



- 30 UNITS**
- 4 UNITS - SIDE COURTYARD 45'x75'
 - 9 UNITS - SIDE COURTYARD 45'x73'
 - 4 UNITS - SWING/ REAR COURTYARD 40'x70'
 - 5 UNITS - SWING/ REAR COURTYARD 38'x66'
 - 8 UNITS - DUPLEX 55'x50'



- 36 UNITS**
- 4 UNITS - SIDE COURTYARD 45'x75'
 - 9 UNITS - SIDE COURTYARD 45'x73'
 - 10 UNITS - SWING/ REAR COURTYARD 40'x70'
 - 5 UNITS - SWING/ REAR COURTYARD 38'x66'
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- 30 UNITS**
- 4 UNITS - SIDE COURTYARD 45'x75'
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 - 4 UNITS - SWING/ REAR COURTYARD 40'x70'
 - 5 UNITS - SWING/ REAR COURTYARD 38'x66'
 - 8 UNITS - DUPLEX 55'x50'

- EXISTING STONE/BRICK WALL TO REMAIN
- NEW STONE/BRICK WALL
- NEW LANDSCAPE GREEN WALL/ HEDGE



- 36 UNITS**
- 4 UNITS - SIDE COURTYARD 45'x75'
 - 9 UNITS - SIDE COURTYARD 45'x73'
 - 10 UNITS - SWING/ REAR COURTYARD 40'x70'
 - 5 UNITS - SWING/ REAR COURTYARD 38'x66'
 - 8 UNITS - DUPLEX 55'x50'

- EXISTING STONE/BRICK WALL TO REMAIN
- NEW STONE/BRICK WALL
- NEW LANDSCAPE GREEN WALL/ HEDGE



- LOTS ON SITE BEING REPRESENTED
- EXISTING STONE/BRICK WALL TO REMAIN
- NEW STONE/BRICK WALL
- NEW LANDSCAPE GREEN WALL/ HEDGE



LOT 20
HOUSE A- REAR
ELEVATION 1
SCHEME 3

LOT 21
HOUSE B- REAR
ELEVATION 1
SCHEME 2

LOT 22
HOUSE A- REAR
ELEVATION 2
SCHEME 1

STREETSCAPES ARE CONCEPTUAL AND PRELIMINARY AND DEPICT THE GENERAL CHARACTER OF HOMESTYLES, MATERIALS, AND LANDSCAPING. MAY CHANGE UPON FINAL DEVELOPMENT.



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

STREETSCAPE LOT 20-22
MARCH 09, 2022



- LOTS ON SITE BEING REPRESENTED
- EXISTING STONE/BRICK WALL TO REMAIN
- NEW STONE/BRICK WALL
- NEW LANDSCAPE GREEN WALL/ HEDGE



LOT 23
HOUSE B- REAR
ELEVATION 2
SCHEME 2

LOT 24
HOUSE A- REAR
ELEVATION 1
SCHEME 3

LOT 25
HOUSE A- REAR
ELEVATION 2
SCHEME 2

STREETSCAPES ARE CONCEPTUAL AND PRELIMINARY AND DEPICT THE GENERAL CHARACTER OF HOMESTYLES, MATERIALS, AND LANDSCAPING. MAY CHANGE UPON FINAL DEVELOPMENT.



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

STREETSCAPE LOT 23-25
MARCH 09, 2022



- LOTS ON SITE BEING REPRESENTED
- EXISTING STONE/BRICK WALL TO REMAIN
- NEW STONE/BRICK WALL
- NEW LANDSCAPE GREEN WALL/ HEDGE



LOT 26
HOUSE C- REAR
ELEVATION 1
SCHEME 2

LOT 27
HOUSE D- REAR
ELEVATION 1 (HIGH)
SCHEME 3

LOT 28
HOUSE D- REAR
ELEVATION 2
SCHEME 2

LOT 29
HOUSE D- REAR
ELEVATION 1
SCHEME 5

STREETSCAPES ARE CONCEPTUAL AND PRELIMINARY AND DEPICT THE GENERAL CHARACTER OF HOMESTYLES, MATERIALS, AND LANDSCAPING. MAY CHANGE UPON FINAL DEVELOPMENT.



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

STREETSCAPE LOT 26-29
MARCH 09, 2022



- LOTS ON SITE BEING REPRESENTED
- EXISTING STONE/BRICK WALL TO REMAIN
- NEW STONE/BRICK WALL
- NEW LANDSCAPE GREEN WALL/ HEDGE



LOT 29
HOUSE D- SIDE
ELEVATION 1
SCHEME 2 adjusted stone base

LOT 30
HOUSE C- REAR
ELEVATION 1
SCHEME 1

STREETSCAPES ARE CONCEPTUAL AND PRELIMINARY AND DEPICT THE GENERAL CHARACTER OF HOMESTYLES, MATERIALS, AND LANDSCAPING. MAY CHANGE UPON FINAL DEVELOPMENT.



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

STREETSCAPE LOT 29-30
MARCH 09, 2022



- LOTS ON SITE BEING REPRESENTED
- EXISTING STONE/BRICK WALL TO REMAIN
- NEW STONE/BRICK WALL
- NEW LANDSCAPE GREEN WALL/ HEDGE



LOT 31
HOUSE C- REAR
ELEVATION 1
SCHEME 3

LOT 36
HOUSE C- SIDE
ELEVATION 2
SCHEME 2

STREETSCAPES ARE CONCEPTUAL AND PRELIMINARY AND DEPICT THE GENERAL CHARACTER OF HOMESTYLES, MATERIALS, AND LANDSCAPING. MAY CHANGE UPON FINAL DEVELOPMENT.



BRICK - Northampton (Triangle)



Bay- Armory
(SW 9600)



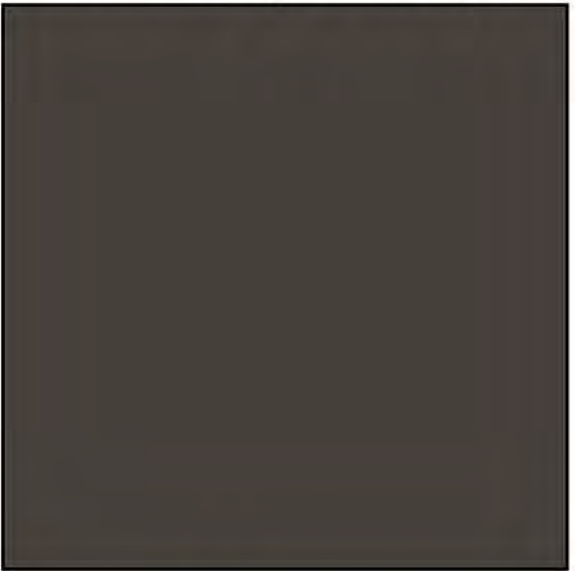
Stucco/Horizontal Lap Siding-
sim. to Linen (Allura)



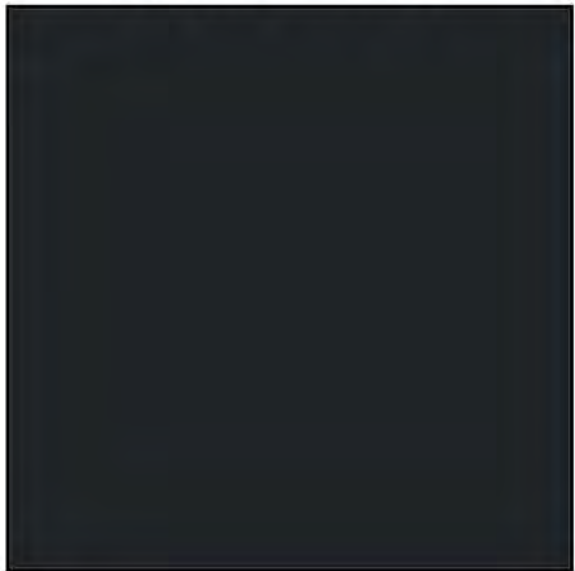
Trim - Iron Ore
(SW 7069)



Front Door/Shutter -
Sealskin (SW 7675)



Windows - Black



Garage Door -
Sealskin (SW 7675)



Metal Roof -
Mansard Brown (Englert)



Roof Shingles -
Barkwood (GAF)

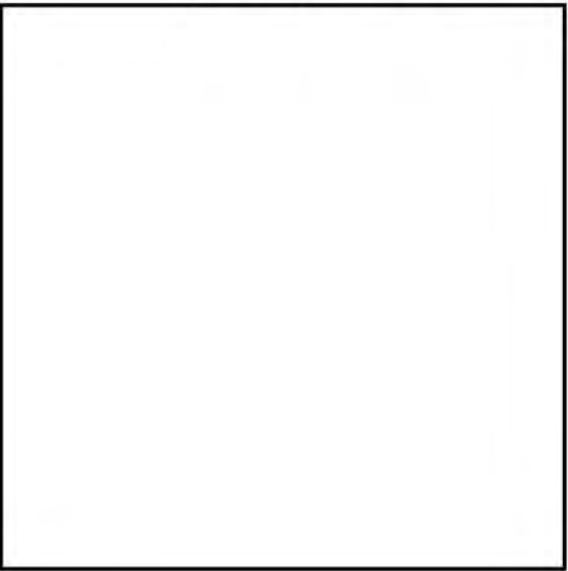




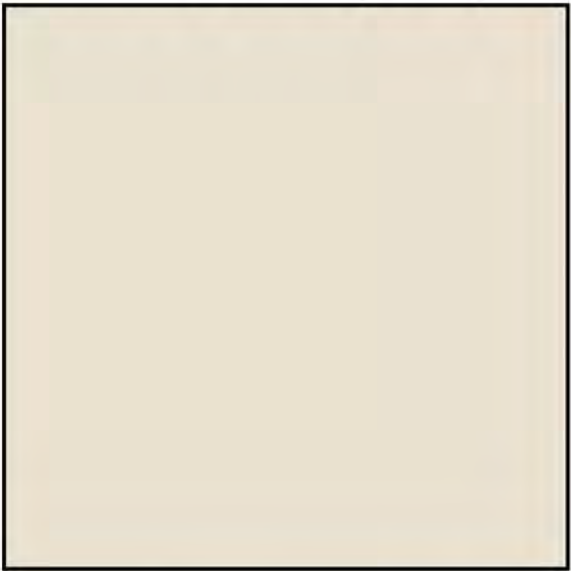
BRICK - Brown Wire Cut Flashed (B)



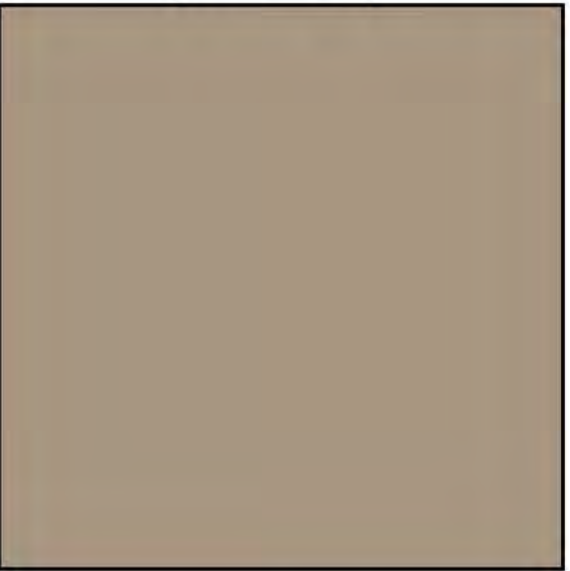
Horizontal Lap Siding
(Front) - N/A



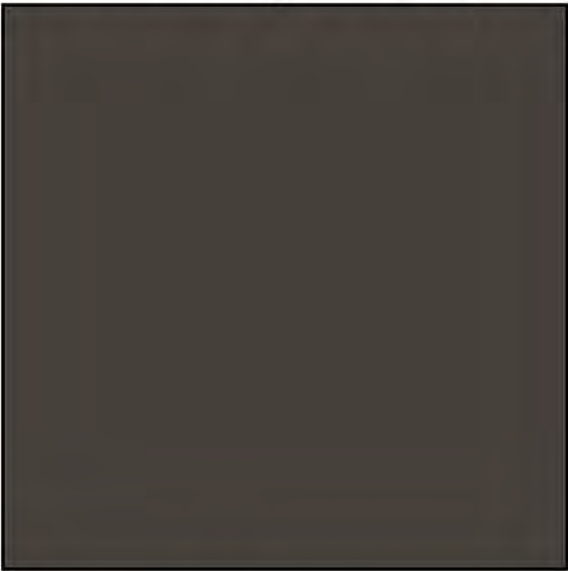
Stucco/Horizontal Lap Siding
sim. to Linen (Allura)



Trim - Sanderling
(SW 7513)



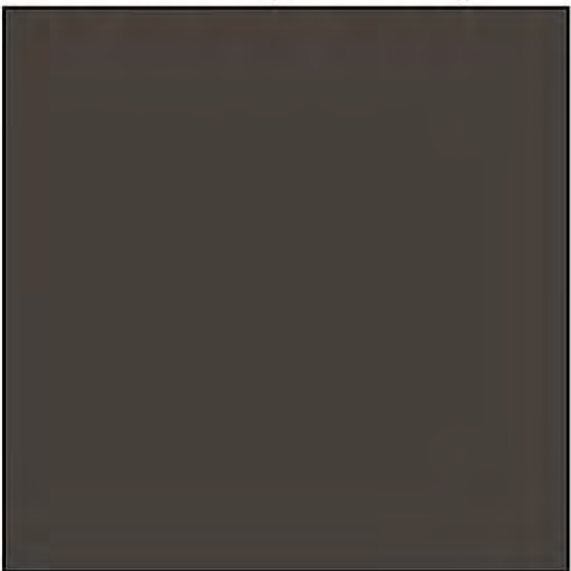
Front Door/Shutter -
Sealskin (SW 7675)



Windows - Black



Garage Door -
Sealskin (SW 7675)



Metal Roof -
Mansard Brown (Englert)



Roof Shingles -
Barkwood (GAF)

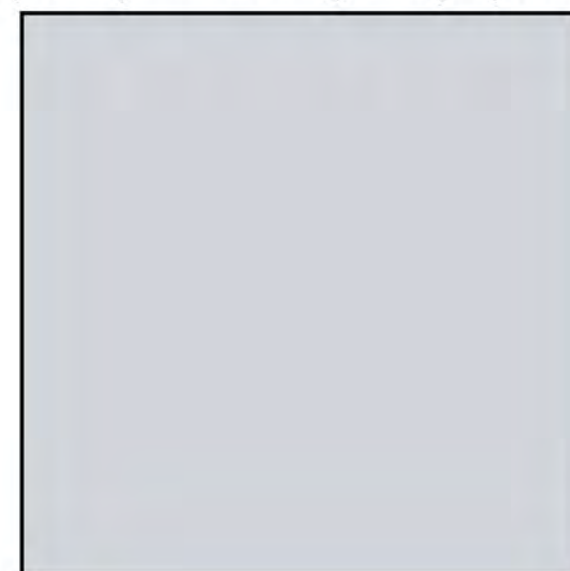




STONE - Slate Terra Cut (Provia)



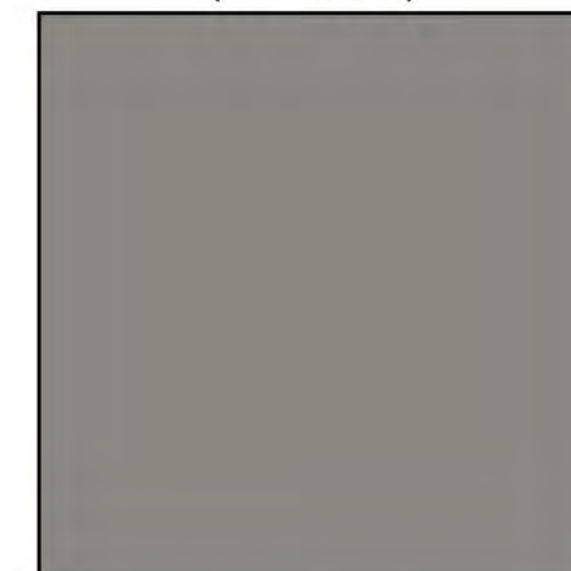
EIFS (Sides/Rear)- color to match
(Front) - Sterling Gray (Allura)



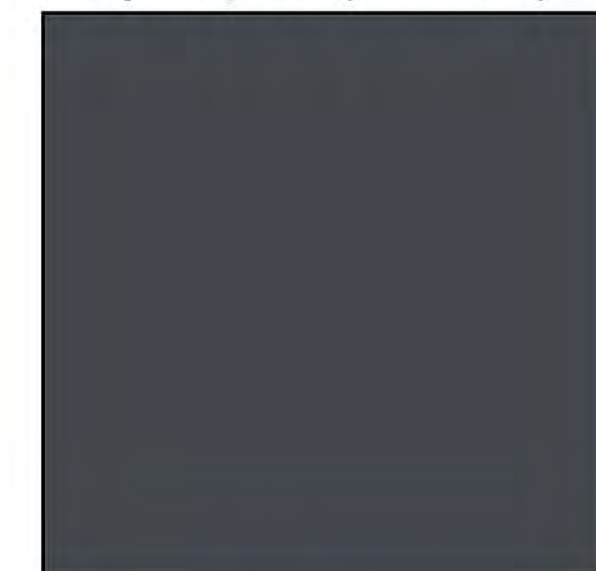
Stucco/Horizontal Lap Siding
sim. to Sterling Gray (Allura)



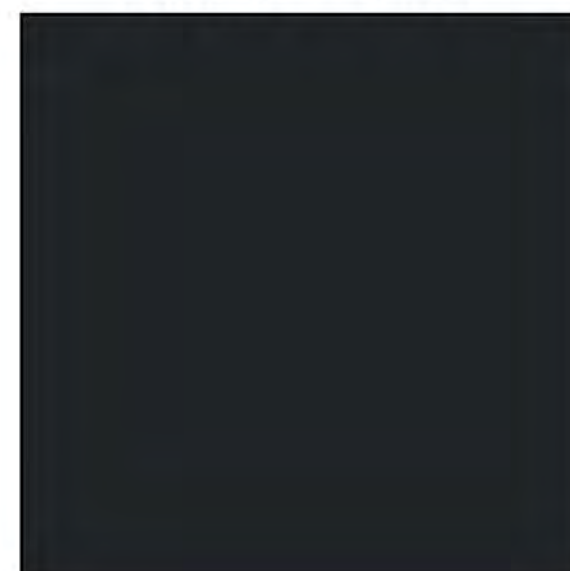
Trim - Classic French Gray
(SW 0077)



Front Door/Shutter -
Cyberspace (SW 7076)



Windows - Black



Bay- Armory
(SW 9600)



Metal Roof -
Charcoal Gray (Englert)



Roof Shingles -
Barkwood (GAF)

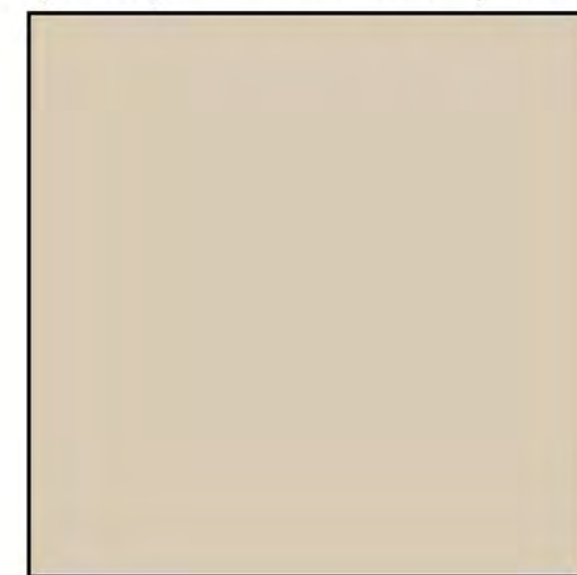




BRICK - Libby Mill (Triangle)



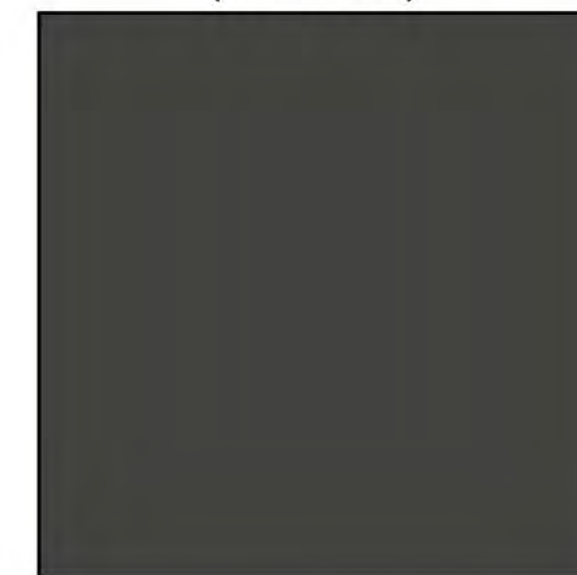
Board & Batten Siding
(Front) - Desert Tan (Allura)



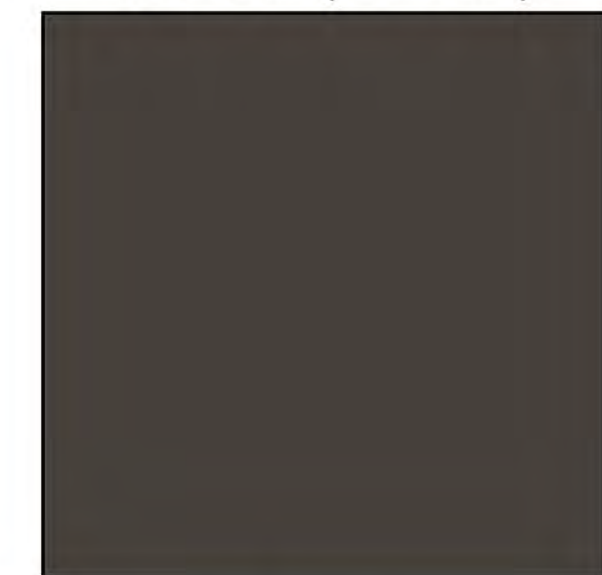
Stucco/Horizontal Lap Siding
sim. to Desert Tan (Allura)



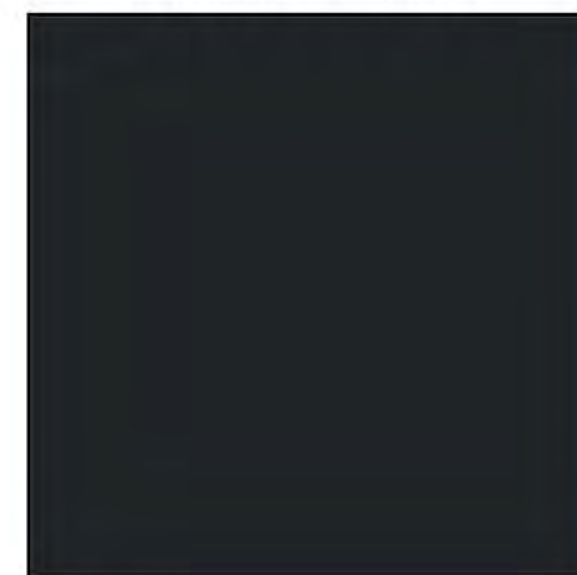
Trim - Iron Ore
(SW 7069)



Front Door/Shutter -
Seal Skin (SW 7675)



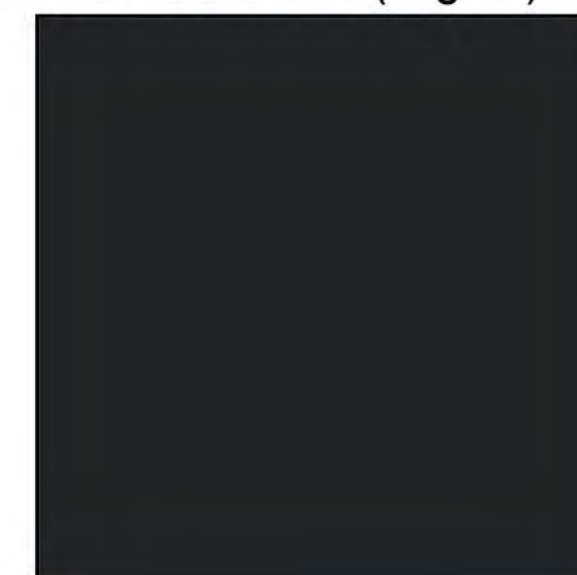
Windows - Black



Bay- Armory
(SW 9600)

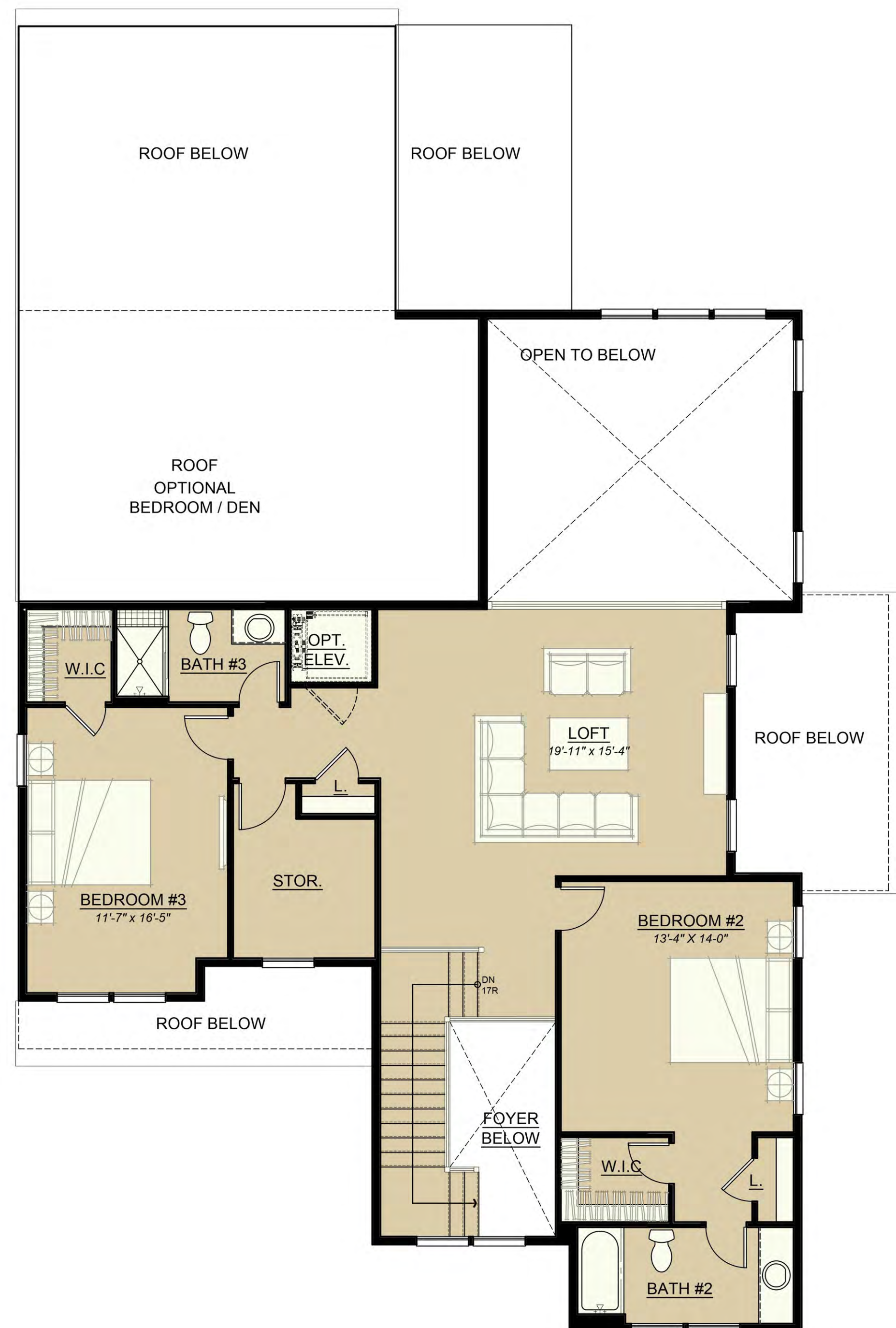


Metal Roof -
Matte Black (Englert)



Roof Shingles -
Barkwood (GAF)





SECOND FLOOR
FLOOR AREA - 1231 SQ. FT.



FIRST FLOOR PLAN
FLOOR AREA - 2077 SQ. FT.
COVERED PATIO (REAR) - 172 SQ. FT.
COVERED PATIO - 172 SQ. FT.
PORCH - 57 SQ. FT.
GARAGE - 442 SQ. FT.
TOTAL - 3,240 SF



FRONT ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 4



FRONT ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 3



FRONT ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 1



FRONT ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 1



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2
REVERSE



REAR ELEVATION

SHOWN AT: ELEVATION 3
SCHEME 3



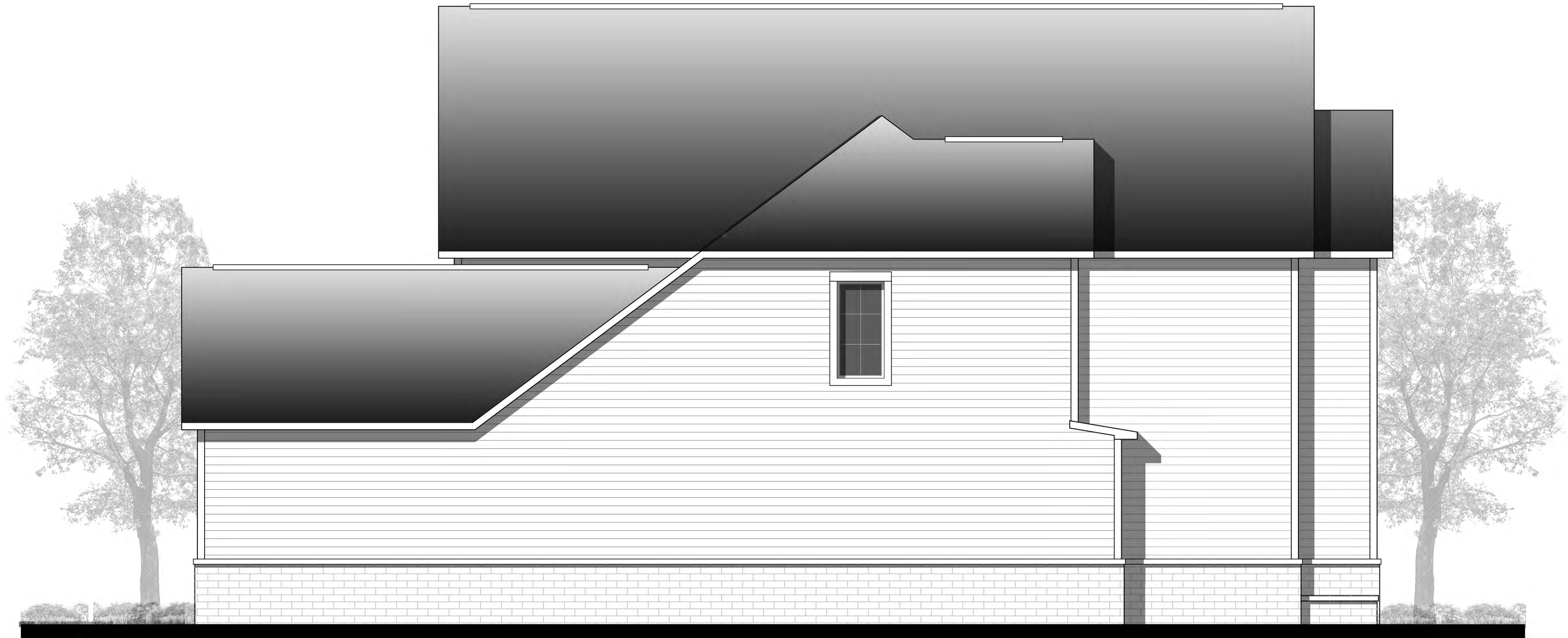
EXAMPLE RIGHT SIDE ELEVATION : ELEV-1



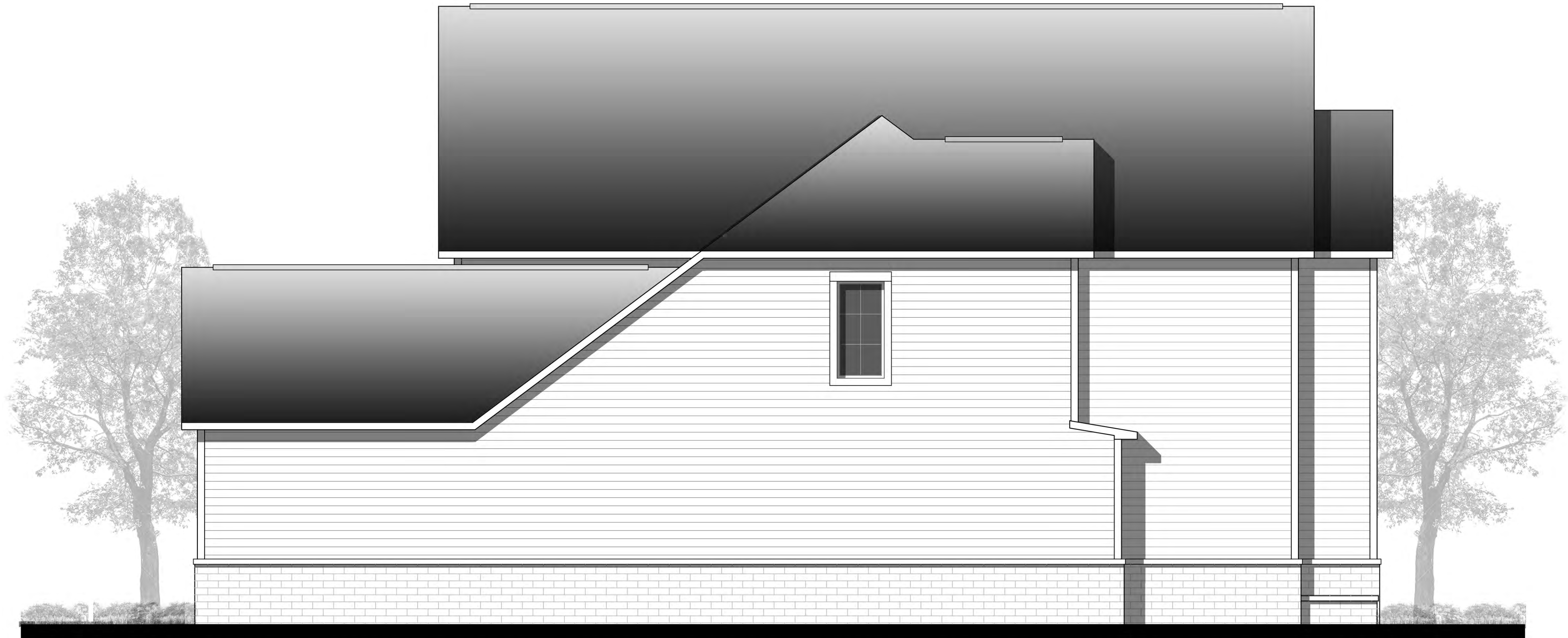
EXAMPLE RIGHT SIDE ELEVATION : ELEV-3



EXAMPLE RIGHT SIDE ELEVATION : ELEV-2



EXAMPLE LEFT SIDE ELEVATION



EXAMPLE LEFT SIDE ELEVATION : ELEV-1



EXAMPLE LEFT SIDE ELEVATION : ELEV-3



EXAMPLE LEFT SIDE ELEVATION : ELEV-2





FRONT ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 1



FRONT ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 3



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2 WITH STONE



EXAMPLE REAR ELEVATION



FRONT ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 3



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CLEVELAND HEIGHTS

20210170.00

HOUSE C : MASTER DOWN - 40'X70"
MARCH 09, 2022



FRONT ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 1



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CLEVELAND HEIGHTS
20210170.00

HOUSE C : MASTER DOWN - 40'X70"
MARCH 09, 2022



RIGHT SIDE ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2



REAR ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 3



REAR ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 1
REVERSE



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 1



REAR ELEVATION

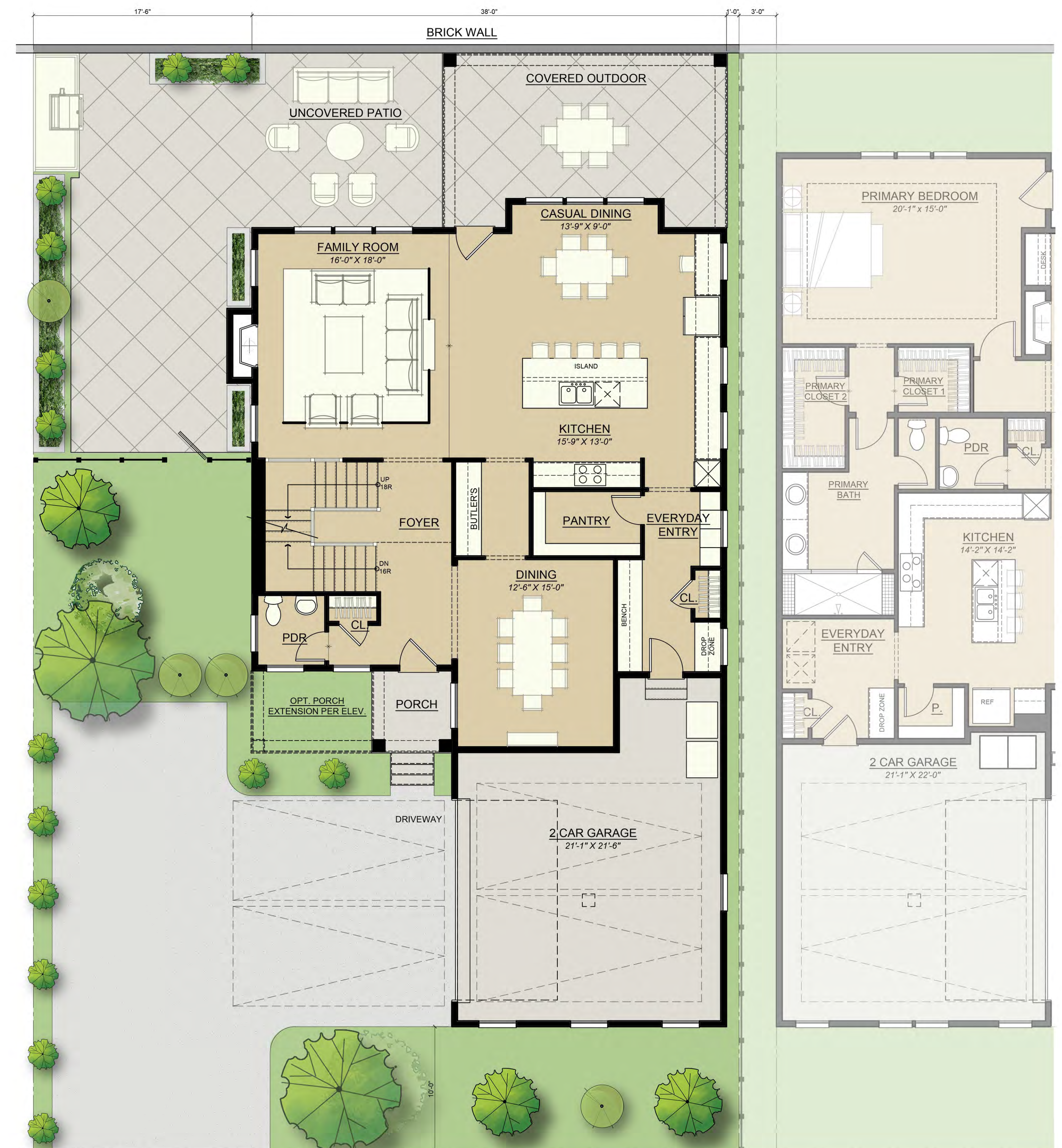
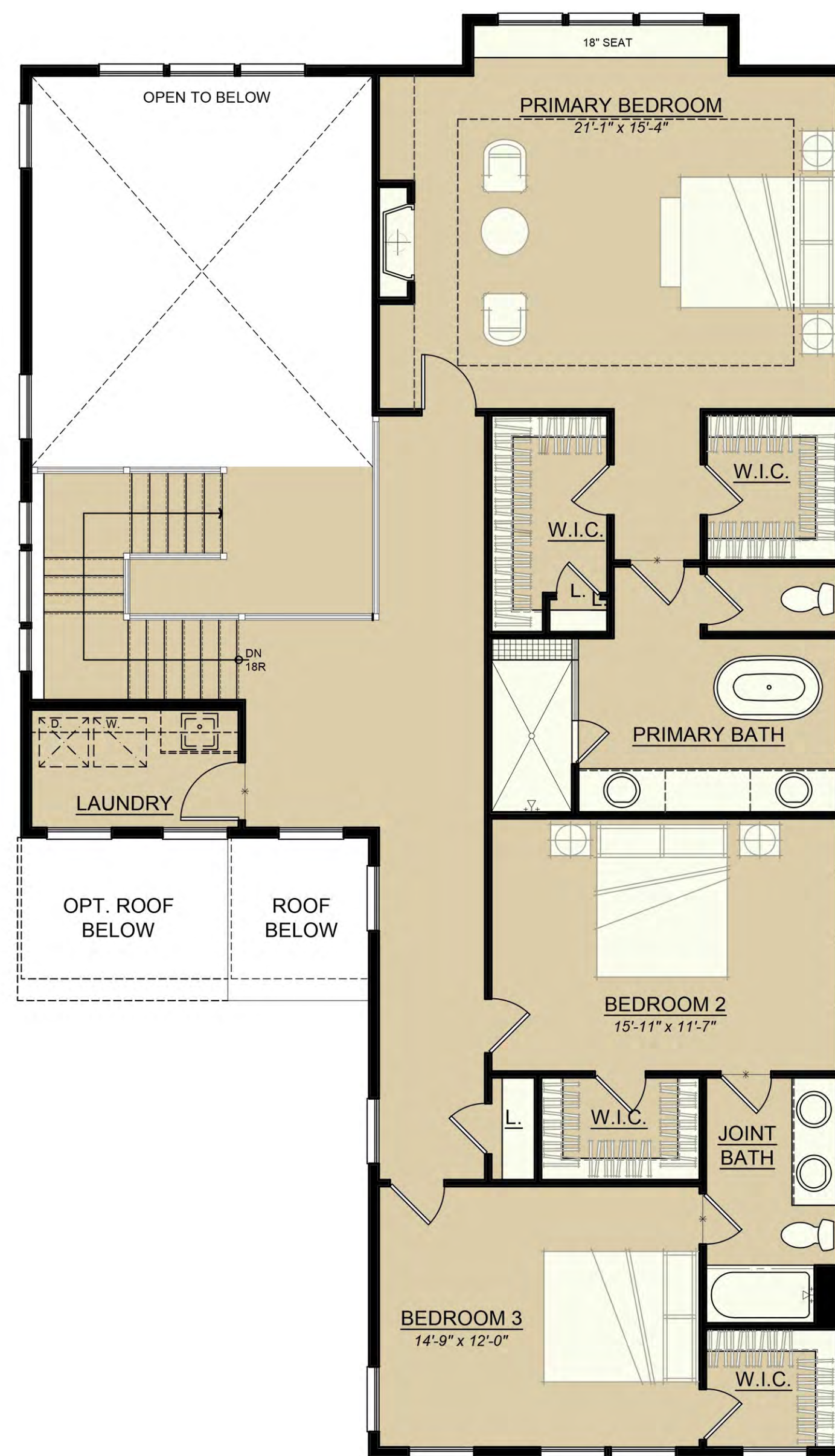
SHOWN AT: ELEVATION 2
SCHEME 3



EXAMPLE RIGHT SIDE ELEVATION



EXAMPLE LEFT SIDE ELEVATION





FRONT ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 3



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



LEFT SIDE ELEVATION : ELEV-2

SHOWN AT: ELEVATION 1
SCHEME 3



LEFT SIDE ELEVATION : ELEV-2

SHOWN AT: ELEVATION 1
SCHEME 2



REAR ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 2
REVERSE



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



REAR ELEVATION

SHOWN AT: ELEVATION 3
SCHEME 2
REVERSE



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



REAR ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 5



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



REAR ELEVATION

SHOWN AT: ELEVATION 3
SCHEME 2



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



REAR ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 2
REVERSE



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



REAR ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 1



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



REAR ELEVATION

SHOWN AT: ELEVATION 3
SCHEME 3



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



EXAMPLE RIGHT SIDE ELEVATION



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



EXAMPLE LEFT SIDE ELEVATION



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



EXAMPLE REAR ELEVATION



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CLEVELAND HEIGHTS
CLEVELAND, OH
20210170.00

HOUSE D : 38' X 68' MASTER UP
MARCH 09, 2022



SECOND FLOOR
FLOOR AREA - 1781 SQ. FT.



FIRST FLOOR PLAN
FLOOR AREA - 1490 SQ. FT.
COVERED PATIO - 340 SQ. FT.
PORCH - 119 SQ. FT.
GARAGE - 480 SQ. FT.

TOTAL - 3,266 SF



FRONT ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 4



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CLEVELAND HEIGHTS
20210170.00

HOUSE E: DUPLEX - 55'X50'
MARCH 09, 2022



FRONT ELEVATION

SHOWN AT: ELEVATION 2
SCHEME 3



FRONT ELEVATION

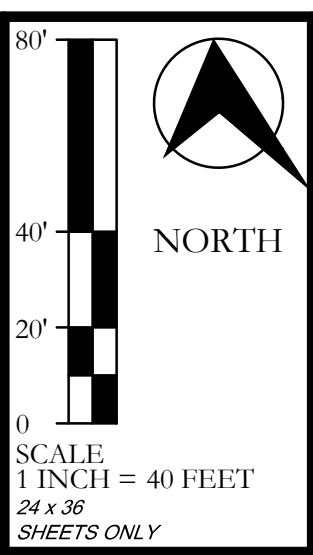
SHOWN AT: ELEVATION 2
SCHEME 3

FRONT ELEVATION

SHOWN AT: ELEVATION 1
SCHEME 4



- GRADING LEGEND**
- XXX PROPOSED 1' CONTOUR
 - XXX PROPOSED 5' CONTOUR
 - XXX --- EXISTING 1' CONTOUR
 - - - XXX - - - EXISTING 5' CONTOUR
 - * 1XXX.XX T/C PROPOSED TOP OF CURB
 - * 1XXX.XX GUT PROPOSED GUTTER
 - * 1XXX.XX PROPOSED SPOT GRADE
 - 1.0% FLOW DIRECTION ARROW
 - 2:1 PROPOSED GROUND SLOPE
 - * 1XXX.XX EXISTING SPOT GRADE



CLEVELAND HEIGHTS PRD
OVERALL SITE GRADING PLAN
CITY OF CLEVELAND HEIGHTS, CUYAHOGA COUNTY, OHIO

NEFF
& ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6400 W. 130th St., Suite 100, Cleveland, OH 44120
Tel: 440.884.5100 | Fax: 440.884.3104
www.neff-assoc.com

SHEET NO.
C3.0

	12/01/21	PRELIMINARY TO CLIENT	
REV NO	DATE	DESCRIPTION	
DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14522-C	GHW	JMP	14522

N:\LAND DEVELOPMENT\Proj\14522 Dblad-Cleveland Heights\AutoCAD\14522-C.dwg, C3.0, 11/30/2021 1:14:20 PM, gtwelch

	12/01/21	PRELIMINARY TO CLIENT			
REV NO	DATE	DESCRIPTION			
DWG NAME:		DRAWN BY	CHKD BY	JOB NO	
14522-C		GHW	JMP	14522	



ZONING INFORMATION

CURRENT ZONING - AA SINGLE-FAMILY DISTRICT "AA"			
CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
-	PROJECT PARCEL	-	7.531 AC.
1121.10	MAX. HT. OF BLDG	35 ft	TBD
1121.06	MIN. LOT SIZE	15,000 sq. ft.	-
1155.05(a)(1)	MAX. DENSITY	3.2 dwelling units per acre	-
1121.09(a)	MIN. FLOOR AREA PER UNIT	2,000 sq. ft.	-
1121.06	MIN. LOT WIDTH @ BLDG LINE	100 ft.	-
1121.07	MIN. LOT FRONTAGE	25 ft.	-
1121.08	FRONT YARD SETBACK - BLDG	30 ft.	-
1121.08	FRONT YARD SETBACK - PARKING	30 ft.	-
1121.08	SIDE SETBACK - BLDG	20 ft.	-
1121.08	SIDE SETBACK - PARKING	20 ft.	-
1121.08	REAR SETBACK - BLDG	30 ft.	-
1121.08	REAR SETBACK - PARKING	30 ft.	-
1161.03	MINIMUM # OF SPACES	2 spaces per dwelling (enclosed)	-

KEY NOTES

- 1
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A

HEAVY DUTY ASPHALT PAVEMENT

B

STANDARD DUTY ASPHALT PAVEMENT

C

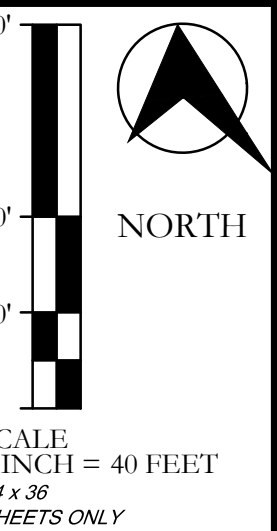
CONCRETE SIDEWALK

D

CONCRETE PAVEMENT

E

PAVEMENT REPAIRS PER CITY STANDARDS



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OVERALL SITE LAYOUT PLAN
CITY OF CLEVELAND HEIGHTS, CUYAHOGA COUNTY, OHIO

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Denver, CO 80231
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SHEET NO.
C5.0

	12/01/21	PRELIMINARY TO CLIENT	
REV NO	DATE	DESCRIPTION	
DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14522-C	GHW	JMP	14522