

W 47th and Lorain Townhomes

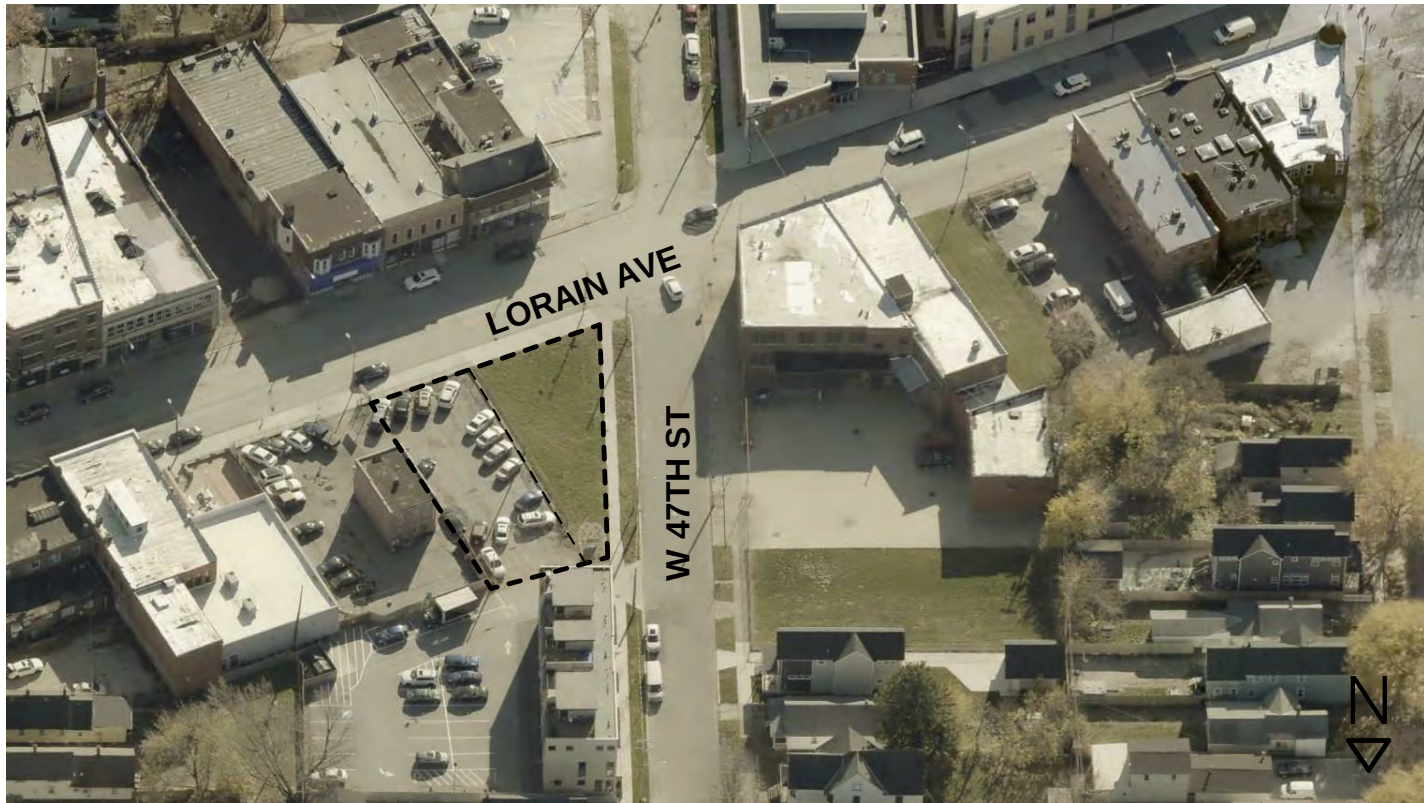
Cleveland, Ohio

06.07.2021

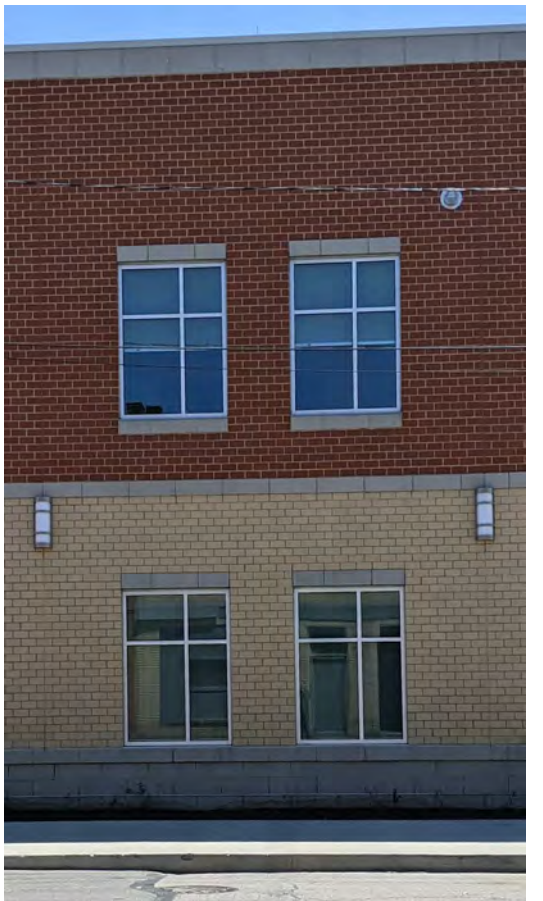




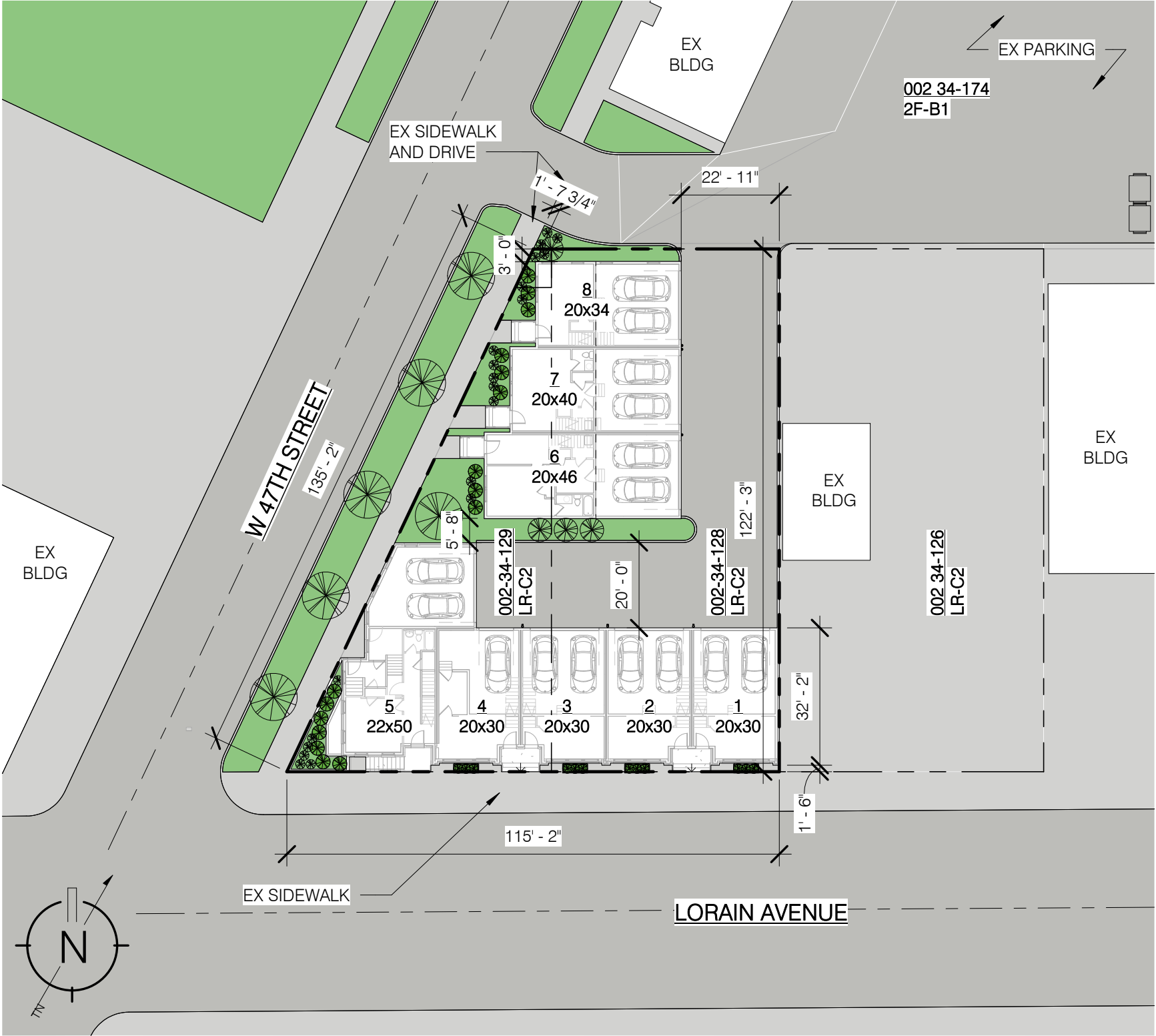
PROJECT LOCATION:
W 47th St & Lorain Ave
Cleveland, Ohio 44113











ZONING ANALYSIS

RA-3

FRONT YARD DEPTH

REQUIRED
0'-0" MIN
12'-0" MAX

PROPOSED
0'-0" TO
7'-10"

INTERIOR SIDE YARD DEPTH
ADJOINING 2 FAMILY DISTRICT
ADJOINING OTHER DISTRICT

3'-0" MIN
NONE

3'-0" MIN
NONE

REAR YARD DEPTH
ADJOINING 2 FAMILY DISTRICT
ADJOINING OTHER DISTRICT

7'-0" MIN
NONE

N/A
N/A

FRONTAGE FEATURES:

B,C,D, OR E
16 SF MIN

E
16 TO 35 SF

**HEIGHT OF FINISHED FLOOR
ABOVE GRADE:**

28" TO 66"

28" TO 64"

HEIGHT LIMIT (2):

60'-0"

48'-0"

FINISHED FLOOR AREA

	FIRST FL	SECOND FL	THIRD FL	PENTHOUSE	GARDEN	TOTAL
UNIT 1:	170	591	591	354	-	1,706
UNIT 2:	175	608	607	363	-	1,754
UNIT 3:	175	608	607	363	-	1,754
UNIT 4:	332	607	606	363	-	1,908
UNIT 5:	549	868	867	275	570	3,129
UNIT 6:	491	875	875	157	-	2,398
UNIT 7:	385	780	780	157	-	2,102
UNIT 8:	261	645	645	115	-	1,666











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. (343.23 (a) "Purpose")

- Creates pedestrian activity along the streetscape
- Eliminates vehicular interaction
- Meets the window area requirement of a non-residential storefront (343.23(h))





Profile



Amherst Grey

Cast Stone Window Sill

North American Cast Stone
Color: Amherst Grey



Exterior Lighting

Kichler Lyndon
Color: Black



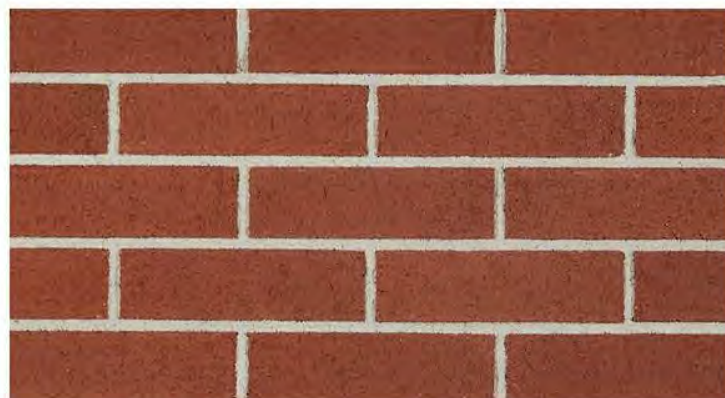
Iron Grey

Fiber Cement Panel & Trim

Hardieboard Smooth Panel or Similar
Colors as shown



Titanium Grey Velour



Cherry Velour

Brick

Belden Brick Co or Equivalent
Colors as shown



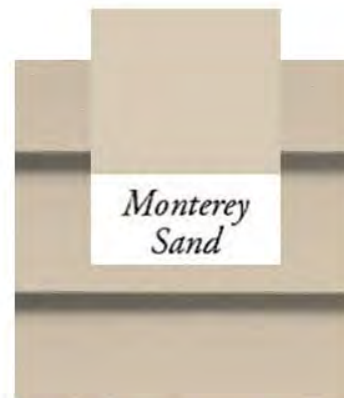
Black

Windows

Andersen 100 Series Fibrex
windows and field trim
to match
Color: Black



Storm



Monterey Sand

Lap Siding

Alsie Coventry
5" Exposures
Colors as shown



Composite Roof Tiles

NewTechWood
Color: Honduran Mahogany



Entry Door

Therma Tru - Pulse
Color: Match Windows



Stoops

Premanufactured steel to match Forest City 5 (at W47th units only)
Color: Black



Garage Door

Clopay - Classic Long Panel
Color: White



Tuscany

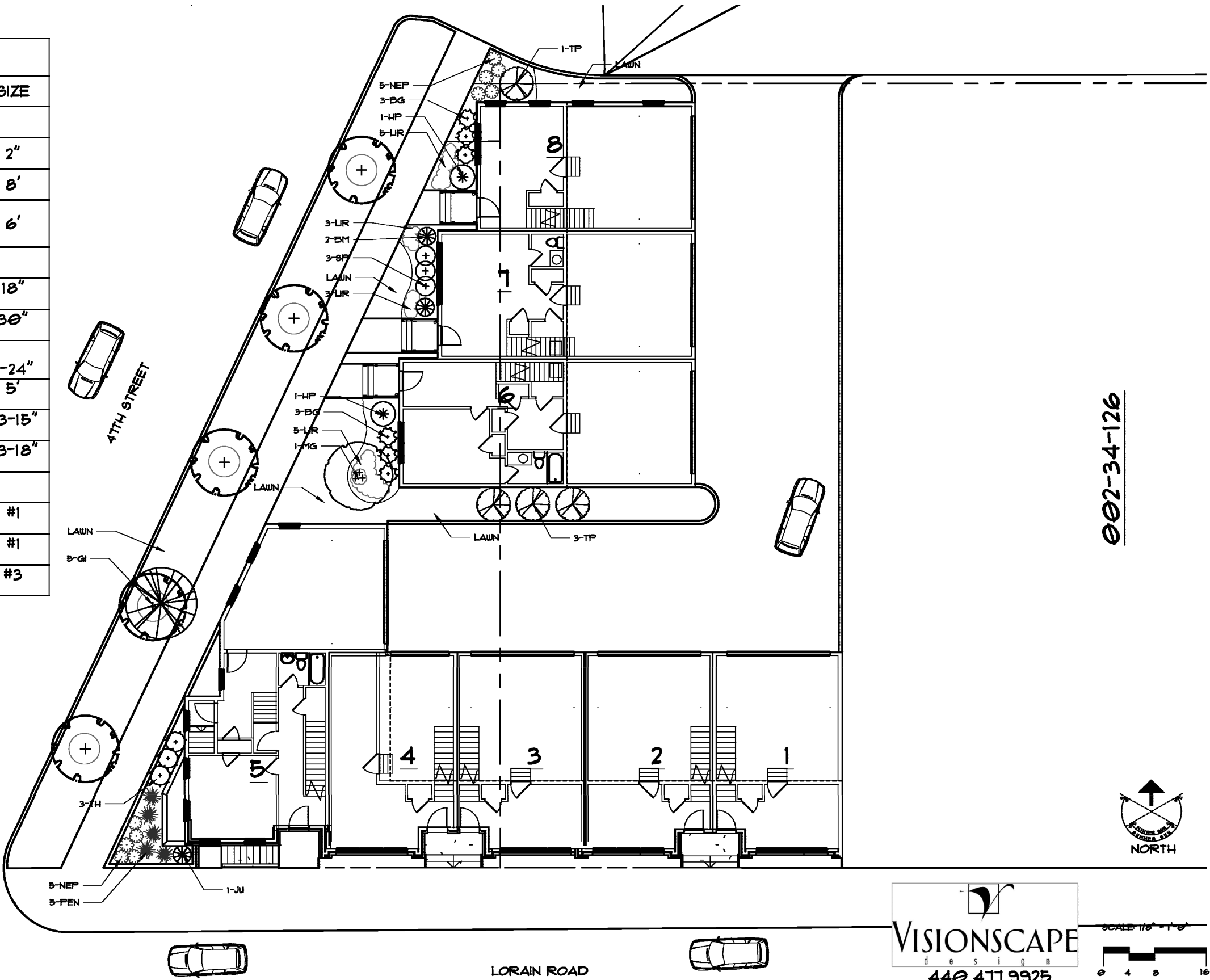


Riviera

Aluminum Railing

Westbury or Similar
Color: Black

PLANT MATERIAL LIST			
KEY	QTY	NAME	SIZE
TREES			
GI	5	GINKGO 'PRINCETON SENTRY'	2"
MG	1	MAGNOLIA 'SWEETBAY'	8'
TP	4	THUJA PLICATA 'GREEN GIANT WESTERN ARBORVITAE	6'
SHRUBS			
BG	6	BUXUS 'GREEN VELVET' BOXWOOD	18"
BM	2	BUXUS 'GREEN MOUNTAIN' PYD BOXWOOD	30"
HP	2	HYDRANGEA P. 'LITTLE LIMELIGHT'	#5-24"
JU	1	JUNIPERUS 'MOONGLOW' JUNIPER	5'
SP	3	SPIREA J. 'LITTLE PRINCESS'	#3-15"
TH	3	THUJA 'MR. BOWLING BALL' ARBORVITAE	#3-18"
PERENNIALS			
LIR	16	LIRIOPE 'BIG BLUE' LILYTURF	#1
NEP	10	NEPETA 'JUNIOR WALKER'	#1
PEN	5	PENNISETUM 'HAMELN' GRASS	#3





TREE
ginkgo 'princeton sentry'



TREE
thuja plicata 'green giant' western arborvitae



TREE
magnolia 'sweetbay'



TREE
hydrangea p. 'little limelight'



SHRUB
*buxus sempervirens
'suffruticosa'*



SHRUB
*juniperus 'moonglow'
juniper*



SHRUB
*thuja 'mr. bowling ball'
arborvitae*



SHRUB
spirea j. 'little princess'



SHRUB
*buxus 'green velvet'
boxwood*



SHRUB
*buxus 'green mountain'
pyd boxwood*



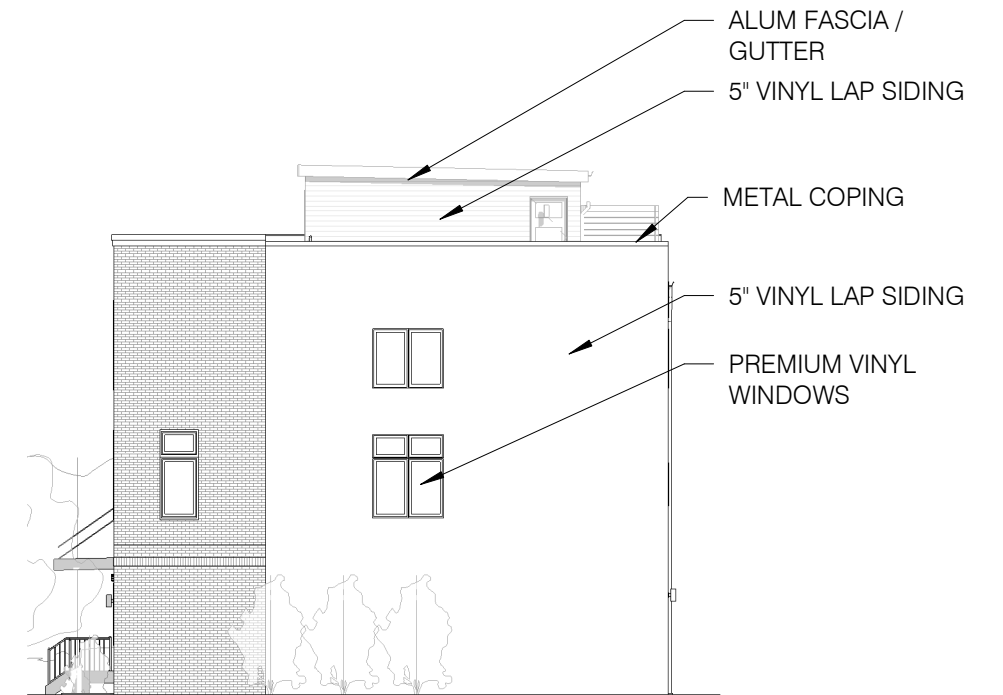
1 Units 1-5 South Elevation
1/8" = 1'-0"

03.22.2021





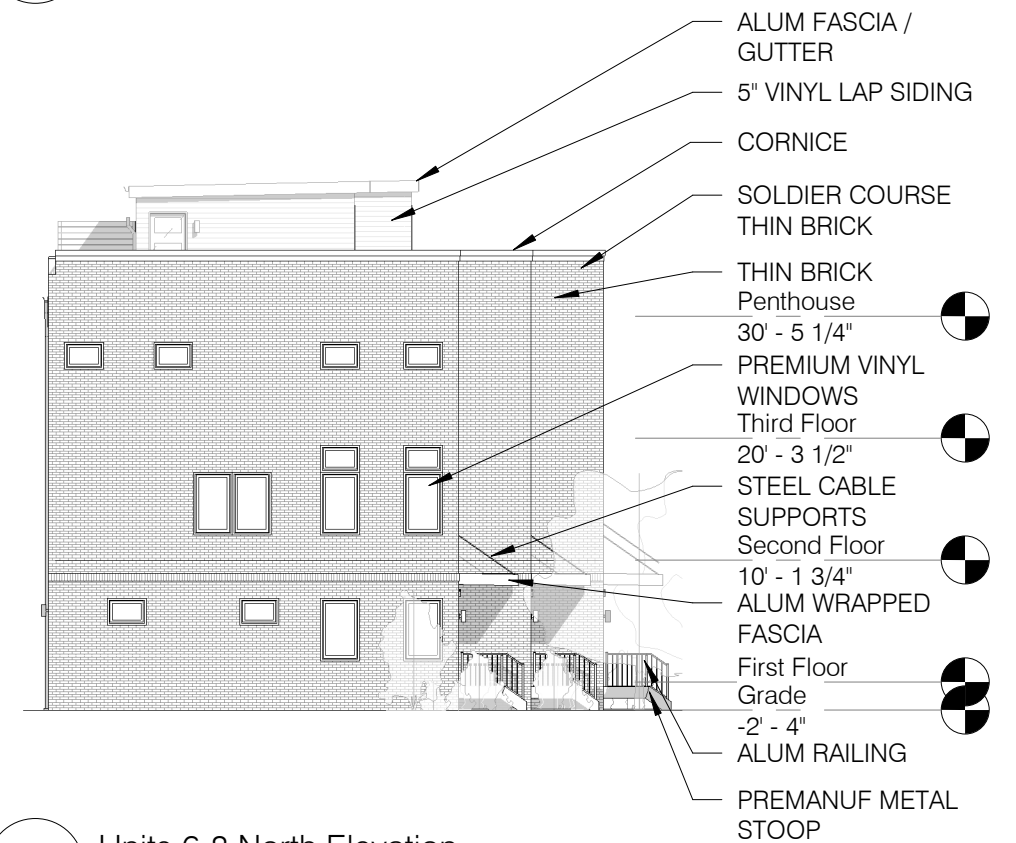
1 Units 1-5 North
1/16" = 1'-0"



2 Units 6-8 South Elevation
1/16" = 1'-0"



3 Units 1-8 East Elevation
1/16" = 1'-0"



4 Units 6-8 North Elevation
1/16" = 1'-0"

