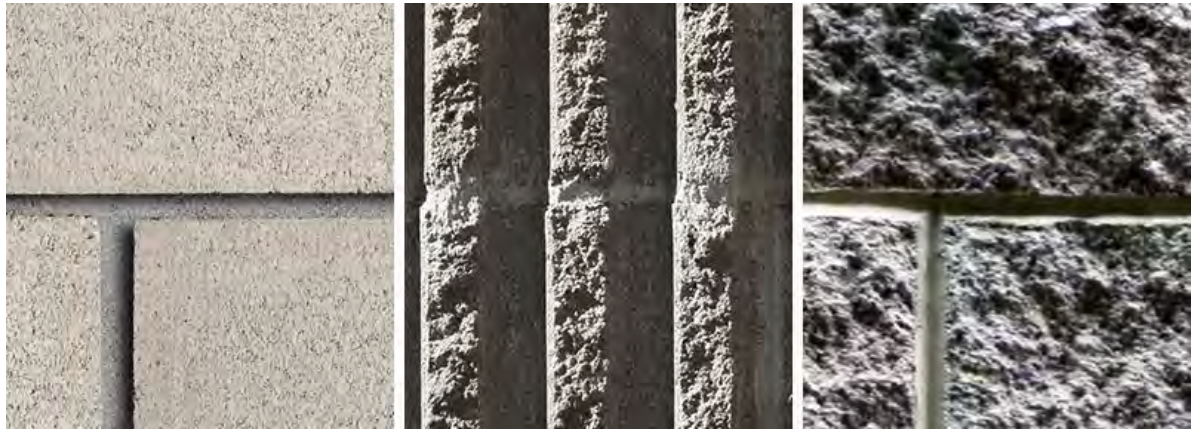


VIP RESTROOM
NORTH ELEVATION



VIP RESTROOM
WEST ELEVATION

Masonry Coursework: Rhythm, Material, Variety, Detailing









Masonry Coursework: Hierarchy

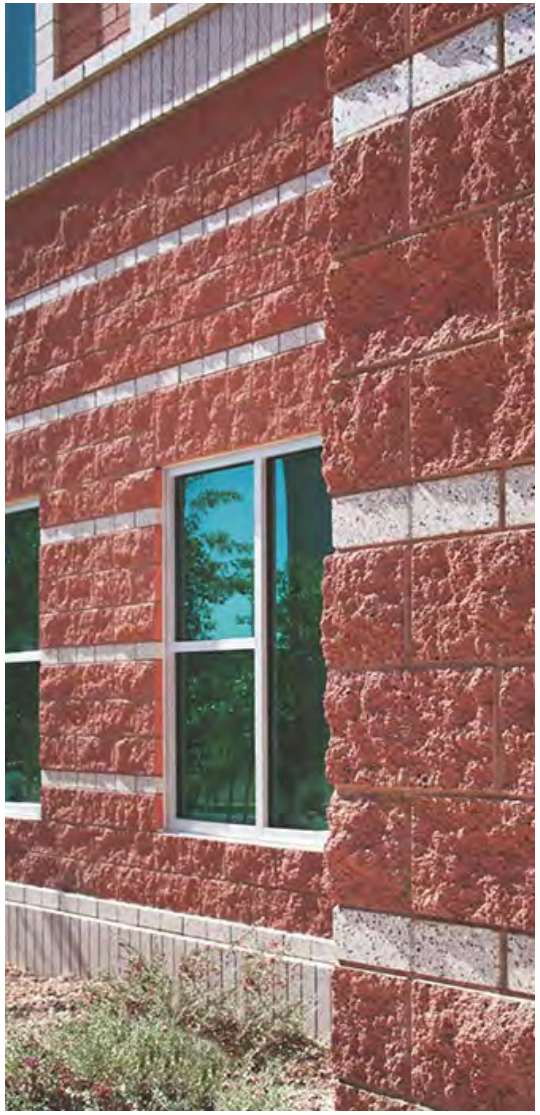




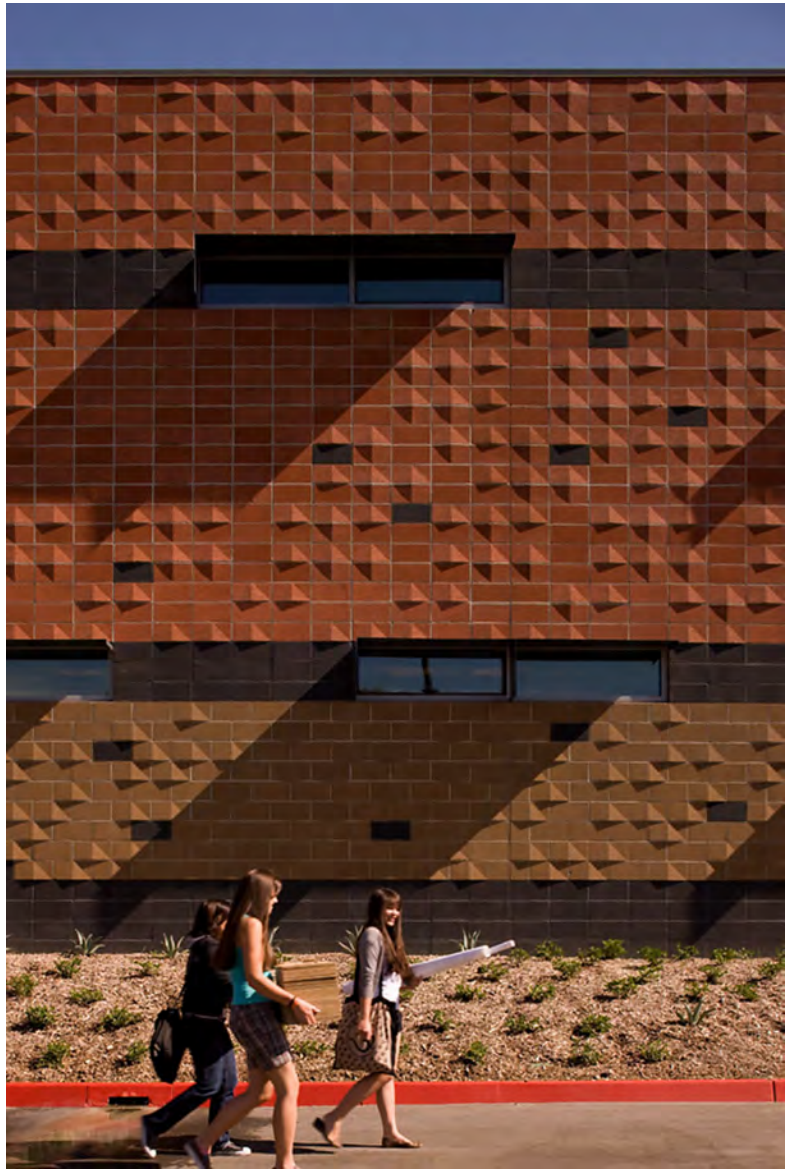
Masonry Coursework: Rhythm, Material, Variety, Detailing





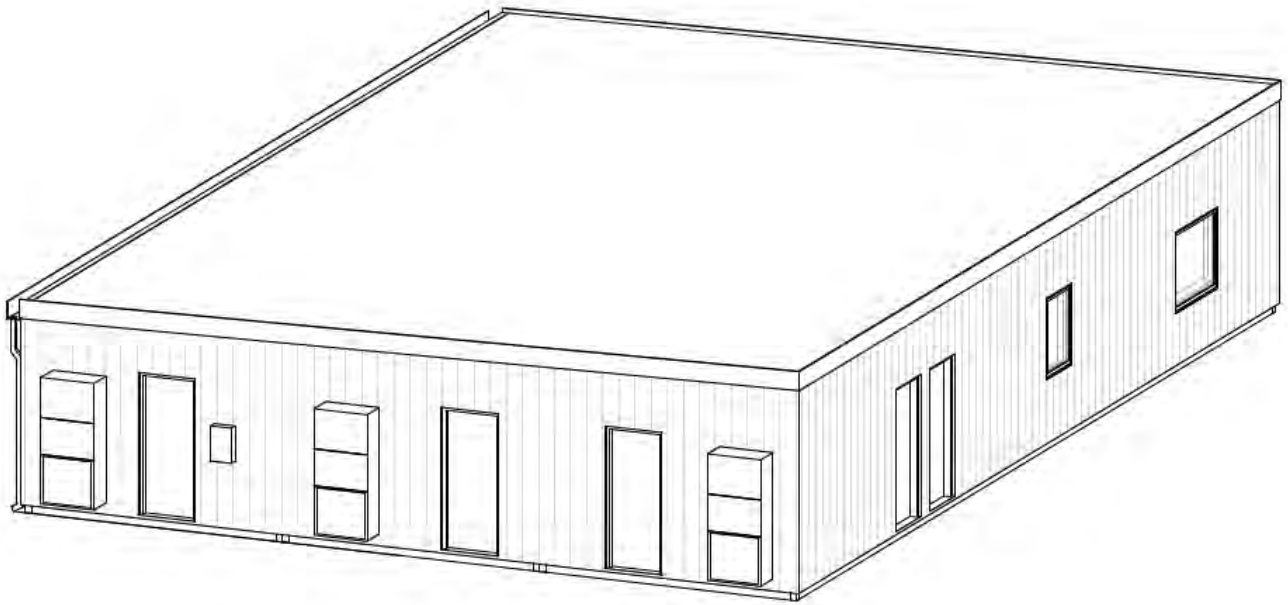


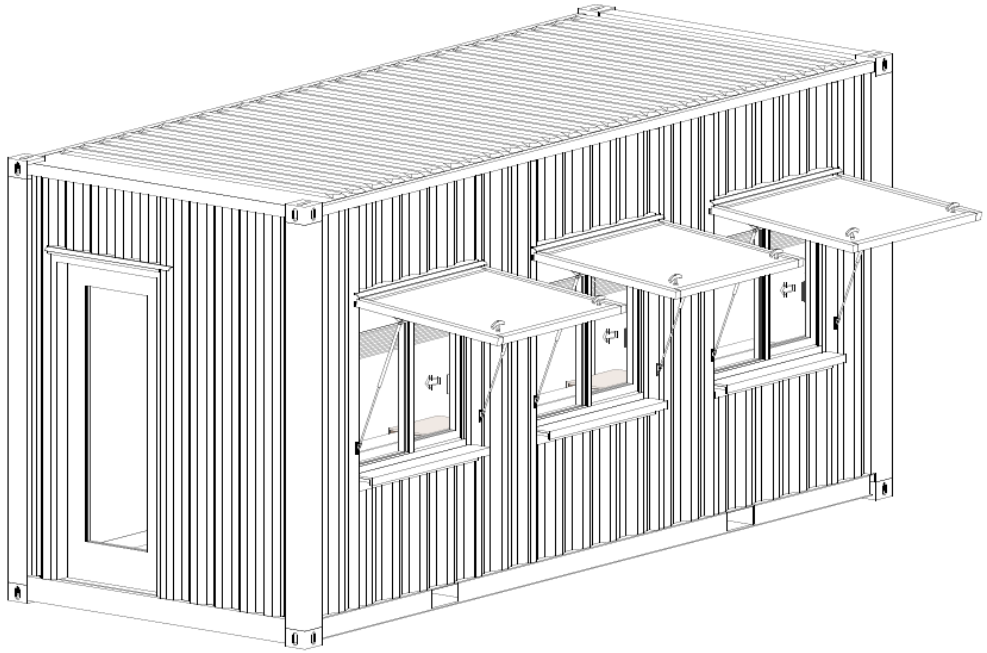
Masonry Coursework: Rhythm, Material, Variety, Detailing

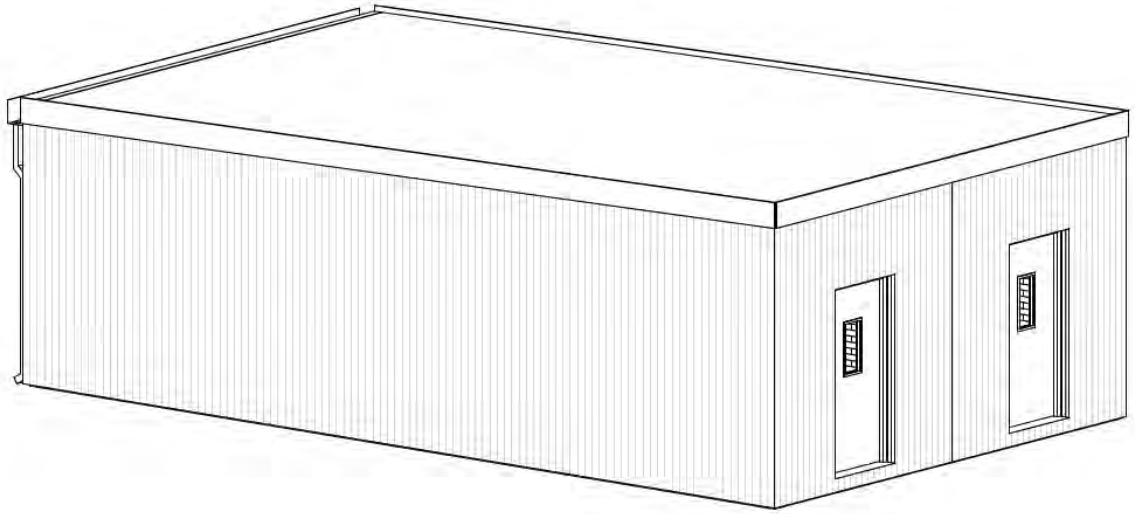


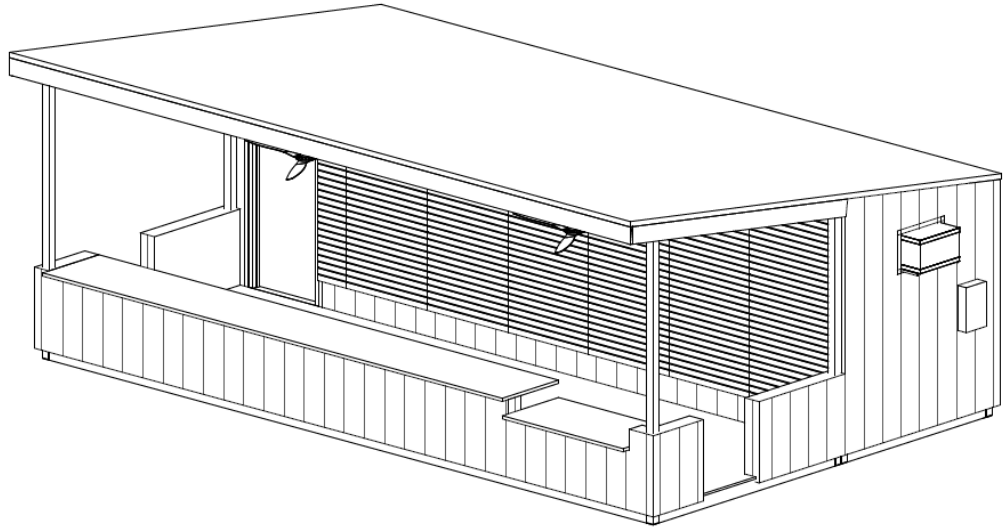


Pre-Fab Buildings: Proposed









Pre-Fab Buildings: Humanization & Visual Interest













Green Infrastructure, Native Plantings, & Trees: Sustainable SITES








- Riverfront requires stewardship. Ecosystem, native flora, pollinators. Beauty.

Green Infrastructure, Native Plantings, & Trees: Sustainable SITES



SUSTAINABILITY

Resilient + Ecologically Responsible Neighborhood

Planning for Current and Future Residents

Sustainable planning, urban design, and architectural principles guide and influence all phases of the Cuyahoga Riverfront Master Plan. Green building practices inform design decisions, helping to position the district as a leader in reducing pollution and energy use, a promoter of transit and mobility, a supporter of clean energy, and a user of renewable and long-lasting building materials. Sustainable strategies improve individuals' life, work, and play experiences and help leverage additional public and private investments that protect Cleveland's historic, cultural, and environmental resources. Projects are to be constructed using green building practices to reduce impacts on resource consumption, ecological systems and human health. Those

The public infrastructure and architectural guidelines chapters outline how the Cuyahoga Riverfront Master Plan can become sustainable through compact mixed-use transit-oriented developments, high-density land uses, public transit, multimodal infrastructure, and stormwater management via parks and green ding recommendations ergy-efficient technologies ding materials that balance against the product's m environmental impacts, . Efficient building atural light and high- energy-efficient mechanical s, water conservation water management ersion of waste disposed of ples of sustainable design at mirror the project's ent to environmentally

Existing Guidelines

The City of Cleveland continues establishing a comprehensive set of climate-friendly goals and policies across various departments and programs. These goals emphasize integrating sustainability into the community's bureaucratic processes and decision-making responsibilities. The City of Cleveland envisions itself as an emerging leader in sustainability and the freshwater economy. Several standards, programs, and resources have been adopted to help the City reach these goals including, the City of Cleveland's Transportation Demand Management (TDM) Program, the Complete and Green Streets Ordinance, 2024 Updated City of Cleveland Climate Action Plan and the Circular Cleveland Roadmap, and the 2030 City of Cleveland Climate Action Plan. These materials and future efforts should be referenced and utilized by all projects in the Cuyahoga Riverfront Master Plan to ensure their sustainable design and construction efforts adequately align with the community's goals and values.

Desired Goals and Objectives

- Achieve LEED v4.1 Cities and Communities Silver Certification for the entire Cuyahoga Riverfront Master Plan project area.
- Strive to achieve certification in LEED, Edge, SITES, or equivalent green building rating systems for individual buildings, parks and other structures that at a minimum meet the same standards including in city policies such as the Sustainable Building Policy.

for the Cuyahoga Riverfront

MASTER DEVELOPMENT PLAN
FOR THE CUYAHOGA RIVERFRONT

DRAFT - v7.0 | January 17th 2025

Cuyahoga Riverfront Master Plan Low Carbon + Low Impact Initiatives

LEED for Communities: Plan and Design

January 17, 2025

37

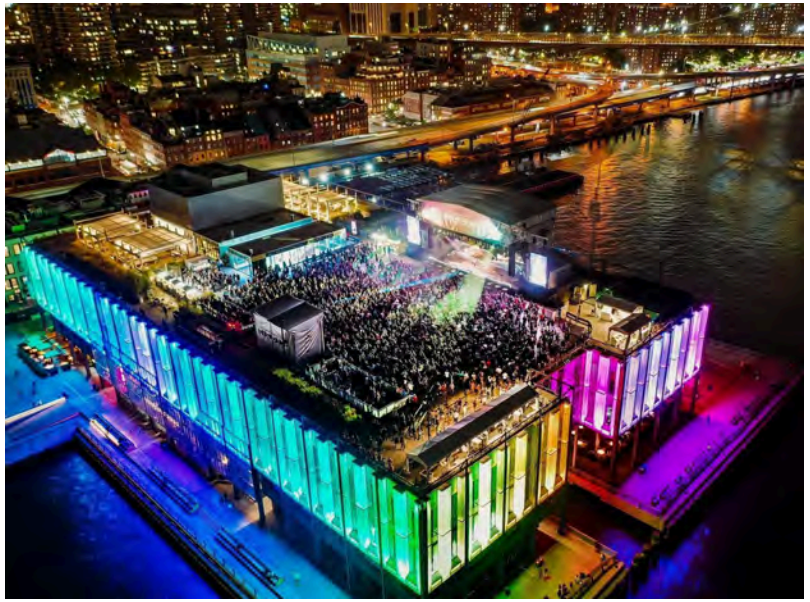
- Strive to achieve certification in LEED, Edge, SITES, or equivalent green building rating systems for individual buildings, parks and other structures that at a minimum meet the same standards including in city policies such as the Sustainable Building Policy.

Setting the Tone: World-class Riverfront Aesthetics













Downtown/Flats Design Review: Recommended Conditions

- **Approve interior of project,** including all buildings, site work, and lighting that are inside the exterior perimeter. **Excluding** any portion of the site, fencing, landscaping, or buildings that are visible from or make up the **exterior perimeter.**

- Committee requests for when project returns for review:
  - Present the **percentage of advertising & perforation/transparency.**
  - Review **lighting of pedestrian areas** [to increase light levels above minimum City Standards].
  - Review potential for an **extended plaza / sidewalk** west in front of the Platform Building to increase the pedestrian area for queuing, including **enhancements to the ground-plane**'s definition at the entrance via paving color, pattern, material, or otherwise.
  - Review potential for **additional landscaping or greenery along fence or in public realm.**

– STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2026-008 - Cleveland Amphitheatre

November 6, 2026

DFDRAC Recommendations:

DFDRAC recommended to approve interior of project, including all buildings, site work, and lighting that are inside the exterior perimeter. Excluding any portion of the site, fencing, landscaping, or buildings that are visible from or make up the exterior perimeter. Committee requests for when project returns for review:

- Present the percentage of advertising & perforation/transparency.
- Review lighting of pedestrian areas [to increase light levels above minimum City Standards].
- Review potential for an extended plaza / sidewalk west in front of the Platform Building to increase the pedestrian area for queuing, including enhancements to the ground-plane's definition at the entrance via paving color, pattern, material, or otherwise.
- Review potential for additional landscaping or greenery along fence or in public realm.

City Planning Staff Recommendations:

Staff strongly agrees with DFDR's conditions.

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2026-010 - Rock Block Mixed Use: Garage/Retail

November 6, 2026

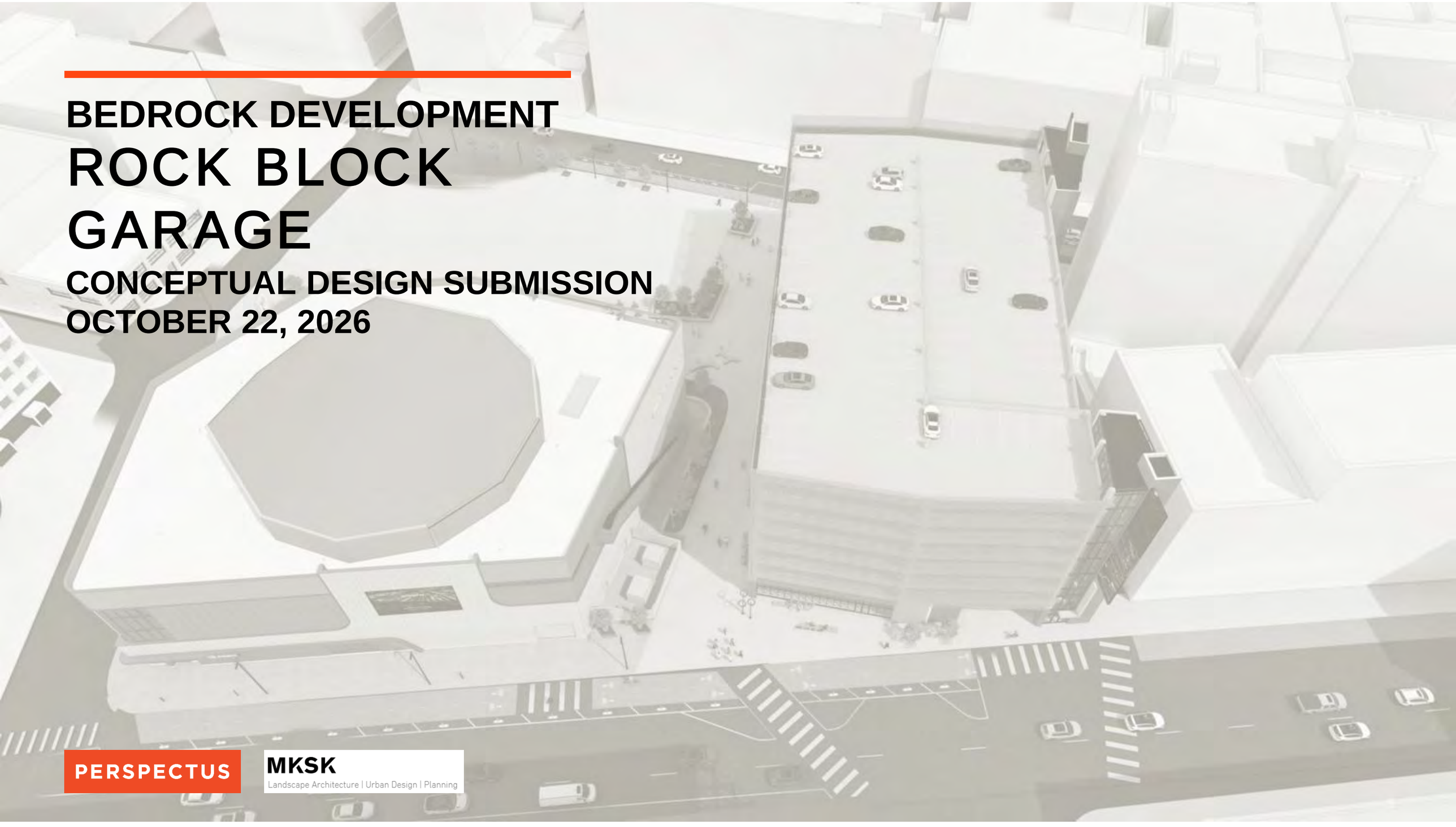
Project Address: 611 Huron Road

Type: New Construction

Project Representative: Bruce Wood, Bedrock

Approval: Conceptual

Ward 5: Council Member Richard A. Starr | **SPA: Downtown**



BEDROCK DEVELOPMENT

ROCK BLOCK GARAGE

CONCEPTUAL DESIGN SUBMISSION
OCTOBER 22, 2026

PERSPECTUS

MKSK
Landscape Architecture | Urban Design | Planning

CONCEPTUAL DESIGN SUBMISSION

Conceptual Design Checklist

- Application Form
- Written Project Summary
- Site Location Map
- Site Context Plan
- Existing Conditions Plan
- Site Plan
- Section / Elevation Drawings
- Floor Plans
- Tree Preservation Plan



PROJECT SUMMARY

The project is the creation of an 8-floor parking garage to be situated on the site of the existing 618 Prospect Avenue E and 611 Huron Road E, and will be adjacent to the new COSM construction.

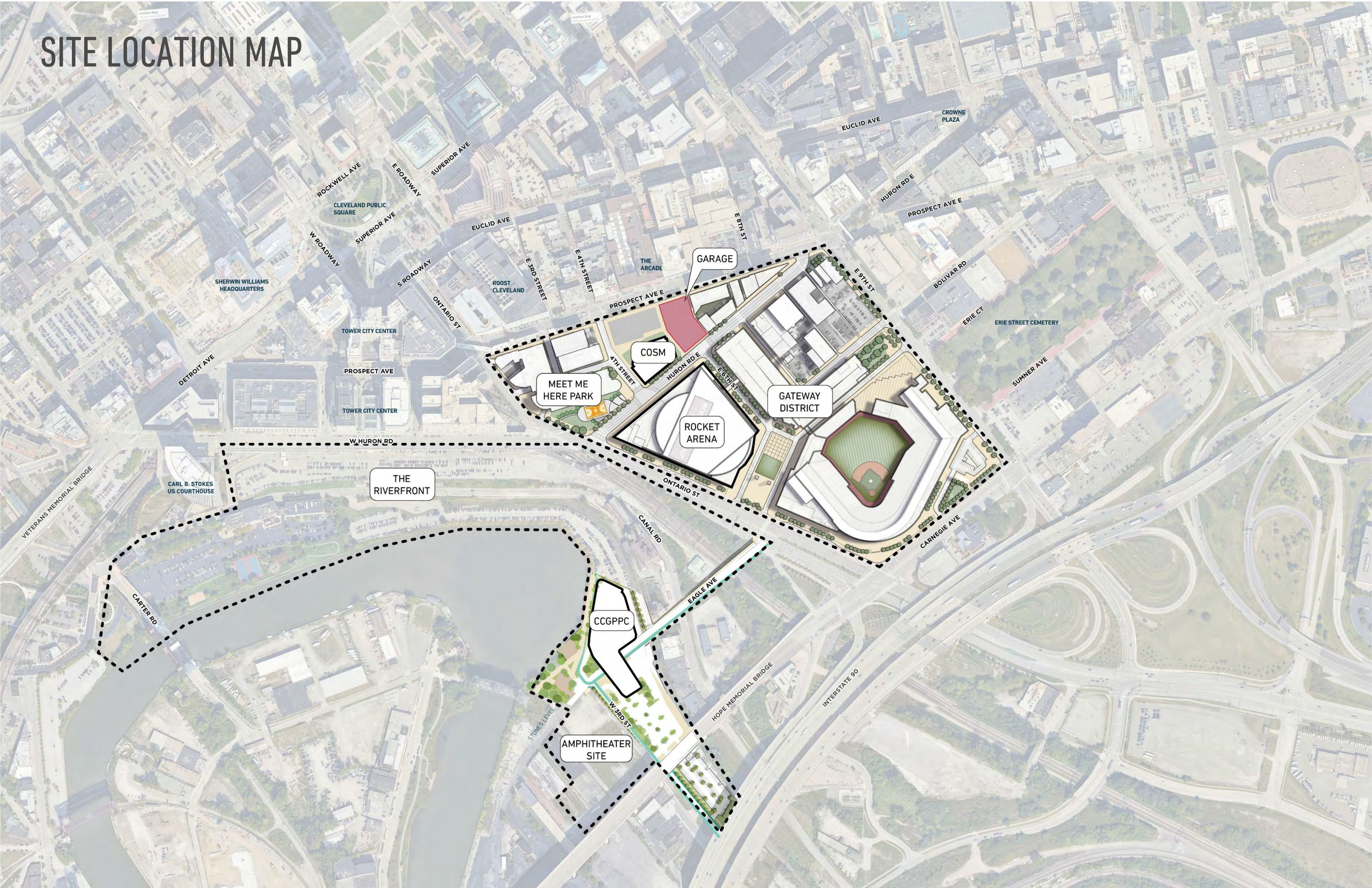
The first floor of the project will be speculative office/retail space

A portion of the ground floor and 3 sides of the parking levels will be sheathed in a system of metal panels that more in reaction to wind, creating dynamic building elevations.

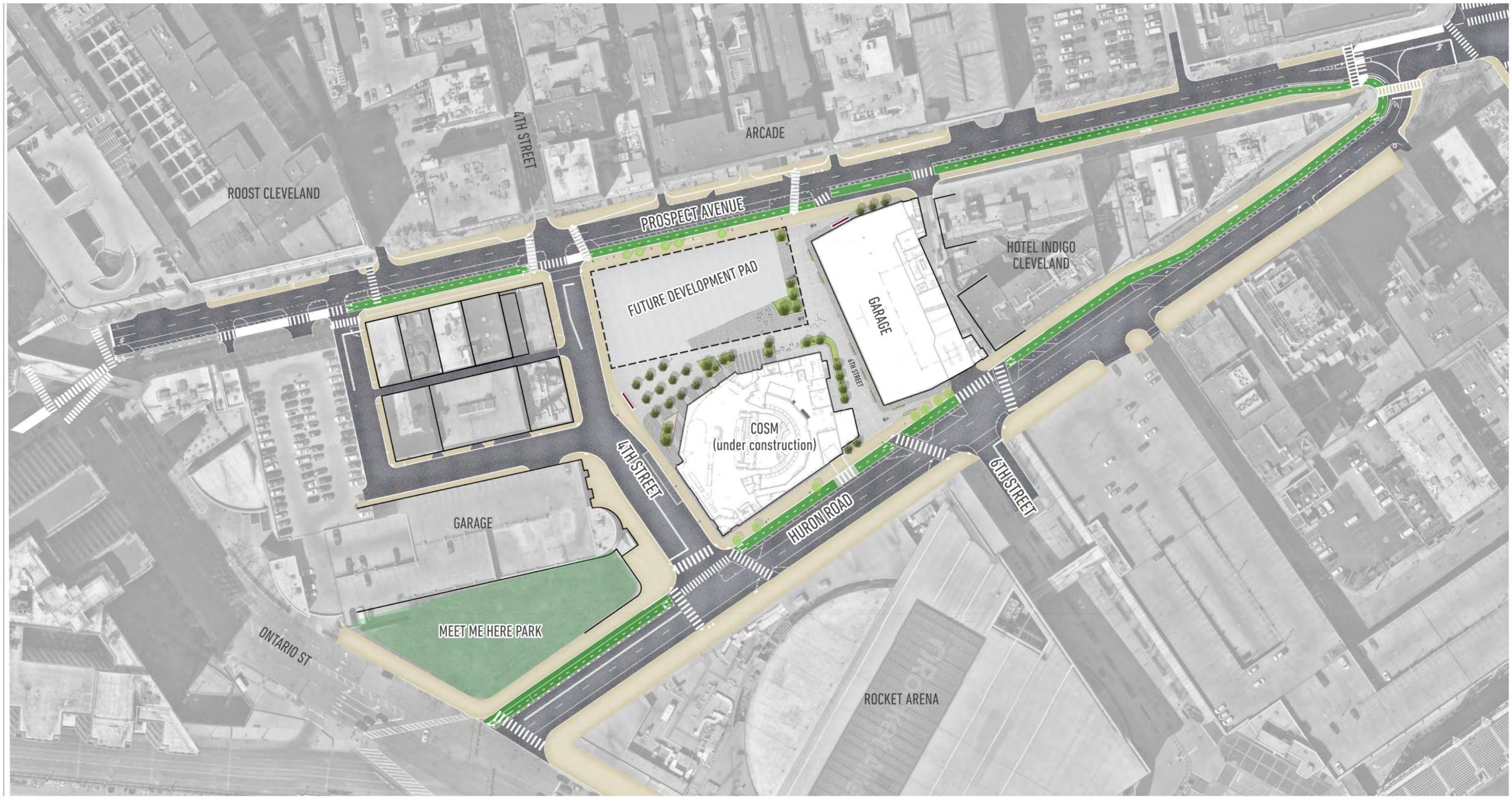
The long west face of the garage will potentially host a large video wall, and tall, thin video walls may be placed on each stair tower.



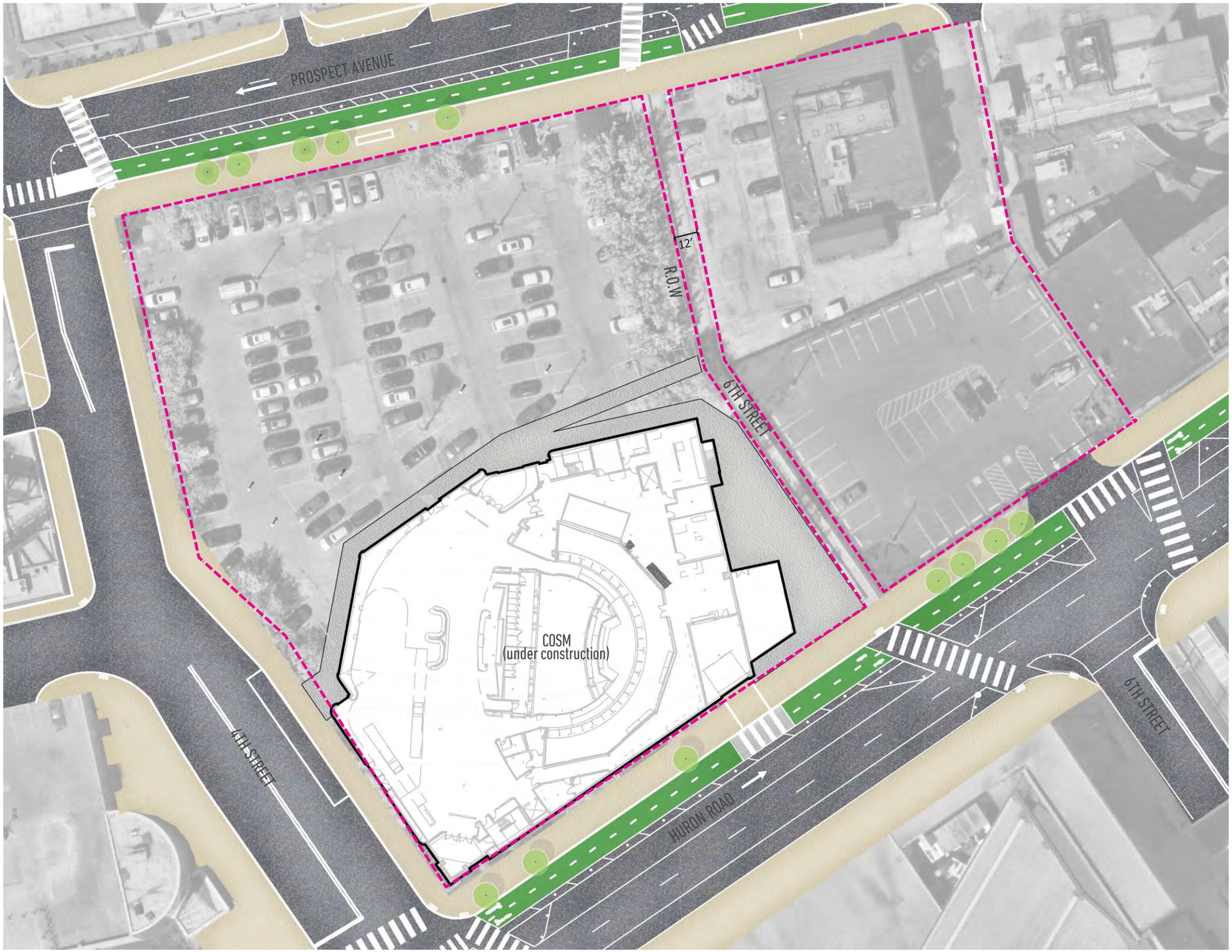
SITE LOCATION MAP



SITE CONTEXT PLAN



EXISTING CONDITION PLAN



N

0' 25' 50' 100'

EXISTING CONDITIONS | PHOTOS



EXISTING CONDITIONS | PHOTOS



Existing building to be demolished

EXISTING CONDITIONS | PHOTOS



Existing building to be demolished

EXISTING CONDITION PHOTOS



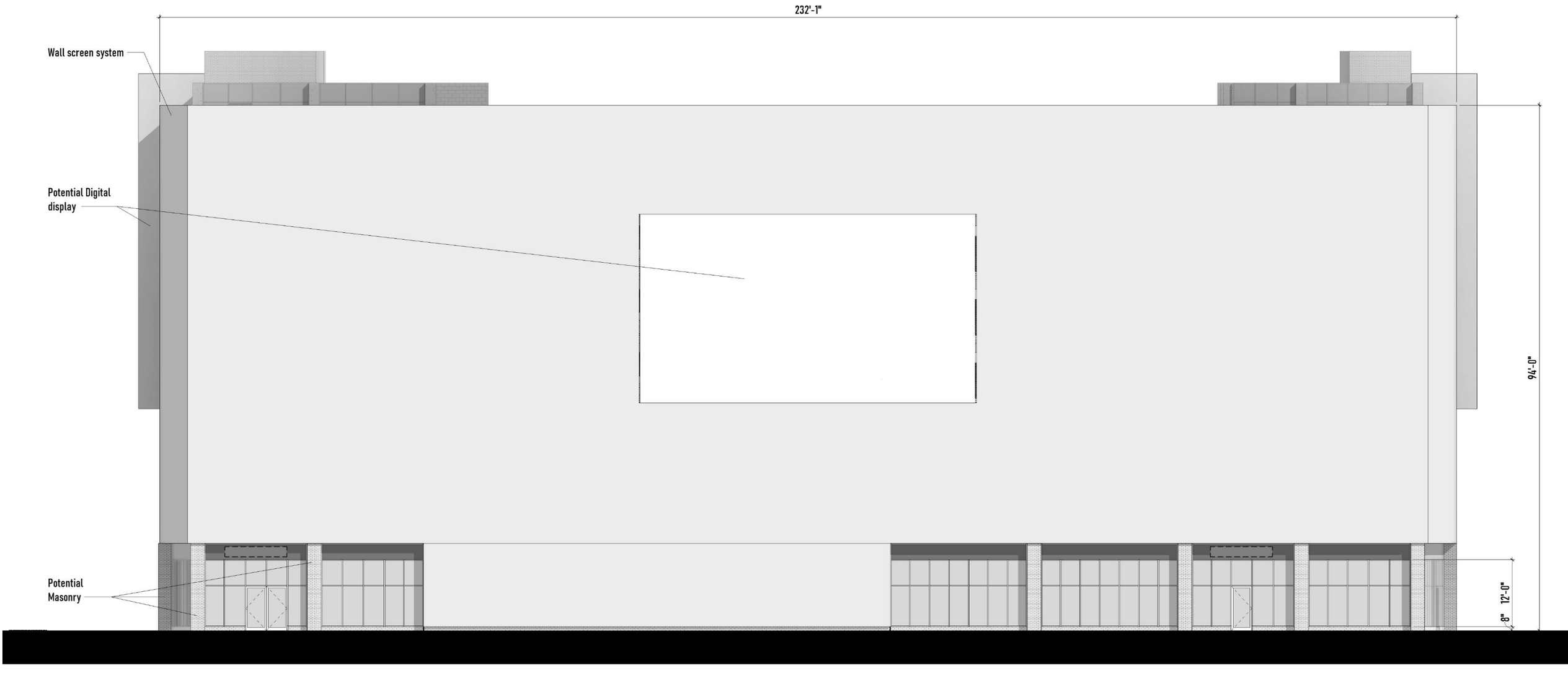
SITE PLAN



N

0' 25' 50' 100'

ELEVATION DRAWINGS – WEST ELEVATION

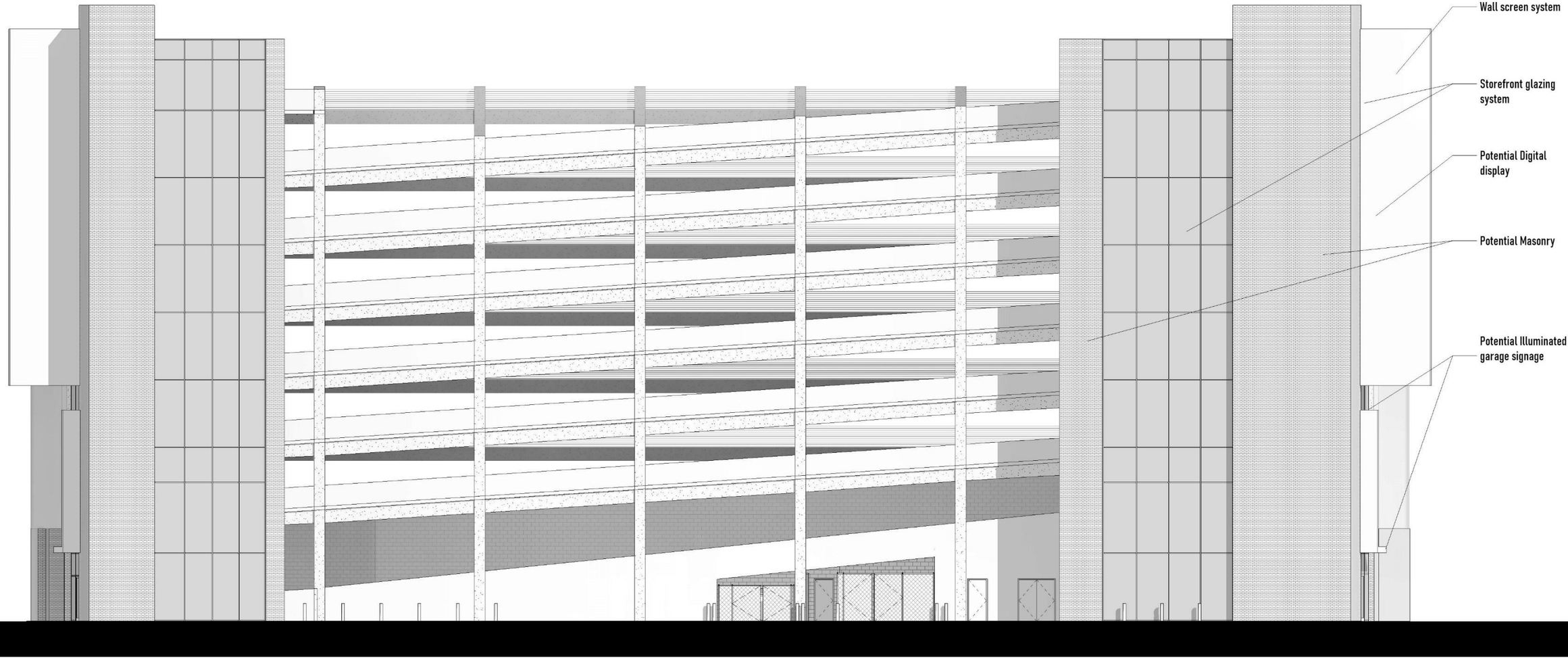


ELEVATION DRAWINGS – NORTH ELEVATION



Prospect Avenue

ELEVATION DRAWINGS – EAST ELEVATION

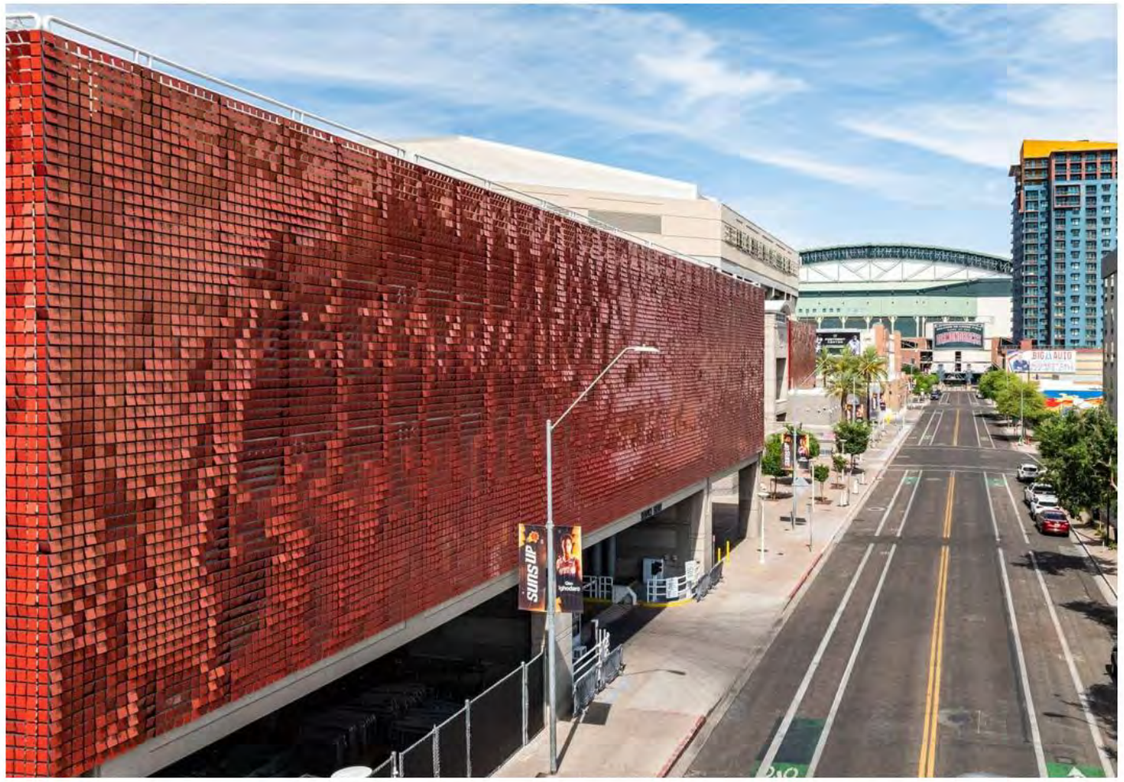


ELEVATION DRAWINGS – SOUTH ELEVATION



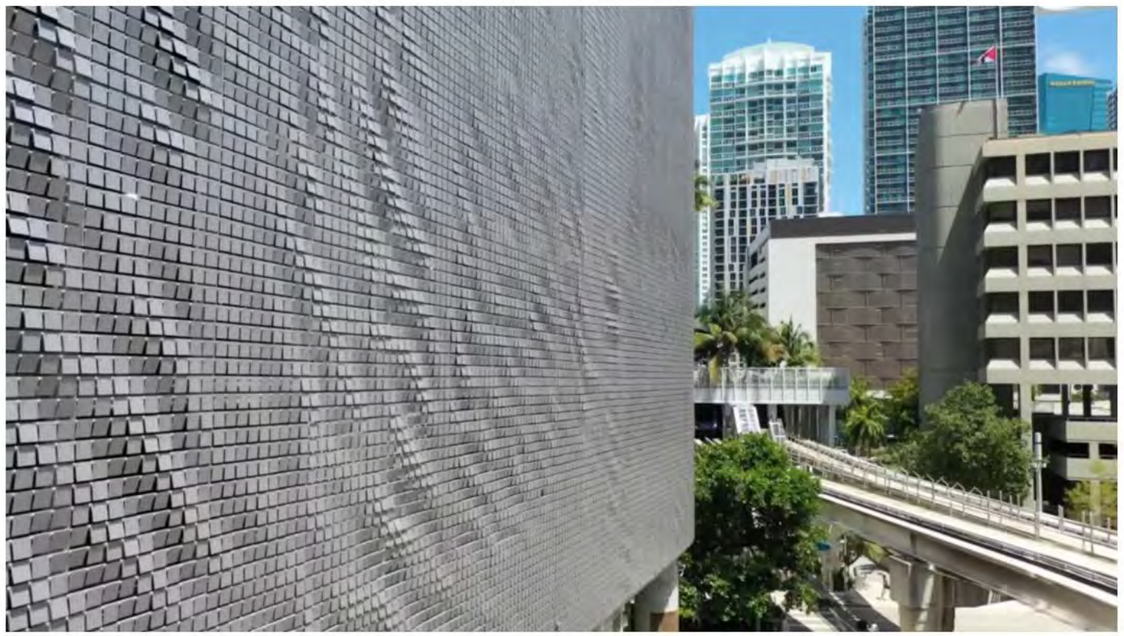
Huron Road

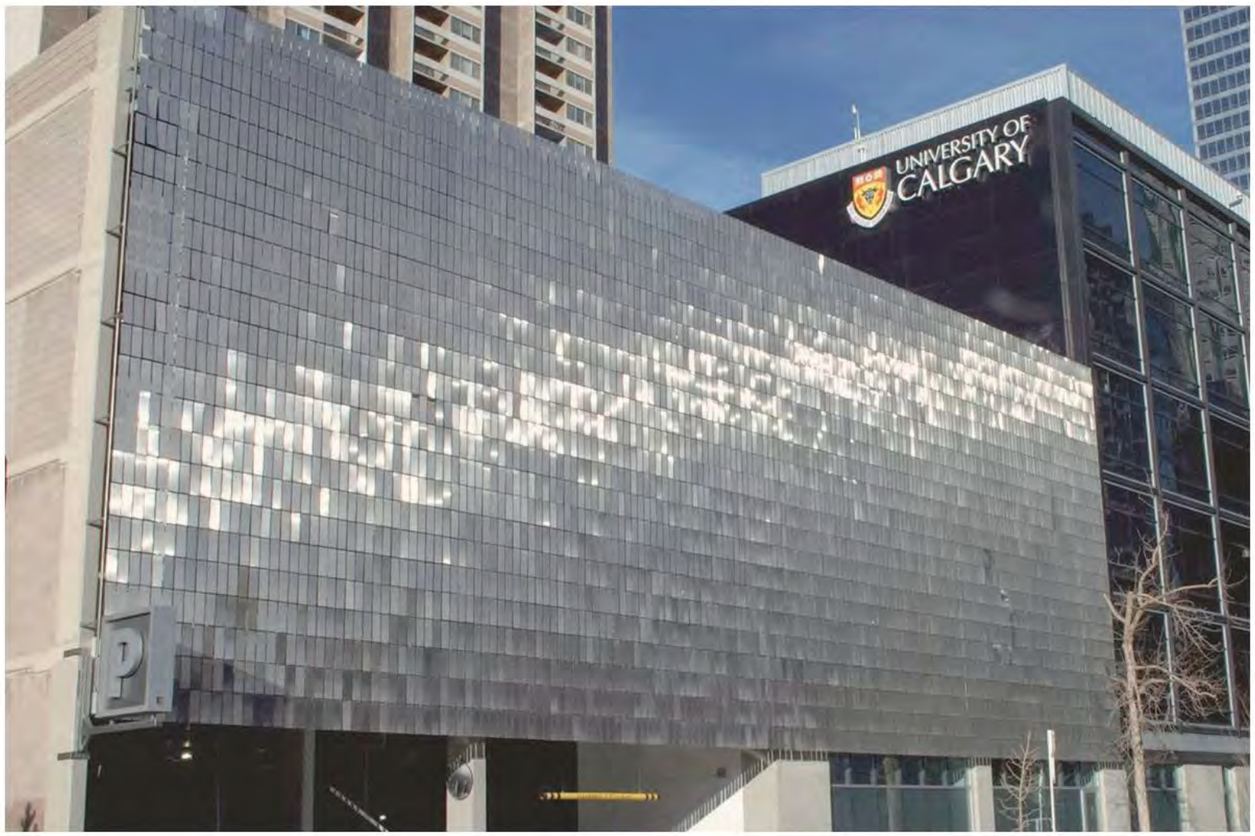
ELEVATION DRAWINGS – WALL SCREEN CONCEPT







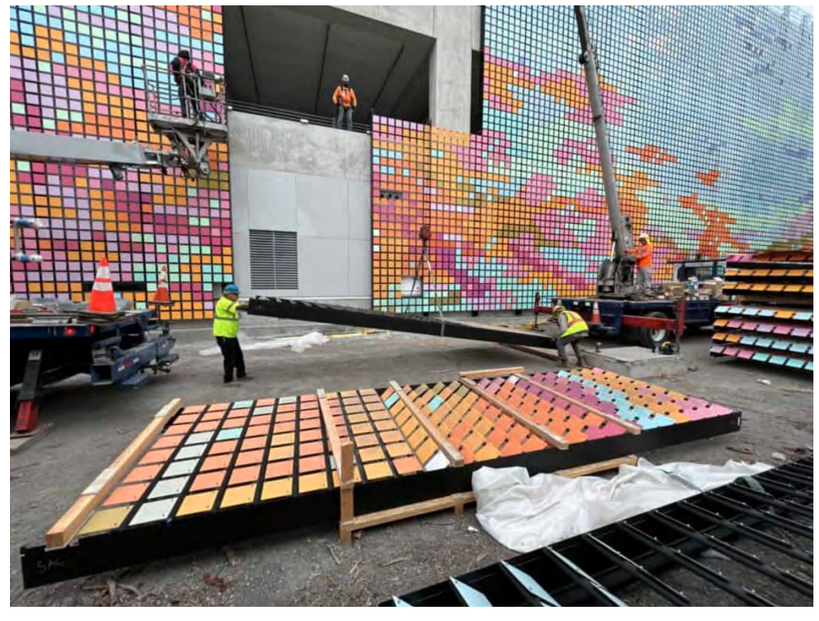




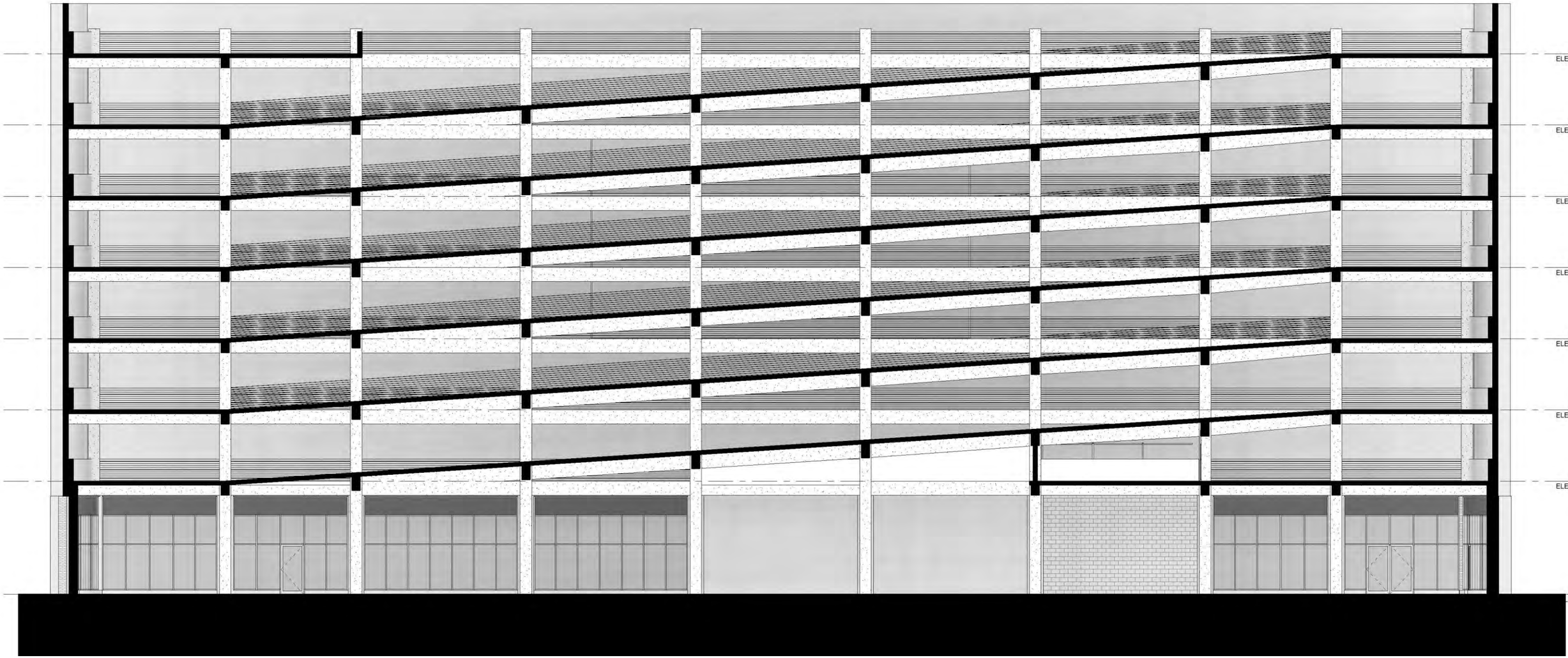
ELEVATION DRAWINGS – INSPIRATION



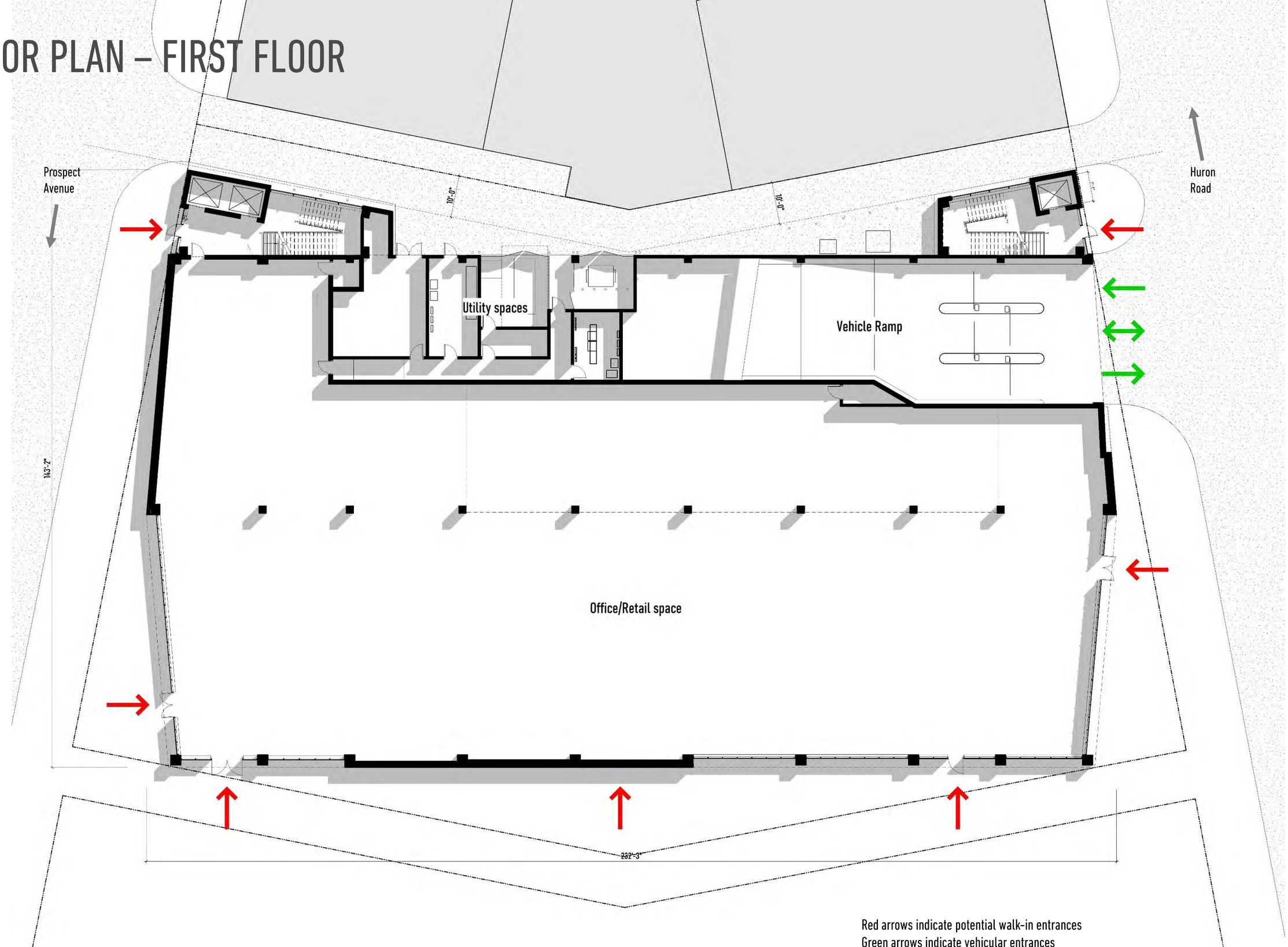




BUILDING SECTION

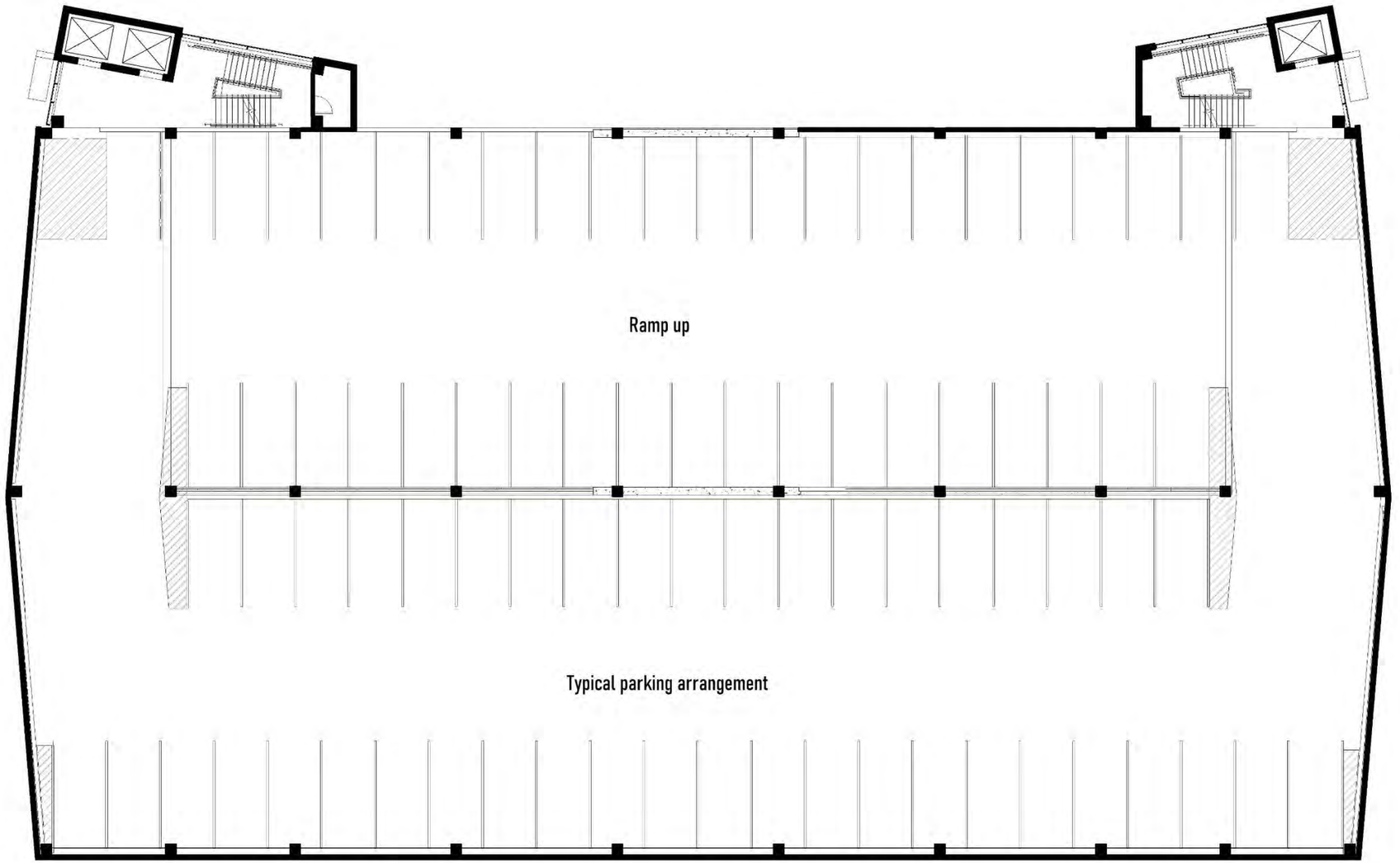


FLOOR PLAN – FIRST FLOOR



Red arrows indicate potential walk-in entrances
Green arrows indicate vehicular entrances

FLOOR PLANS – TYPICAL FLOOR



ILLUSTRATIVE RENDERINGS



ILLUSTRATIVE RENDERINGS



ILLUSTRATIVE RENDERINGS



ILLUSTRATIVE RENDERINGS



ILLUSTRATIVE RENDERINGS



ILLUSTRATIVE RENDERINGS



SPACIAL INTERACTION

PROSPECT AVENUE

ENTRANCE PLAZA

MAIN ENTRANCE & SIGNAGE

FUTURE DEVELOPMENT

6TH STREET

DIGITAL DISPLAY

GARAGE

EVENT SPACE

ROCK PLAZA

LOGO

MAIN ENTRANCE

DIGITAL DISPLAY

COSM

SIGN & LIGHT

ENTRANCE

ENTRANCE PLAZA

DIGITAL DISPLAY

ENTRANCE

4TH STREET

HURON ROAD

425 FT

230 FT

300 FT



1



2



3



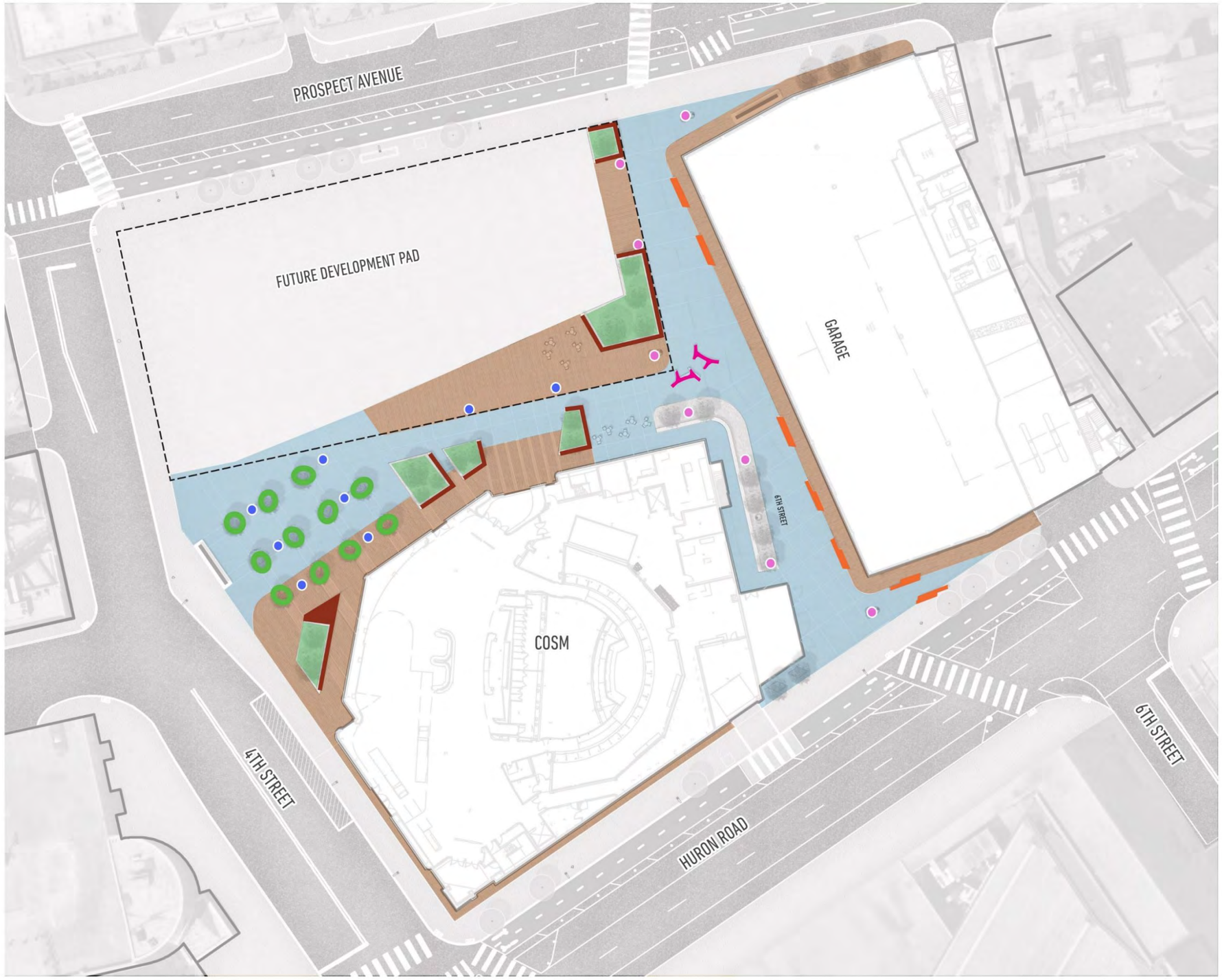
4

INACTIVE FACADE
ACTIVE FACADE
RETAIL
TENANT PATIO

N

0' 25' 50' 100'

HARDSCAPE, SITE FURNISHINGS + AMENITIES



MAP KEY

- CONCRETE UNIT PAVERS
- BUFF WASH CONCRETE
- PEDESTRIAN LIGHT 1
- PEDESTRIAN LIGHT 2
- PLAZA PLANTER
- TREE ALLEE PLANTER
- PLATFORM PLANTER + BENCH
- BENCH ART

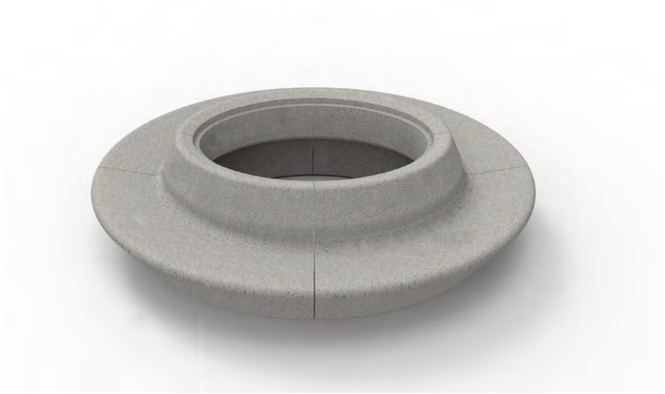
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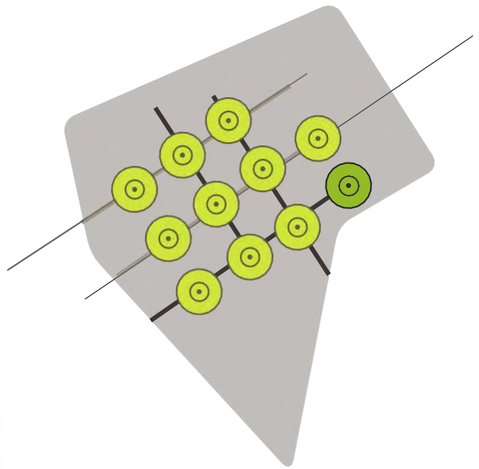
0' 25' 50' 100'

ROCK PLAZA

PLAZA GROVE

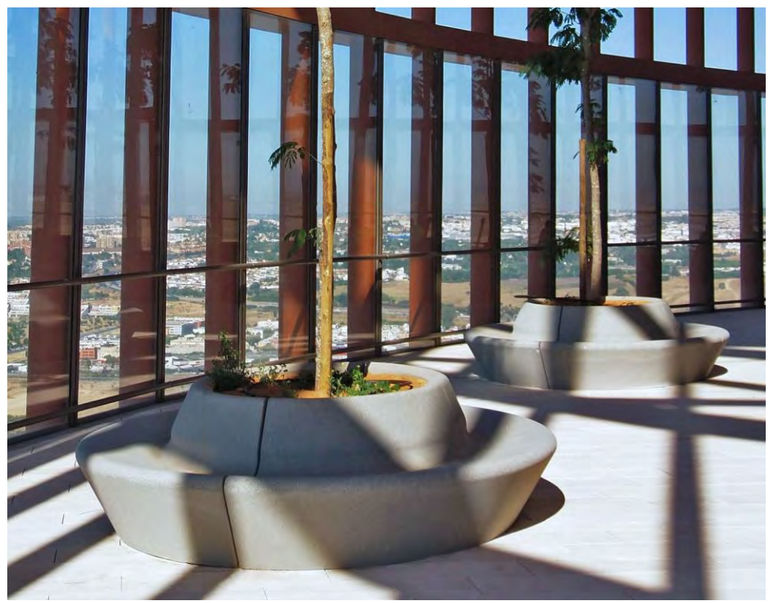






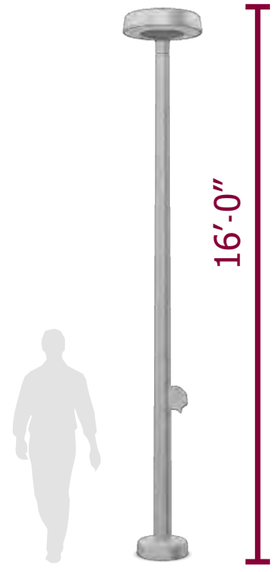
PLAZA PLANTER

LANDSCAPEFORMS MIRADOR PLANTER



ROCK PLAZA

FURNISHINGS



PEDESTRIAN LIGHT 1
Landscapeforms Motive Area Light



BUFF WASH CONCRETE



PLATFORM BENCH
Streetlife



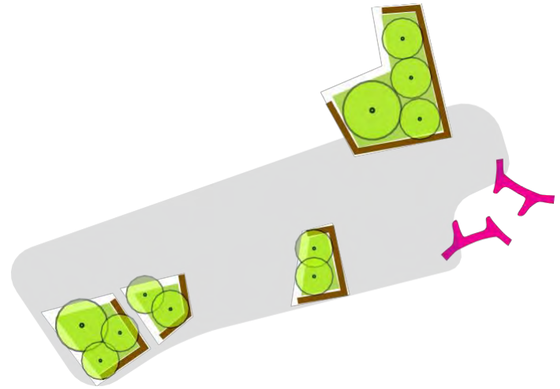
CONCRETE UNIT PAVER
Wausau Paver V Series Sesto

EVENT SPACE

FURNISHINGS



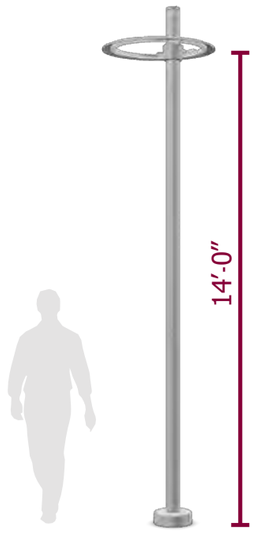






EVENT SPACE

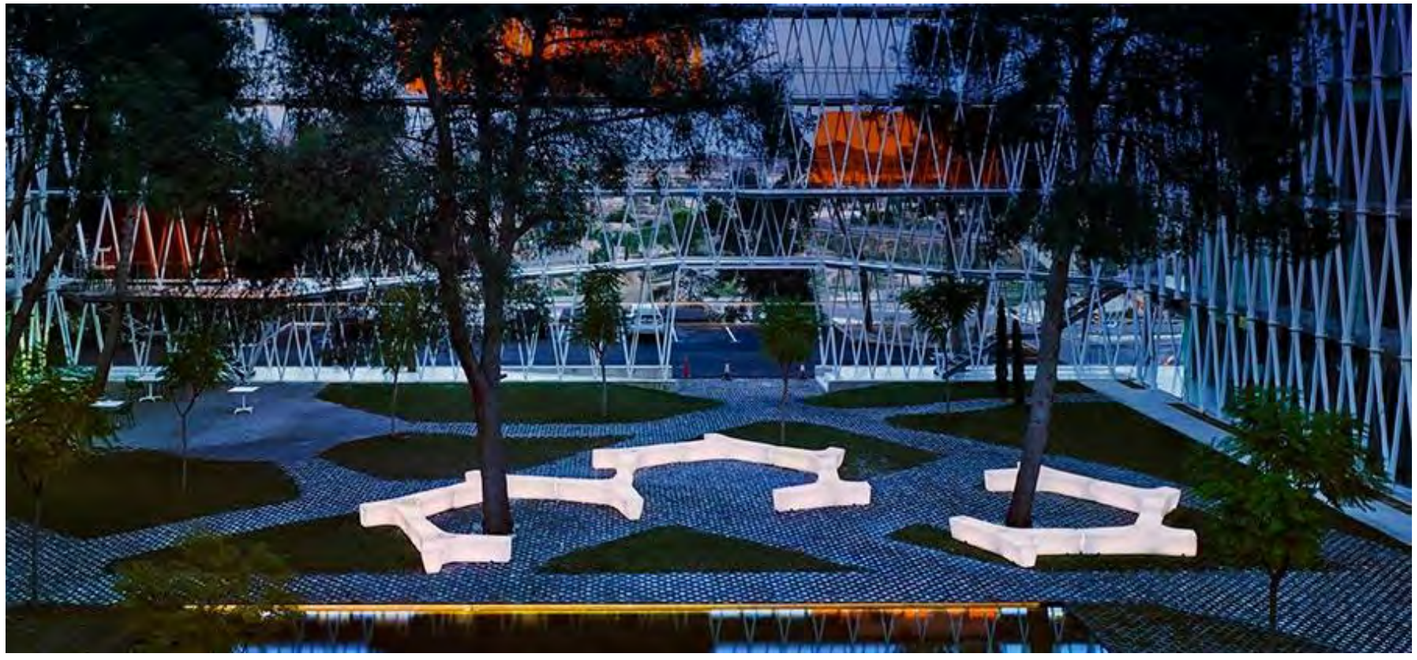
FURNISHINGS



PEDESTRIAN LIGHT 2
Landscapeforms Typology Ring Light



BUFF WASH CONCRETE



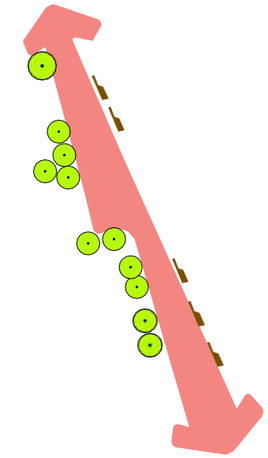
BENCH ART
Landscapeforms Twig

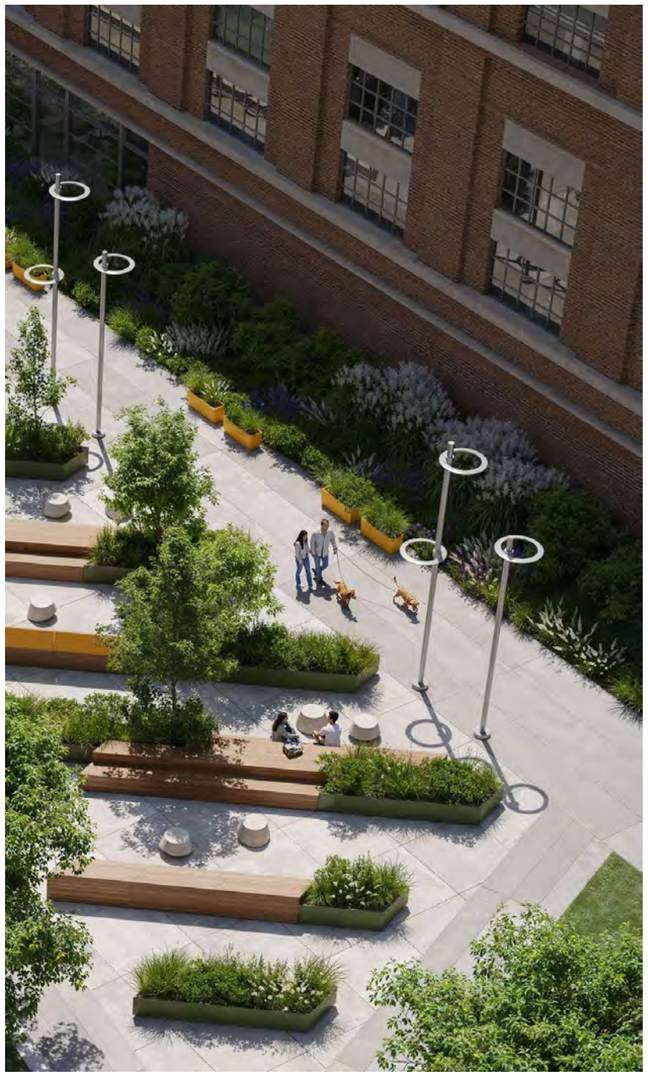


CONCRETE UNIT PAVER
Wausau Paver V Series Sesto

6th STREET

FURNISHINGS

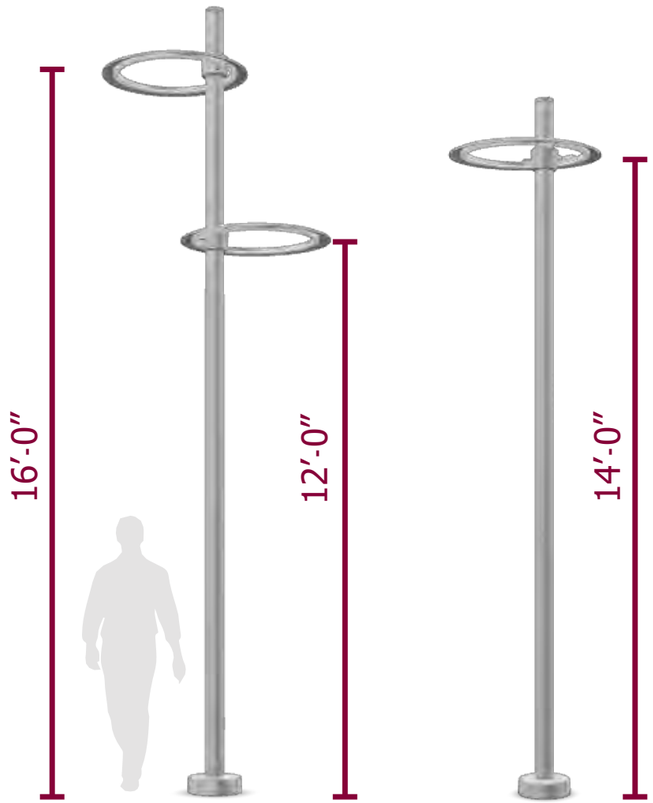


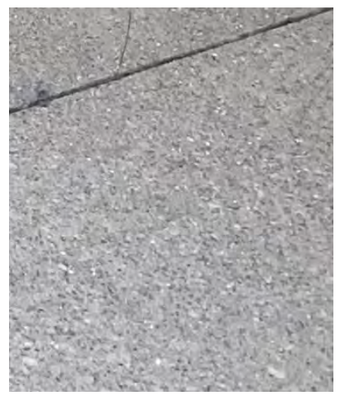


6TH STREET ALLEY PLANTER
Landscapeforms Parallel 42 Planter



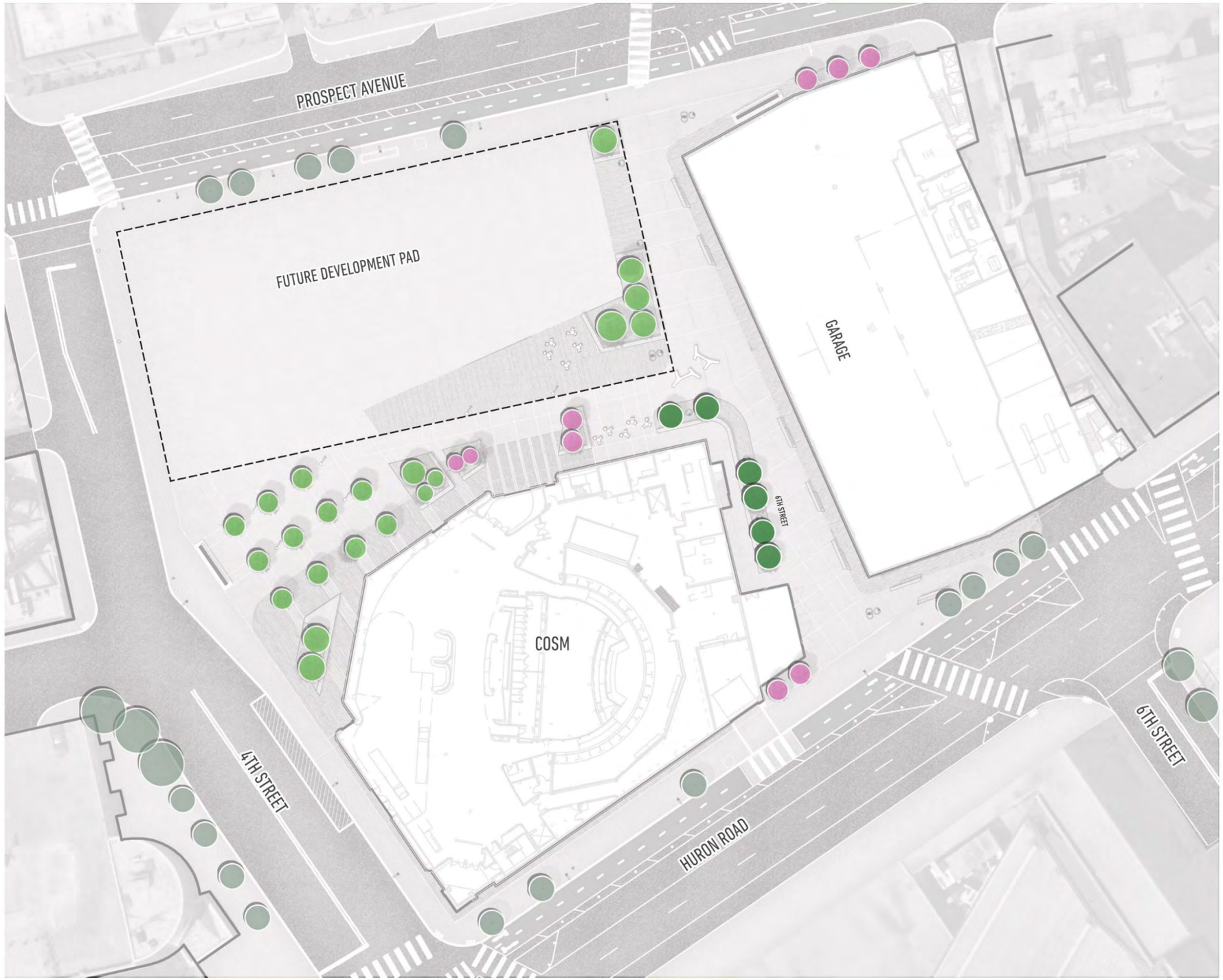
GATEWAY LIGHT FEATURE
Landscapeforms Typology Ring Light





SURFACING
Buff Wash Concrete

PLANTING PLAN | TREE



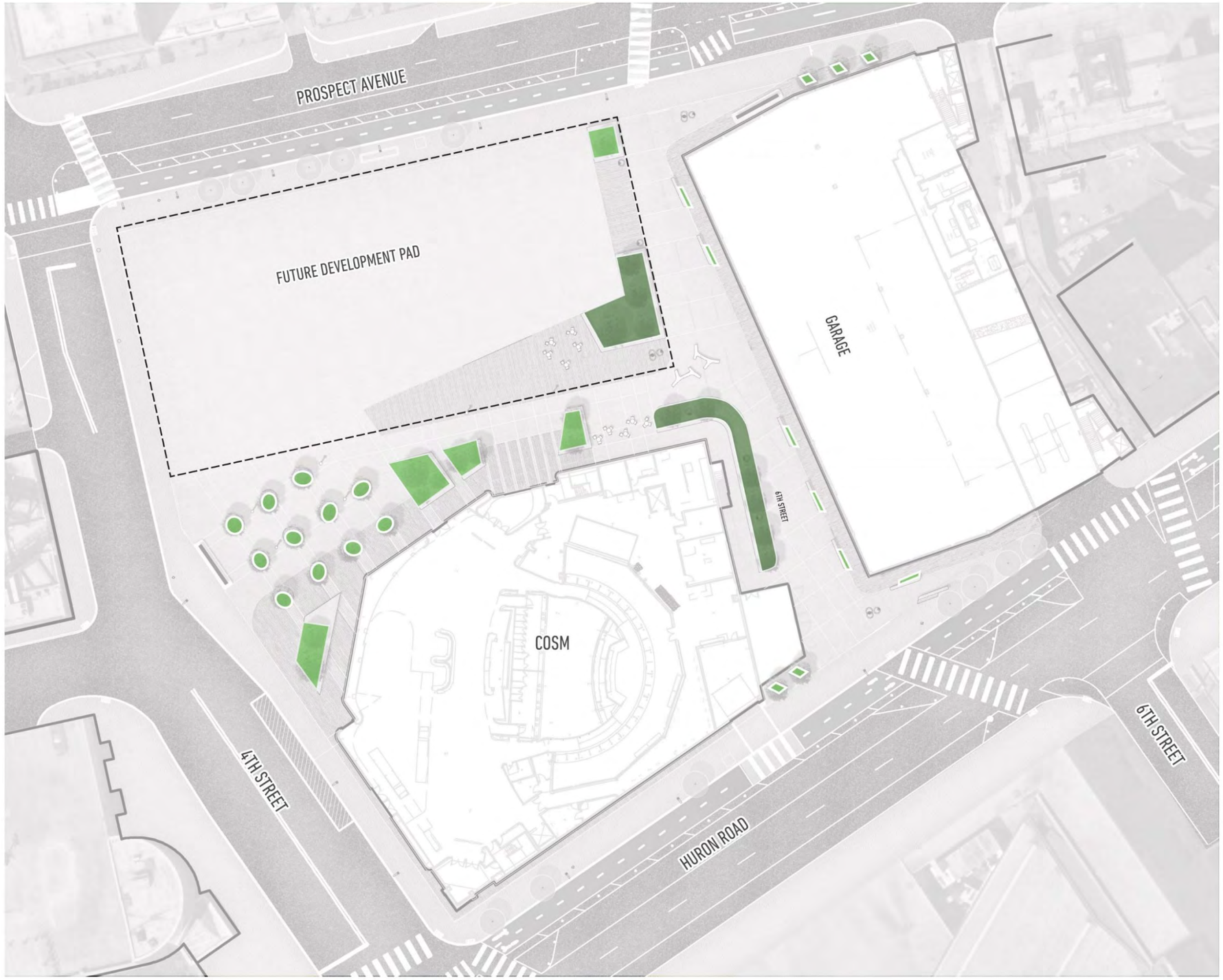
MAP KEY

- DECIDUOUS TREES
- DECIDUOUS TREES (PLANTER TOLERANT)
- ORNAMENTAL TREES
- EXISTING TREES

N

0' 25' 50' 100'

PLANTING PLAN | UNDERSTORY



MAP KEY

PERENNIAL + ORNAMENTAL GRASS

Carex pensylvanica

Liriope muscari 'Variegata'

Juniperus chinensis 'Gold Lace'

EVERGREEN GROUND COVER

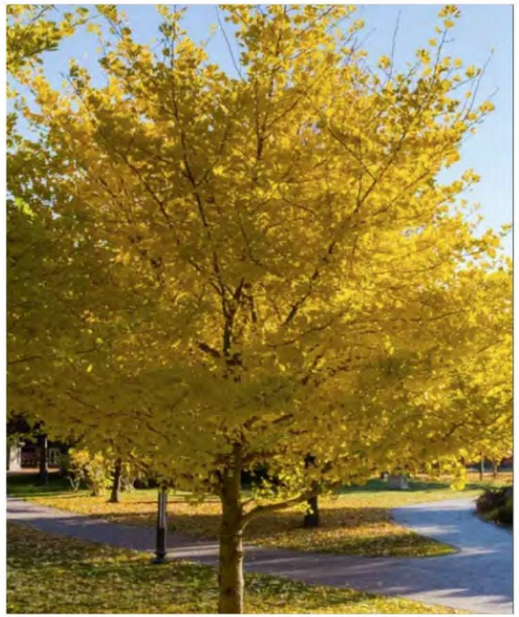
N

0' 25' 50' 100'

PLANTING PALETTE | TREE



RED MAPLE/SERVICE BERRY
Acer rubrum



MAIDENHAIR TREE
Ginkgo biloba



AMERICAN HORNBEAM
Carpinus caroliniana



PRINCETON ELM
Ulmus americana 'Princeton'



GRAY BIRCH
Betula populifolia



EASTERN REDBUD
Cercis canadensis



DOGWOOD
Cornus kousa



SERVICEBERRY
Amelanchier spp.

PLANTING PALETTE | UNDERSTORY



PENNSYLVANIA SEDGE
Carex pensylvanica



VARIEGATED LILY-TURF
Liriope muscata 'Variegata'



GOLD LACE JUNIPER
Juniperus chinensis 'Gold Lace'

TREE PRESERVATION PLAN

No.	Genus, Species, Common Name	DBH	Canopy Spread	Condition	Action
1	*Pyrus calleryana*, Common Pear Tree	18"	34' dia.	Good/Fair*	Remove & replace
2	*Pyrus calleryana*, Common Pear Tree	16"	30' dia.	Good/Fair*	Remove & replace
3	*Pyrus calleryana*, Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace
4	*Pyrus calleryana*, Common Pear Tree	16"	30' dia.	Good/Fair*	Remove & replace
5	*Pyrus calleryana*, Common Pear Tree	14"	24' dia.	Good/Fair*	Remove & replace
6	*Pyrus calleryana*, Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace
7	*Pyrus calleryana*, Common Pear Tree	14"	20' dia.	Good/Fair*	Remove & replace
8	*Pyrus calleryana*, Common Pear Tree	10"	20' dia.	Good/Fair*	Remove & replace
9	*Tree has been removed*				
10	*Pyrus calleryana*, Common Pear Tree	15"	20' dia.	Good/Fair*	Remove & replace
11	*Pyrus calleryana*, Common Pear Tree	3"	20' dia.	Good/Fair*	Remove & replace
12	*Pyrus calleryana*, Common Pear Tree	7"	8' dia.	Poor	Remove & replace
13	*Pyrus calleryana*, Common Pear Tree	7"	8' dia.	Poor	Remove & replace
14	*Pyrus calleryana*, Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace
15	*Pyrus calleryana*, Common Pear Tree	9"	30' dia.	Good/Fair*	Remove & replace
16	*Pyrus calleryana*, Common Pear Tree	9"	20' dia.	Good/Fair*	Remove & replace
17	*Pyrus calleryana*, Common Pear Tree	9"	30' dia.	Good/Fair*	Remove & replace
18	*Pyrus calleryana*, Common Pear Tree	9"	20' dia.	Good/Fair*	Remove & replace
19	*Pyrus calleryana*, Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace



* Condition of tree is generally good with respect to vigor, but the specimen displays significant branch splaying and poor branching structure conducive to limb break risk/liability. Significant branch dieback or stress observed near the crown of the tree. Trees are at or past typical mature prime for this species. Condition as observed per field visit 6/25/2023.

MKSK
Landscape Architecture
Urban Design
Planning

2019 CENTER STREET
CLEVELAND, OH 44113
216.423.6150 MKSKSTUDIOS.COM

client / owner
Bedrock

project name
Rock Block Development: Cosm Cleveland

project address
East 4th Street + Huron Road

CHECK SET
Not For Construction

revision	date	issued

seal
STATE OF OHIO · JEFFREY C. POWERS · XXX · REGISTERED LANDSCAPE ARCHITECT

issue date 07.22.2025
project number c22031

sheet name
TREE PRESERVATION PLAN

sheet number
TP-1

X:\Cleveland\Projects\2022\c22031-Bedrock Huron Lands Master Plan\BIM_CAD_GIS\CAD\COSM\c22031_BS COSM.dwg Sep 09, 2025 - 9:02am rmills

NEORSD DETERMINATION LETTER

Northeast Ohio Regional Sewer District

October 7, 2026

Brandon Fombelle, P.E.
Osborn Engineering
503 Martindale St, Suite 510
Pittsburgh, PA 15212

Re: ***Rock Block Garage, 611 Huron Road – Cleveland, Ohio***
Title IV Review Applicability Determination

Dear Mr. Fombelle,

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

Based on preliminary information, the referenced project:

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

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

Kind Regards,

Jeffrey Jowett,
Community Discharge Permit Program Manager

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

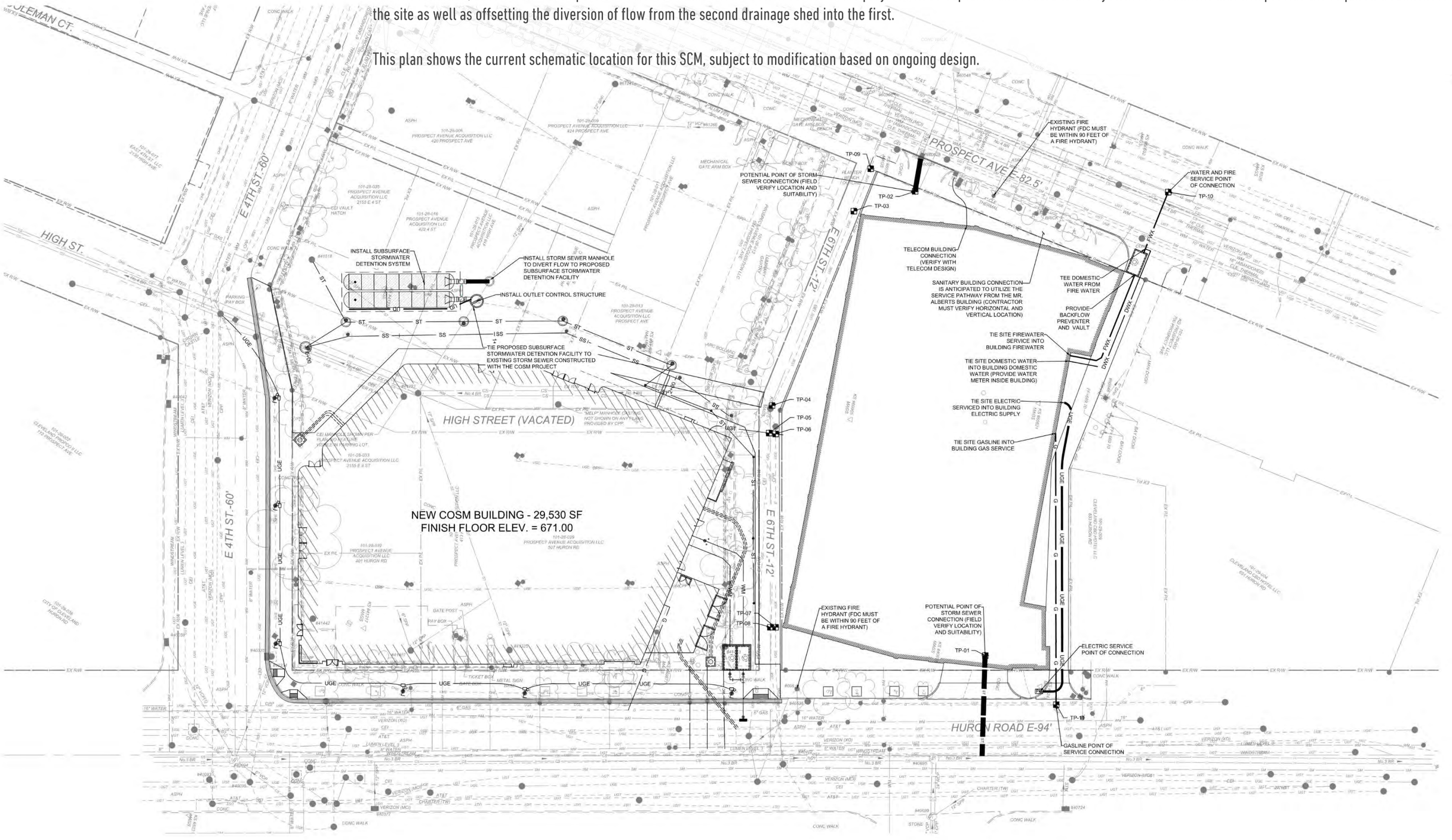
George J. McMonagle Administration Building
3900 Euclid Avenue Cleveland, Ohio 44115
P: 216.881.6600 neorsd.org

STORMWATER

The site is divided into two main stormwater sheds. The first watershed heads north and west while the second watershed flows south and east. The current plan proposes to reduce flow to the second drainage shed by diverting that flow into the first watershed. This diversion of flow will occur through the proposed parking garage and how roof drains are ultimately routed.

The stormwater control measure is proposed in the middle of the western end of the project (between the Cosm Phase and the future building phase, below the proposed open space area. In the current condition, runoff from the impervious surfaces in the northwestern corner of the project will be captured and routed to the system for treatment that will provide the required treatment for the site as well as offsetting the diversion of flow from the second drainage shed into the first.

This plan shows the current schematic location for this SCM, subject to modification based on ongoing design.



ROCK BLOCK FUTURE BUILDOUT

AS SUBMITTED WITH COSM CONCEPTUAL APPROVALS



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Rock Block Garage

Staff Report

10/22/26 & 11/6/26

Downtown/Flats Design Review: Conceptual Approval Conditions

- "Sense of Committee:" Overall a good project, idea of art in lieu of liner is more than acceptable, liner building is impractical in this building. Study opportunity to preserve a portion of the facade on Prospect (not whole building) so it can be incorporated into the new building.

- Committee is prepared to recommend a variance for this project and support demolition of most of the existing building if there were a way to preserve some part of it. Emphasis is made for the critical recognition of the history of the existing Prospect building, both its architecture and its cultural history.

- **Split Vote: 4 Yea, 2 Nay**

Downtown/Flats Design Review: "The Nays"

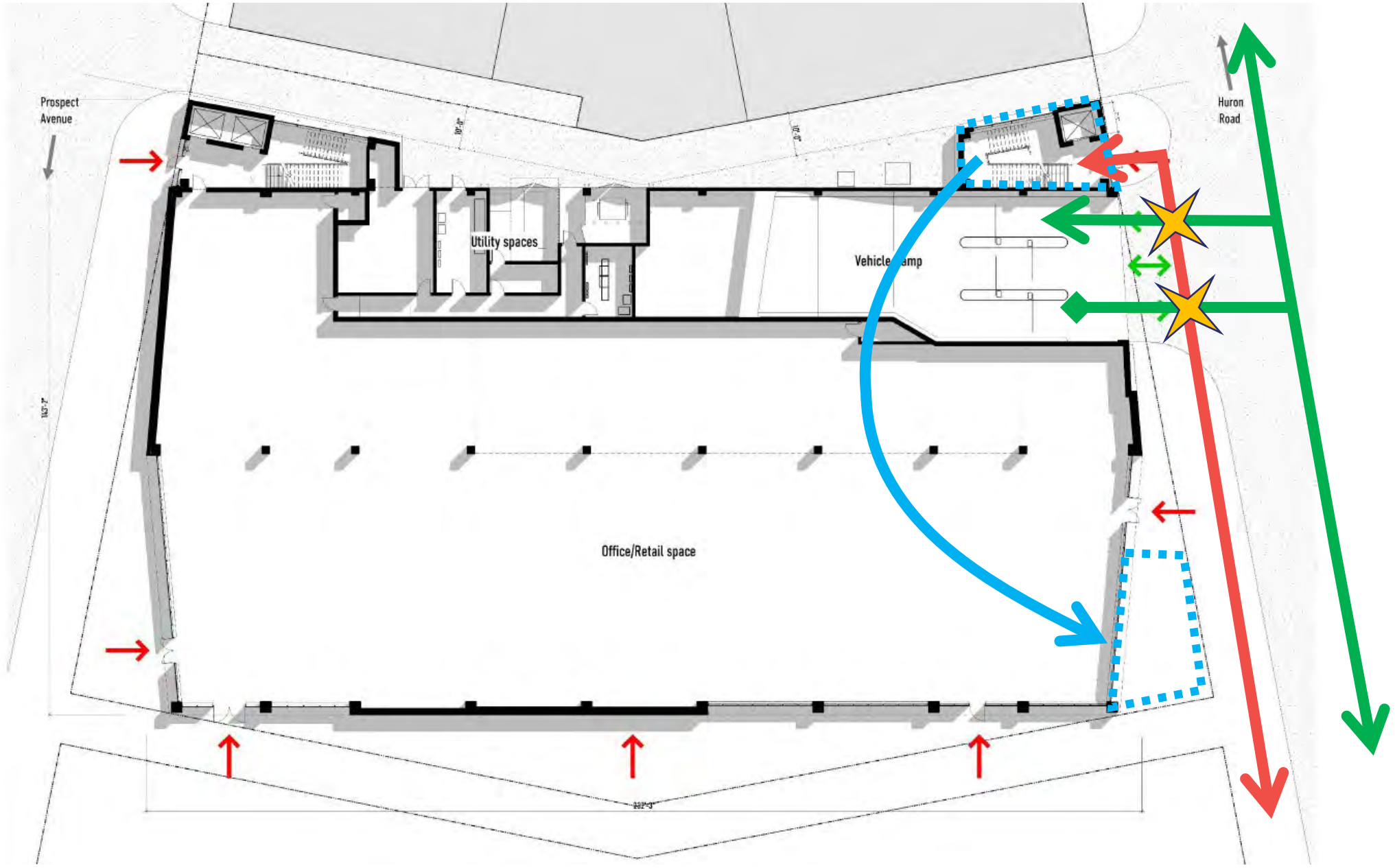
- Demolition is difficult to review without **more information**. Details on building & cultural significance is needed. Historic preservation has happened throughout the District, why not here?
  - **Present a strategy for preserving the building & its cultural history** in a way that can be recognized in the overall project buildout.

- **15' deep** active use spaces in a Liner Building are a **minimum**, and can be larger. Liner building could be **2-3 stories tall and still effective**.
  - Opportunity for **museum-type homage to history/culture** within new building.

- Precedent could be set for **highly artistic garage facades**.
  - However, the **art could also feel static and flat, where the fenestration or additional variety of materials from a liner building could be worthwhile.**
  - Artwork feels most appropriate along plaza area, whereas active use liner buildings feel most appropriate along Huron & Prospect.

- Concern that **approving the project conceptually de facto approves the demolition** without formally reviewing the demolition.

Garage Staircase Location: Pedestrian Safety & Efficiency



Downtown Structured Parking: Liner Building

- **§ 356.02** SCREENING OF STRUCTURED PARKING; LINER BUILDINGS

(a) Where Required within the Central Business District	Street frontages	Required
	Alleys, Ways & Courts frontages	Not required
(b) Height	Height of Liner Building shall be equal to or greater than the Height of the structured parking building.	
(c) Width	Ground floor: The Liner Building shall at minimum equal the width of the parking it screens, less the permitted vehicular access points. Upper floors: The Liner Building shall at minimum equal the width of the structured parking building.	
(d) Depth	Depth of Liner Building shall be a minimum of 15'.	
(e) Active Uses	Required along 70% of all frontages not designated as an alley.	
(f) First Story Glazing, non-residential Liner Buildings, all Frontages except Alleys	70% min. of Building Frontage between 2'6" and 7'6" above grade shall be transparent windows and doors.	
(g) First Story Glazing, residential Liner Buildings, all Frontages except Alleys	30% min. of Building Frontage between 3' and 8' above grade shall be transparent windows and doors.	
(h) Parking and service access	Street frontages	Max. openings per frontage: 1 Max. opening width: 24' Max. opening height for parking entrance: 11' Max. opening height for service access: 14' Continuous at-grade sidewalk and apron required
	Alleys, Ways & Courts frontages	Unlimited
(i) Valet zones	Shall not reduce existing sidewalk width, or shall maintain 8' min. through pedestrian sidewalk zone.	

Downtown Structured Parking: Liner Building

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Downtown Structured Parking: Typical Liner Building



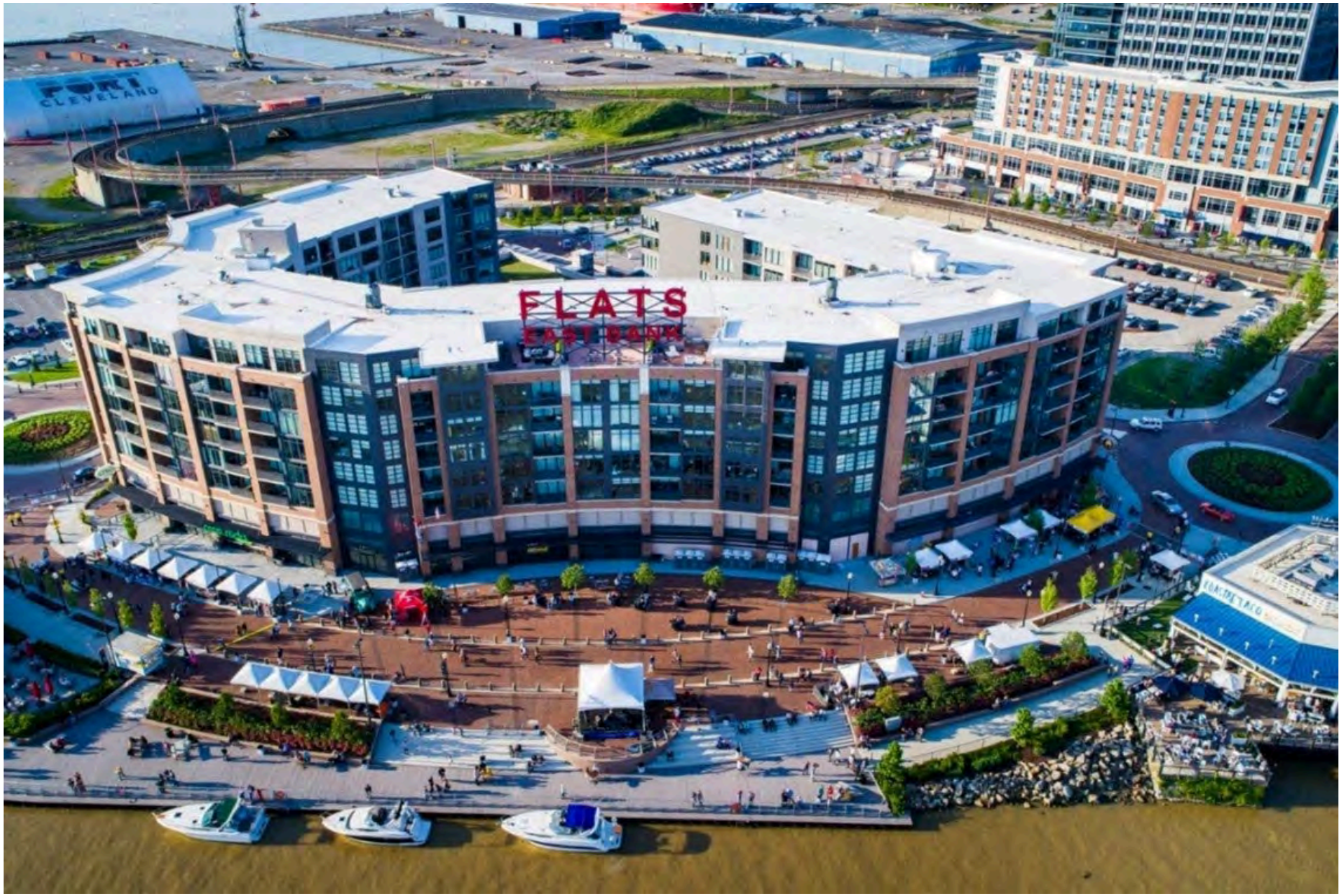


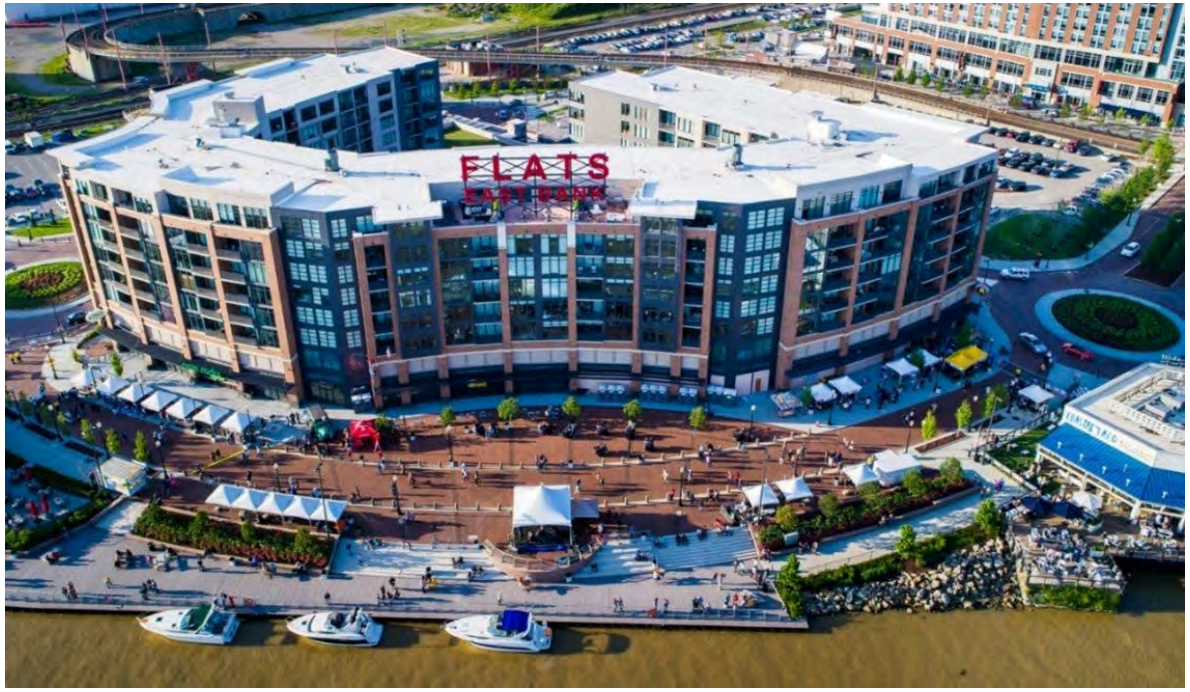
Downtown Structured Parking: Typical Liner Building





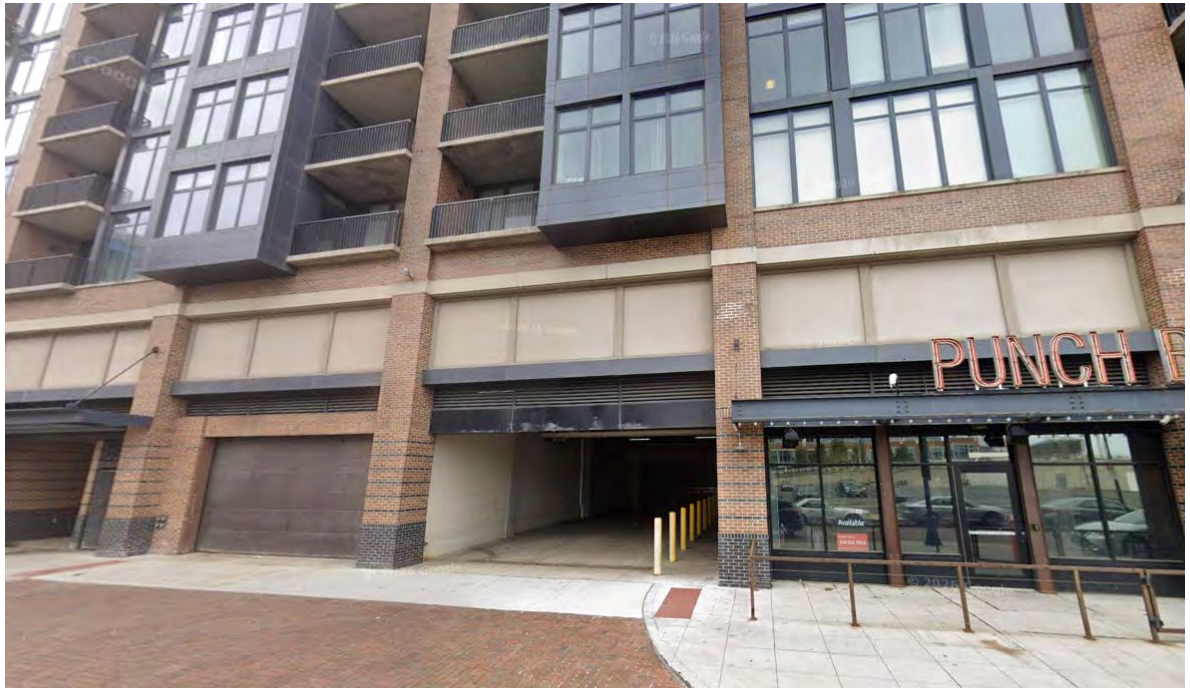
Downtown Structured Parking: Liner Building – Flats East Bank




FLATS
EAST BANK


oswald


RUM RUNNERS
TRULY
TRULY

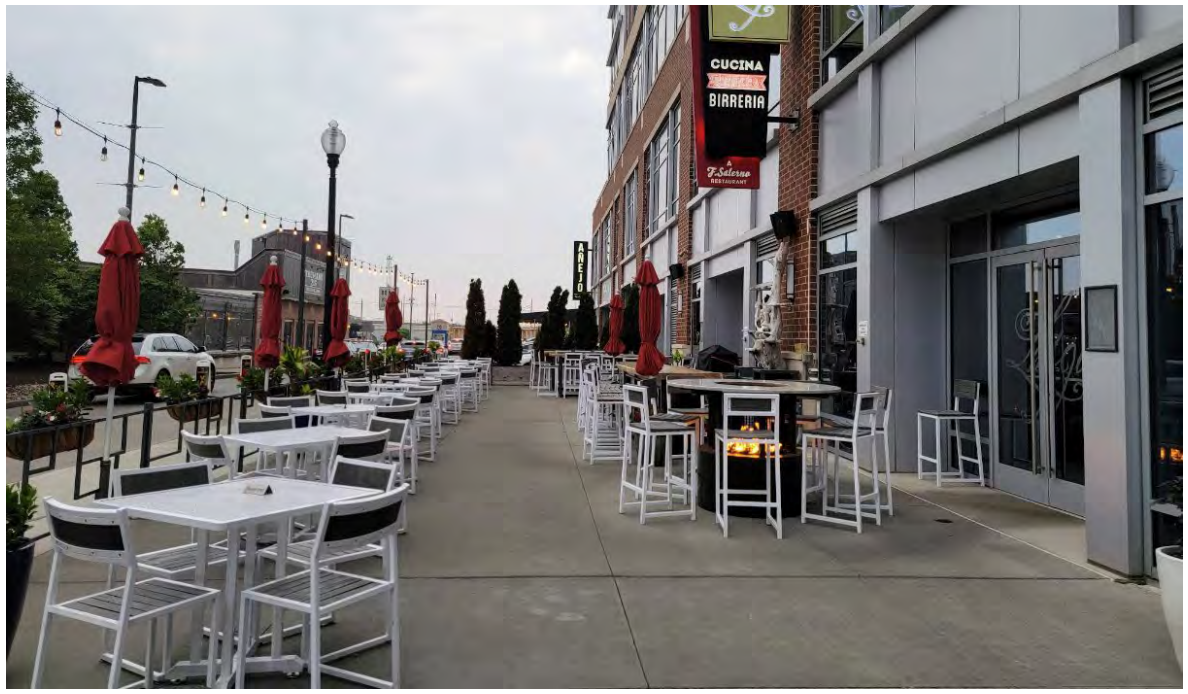

PUNCH

Downtown Structured Parking: Liner Building – Flats East Bank






ERNST & YOUNG


CUCINA
BIRRERIA
F.Salerno
RESTAURANT



Downtown Structured Parking: Liner Building – Sherwin Williams



Downtown Structured Parking: Liner Building – Ten60 Bolivar





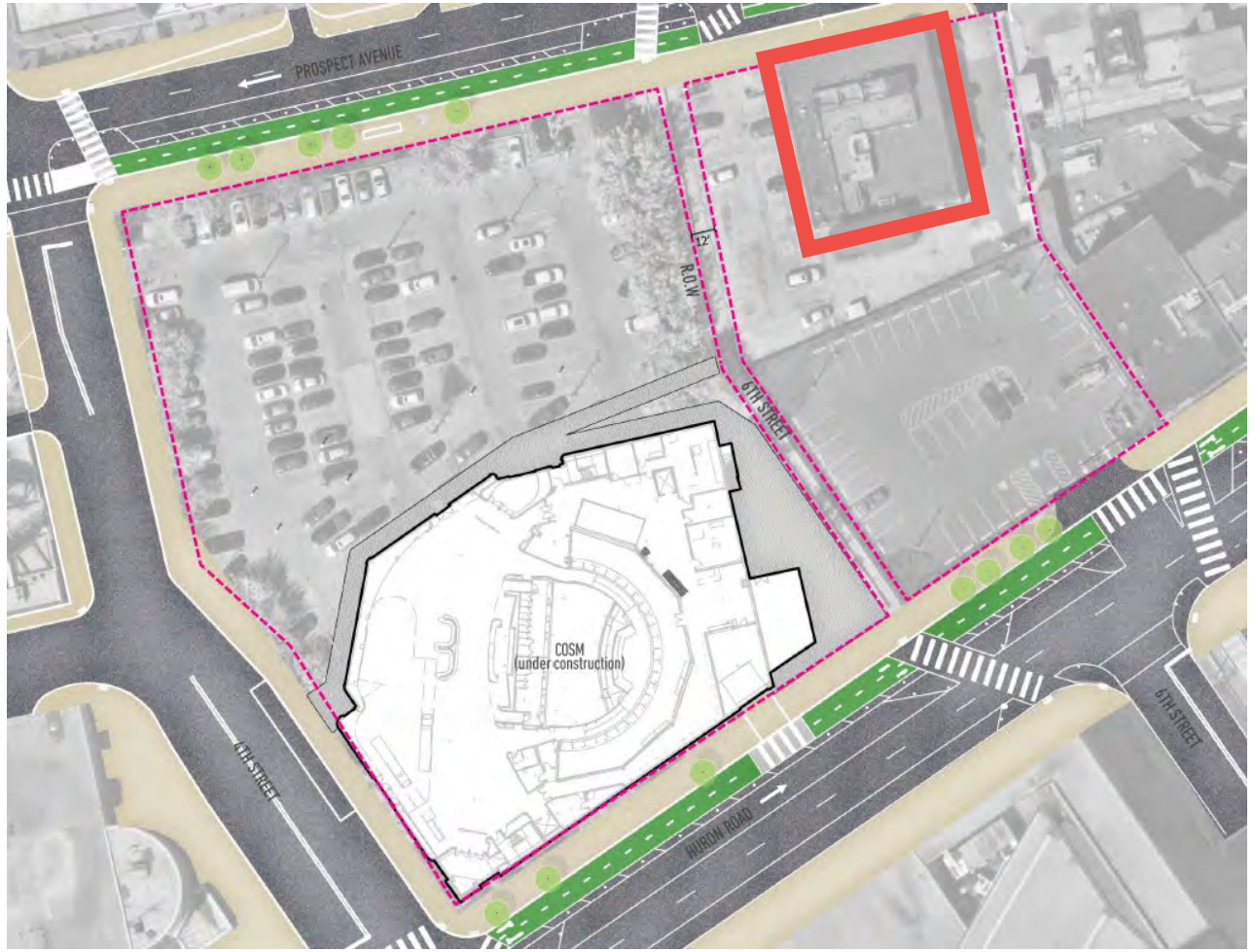
Downtown Structured Parking: Liner Building – ATL Sports Village



Downtown Structured Parking: Liner Building – ATL Sports Village



Demolition of Loop Lounge: Cultural Significance





Demolition of Loop Lounge: Cultural Significance

- *"(1) The architectural and historic significance of the subject building or structure; (2) The significance of the building or structure in contributing to the architectural or historic character of its environs;"*

- "…Dizzy Gillespie, Lionel Hampton, Billie Holiday, Charlie Parker, Dinah Washington, and Crown Prince Waterford."
- Green Book Cleveland
- greenbookcleveland.org/locations/loop-lounge



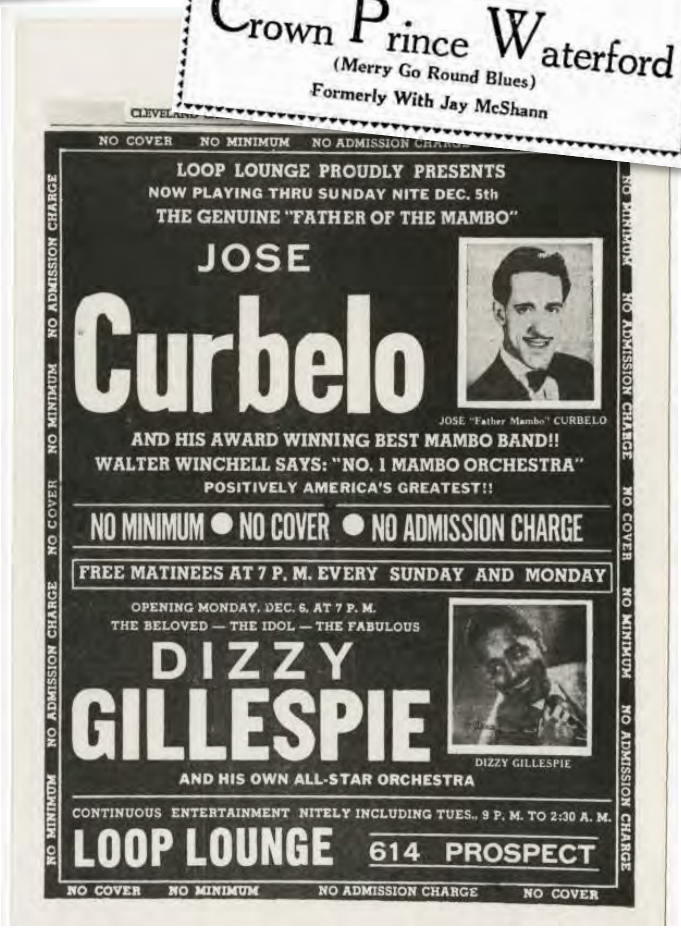
- "In the 1950s most of the nationally known jazz artists played at such Cleveland clubs as the Tia Juana on E. 105th St., the **Loop Lounge at 612 Prospect**, Winston Willis's Jazz Temple at 13141 Mayfield (near Euclid), Club Rendezvous at 97th and Cedar, GLEASON'S at E. 55th and Woodland, the Modern Jazz Room near the Central Market, the Cotton Club (originally E. 4th St., then Quincy-E. 71st St.), and the Theatrical on SHORT VINCENT."
- https://case.edu/ech/articles/j/jazz

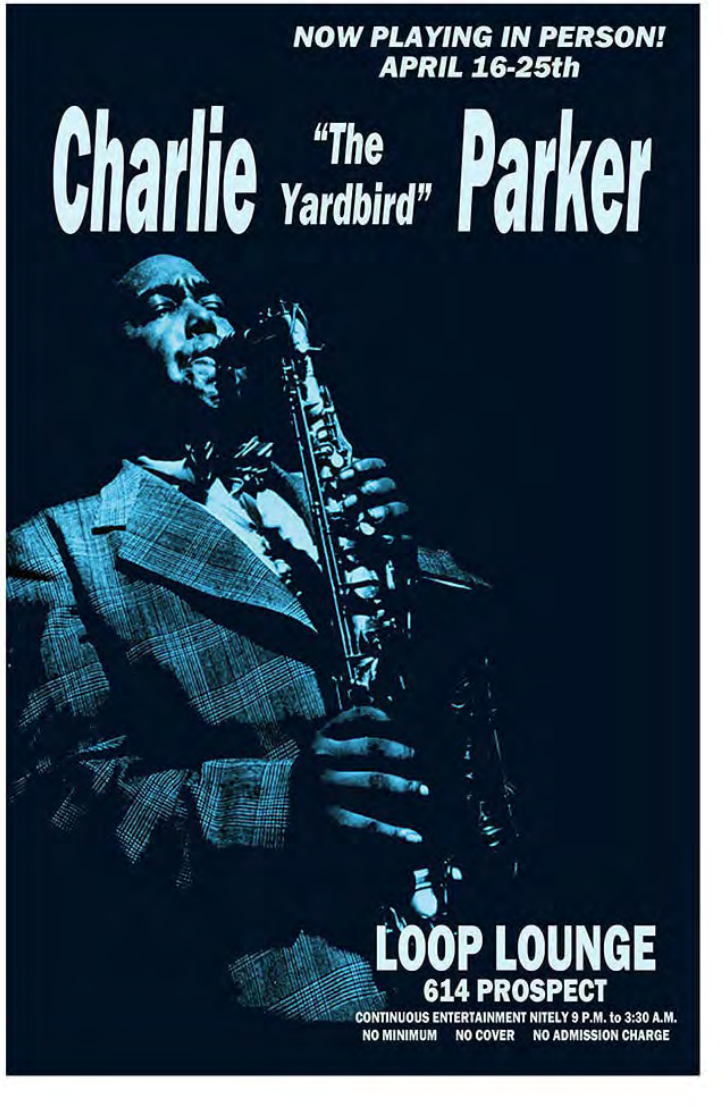
Demolition of Loop Lounge: Cultural Significance











Charlie "Yardbird" Parker – Grammy awarding winning Artist (including lifetime achievement award)
https://www.nps.gov/people/charlie-parker.htm

Demolition of Loop Lounge: Cultural Significance

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STORIES

Conserving Black History Sites Should Be a Priority for Us All

Of the 95,000 sites listed on the National Register of Historic Places, only 3 percent focus on the experiences of Black Americans. This deprives us all of a true understanding of our history.

By Diane Regas – President and CEO
Published February 15, 2022



Equal Justice Initiative

Legacy Sites · Our Work · News · About

The Widespread Failure to Preserve African American History

01.31.20

The Harvard Gazette

Findings · Campus & Community · Health · Scien

PROFILES OF PROGRESS · EXPERIENC

NATION & WORLD

Putting Black culture on the map — of historic places

Preserving past Black experience is the next frontier of environmental justice, says historian Jocelyn Imani

Staff Recommended Conditions:

- Review and present opportunities to **preserve & incorporate the former Loop Lounge building and cultural history** into the new development, with emphasis on the **equity imbalance** in Historic Preservation of Black cultural sites.

- Study **relocation of Huron staircase** to SW corner of building, and provide details on how the design will integrate **pedestrian safety protection measures**.

– STAFF REPORT – Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2026-010 - Rock Block Mixed Use: Garage/Retail

November 6, 2026

DFDRAC Recommendations:

"Sense of Committee" - Overall a good project, idea of art in lieu of liner is more than acceptable, liner building is impractical in this building. Study opportunity to preserve a portion of the facade on Prospect (not whole building) so it can be incorporated into the new building.
Committee is prepared to recommend a variance for this project and support demolition of most of the existing building if there were a way to preserve some part of it.
Emphasis is made for the critical recognition of the history of the existing Prospect building, both its structure and its cultural history.

City Planning Staff Recommendations:

Review and present opportunities to preserve & incorporate the former Loop Lounge building and cultural history into the new development, with emphasis on the equity imbalance in Historic Preservation of Black cultural sites.

Study relocation of Huron staircase to SW corner of building, and provide details on how the design will integrate pedestrian safety protection measures.

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Mandatory Legislative Referrals - Presentations

November 6, 2026

Ord. No. 1231-2026 (introduced by Council Members Bishop, Polensek, Shah, Slife, Santana, and Griffin - by departmental request) Authorizing the Directors of Development and/or Public Safety, to enter into one or more agreements with the Board of Education of the Cleveland Municipal School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

Overview of Ord. 1231-2026 and Upcoming RFQ Land Exchange Ordinance

Land Transfers between City and CMSD

Ord. 1231-2026 – Miles Park

4 Land Bank Parcels
Ward 2 - Bishop

- Will be used to expand staff parking.



Ord. 1231-2026 – Mary B. Martin (Former Warner Girl's)

4 Land Bank Parcels
Ward 2 - Bishop

- Shift field and play areas
- Facilitate parking expansion



Ord. 1231-2026 – East Clark

2 Land Bank Parcels
Ward 10 - Polensek

- Expand parking



New Tech West School – 11801 Worthington Ave



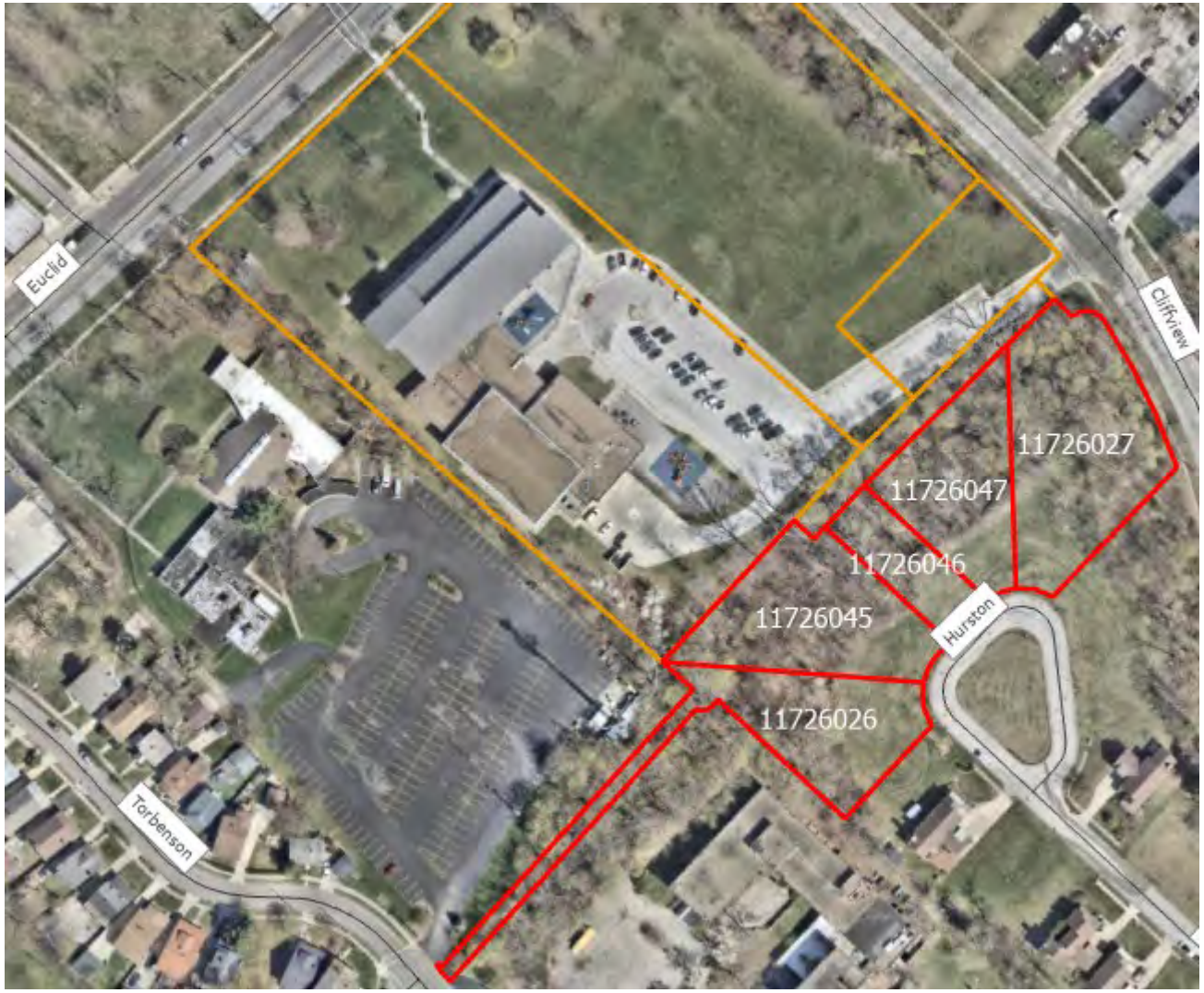
Valley View School – 16905 Pearldale Ave



Ord. XXXX-2026 – Euclid Park

5 Land Bank Parcels
Ward 10 – Polensek

- Building closed as a school
- Retained by CMSD for district uses
- Programming to be determined



Ord. XXXX-2026 – Stephanie Tubbs Jones

9 Land Bank Parcels
Ward 9 – Conwell

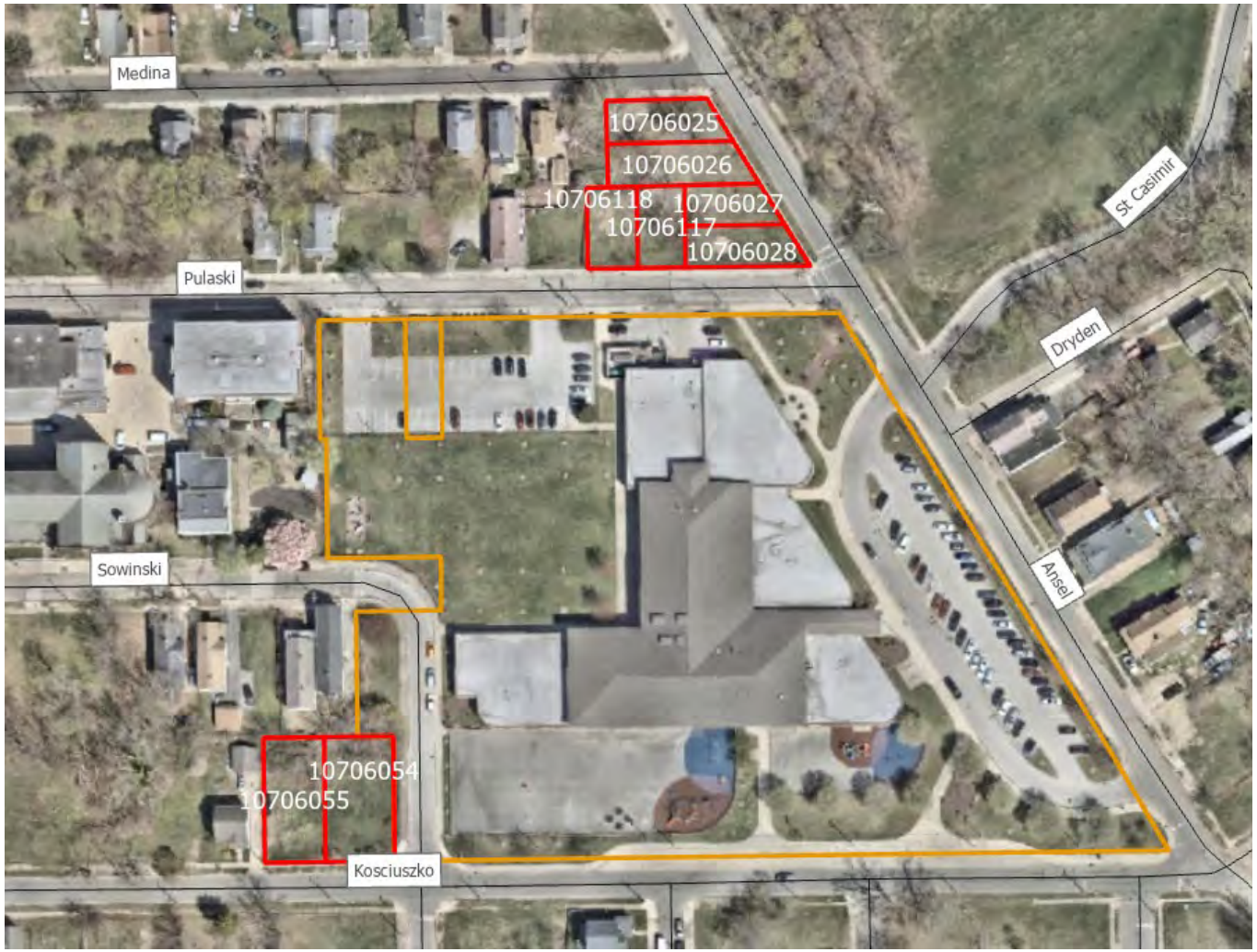
- Expanded outdoor programming opportunities
- Potentially rebalance on-site parking



Ord. XXXX-2026 – Willson

8 Land Bank Parcels
Ward 8 – Howse Jones

- Outdoor learning and programming
- Native species gardens



Ord. XXXX-2026 – Daniel Morgan

3 Land Bank Parcels
Ward 8 – Howse Jones

- Outdoor learning space
- Rebalance parking site



Ord. XXXX-2026 – George Washington Carver

6 Land Bank Parcels
Ward 5 - Starr

- Possible additional staff parking
- Outdoor programming and education



RFQ Selections

Estimated Impact

- 398 - 513 total housing units
    - 256 affordable senior housing
- Up to 778,700 square feet of renovated space
- Up to 119,500 new construction square footage
- Up to 190,200 square feet of commercial and community space

Next Steps

- City and CMSD transaction Authorization – CMSD Board approved 10/ 27
- MOUs between selected teams and city
- Engagement plans and coordination with stakeholders
- Zoning and other entitlements
- Projects will likely begin in earnest in 2027

Mandatory Legislative Referrals - Presentations

November 6, 2026

Ord. No. 1323-2026 (introduced by Council Members Howse-Jones, Bishop, Santana, and Griffin - by departmental request) Determining the method of making the public improvement of constructing, rehabilitating, and renovating 2001 Payne Avenue; authorizing the Director of Capital Projects to enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional service contracts for the improvement; to apply for and accept gifts and grants; and authorizing the direct employment of necessary labor, for the Department of Capital Projects.

PAYNE AVENUE IMPROVEMENTS

CITY OF CLEVELAND
Mayor Justin M. Bibb



DIVISION OF ARCHITECTURAL DESIGN AND SITE DEVELOPEMENT

PAYNE AVENUE IMPROVEMENTS



AERIAL VIEW



SITE PLAN

PAYNE AVENUE IMPROVEMENTS











PROPOSED GARDEN LEVEL PLAN

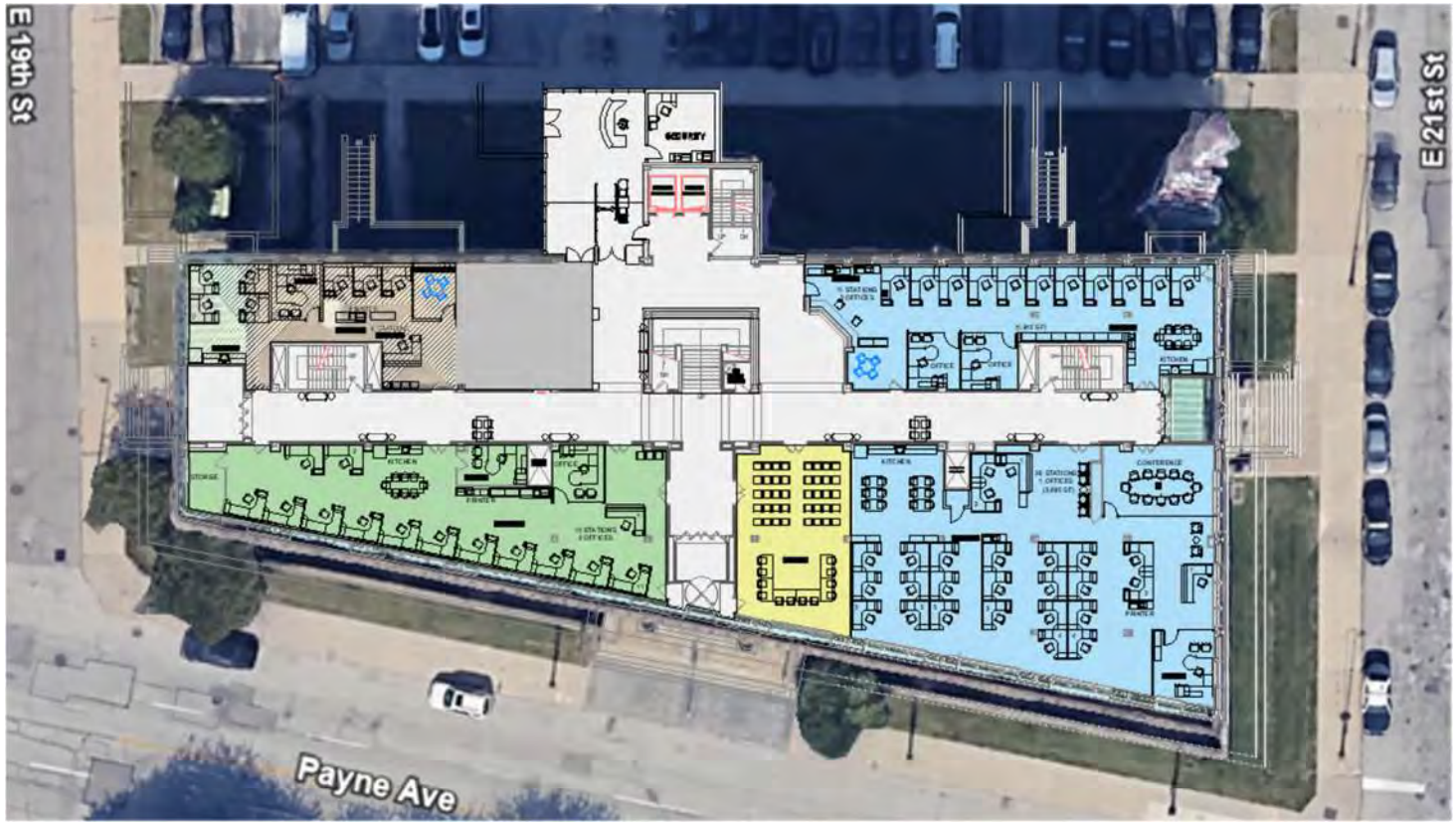
PAYNE AVENUE IMPROVEMENTS











PROPOSED FIRST LEVEL PLAN

PAYNE AVENUE IMPROVEMENTS











PROPOSED SECOND LEVEL PLAN

PAYNE AVENUE IMPROVEMENTS











PROPOSED THIRD LEVEL PLAN

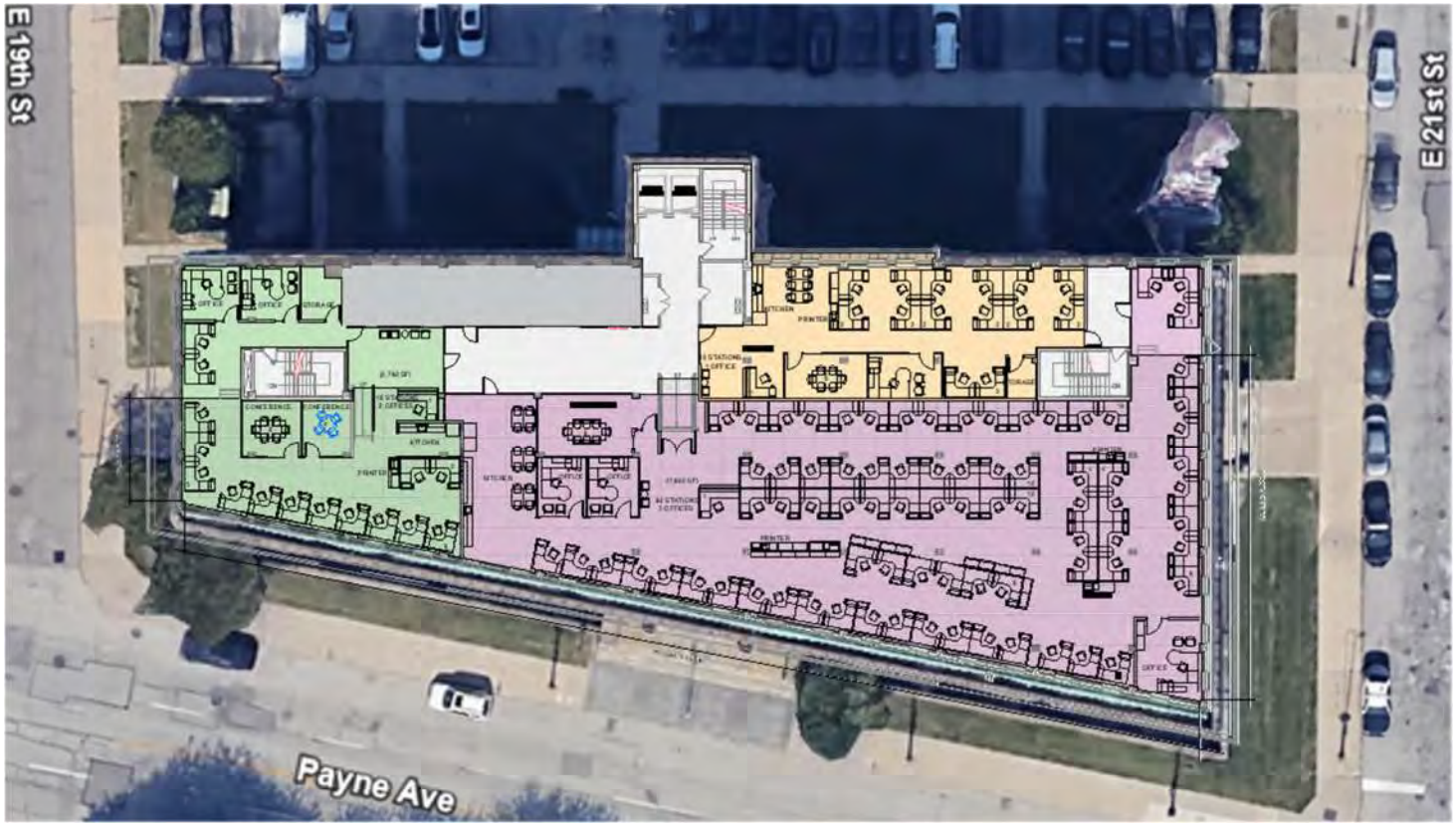
PAYNE AVENUE IMPROVEMENTS











PROPOSED FOURTH LEVEL PLAN

PAYNE AVENUE IMPROVEMENTS











PROPOSED FIFTH LEVEL PLAN

PAYNE AVENUE IMPROVEMENTS



WEST ENTRANCE



SOUTH ENTRANCE



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

Mandatory Legislative Referrals - Presentations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

November 6, 2026

Ord. No. XXX-2026 (to be introduced) Authorizing the Director of Development to acquire and re-convey certain parcels from/to HOVR Holdings LLC or designee, in order to enter in the chain-of-title prior to entering into a non-school Tax Increment Financing agreement with HOVR Holdings LLC or its designee at 7000 Central Avenue, Cleveland, Ohio 44104.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

HOVR Holdings, LLC TIF
Enter Into Chain of Title
November 6, 2026

HOVR Holdings, LLC



Developer: HOVR Holdings, LLC

Operating Company: MMY USA, Inc.

Project Site: 7000 Central Avenue

Zoning Designation: General Industrial

Councilperson: Richard Starr

Ward: Ward 5

Total Project Cost: $28,300,000 (Estimated)

Presented by: Ifeoma Ezepue


MMY

HOVR Holdings LLC.

Developer Info and Background

- HOVR Holdings, LLC ("Developer") is the holding company for MMY USA, Inc. ("Company"), a modular housing manufacturer/builder.
- Company was formed in 2023 and started production in USA in 2024 in Louisville, KY.
- Company plans to expand their operations to 7000 Central Avenue.

Property Info and Background

- The Developer plans to acquire the currently vacant former Wellman-Seaver-Morgan Company plant and renovate the facility for use as a modular housing manufacturing facility.
- The approximately 10-acre property encompasses 183,000 square feet of building space and has remained vacant for more than 30 years.

MMY US

Project: 7000 Central Refurbishment; Specification

Project No: MMYUS-CLE-7000C

Date: February 25, 2026

Version: 001



CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

HOVR Holdings LLC

Building Project Plan

- The Cleveland location will serve as the primary supply chain hub to support the construction of approximately 720 new infill modular homes annually.
- The 7000 Central Avenue project represents the first major development within the Midline and is located within the newly established East Side Tax Increment Financing (TIF) District.

Economic Impact

- The company anticipates creating approximately 120 new W-2 jobs as a result of the project.
- The project will reactivate a previously vacant manufacturing plant, returning the facility to productive use and supporting economic development in Cleveland.

Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Administratively Approved Mandatory Legislative Referrals

November 6, 2026

Ord. No. 1282-2026 (introduced by Council Members Santana and Griffin - by departmental request) To amend Sections 1 and 5 of Ordinance No. 561-2026, passed June 1, 2026, relating to Short-Term Rentals and the effective date, respectively.

Approved by CPC as an un-numbered ordinance on 10/16/26.

Administratively Approved Mandatory Legislative Referrals

November 6, 2026

Ord. No. 1322-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Determining the method of making the public improvement of designing, installing, and constructing various energy conservation measures at the City's Division of Fire and Emergency Medical Service facilities; authorizing the Director of Capital Projects to enter into one or more guaranteed energy saving performance contracts for a guaranteed maximum price with Leopardo Energy, LLC, for the making of the improvement and professional services for procurement modifications and to enter into one or more maintenance agreements; authorizing the Director of Public Works to enter into one or more maintenance agreements; authorizing the Director of Finance to enter into one or more installment payment contracts to finance the improvements; and authorizing other documents.

Administratively Approved Mandatory Legislative Referrals

November 6, 2026

Ord. No. 1318-2026 (introduced by Council Members Slife and Griffin - by departmental request) Determining the method of making the public improvement of maintaining, repairing, and modifying two Central Detention Basin structure outlets; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

November 6, 2026

Director's Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

North Coast Development Update - Jason M. Russell, North Coast Waterfront Development Corp

November 6, 2026

Cleveland's

North Coast FRAMEWORK

City Planning Commission Presentation

November 6, 2026

NCWDC Established

Mayor Bibb creates a nonprofit dedicated to developing Cleveland's lakefront

Spring 2023

Summer 2023

Draft North Coast Masterplan

After 3 years of community feedback, the City shares renderings of a draft North Coast masterplan

Cleveland Browns leave Cleveland

HSG announces Huntington Bank Field will be built in Brook Park.

Fall 2024

Winter 2024

North Coast Connector secures $150 million

Cleveland secures over $150 million in total state and federal funding

NCWDC opens North Coast Yard

NCWDC opens pop-up public park on the lakefront as a temporary activation and to test programming

Summer 2025

Winter 2025

NCWDC selects Master Developer for the North Coast

DiGeronimo Development is selected as the Master Developer for the North Coast site.

NCWDC hires Master Planning Firm for the North Coast

MVRDV + DLR Group selected as master planner for revised North Coast Framework

Spring 2026

Fall 2026

North Coast Framework released

NCWDC shares vision for new North Coast neighborhood

The Framework Plan



Framework Plan: A Lakefront for the City

Character Areas

Lakefront District

A lively waterfront district where the city meets the lake through a porous and inviting urban fabric. Active ground floors, public spaces, and open views create a vibrant setting where people can live, work, gather, and experience the waterfront.

Community Hub

An extension of Downtown Cleveland's civic core towards the waterfront, creating a vibrant neighborhood centered around connection, culture, and community.

Innovation Quarter

A forward-looking waterfront district where innovation, work, and living come together. Connected to the city and the Port of Cleveland, it creates a place where research, creativity, and new ideas drive opportunities at the edge of Lake Erie.

Waterfront Park

A new landscape for Cleveland's lakefront, where nature and culture come together in a continuous public realm. Weaving existing destinations with new lakeside experiences, it creates an inviting setting for recreation, exploration, and gathering.



Framework Plan: A Lakefront for the City

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb



Next Meeting: November 20, 2026