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Cedar-Lee-Meadowbrook

Flaherty & Collins | Final Architecture Board of Review | 03.01.22



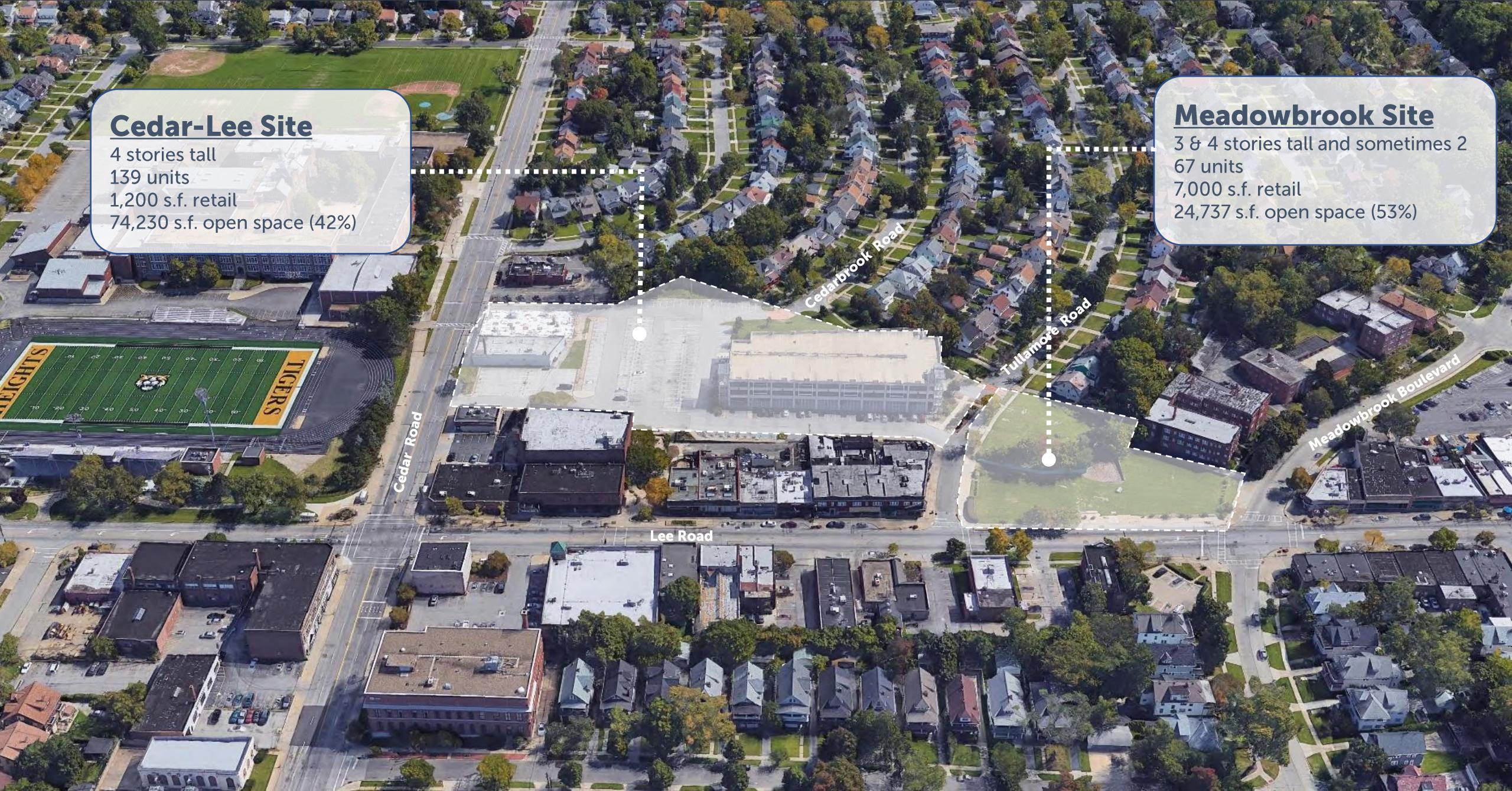
CLEVELAND
HEIGHTS



FLAHERTY & COLLINS
PROPERTIES



City
Architecture





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

Cleveland Heights
High School

Wendy's

Heights High
Football Field &
Track



Cleveland Heights
High School

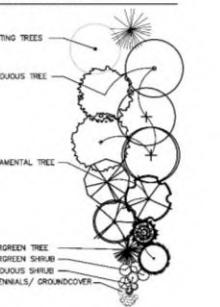
Wendy's



LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLANS. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- HATCHED PLANT AREA DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL HATCHED PLANTING AREAS AT SPACING LISTED IN PLANT LIST SUMMARY.
- CONTRACTOR TO PROVIDE DOUBLE SHREDDED MULCH PER DETAILS AND SPECIFICATIONS AT ALL PLANTING BEDS. PROVIDE A MIN. 3' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN MANICURED LAWNS/SEED AREAS UNLESS TREES ARE INCORPORATED IN A PLANTING BED. FOR TREES LOCATED IN HATCHED PLANTING AREAS, PROVIDE A MIN. 5' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH COLOR SHALL BE NATURAL AND NOT DYED, AND MATCHING MULCH BED DUSTLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE 4" DEPTH OF PLANTING SOIL MIX PER THE SPECIFICATIONS AND DETAILS. ALL SOIL MIXES SHALL BE APPROVED BY THE OWNER. A MAX. 4" DEPTH OF TOPSOIL PER THE SPECIFICATIONS CAN BE RE-USED IF SPECIFICATIONS ARE MET AND APPROVED BY OWNER.
- PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN OR NEAR SWALES OR CREATING WOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
- 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.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING, AND AFTER INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED UTILITY ROUTINGS AND LOCATING ALL EXISTING UTILITIES ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER OF THE LOCATION OF ALL EXISTING UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT OF ALL UTILITY LINES AND OTHER EXISTING FEATURES (PERIOD 3) TO AVOID ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- APPLY A PRE-EMERGENT HERBICIDE, PENDIMETHALIN OR GRADAZON OR APPROVED SIMILAR, TO TREE, SHRUB, AND GROUNDCOVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEeded AREAS.

PLANT LEGEND



KEY NOTES

- SEED
- MULCH LINE/MULCH BED
- SPECIALTY PAVEMENT
- EXISTING PERMEABLE PAVERS
- NEW PERMEABLE PAVERS TO MATCH EXISTING
- PRIVACY FENCE
- GATE
- BOLLARDS
- BIKE RACKS
- BENCHES

PLANT LIST - SUMMARY TABLE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	L2.1	L2.2	TOTAL
DECIDUOUS TREES								
AC FR ¹	ACER FREMEDIANI "AUTUMN BLAZE"	ACER FREMEDIANI "AUTUMN BLAZE"	2.5' CAL.	B&B	AS SHOWN	0	0	0
AC RR ¹	ACER RUBRUM "RED ROCKET"	RED ROCKET MAPLE	2.5' CAL.	B&B	AS SHOWN	0	0	0
AC SU ¹	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	3.5' CAL.	B&B	AS SHOWN	0	0	0
BE NF ¹	BETULA NIGRA	RIVER BIRCH	8' HT.	B&B (CLUMP)	AS SHOWN	0	0	0
CA CA ¹	CARPINA CAROLINIANA	AMERICAN HORNBEEAM	2.5' CAL.	B&B	AS SHOWN	0	0	0
GU B ¹	QUERCUS BICOLOR	RED OAK	2.5' CAL.	B&B	AS SHOWN	0	0	0
GU R ¹	QUERCUS RUBRA	NORTHERN RED OAK	3' CAL.	B&B	AS SHOWN	0	0	0
ZI SK ¹	ZELKOVA SERRATA "GREEN VASE"	GREEN VASE ZELKOVA	2' CAL.	B&B	AS SHOWN	0	0	0
EVERGREEN TREES								
AB CO ¹	ABIES CONCOLOR	WHITE FIR	6' HT.	B&B	AS SHOWN	0	0	0
PI AB ¹	PICTA ABIES	NORWAY SPRUCE	6' HT.	B&B	AS SHOWN	0	0	0
PI ST ¹	PISTUS Sitchensis	EASTERN WHITE PINE	6' HT.	B&B	AS SHOWN	0	0	0
ORNAMENTAL TREES								
AM BR ¹	AMELANCHIER GRANDIFLORA "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B (CLUMP)	AS SHOWN	0	0	0
CE CA ¹	CECROPS CANADENSIS	THORNLESS COOSPLUR HAWTHORN	6' HT.	B&B (CLUMP)	AS SHOWN	0	0	0
CR CR ¹	CRATAEGUS CRASS-DALI INERMIS	JANE MAGNOLIA	2' CAL.	B&B	AS SHOWN	0	0	0
MJ ¹	MAGNOLIA "JANE"	PRairie CRAB	1.5' CAL.	B&B	AS SHOWN	0	0	0
MA PR ¹	MALUS "PRAIRIE"	PRairie CRAB	1.75' CAL.	B&B	AS SHOWN	0	0	0
SHRUBS								
AH ME ¹	ARONIA MELANOCARPA "AUTUMN MAGIC"	AUTUMN MAGIC BLACK CHokeBERRY	No. 3 (18")	CONT.	AS SHOWN	0	0	0
BU GV ¹	BUXUS S. "GREEN VELVET"	GREEN VELVET BOXWOOD	18" HT.	B&B	36" D.C.	0	0	0
CO ST ¹	CORNUS SIBERICA "TALWOOD2000"	BLOODGOOD DOGWOOD	36" HT.	B&B	AS SHOWN	0	0	0
CO RA ¹	CORNUS RADicans	GRAY DOGWOOD	24" HT.	B&B	AS SHOWN	0	0	0
HY LL ¹	HYDRANGEA PANICULATA "ANNIE"	LITTLE LIME HYDRANGEA	No. 3 (18")	CONT.	AS SHOWN	0	0	0
HY QU ¹	HYDRANGEA QUERIOLIA	DALEAF HYDRANGEA	No. 3 (24")	CONT.	AS SHOWN	0	0	0
IT VI ¹	IEVA VIRGINICA "LITTLE HONEY"	LITTLE HONEY SWEETSPICE	24" HT.	B&B	AS SHOWN	0	0	0
IL GL ¹	ILEX GLabra "CONFICIA"	BERRY HOLLY	36" HT.	B&B	AS SHOWN	0	0	0
IL JT ¹	ILEX VERTICILLATA "JIM DANDY"	JIM DANDY WINTERBERRY	24" HT.	B&B	AS SHOWN	0	0	0
MY PE ¹	MYRSICA PENINSULARIS	NORTHERN BERRY	36" HT.	B&B	6" D.C.	0	0	0
RH AR ¹	RIBES AROMATICUM "GRO-LAWN"	GRO-LAWN SUMAC	24" HT.	B&B	4" D.C.	0	0	0
TH OC ¹	THALIA OCCIDENTALIS "TOMORROW"	EMERALD ABBORTIAE	4' HT.	B&B	8" D.C.	0	0	0
ORNAMENTAL GRASSES & PERENNIALS								
BA AU ¹	BAPISIA AUSTRALIS	BLUE FALSE INDIGO	No. 1	CONT.	AS SHOWN	0	0	0
CA AC ¹	CALAMAGROSTIS X AQUILIFLORA "KARL FOERSTER"	FEATHER REED GRASS	No. 2	CONT.	AS SHOWN	0	0	0
CA PT ¹	CALYPSUM PONTICUM	PENNSYLVANIA SEDGE	2" PLUG - 1" D.C.	FLATS	AS SHOWN	0	0	0
CA RA ¹	CAREX RADicans	RADIANT SEDGE	CLUMP 8"	CONT.	AS SHOWN	0	0	0
CO LO ¹	COSTEASTER LOWFAST	LOWFAST COSTEASTER	No. 3	CONT.	AS SHOWN	0	0	0
EC PU ¹	ECINOCAZA PURPUREA	PURPLE CONFLOMER	No. 1	CONT.	AS SHOWN	0	0	0
EL AN ¹	ELYMUS ANARENUS "BLUE DUNE"	BLUE DUNE LYME GRASS	No. 2	CONT.	18" D.C.	0	0	0
EL HY ¹	ELYMUS HYSTRIX	BOTTLEBRUSH GRASS	No. 2	CONT.	AS SHOWN	0	0	0
LI SP ¹	LIRIOPE SPICATA	CREPPING LILYGRASS	No. 1	CONT.	18" D.C.	0	0	0
HE HA ¹	HEMEROCALLIS "HAPPY RETURNS"	HAPPY RETURNS DAYLILY	No. 2	CONT.	18" D.C.	0	0	0
PA V ¹	PANICUM VIRGATUM "HEAVY METAL"	HEAVY METAL SWITCH GRASS	No. 2	CONT.	AS SHOWN	0	0	0
SP HE ¹	SPOROBOLUS HETEROLEPIS	PRairie DROPSICK	2" PLUG	FLATS	1" D.C.	0	0	0

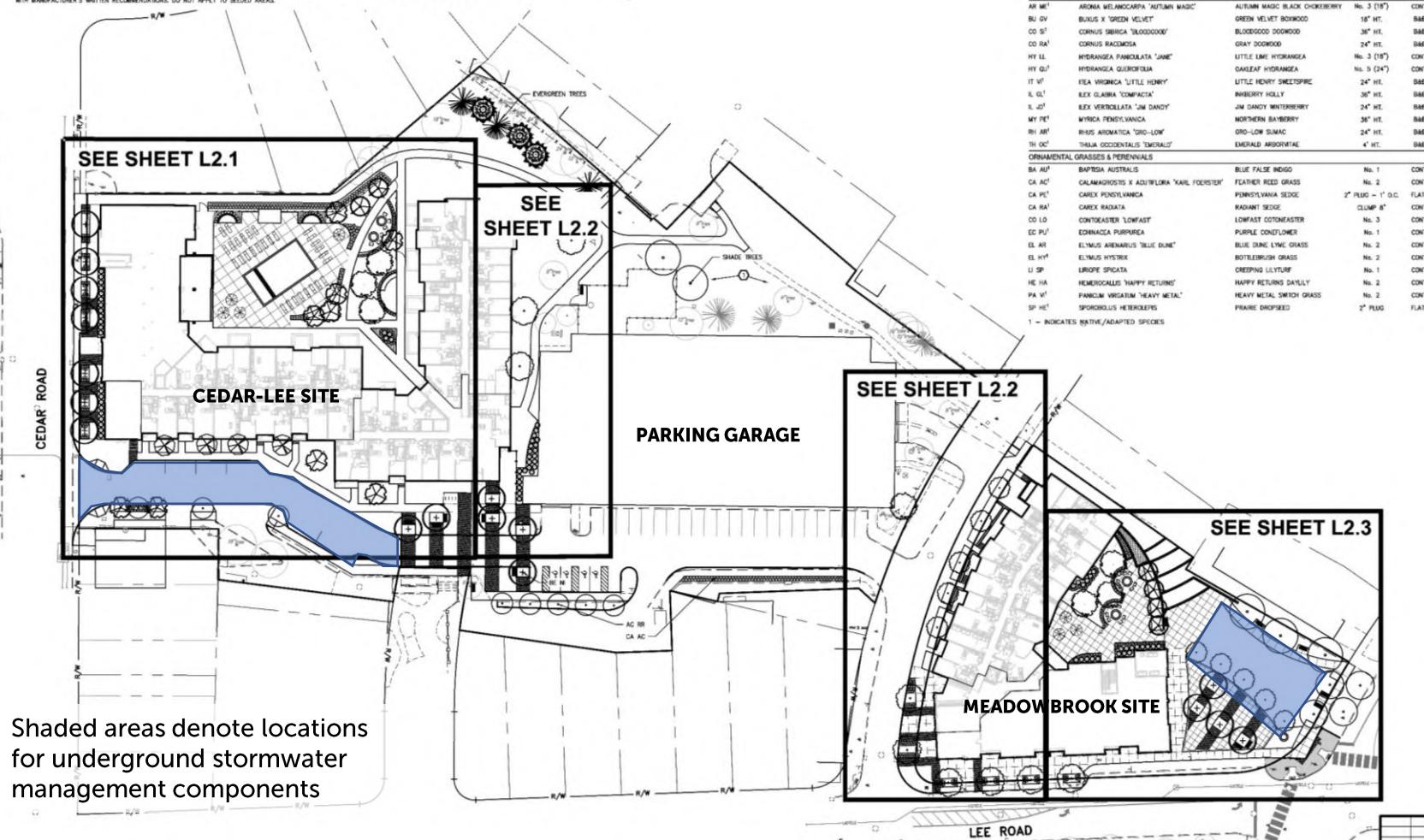
SEE SHEET L2.2

PARKING GARAGE

SEE SHEET L2.3

MEADOWBROOK SITE

Shaded areas denote locations for underground stormwater management components



SEE SHEET L2.1

SEE SHEET L2.2

PARKING GARAGE

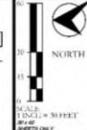
SEE SHEET L2.3

MEADOWBROOK SITE

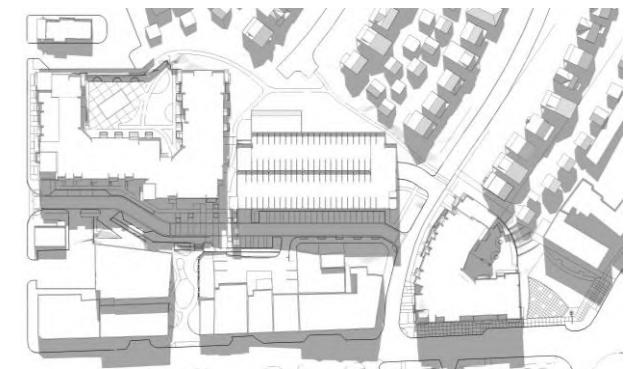
CEDAR LEE MEADOWBROOK REDEVELOPMENT

SITE LANDSCAPE PLAN

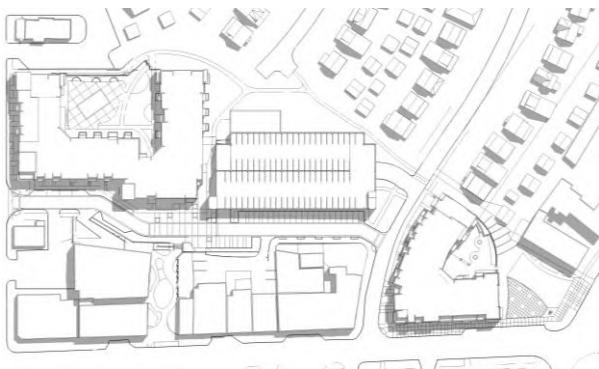
CITY OF CLEVELAND HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO



SUMMER SOLSTICE



JUNE 21: 9AM



JUNE 21: NOON



JUNE 21: 3PM

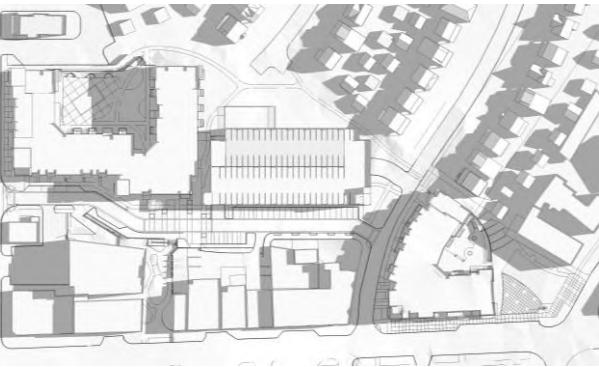


JUNE 21: 6PM

WINTER SOLSTICE



DECEMBER 21: 9AM



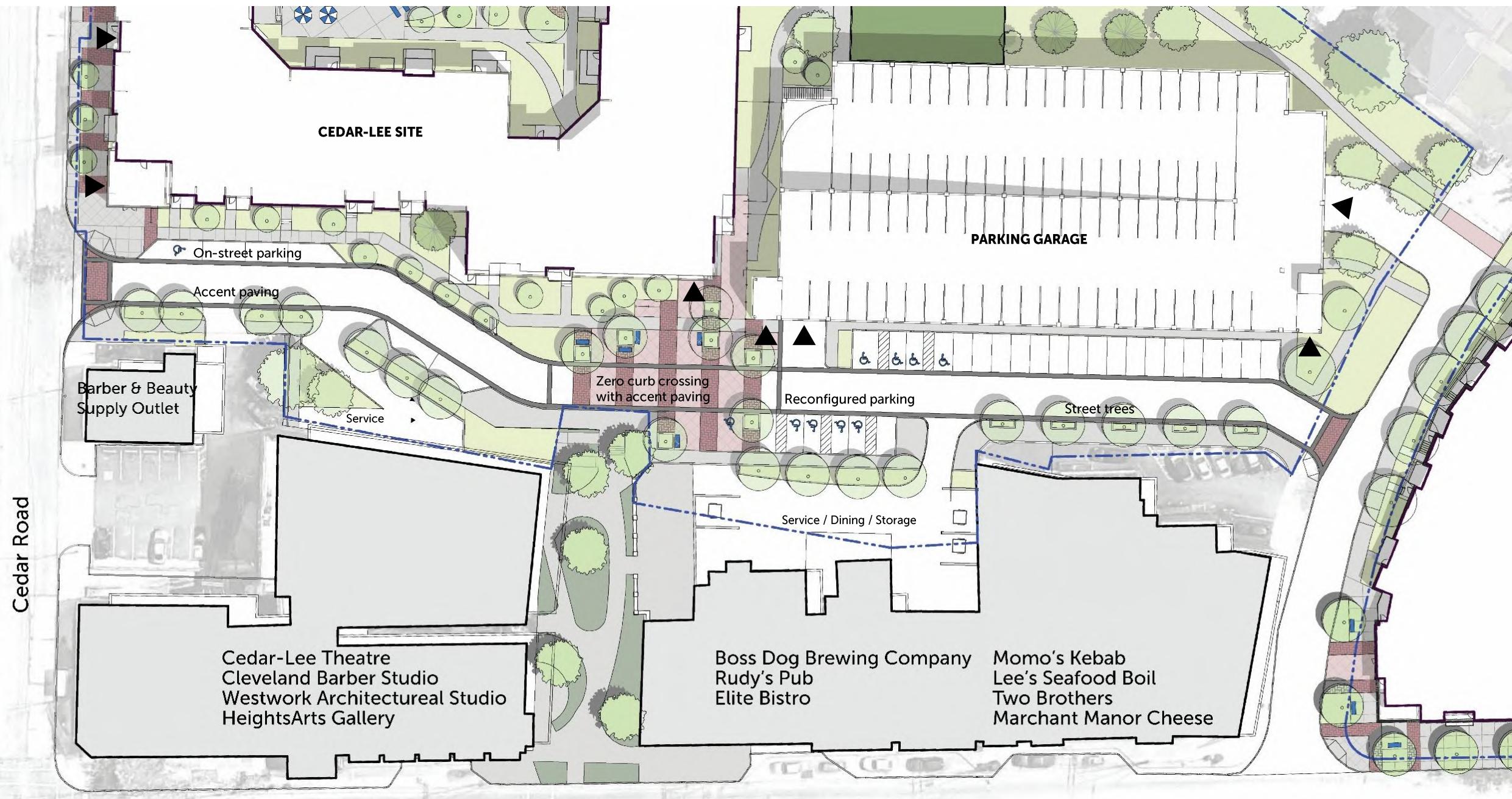
DECEMBER 21: NOON

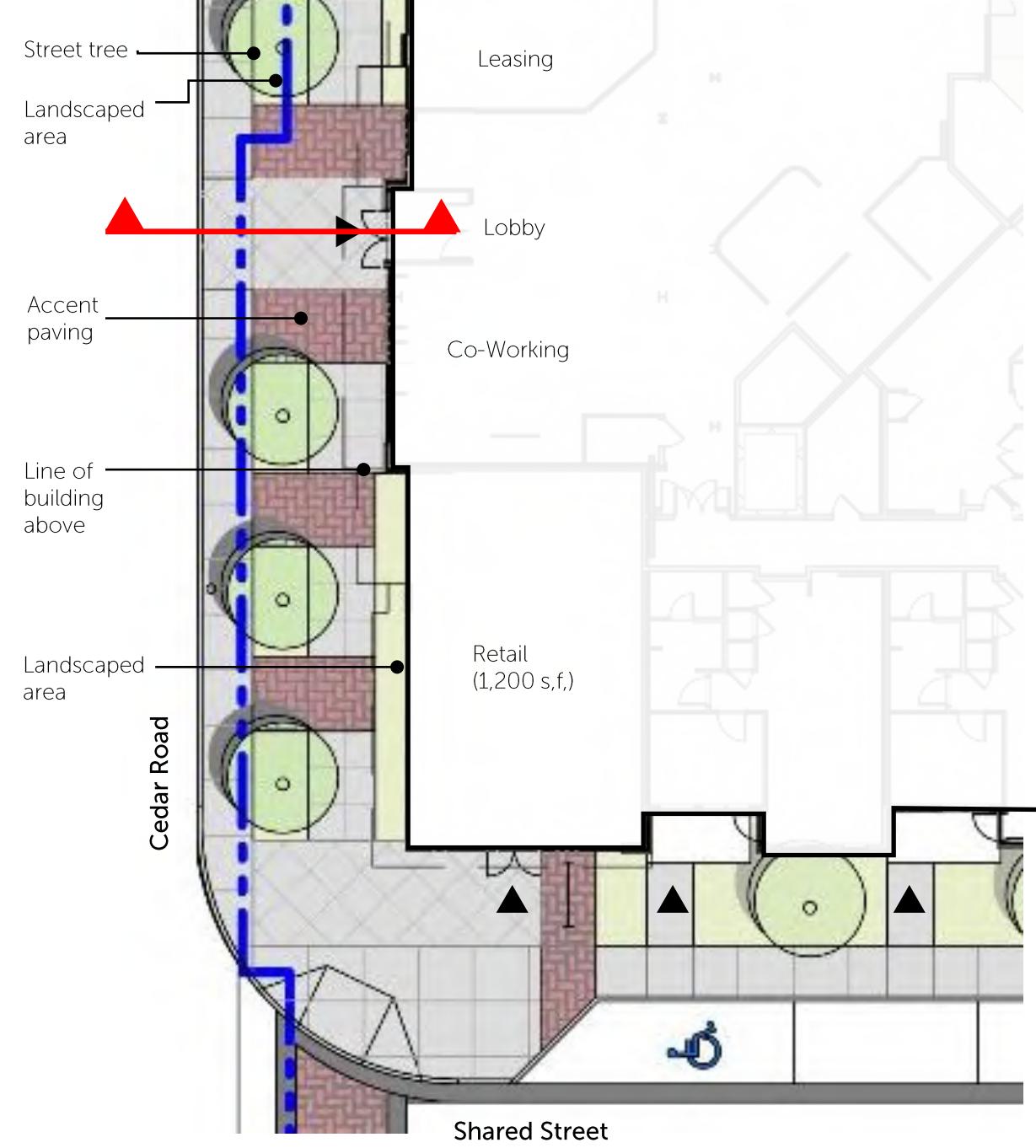


DECEMBER 21: 3PM



DECEMBER 21: 6PM







Bike Racks

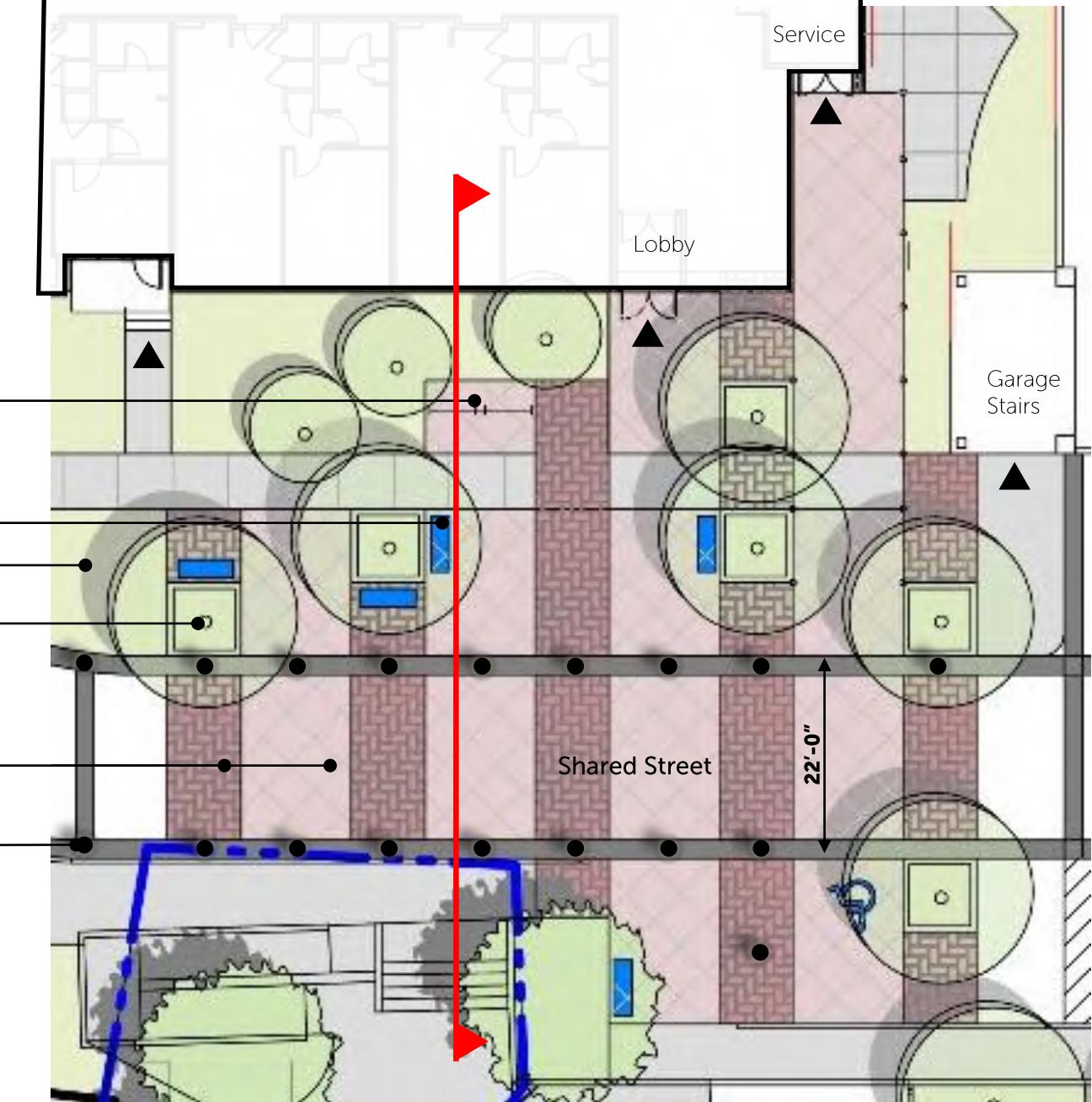
Bench

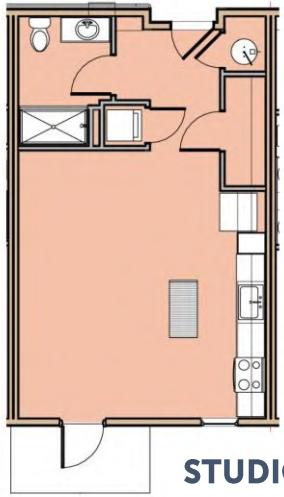
Landscaped area

Street tree

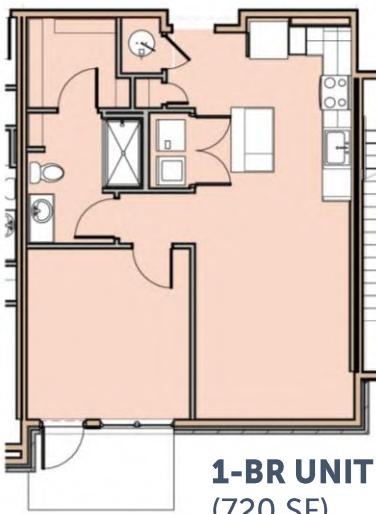
Accent paving

Bollard

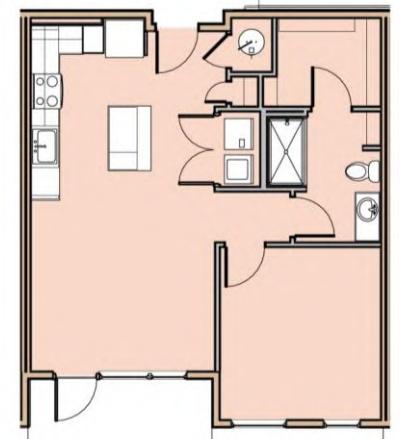




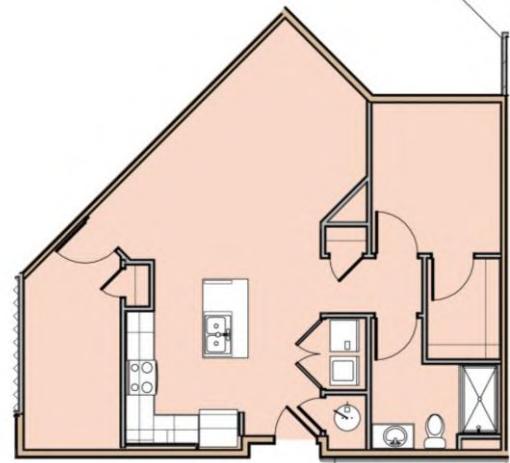
STUDIO UNIT
(560 SF)



1-BR UNIT
(720 SF)



1-BR UNIT
(730 SF)



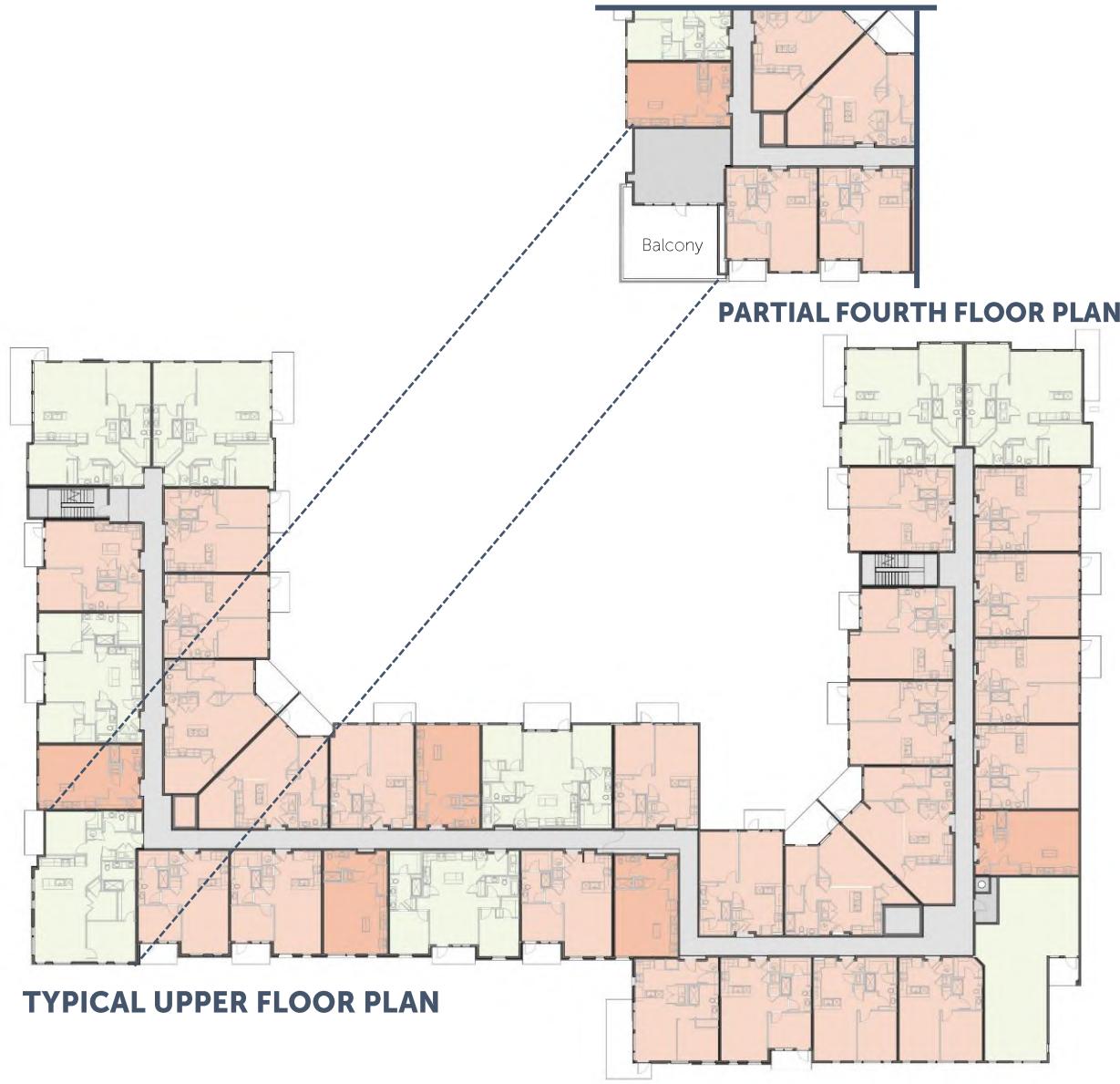
1-BR CORNER UNIT WITH DEN
(870 SF)



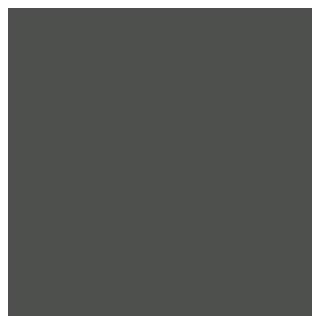
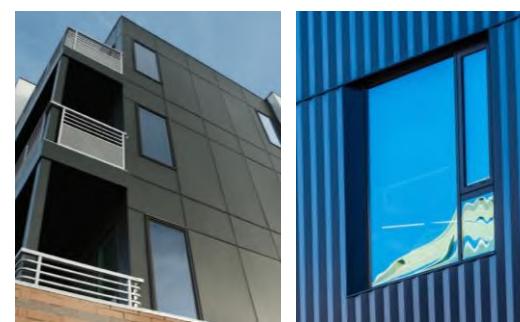
2-BR UNIT
(1,080 SF)



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



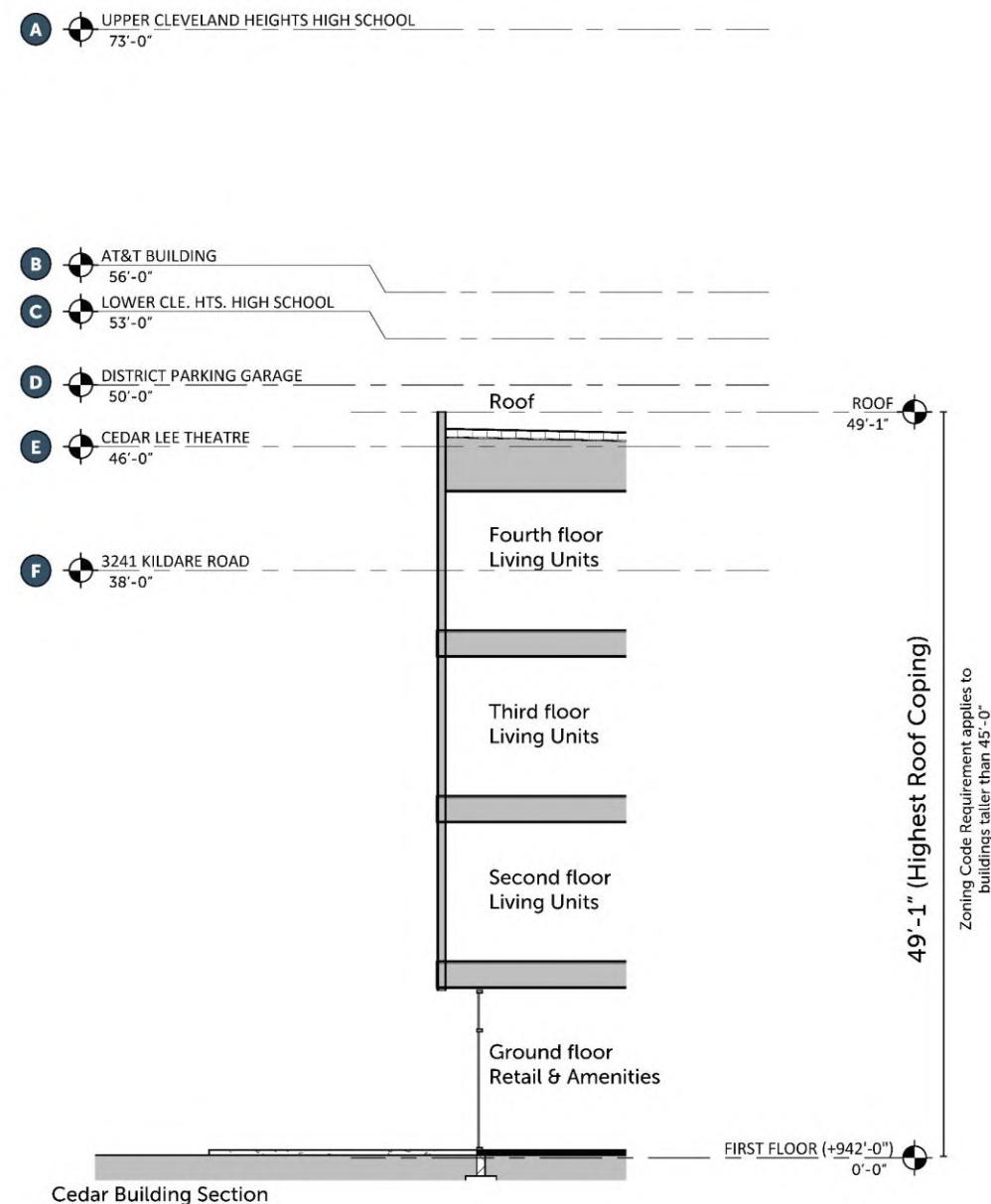
D District Parking Garage



E Cedar Lee Theatre



F 3241 Kildare Road





Cedar Lee Meadowbrook Development | Cedar Lee from Cedar Road

Flaherty & Collins | City Architecture









Cedar Lee Meadowbrook Development | Shared Street plaza and crossing

Flaherty & Collins | City Architecture



Cedar Lee Meadowbrook Development | Cedar Lee resident courtyard

Flaherty & Collins | City Architecture



Cedar Lee Meadowbrook Development | Cedar Lee Site Existing Conditions

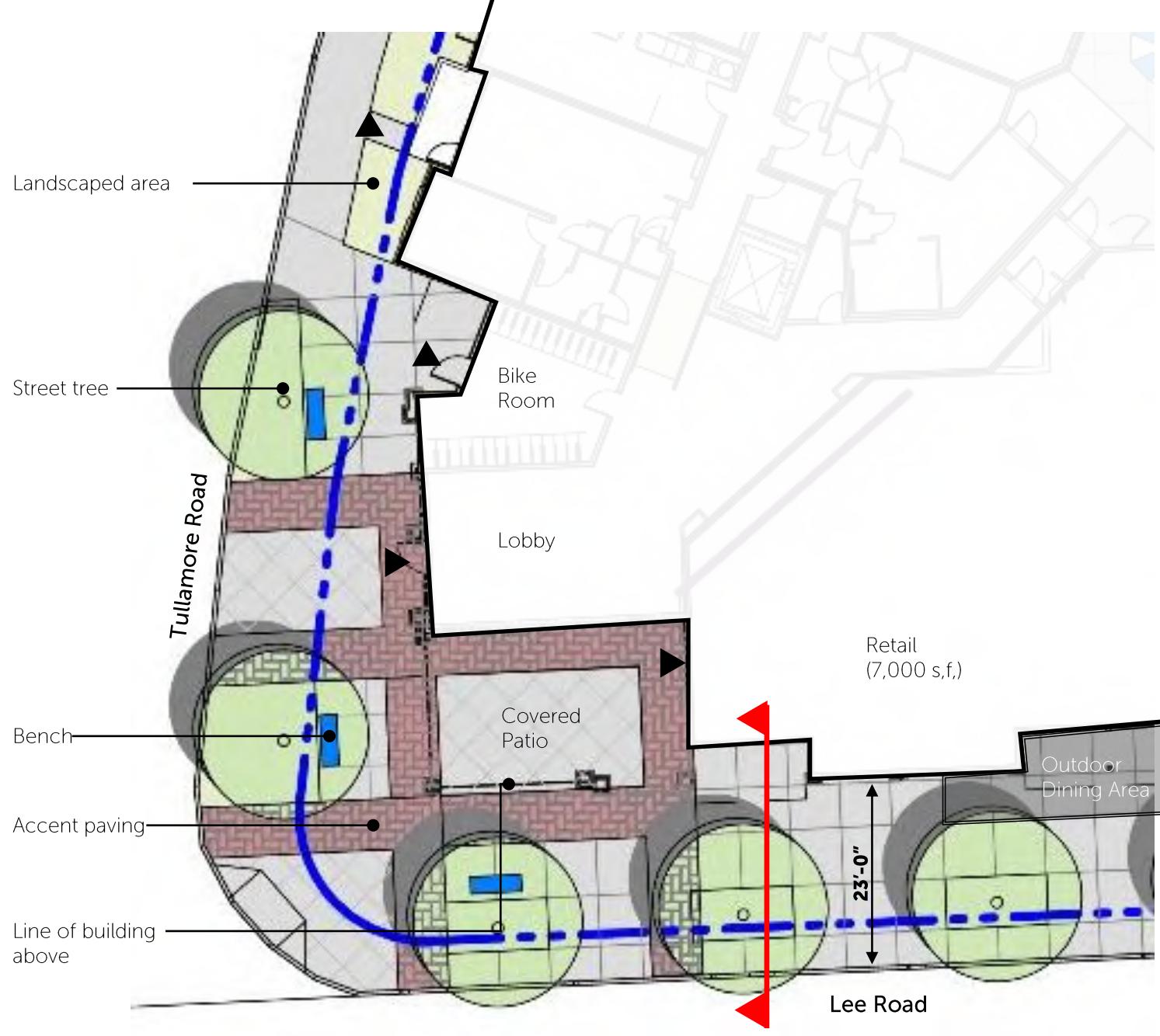
Flaherty & Collins | City Architecture



Cedar Lee Meadowbrook Development | Cedar Lee from mini-park and Boss Dog Patio

Flaherty & Collins | City Architecture







GROUND FLOOR PLAN

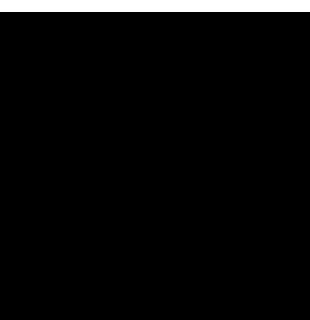
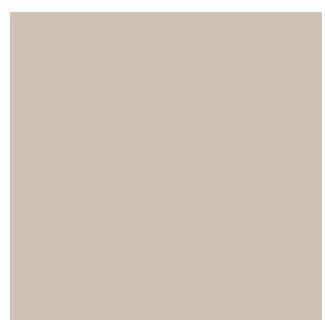
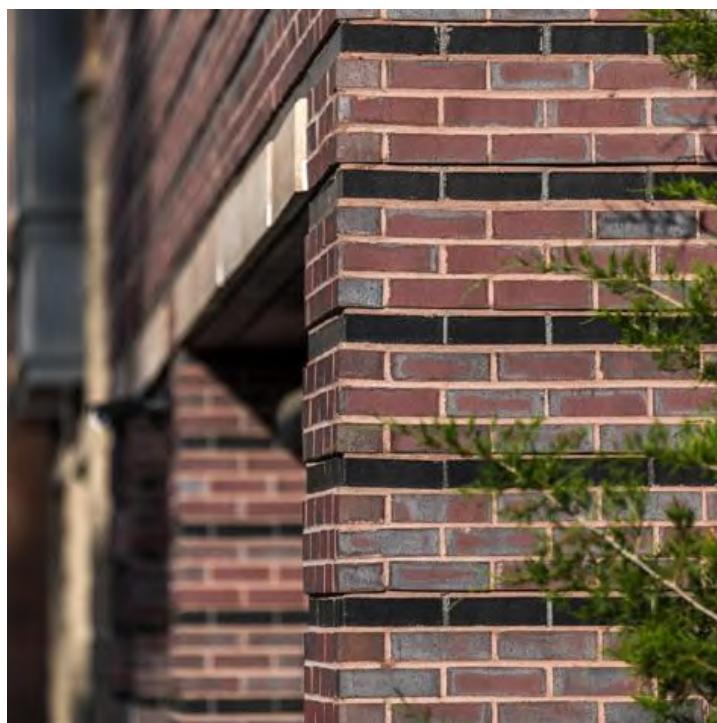


SECOND & THIRD FLOOR PLANS



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



Meadowbrook Boulevard Elevation



Courtyard Elevation looking west





Cedar Lee Meadowbrook Development | Lee Road and Tullamore Road intersection

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Cedar Lee Meadowbrook Development | View looking down Tullamore Road

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Cedar Lee Meadowbrook Development | View from the Shared Street

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Cedar Lee Meadowbrook Development | Meadowbrook Site Existing Conditions

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Cedar Lee Meadowbrook Development | View of Meadowbrook activity green space

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Cedar Lee Meadowbrook Development | Meadowbrook Site Existing Conditions

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Cedar Lee Meadowbrook Development | View of Meadowbrook activity green space from Best Gyros

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Cedar Lee Meadowbrook Development | Cedar Lee Meadowbrook Existing Aerial Image

Flaherty & Collins | City Architecture



Cedar Lee Meadowbrook Development | Cedar Lee Meadowbrook Concept

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