



+

Cedar-Lee-Meadowbrook

Flaherty & Collins | Final Architecture Board of Review | 03.01.22

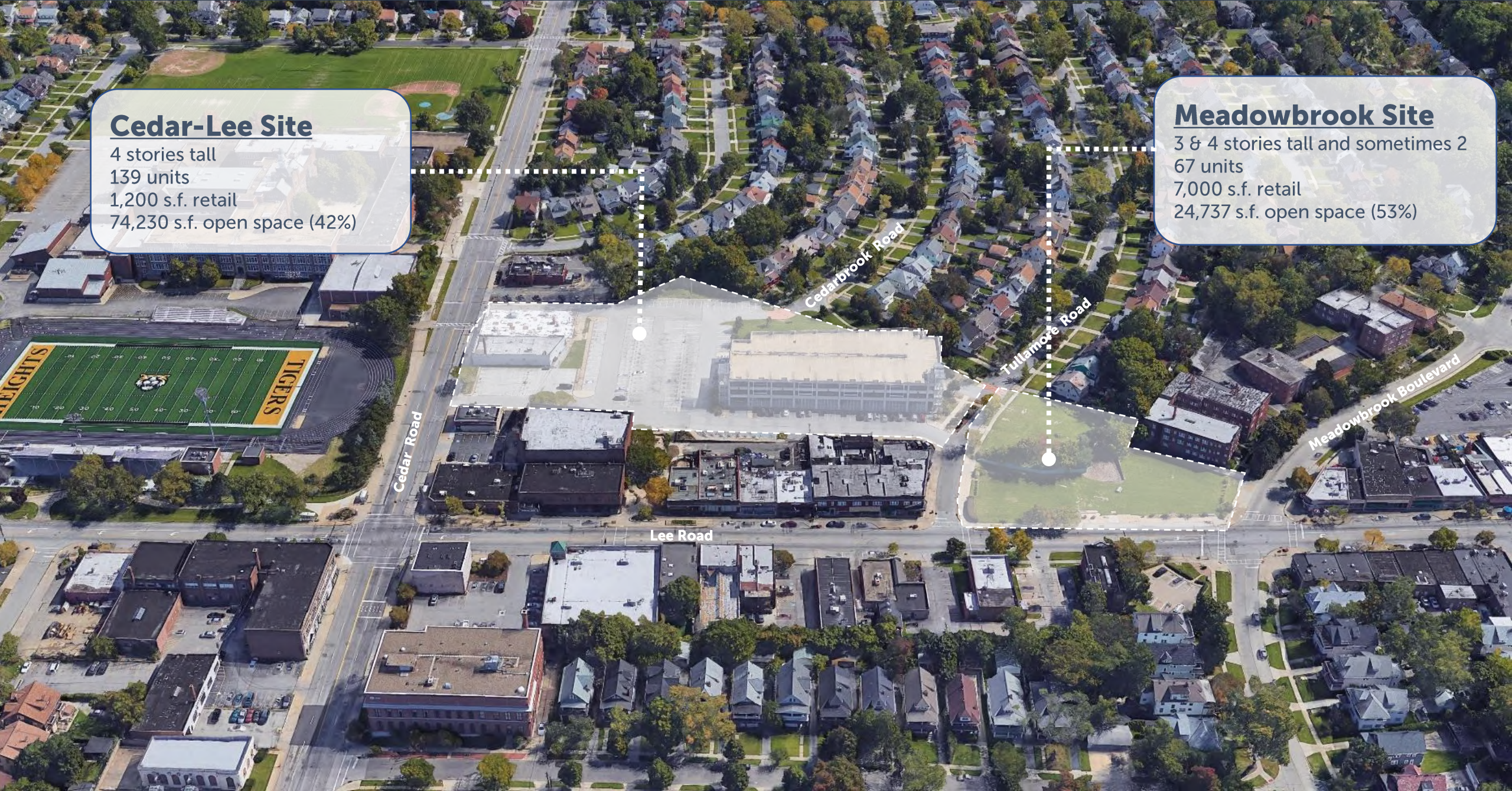


Cedar-Lee Site

4 stories tall
139 units
1,200 s.f. retail
74,230 s.f. open space (42%)

Meadowbrook Site

3 & 4 stories tall and sometimes 2
67 units
7,000 s.f. retail
24,737 s.f. open space (53%)





PARKING LOT



ADJACENT MINI PARK



UNDERUTILIZED PARKING GARAGE



ADJACENT TREES AND GREEN SPACE



GARAGE AND LOT CONTEXT



UNDERUTILIZED SPACE



OPEN SPACE



LEE ROAD STREETScape CONTEXT

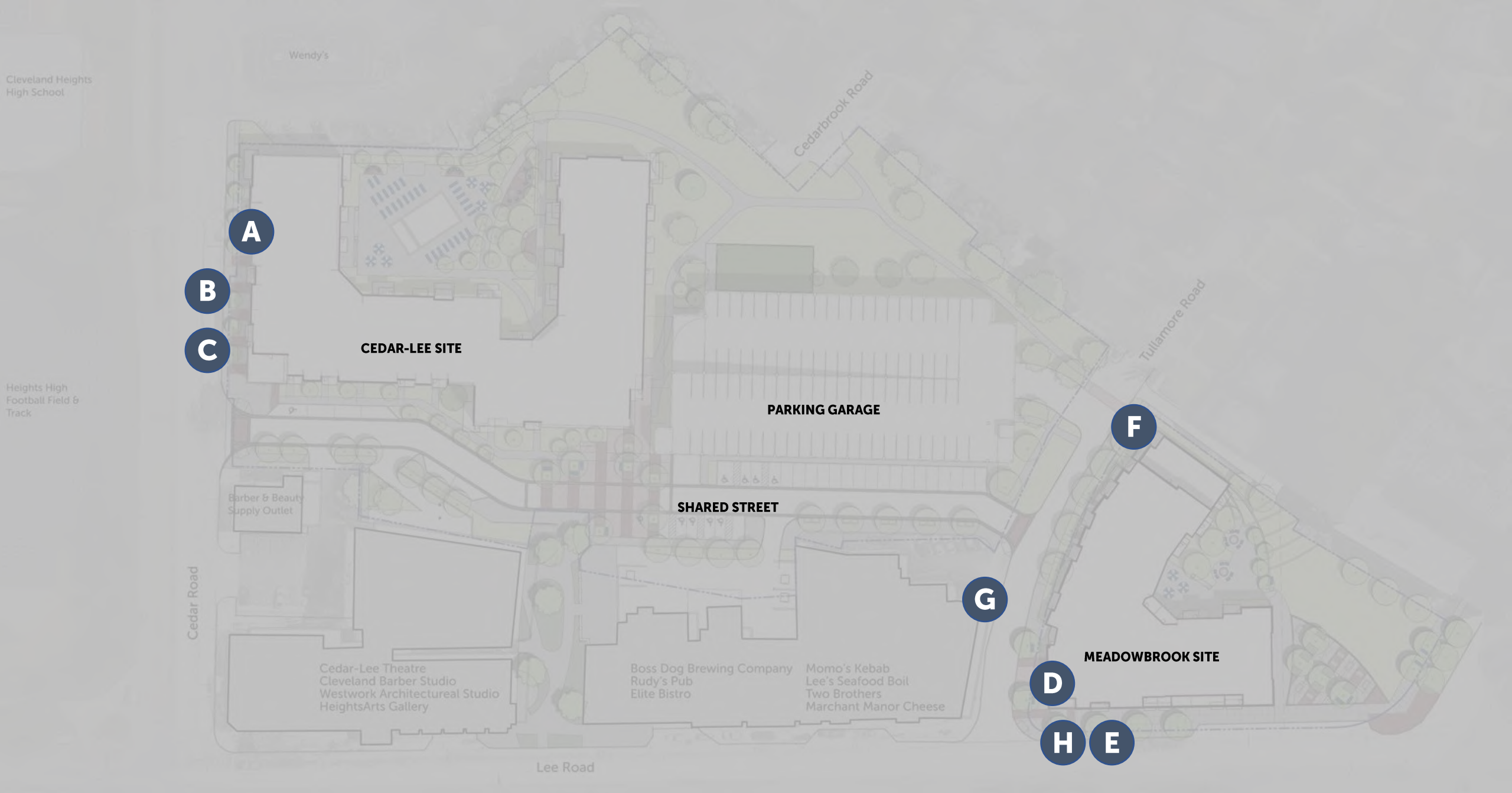


UNDERUTILIZED SPACE



TULLAMORE TOPOGRAPHY





1. THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AND VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLANS. ANY PLANT MATERIAL SUBSTITUTIONS TO BE CONFIRMED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

2. HATCHED PLANT AREA QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL HATCHED PLANTING AREAS AT SPACING LISTED IN PLANT SCHEDULE SUMMARY.

3. CONTRACTOR TO PROVIDE SOURCE SPECIFIED MARCH FOR DETAILS AND SPECIFICATIONS AT ALL PLANTING BEDS. PROVIDE A MIN. 1/4" DIAMETER MULCH AROUND EACH INDIVIDUAL TREE LOCATED IN MANICURED/LANDSCAPED AREAS UNLESS TREES ARE INCORPORATED IN A PLANTING BED. FOR TREES LOCATED IN A WOODLAND/PLANTING AREA, PROVIDE A MIN. 3/4" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH COLOR SHALL BE REDDISH AND NOTED ON ALL EXISTING BEDS. MULCHES OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.

4. ONCE FINAL GRASS IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE 8" DEPTH OF PLANTING SOIL. SOIL MUST MEET THE SPECIFICATIONS AND DETAILS. ALL PLANTING AREAS RECEIVING 8" OF TOPSOIL, PER THE SPECIFICATIONS, SALVAGED OR EXISTING TOPSOIL, CAN BE RE-USED IF SPECIFICATIONS ARE MET AND IS APPROVED BY OWNER.

5. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT BEDS OR MULCH BEDS AROUND TREES OR PLANTING BEDS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERN.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF PROJECT. SLOW RELEASE WATERING BAGS SHOULD BE USED ON ALL TREES.

7. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE SUDING, UTILITY INSTALLATION.

8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED UTILITY ROUTINGS AND LOCATING ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COPIES OF RECORD LOCATIONS OF EXISTING BENEATH UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO IDENTIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA, (2) TO PROTECT ALL UTILITY LINES AND (3) TO CONTROL, PREVENT (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.

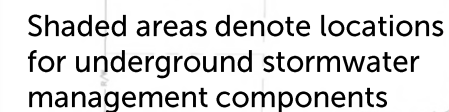
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SODERABLE AND PROTECTION BETWEEN EXISTING AND PLANTING POI SPECIFICATIONS TO MAINTAIN PLANTING SODERABLE.

10. APPLY A PEST-RESISTANT HEDGEB, PENICILLIN OR DISEASE OR APPROVED SIMILAR, TO TREES, SHRUBS, AND GRASS/COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO PLANTING SPECIFICATIONS.

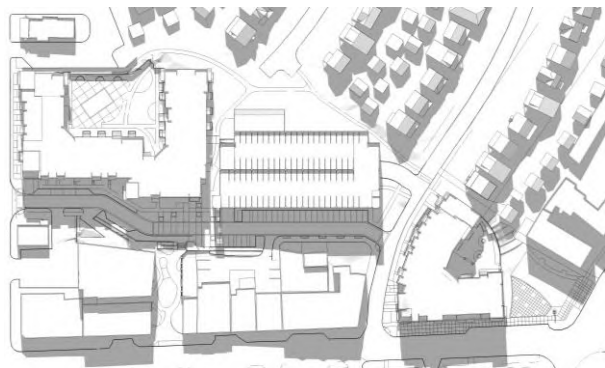
- 1 SEED
- 2 MULCH LINE/MULCH BED
- 3 SPECIALTY PAVEMENT
- 4A EXISTING PERMEABLE PAVERS
- 4B NEW PERMEABLE PAVERS TO MATCH EXISTING
- 4 PRIVACY FENCE
- 4A GATE
- 5 BOLLARDS
- 6 BIKE RACKS
- 7 BENCHES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	L2.1	L2.2	TOTAL
DECIDUOUS TREES								
AC FR	ACER FRIEDMANI 'AUTUMN BLAZE'	ACER FRIEDMANI 'AUTUMN BLAZE'	2.5' CAL.	BAB	AS SHOWN	0	0	0
AC RB	ACER RUBRUM 'RED HOCKET'	RED HOCKET MAPLE	2.5' CAL.	BAB	AS SHOWN	0	0	0
AC RS	ACER RUBRUM 'RED SUNSET'	RED 'SUNSET' MAPLE	2.5' CAL.	BAB	AS SHOWN	0	0	0
BE NT	BETULA NT	RYDER BIRCH	6' HT.	BAB (CLUMP)	AS SHOWN	0	0	0
CA CA	CARPENUS CAROLINIANA	AMERICAN HORSEHAE	2.5' CAL.	BAB	AS SHOWN	0	0	0
QU BR	QUERCUS BRIDGER	RED OAK	2.5' CAL.	BAB	AS SHOWN	0	0	0
QU RB	QUERCUS RUBRA	NORTHERN RED OAK	3' CAL.	BAB	AS SHOWN	0	0	0
ZL SE	ZELKOVA SERBATA 'GREEN VASE'	GREEN VASE ZELKOVA	2' CAL.	BAB	AS SHOWN	0	0	0
EVEREGREEN TREES								
AB CO	ABIES CONCOLOR	WHITE FIR	6' HT.	BAB	AS SHOWN	0	0	0
PI PE	PICEA ABIES	NORWAY SPRUCE	6' HT.	BAB	AS SHOWN	0	0	0
PI SP	PINUS STROBUS	EXETERIAN WHITE PINE	6' HT.	BAB	AS SHOWN	0	0	0
ORNAMENTAL TREES								
AW ST	ANGLICANER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SPICEBERRY	6' HT.	BAB (CLUMP)	AS SHOWN	0	0	0
CE CA	CERCIS CANADENSIS	EXETERIAN REDBUD	6' HT.	BAB (CLUMP)	AS SHOWN	0	0	0
CR CM	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR Hawthorn	2' CAL.	BAB	AS SHOWN	0	0	0
MA	MAGNOLIA 'JANE'	JANE MAGNOLIA	1.5' CAL.	BAB	AS SHOWN	0	0	0
MA PR	MALLUS PRINERIBIS	PRINERIBIS ORAB	1.75' CAL.	BAB	AS SHOWN	0	0	0
SHRUBS								
AR ME	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHERRYBERRY	No. 3 (18")	CONT.	AS SHOWN	0	0	0
BU DV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	16" HT.	BAB	36" D.C.	0	0	0
CO DO	CORUNUS DOBRO	BLUESWOOD DOBRODO	36" HT.	BAB	AS SHOWN	0	0	0
CO RA	CORUNUS RADICATA	GRAY DOBRODO	36" HT.	BAB	AS SHOWN	0	0	0
HY LL	HYDRANGEA PANDOLATA 'JANE'	LITTLE LIME HYDRANGEA	No. 3 (18")	CONT.	AS SHOWN	0	0	0
HY GL	HYDRANGEA GLORIOSA	OMGAEAF HYDRANGEA	No. 5 (24")	CONT.	AS SHOWN	0	0	0
IT V	ILEX VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPRUE	24" HT.	BAB	AS SHOWN	0	0	0
IL GL	ILEX GLAUBA 'COMPACTA'	INBERRY HOLLY	36" HT.	BAB	AS SHOWN	0	0	0
IL DP	ILEX VIRECOLLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" HT.	BAB	AS SHOWN	0	0	0
MY PE	MYRTICA PENICILLANCA	NORTHERN BERRYBERRY	36" HT.	BAB	6" D.C.	0	0	0
RI AR	RHUS ARNICA 'GRO-LOW'	GRO-LOW SUMAC	24" HT.	BAB	6" D.C.	0	0	0
RI DO	RHUS DOBRODANTA 'THERMAL'	EXETERIAN ARNICA	4" HT.	BAB	6" D.C.	0	0	0
ORNAMENTAL GRASSES & PERENNIALS								
BA AU	BARTISA AUSTRALIS	BLUE FALSE INDIGO	No. 1	CONT.	AS SHOWN	0	0	0
CA AC	CALAMAGROSTIS X AUSTRIACA 'KARL FOERSTER'	FEATHER REED GRASS	No. 2	CONT.	AS SHOWN	0	0	0
CA PE	CAREX PENICILLANCA	PENICILLANCA SEDGE	2" PLUG - 1" D.C.	FLATS	AS SHOWN	0	0	0
CA RA	CAREX RADICATA	RADIANT SEDGE	CLUMP #8	CONT.	AS SHOWN	0	0	0
CO LD	CONTOLEASTER 'LOWFAT'	LOWFAT COTONEASTER	No. 3	CONT.	AS SHOWN	0	0	0
EC PU	ECINACEA PURPUREA	PURPLE CONEFLOWER	No. 1	CONT.	AS SHOWN	0	0	0
EL AR	ELTUSIS ARNICAUS 'BLUE DUNE'	BLUE DUNE GRASS	No. 2	CONT.	18" D.C.	0	0	0
EL HY	ELTUSIS HYSTRA	REDTUSING GRASS	No. 2	CONT.	AS SHOWN	0	0	0
LI SP	LIRIOPE SPICATA	CHERNOB LILYGRASS	No. 1	CONT.	18" D.C.	0	0	0
HE HA	HEMORICALLIS 'HAPPY RETURN'	HAPPY RETURN DAISY	No. 2	CONT.	18" D.C.	0	0	0
PA VI	PANICUM VIRGATUM 'HAPPY METAL'	HEAVY METAL SWITCH GRASS	No. 2	CONT.	AS SHOWN	0	0	0
SP HE	SPOROGLOSSIS HETEROPHYLLA	PRINCE DROPSIDE	2" PLUG	FLATS	1" D.C.	0	0	0

1 - INDICATES NATIVE/ADAPTED SPECIES



SUMMER SOLSTICE



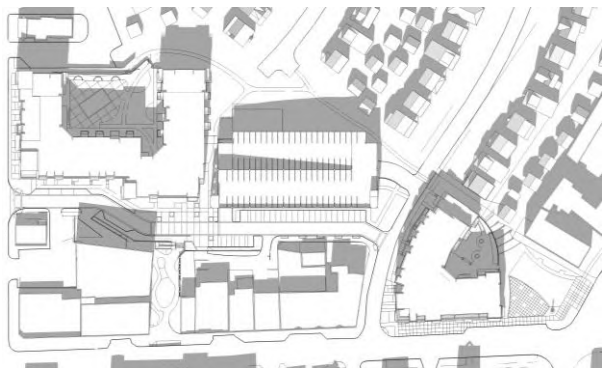
JUNE 21: 9AM



JUNE 21: NOON



JUNE 21: 3PM

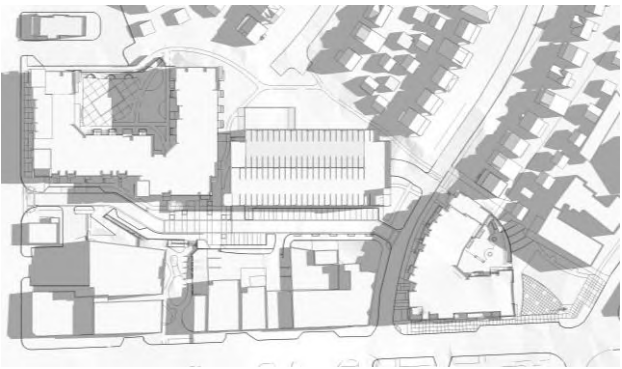


JUNE 21: 6PM

WINTER SOLSTICE



DECEMBER 21: 9AM



DECEMBER 21: NOON



DECEMBER 21: 3PM



DECEMBER 21: 6PM

Cedar Road

CEDAR-LEE SITE

On-street parking

Accent paving

Barber & Beauty
Supply Outlet

Service

Zero curb crossing
with accent paving

Reconfigured parking

PARKING GARAGE

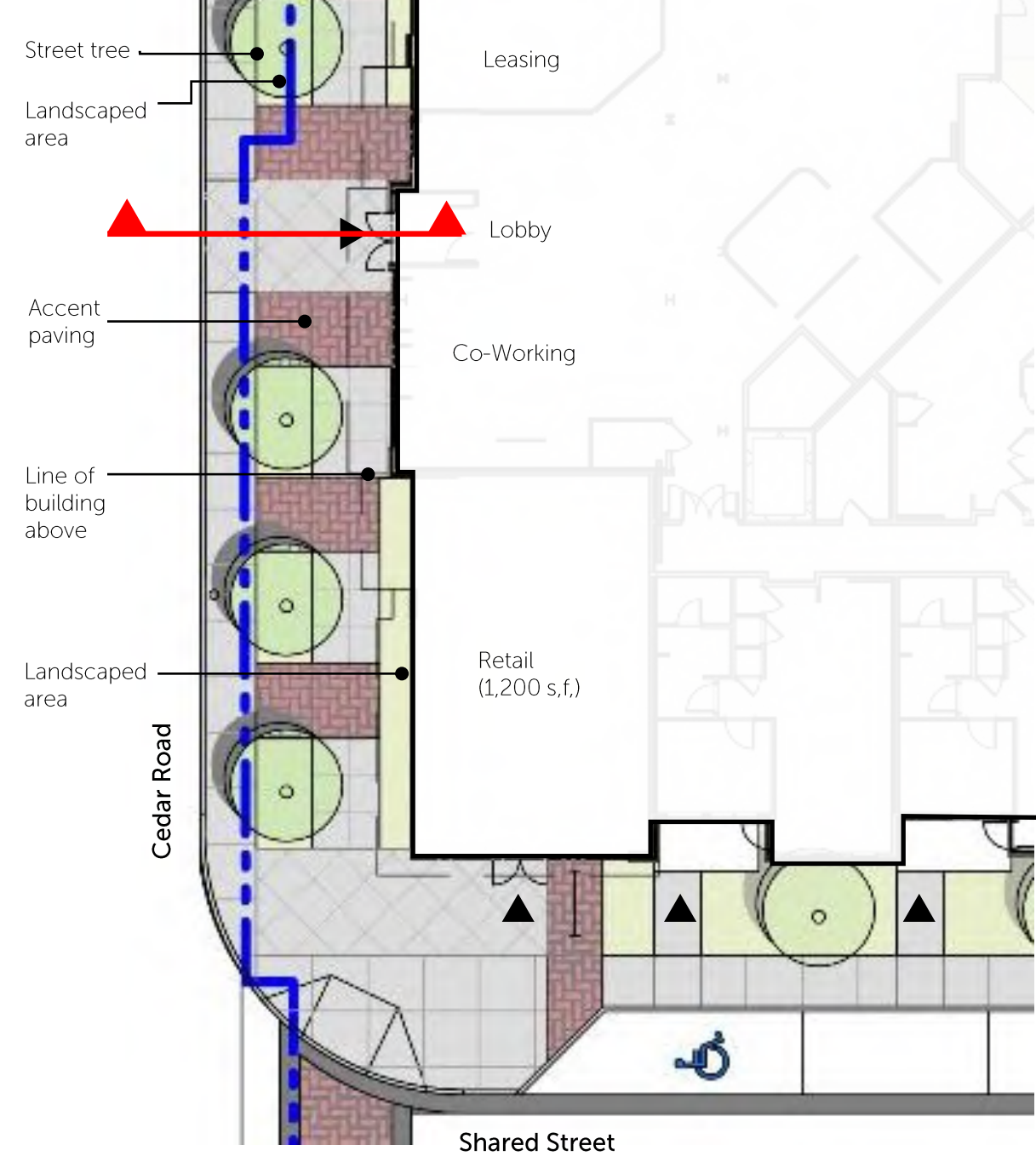
Street trees

Service / Dining / Storage

Cedar-Lee Theatre
Cleveland Barber Studio
Westwork Architectural Studio
HeightsArts Gallery

Boss Dog Brewing Company
Rudy's Pub
Elite Bistro

Momo's Kebab
Lee's Seafood Boil
Two Brothers
Marchant Manor Cheese





Bike Racks

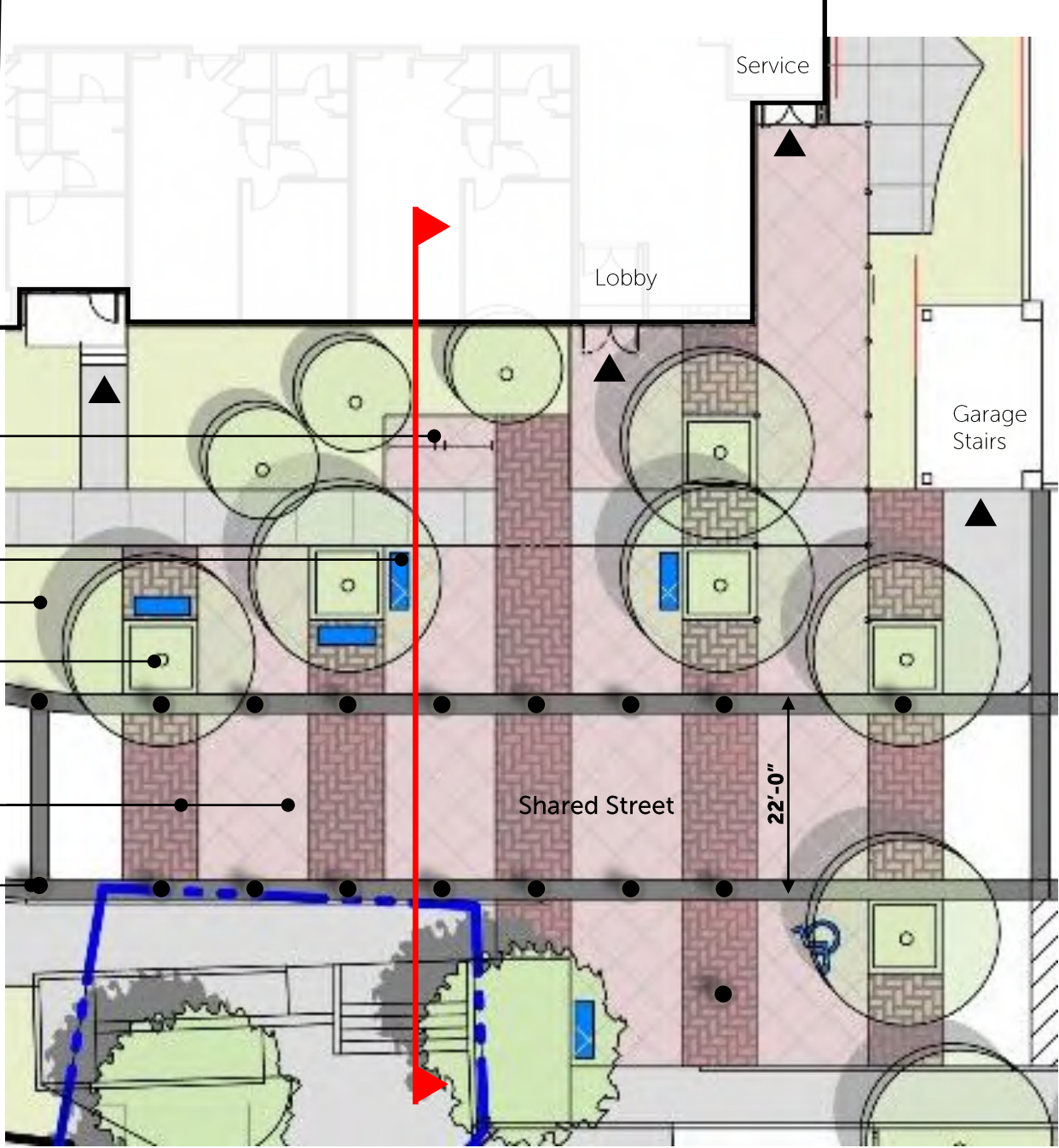
Bench

Landscaped area

Street tree

Accent paving

Bollard



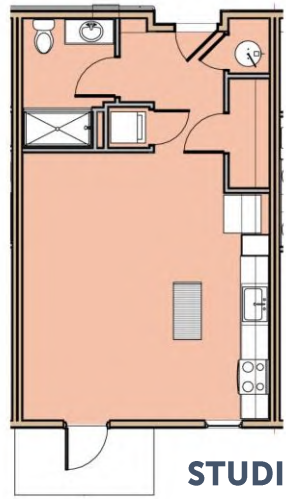
Service

Lobby

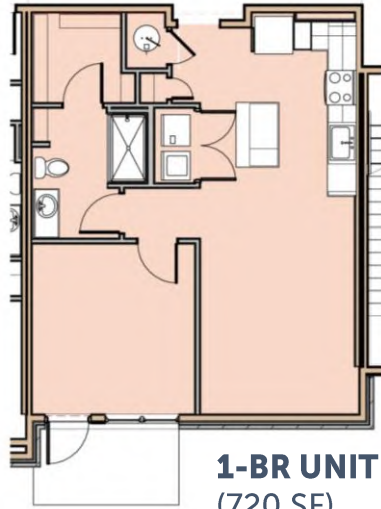
Garage Stairs

Shared Street

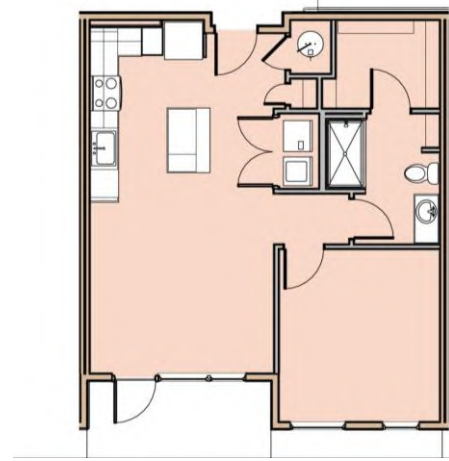
22'-0"



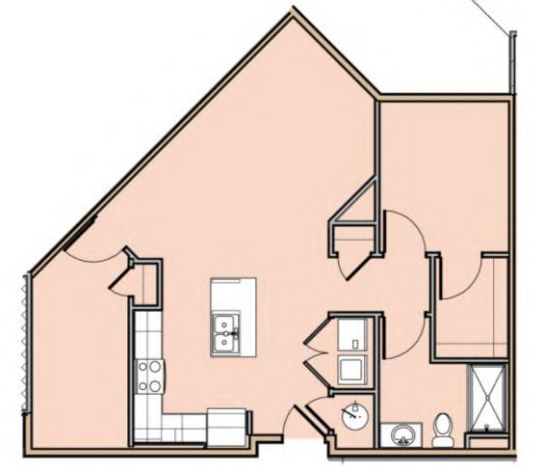
STUDIO UNIT
(560 SF)



1-BR UNIT
(720 SF)



1-BR UNIT
(730 SF)



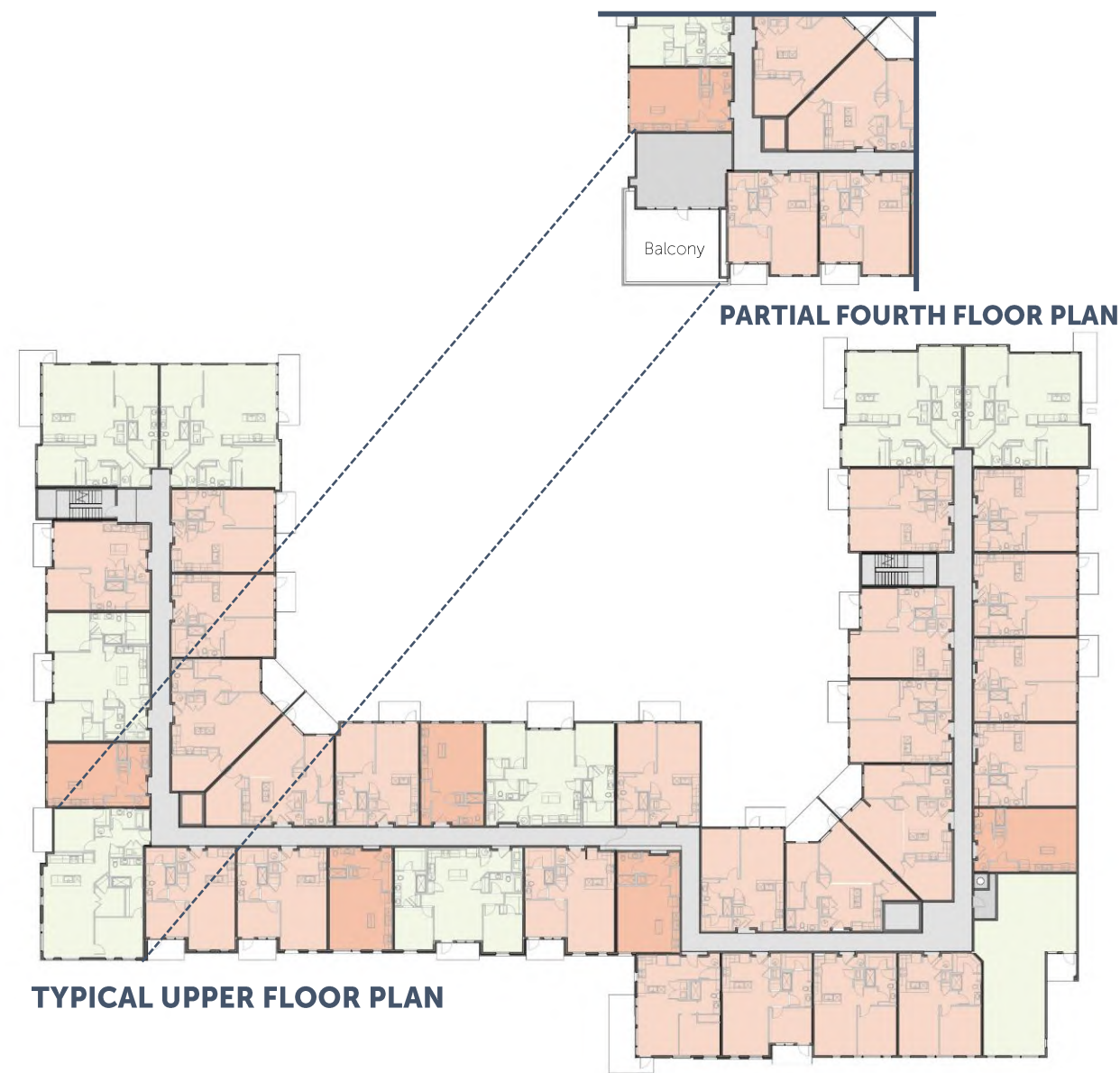
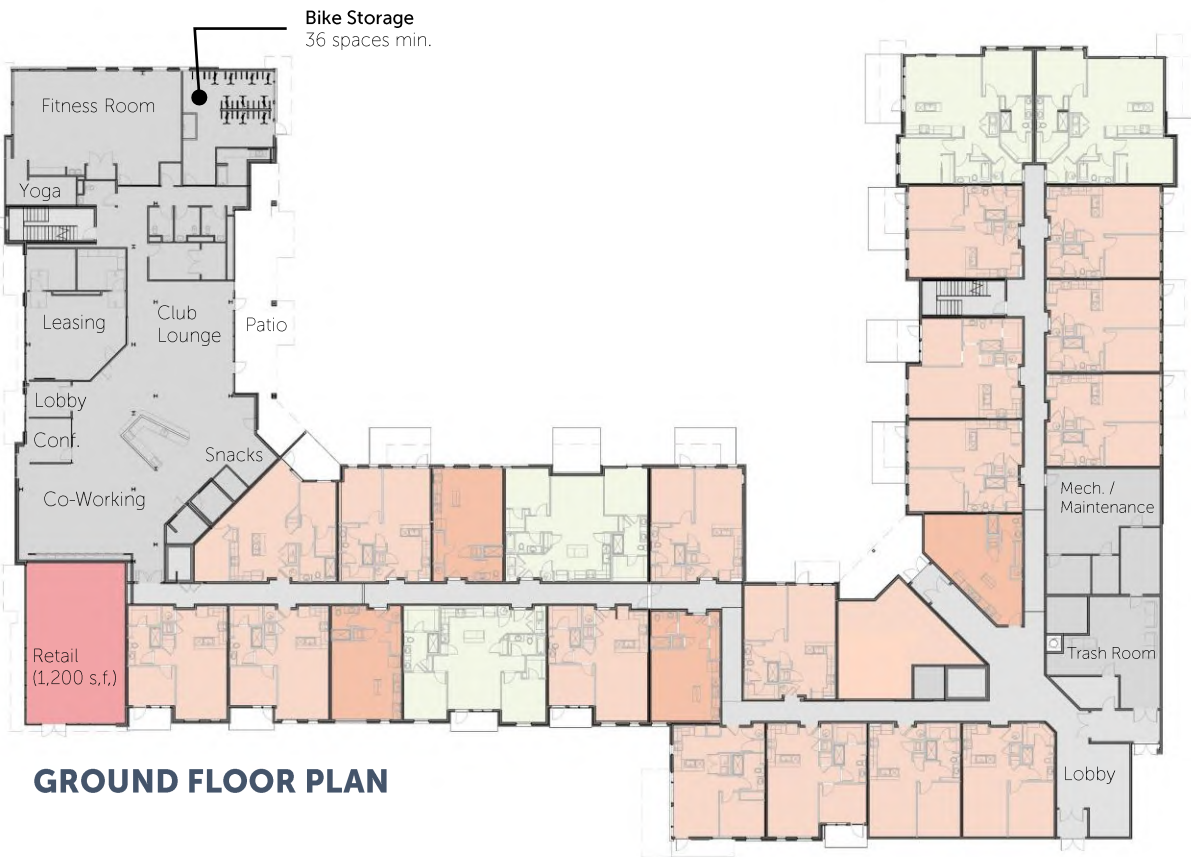
1-BR CORNER UNIT WITH DEN
(870 SF)



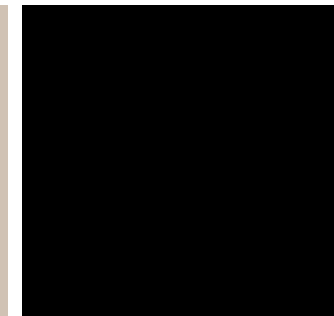
2-BR UNIT
(1,080 SF)



2-BR CORNER UNIT
(1,230 SF)







Brick

T&G Alum Siding

Fiber Cement Siding

Fiber Cement Siding

ACM – DCX Copper

Precast

Windows



Cedar Road Elevation (Street level windows = 74.9% of lineal frontage)



Shared Street Elevation



Courtyard Elevation looking west



Courtyard Elevation looking north



District Context Map



Building Corner Massing



A Upper Cleveland Heights High School



B At&T Building



C Lower Cleveland Heights High School



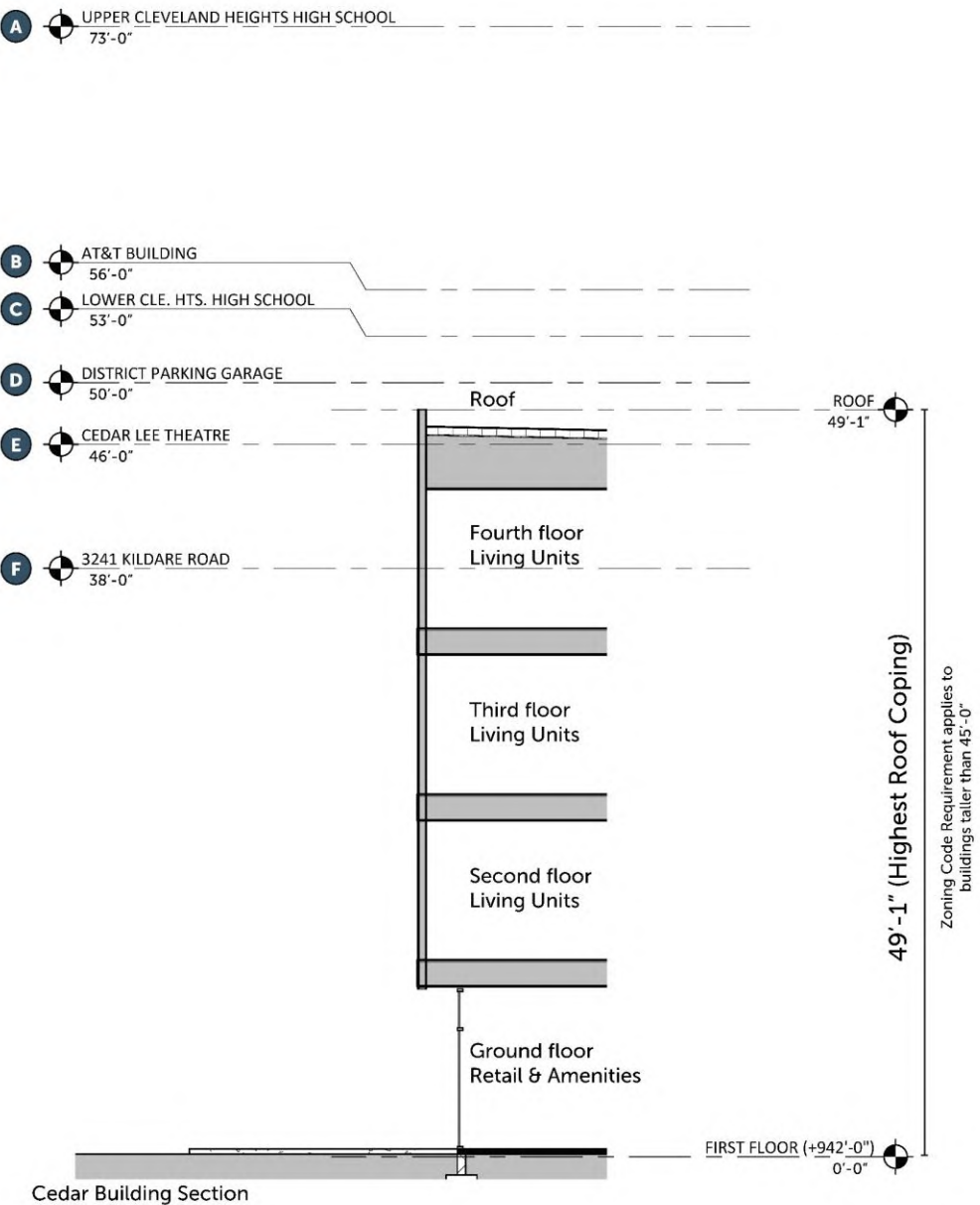
D District Parking Garage



E Cedar Lee Theatre



F 3241 Kildare Road











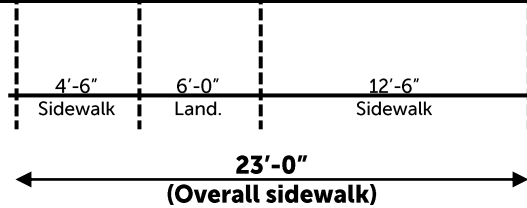












Landscaped area

Street tree

Tullamore Road

Bench

Accent paving

Line of building above

Bike Room

Lobby

Covered Patio

Retail (7,000 s,f.)

Outdoor Dining Area

23'-0"

Lee Road



GROUND FLOOR PLAN

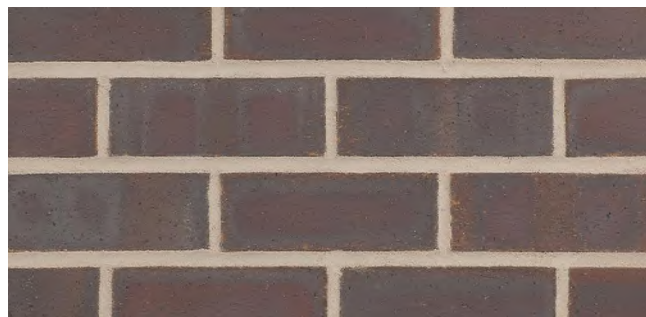
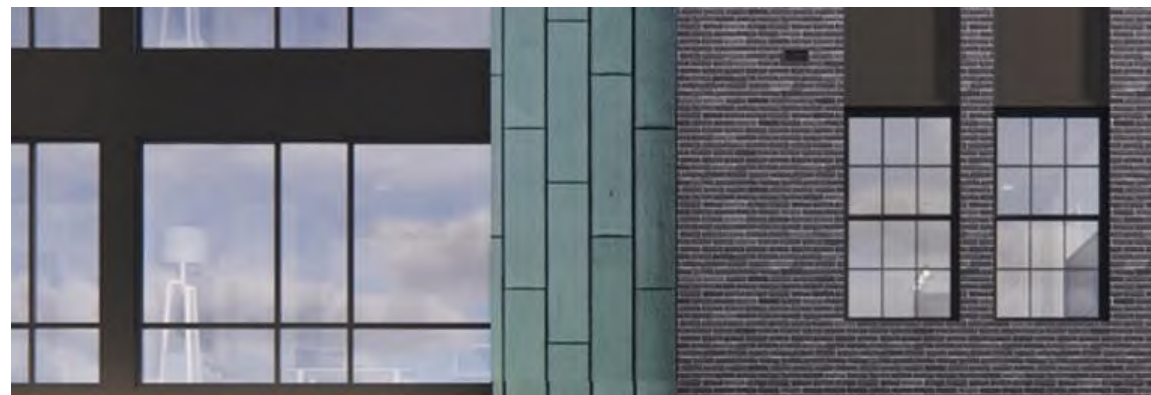
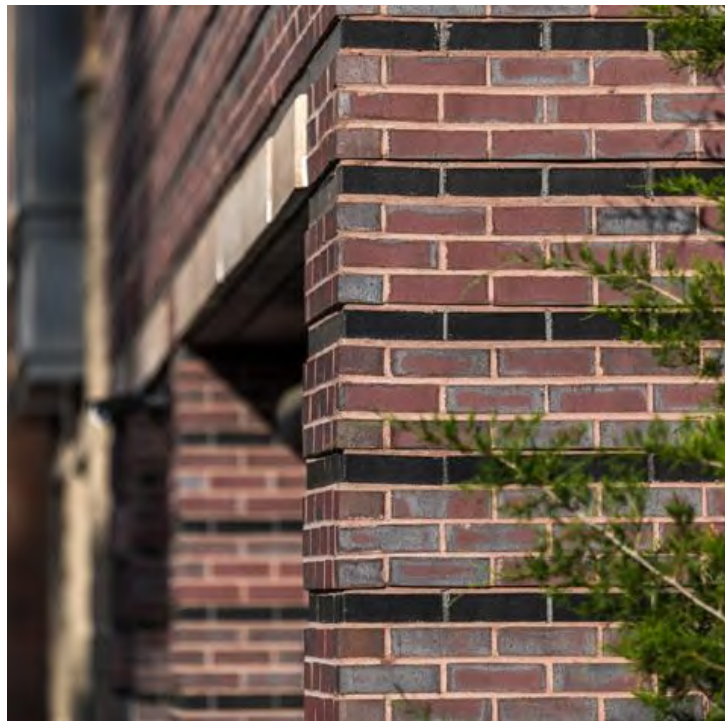


SECOND & THIRD FLOOR PLANS



FOURTH FLOOR PLAN

Lee Road 4th Floor Terrace
8'-3" deep for 55% of lineal frontage



Brick 1

Brick 2

Fiber Cement Siding

Fiber Cement Siding

Precast

Windows



Lee Road Elevation (Street level windows = 88.9% of lineal frontage)



Tullamore Road Elevation



--50'-6" : ROOF COPING
--35'-11" : FOURTH FLOOR
--25'-0" : THIRD FLOOR
--14'-2" : SECOND FLOOR
--3'-0" : RESIDENTIAL
--0'-0" : RETAIL

Meadowbrook Boulevard Elevation



--50'-6" : ROOF COPING
--35'-11" : FOURTH FLOOR
--25'-0" : THIRD FLOOR
--14'-2" : SECOND FLOOR
--3'-0" : RESIDENTIAL
--0'-0" : RETAIL

Courtyard Elevation looking west



















