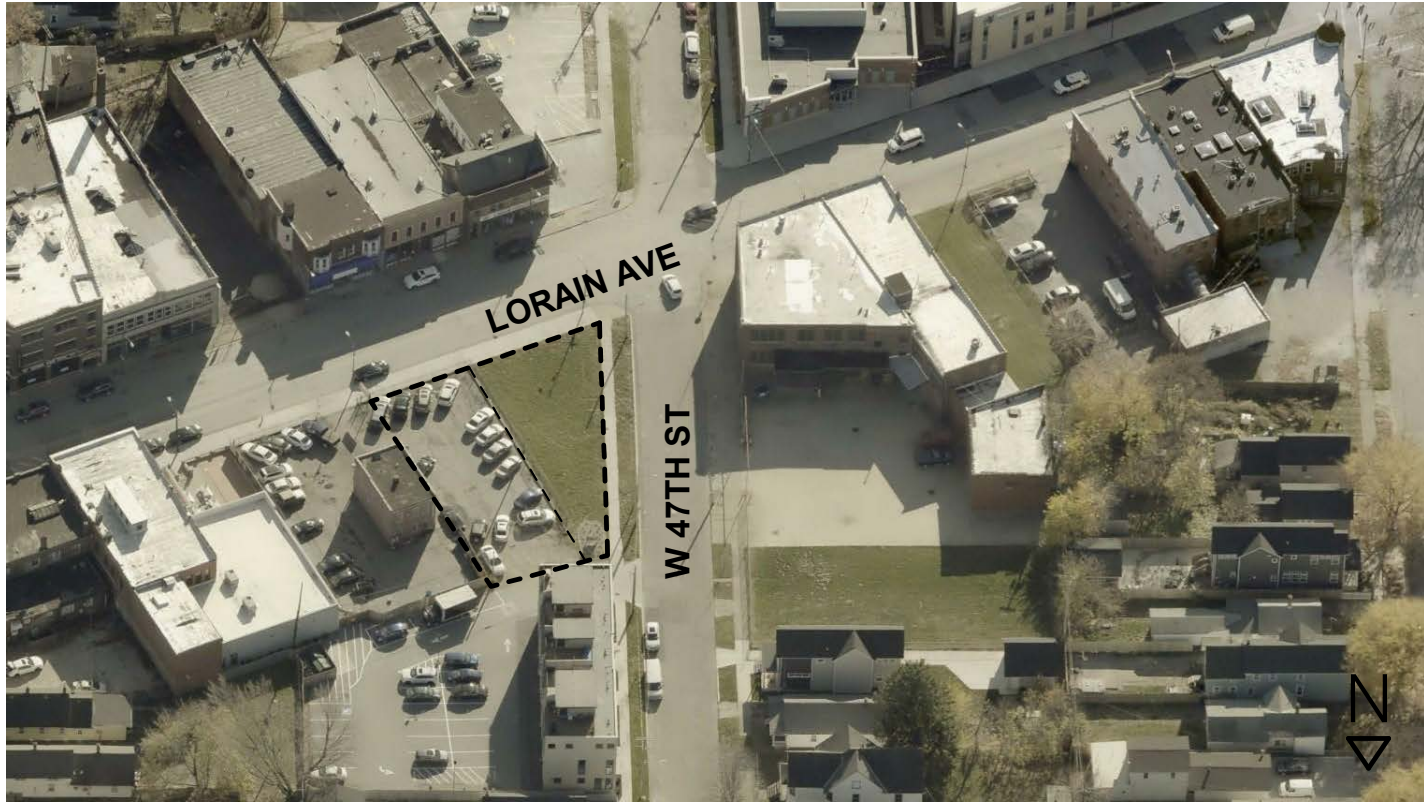
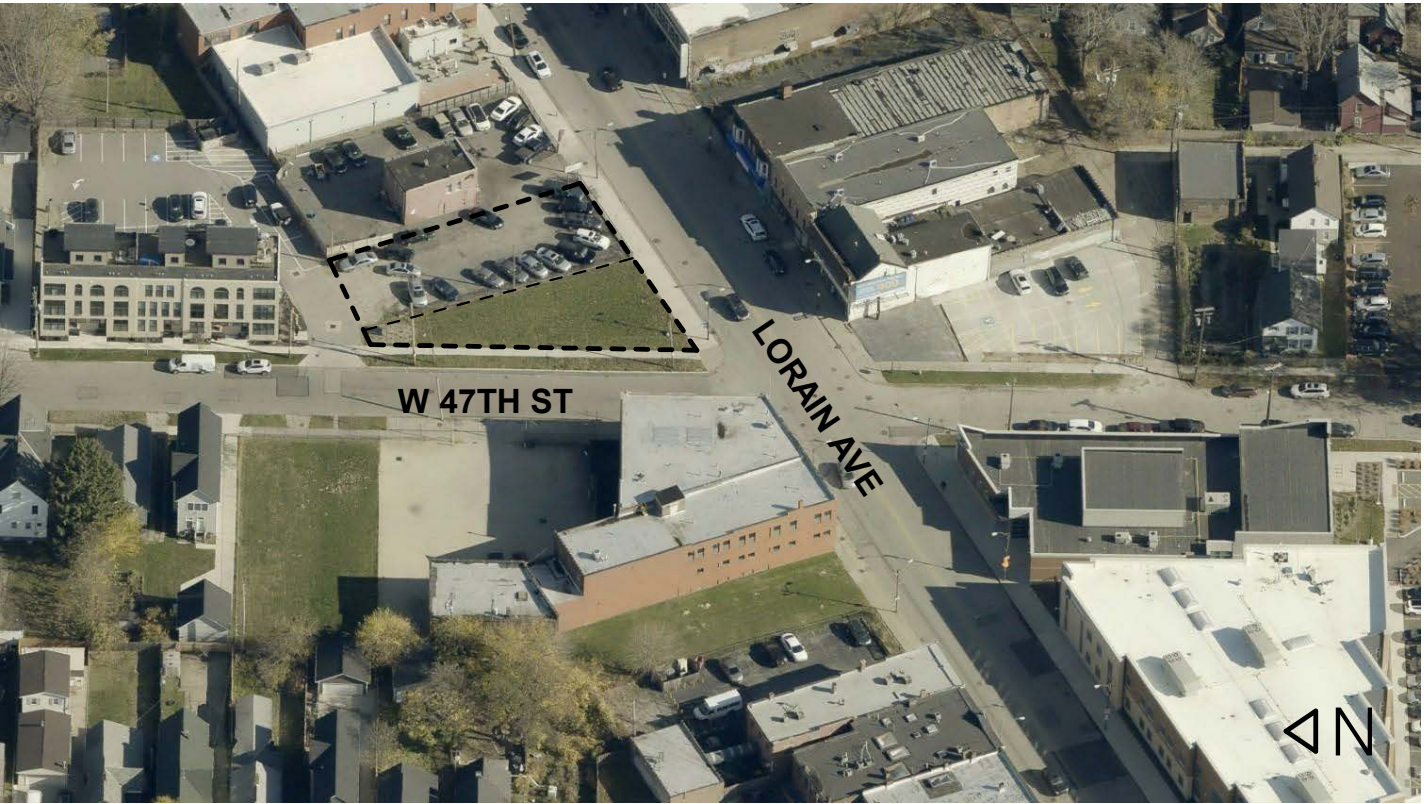


W 47th and Lorain Townhomes

Cleveland, Ohio

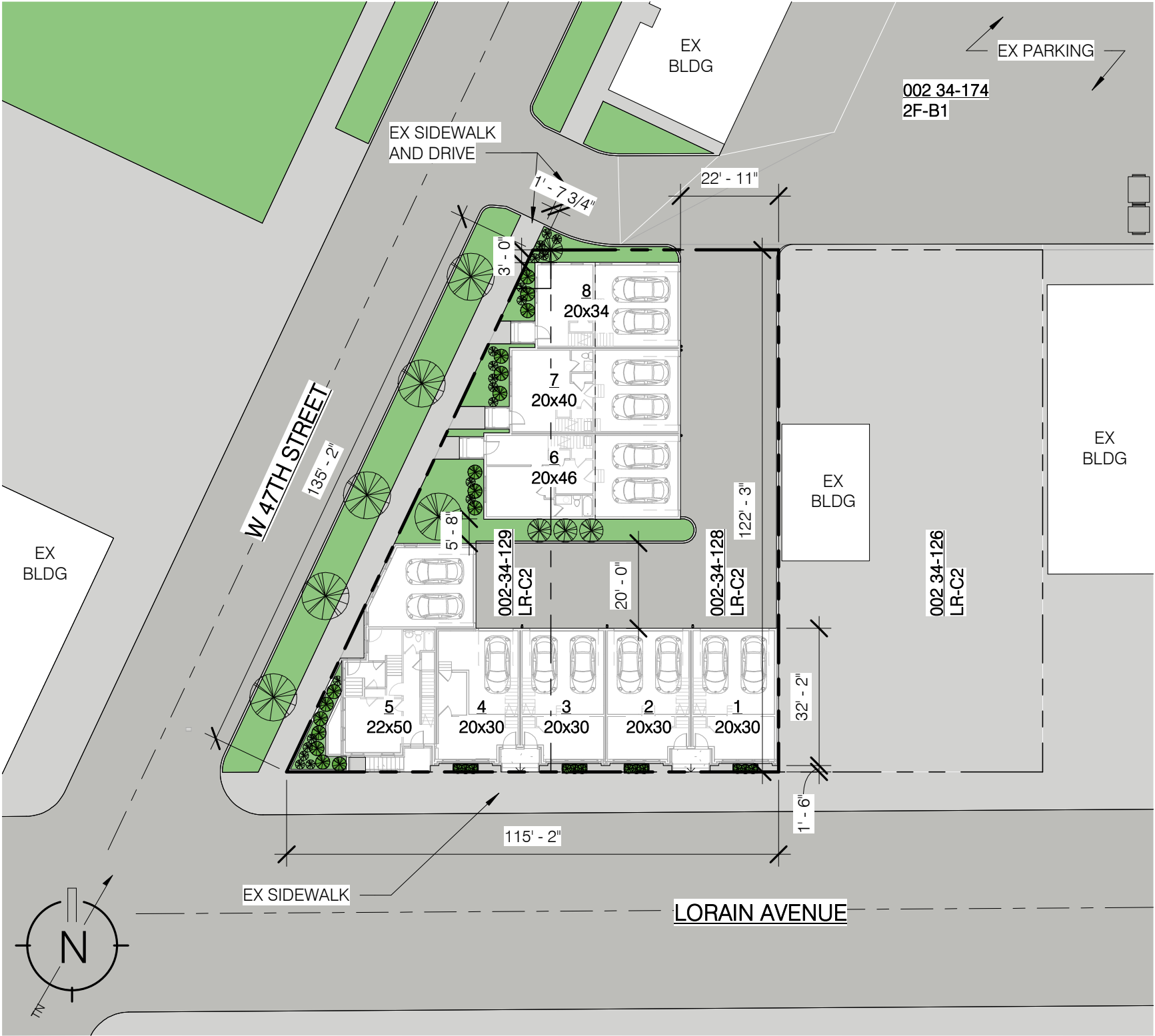
05.13.2021











ZONING ANALYSIS		
RA-3	REQUIRED	PROPOSED
FRONT YARD DEPTH	0'-0" MIN 12'-0" MAX	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
FIRST FLOOR GLAZING PRINCIPAL FRONTAGE SECONDARY FRONTAGE	35% MIN 25% MIN	36 to 39% 29%
ACTIVE USE: PRINCIPAL FRONTAGE	60% FRONTAGE 9' MIN DEPTH	60% MIN 9' MIN
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))**





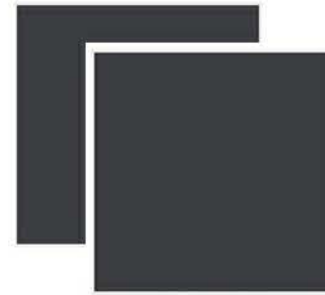
Profile



Cast Stone Window Sill
North American Cast Stone
Color: Amherst Grey



Fiber Cement Panel & Trim
Hardieboard Smooth Panel or Similar
Colors as shown



Black

Windows
Jeld-Wen Premium Vinyl
or Equivalent and
field trim to match
Color: Black



Composite Roof Tiles
NewTechWood
Color: Honduran Mahogany



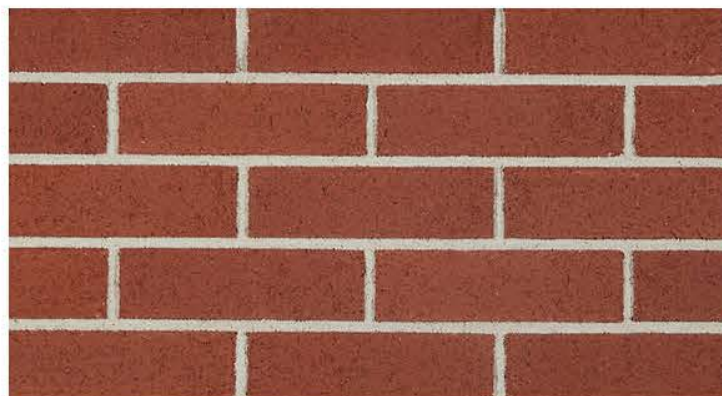
Stoops
Premanufactured steel to match Forest City 5 (at W47th units only)
Color: Black



Exterior Lighting
Kichler Lyndon
Color: Black



Titanium Grey Velour



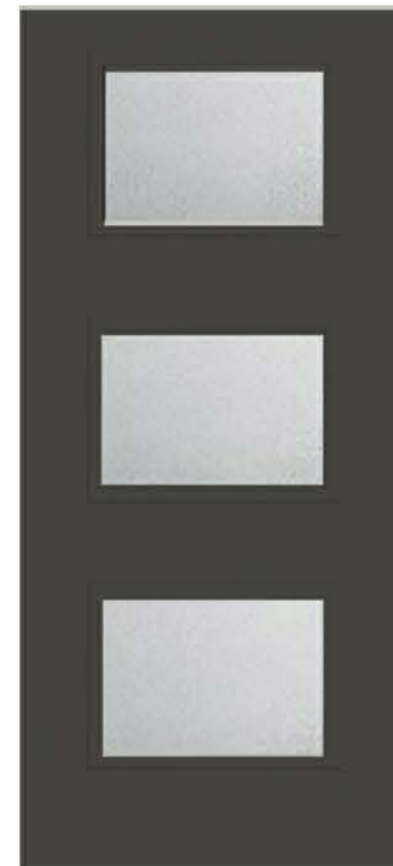
Cherry Velour

Brick
Belden Brick Co or Equivalent
Colors as shown



Platinum
Gray

Lap Siding
Alside Coventry
5" Exposures
Colors as shown



Entry Door
Therma Tru - Pulse
Color: Match Windows



Garage Door
Clopay - Classic Long Panel
Color: White



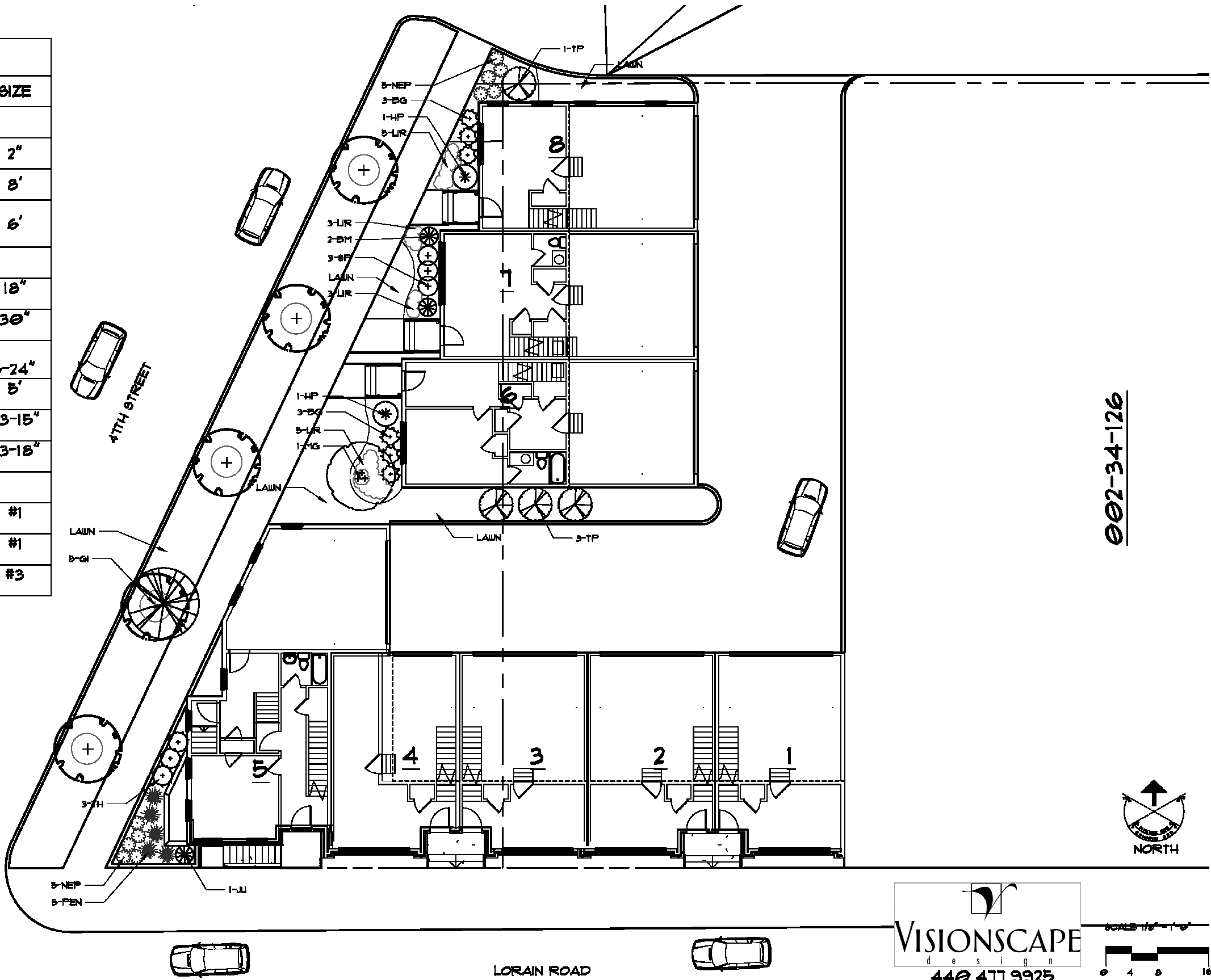
Tuscany



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"

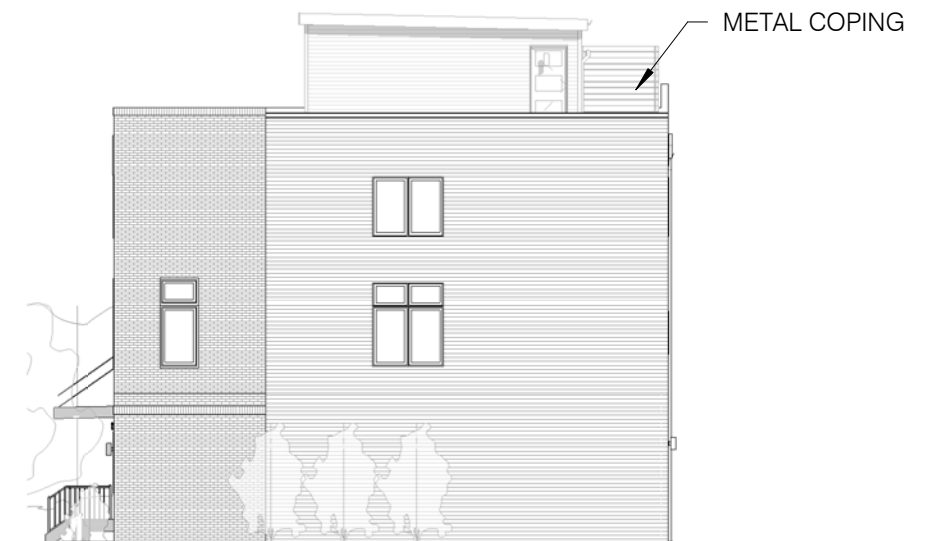


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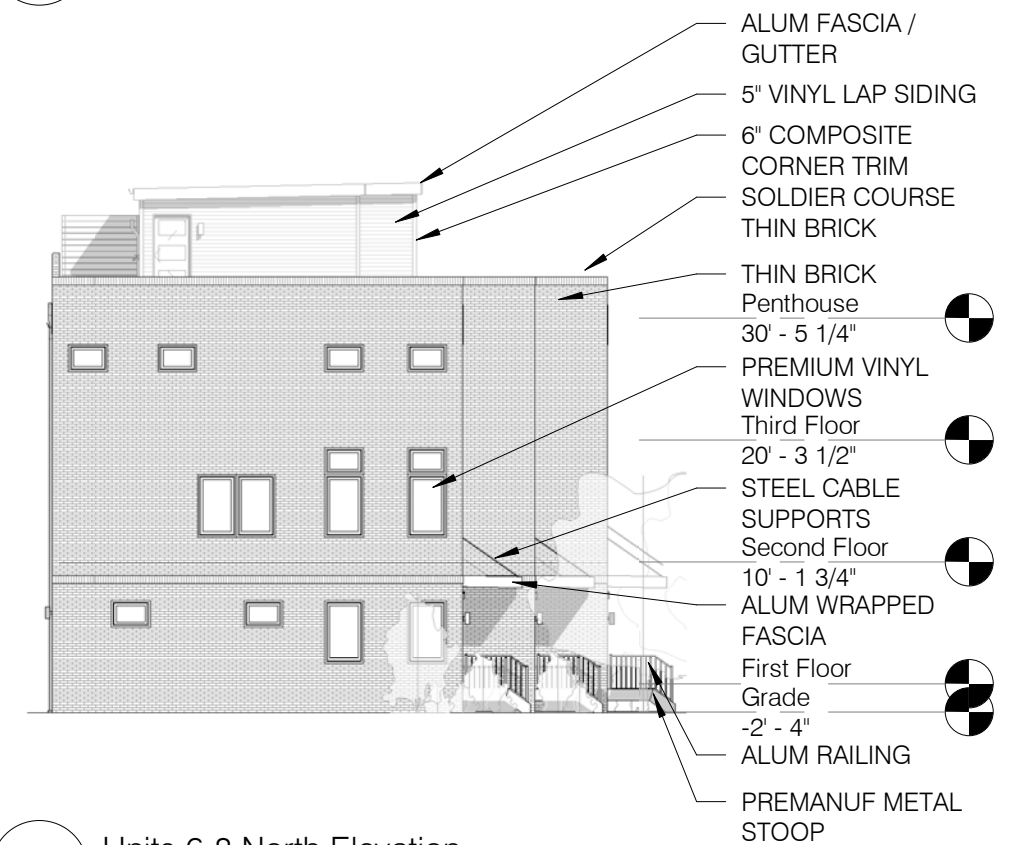
1 Units 1-5 North
1/16" = 1'-0"



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"

