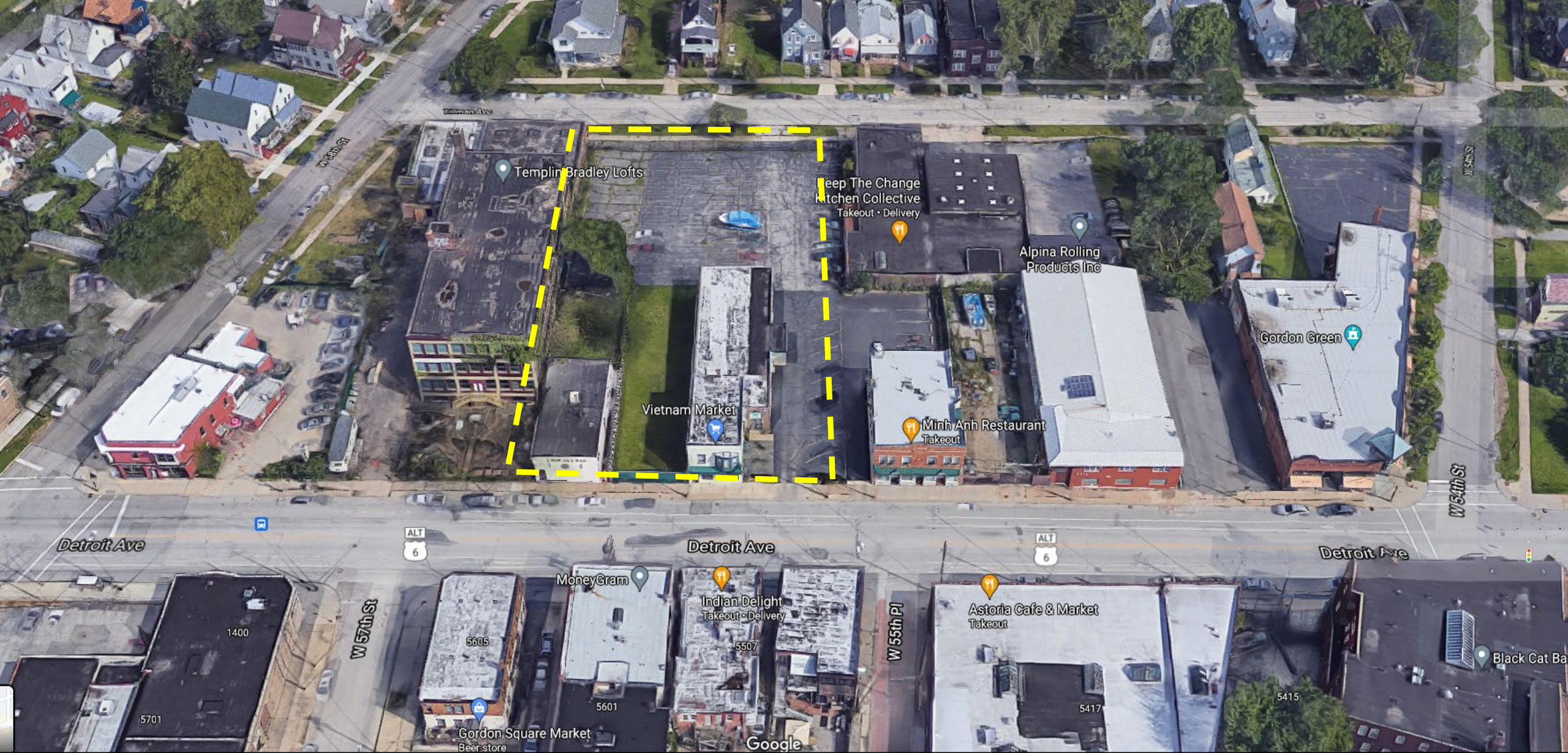


Ord. No. 360-2021

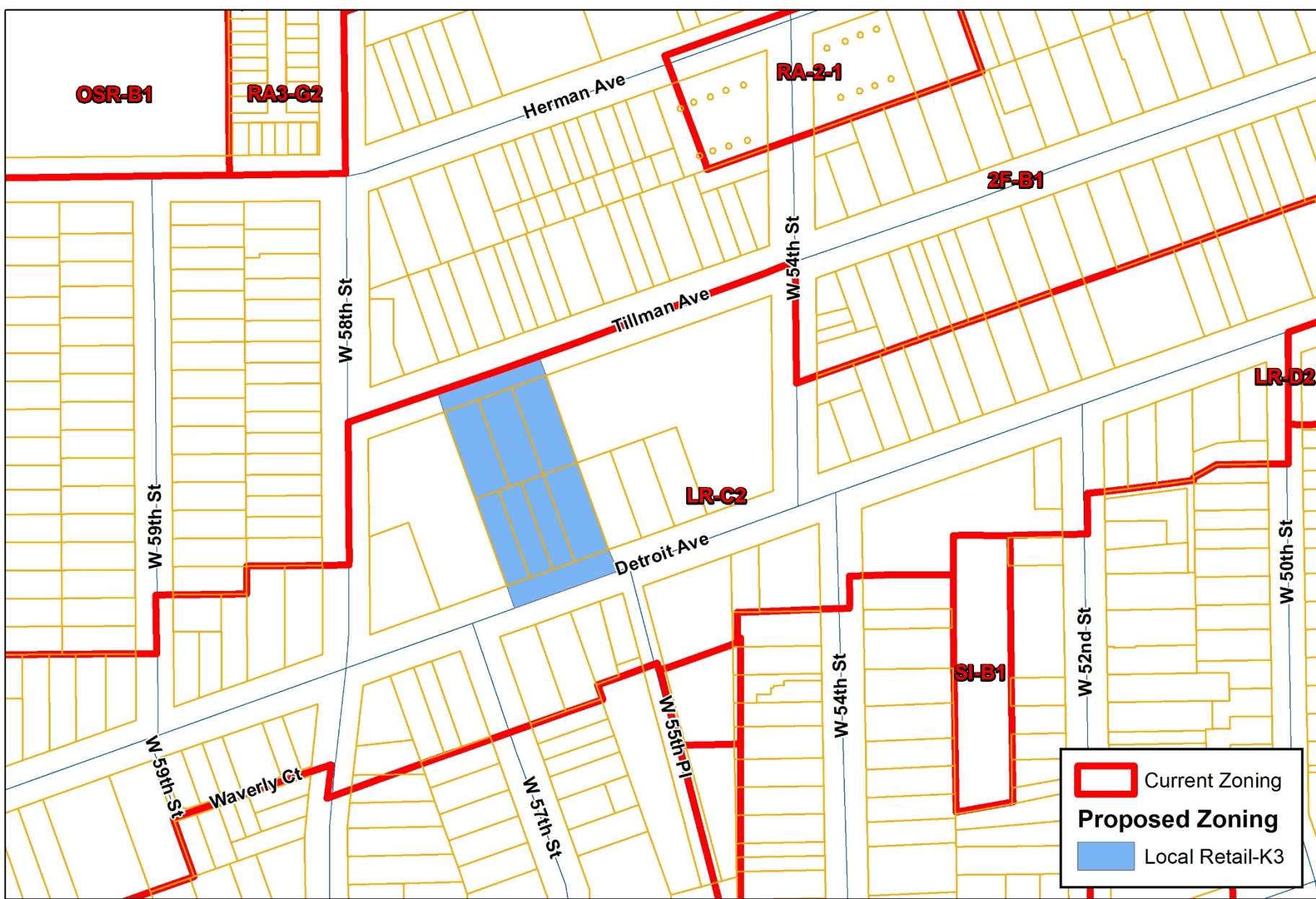
Site plan Specific Rezoning Map Change 2633

May 7th, 2021



Landmarks Case No. 21-024 two buildings demolition and mitigation approval: April 8th

Landmarks Case No. 21-012 design approval: April 8th



Siteplan Specific Rezoing

Map Change # 2633

Cleveland City Planning Commission

601 Lakeside Ave. Cleveland, OH 44114



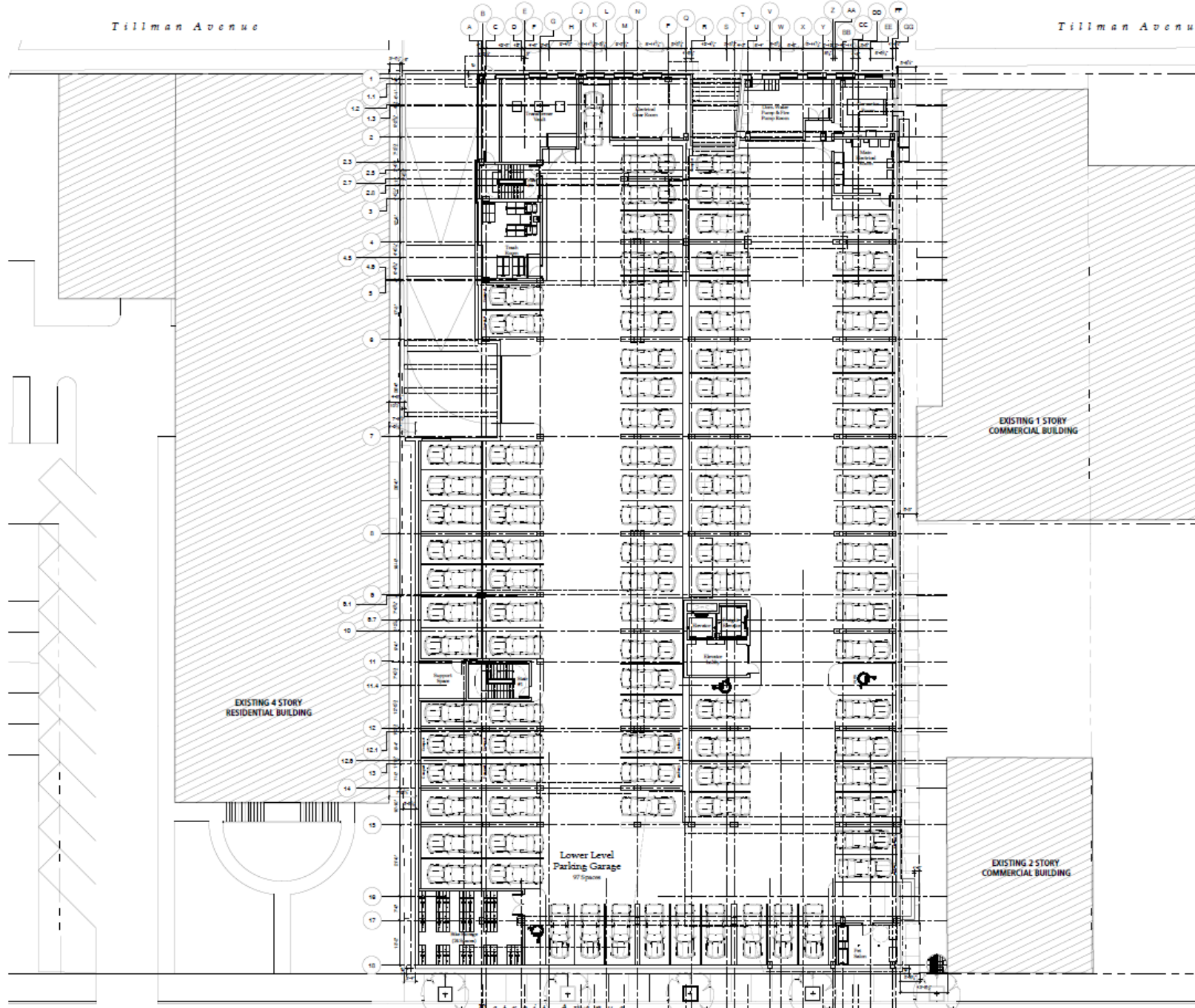
Date: 4.23.2021

Building Totals:

Total Apartment Units		126 Units
Total Parking Spaces		97 Spaces
Total Gross Leasable Area	(80%)	118,370 ± s.f.
Total CAM Area:	(20%)	30,378 ± s.f.
Total Gross Square Feet (Without Garage):		148,748 ± s.f.
Total Garage Area		30,278 ± s.f.

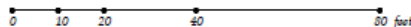
Tillman Avenue

Tillman Avenue



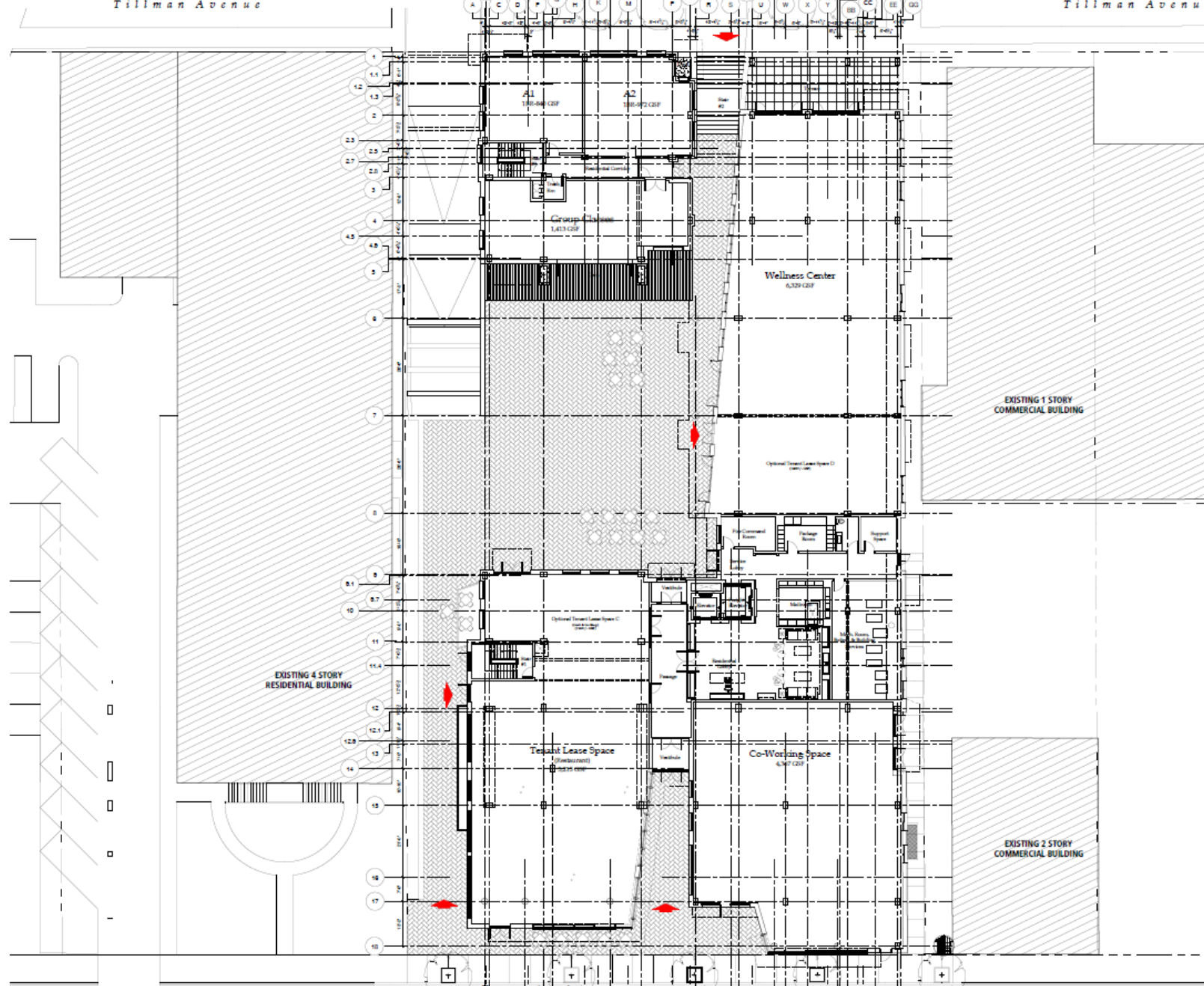
Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio

Lower Level Floor Plan



BOND STREET

DIMITARCHITECTS
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 April 21, 2021

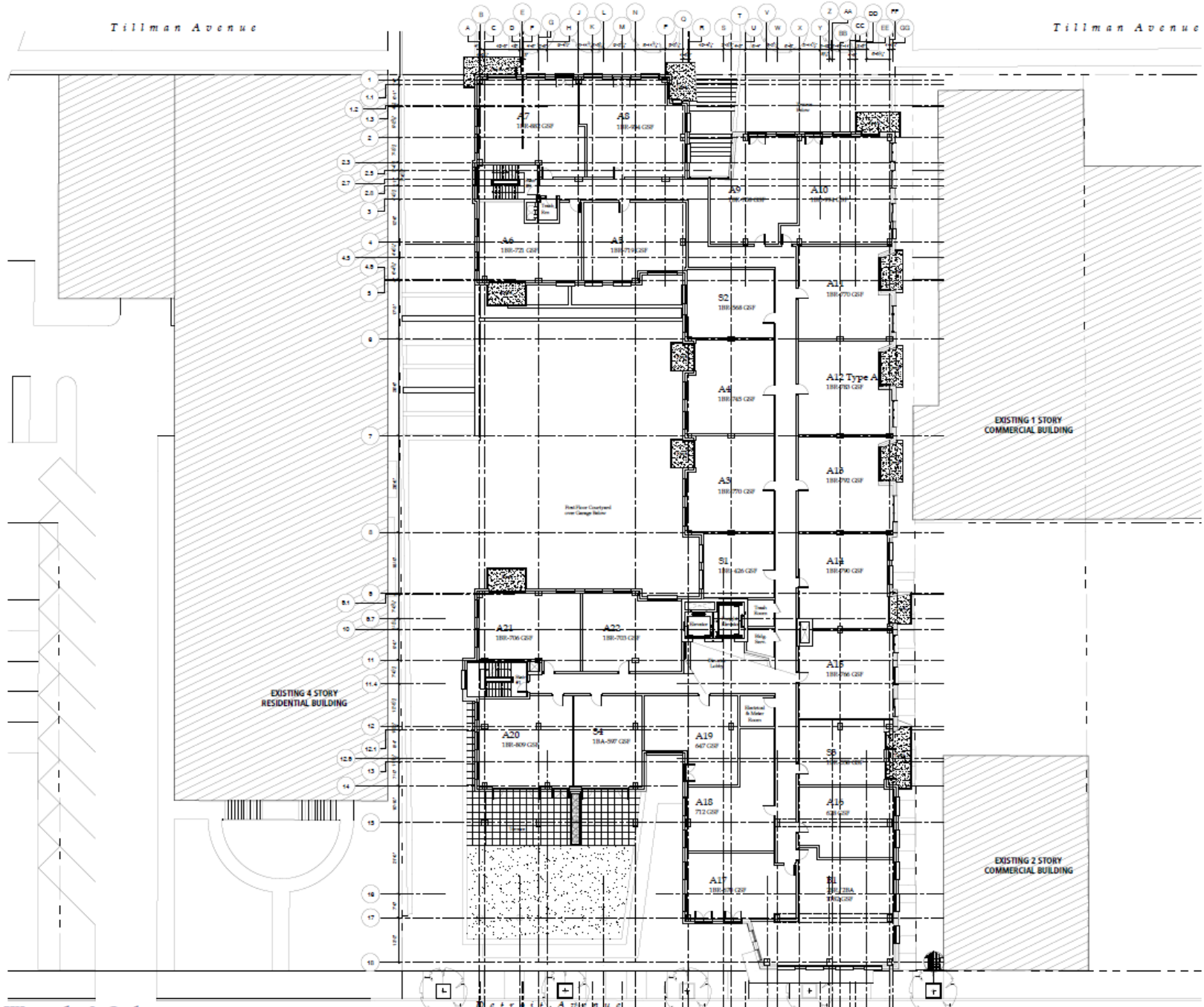


Area and Yield Summary

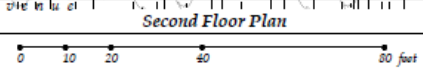
Lower Level:	35,121= s.f. Gross
Parking:	30,278 s.f. (86%)
Gross CAM Area:	4,843 s.f. (14%)
Parking Spaces:	97 Spaces
First Floor:	23,813= s.f. Gross
Gross CAM Area:	4,677 s.f. (20%)
Commercial Lease Spaces:	12,957 s.f. (54%)
Co-Working Space:	4,367 s.f. (18%)
Residential Gross Lease Area:	1,812 s.f. (8%)
One Bedrooms:	2 Units
Total Units per Floor:	2 Units
Second Floor:	22,150= s.f. Gross
Residential Gross Lease Area:	18,609 s.f. (84%)
Gross CAM Area:	3,541 s.f. (16%)
Studios:	4 Units
One Bedrooms:	20 Units
Two Bedrooms:	1 Units
Total Units per Floor:	25 Units
Typical Floor (Floors 3, 4, & 5):	21,262= s.f. Gross
Residential Gross Lease Area:	17,809 s.f. (84%)
Gross CAM Area:	3,453 s.f. (16%)
Studios (500 S.F. +/-):	4 Units
One Bedrooms (720 S.F. +/-):	18 Units
Two Bedrooms (1,000 S.F. +/-):	1 Units
Total Units per Floor:	23 Units
Sixth Floor:	20,813= s.f. Gross
Residential Gross Lease Area:	17,360 s.f. (83%)
Gross CAM Area:	3,453 s.f. (17%)
Studios:	5 Units
One Bedrooms:	17 Units
Two Bedrooms:	1 Units
Total Units per Floor:	23 Units
Penthouse Floor:	13,343 = s.f. Gross
Residential Gross Lease Area:	7,761 s.f. (58%)
Rooftop Lounge Area:	2,077 s.f. (16%)
Gross CAM Area:	3,505 s.f. (26%)
Penthouse Apartments:	7 Units
Total Units per Floor:	7 Units

Building Totals:

Total Apartment Units:	126 Units
Total Parking Spaces:	97 Spaces
Total Gross Leasable Area:	(80%) 118,370 = s.f.
Total CAM Area:	(20%) 30,378 = s.f.
Total Gross Square Feet (Without Garage):	148,748 = s.f.
Total Garage Area:	30,278 = s.f.



Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio



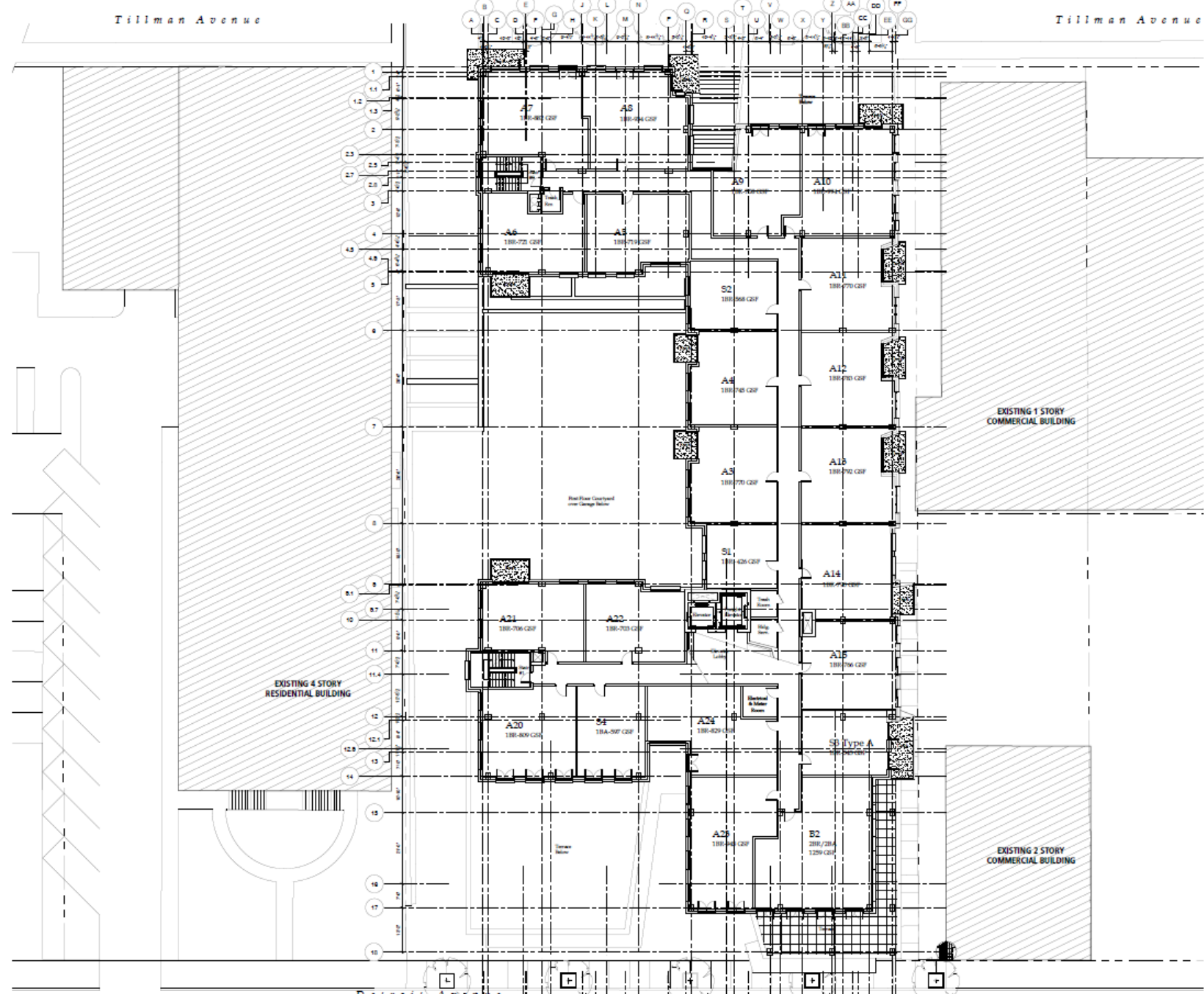
Second Floor Plan

BOND STREET

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 April 21, 2021

Tillman Avenue

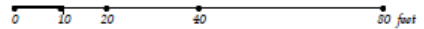
Tillman Avenue



Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio

Detroit Avenue

Third Floor Plan

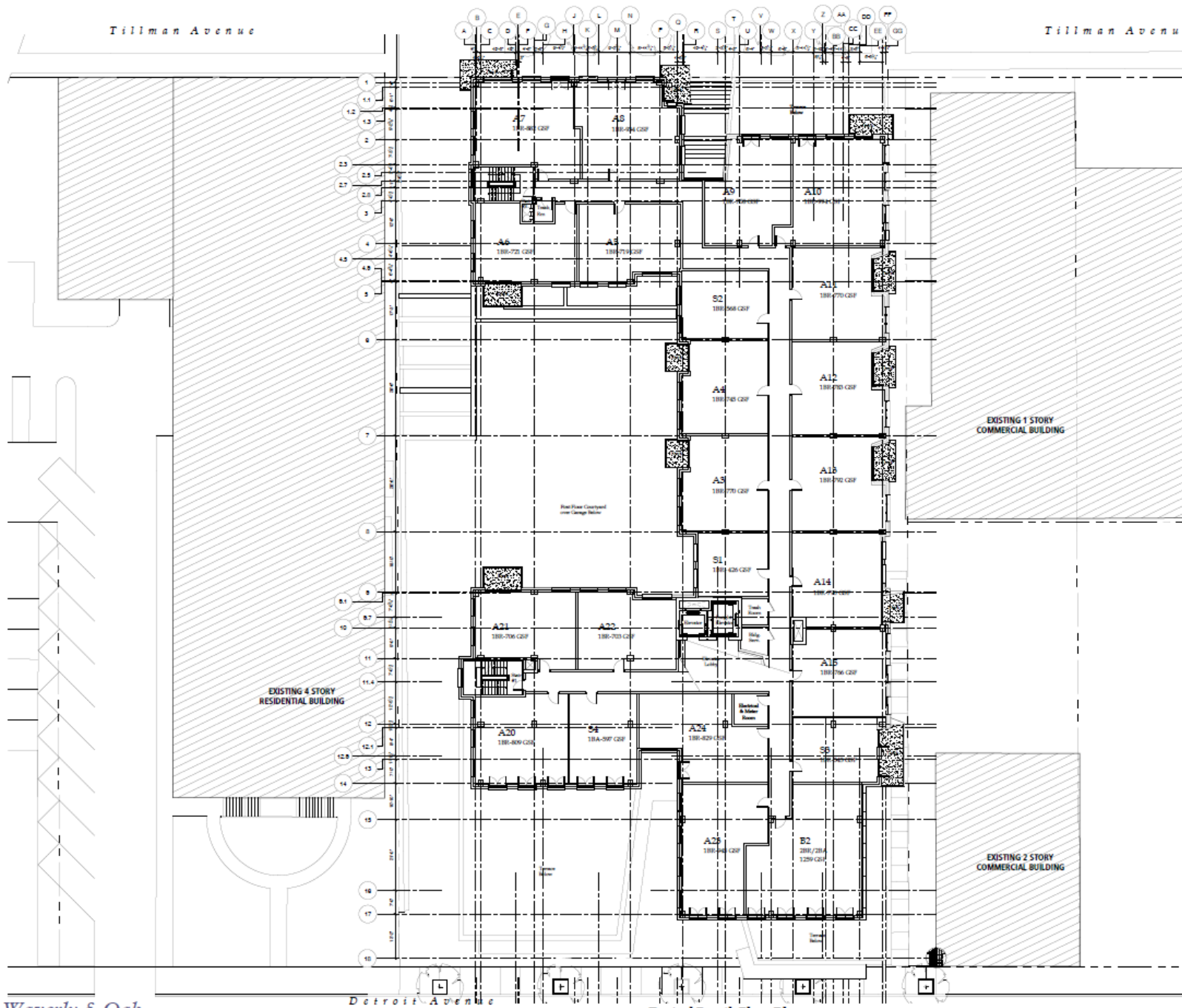


BOND STREET

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 architecture + interiors + urban design
 April 21, 2021

Tillman Avenue

Tillman Avenue



Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio

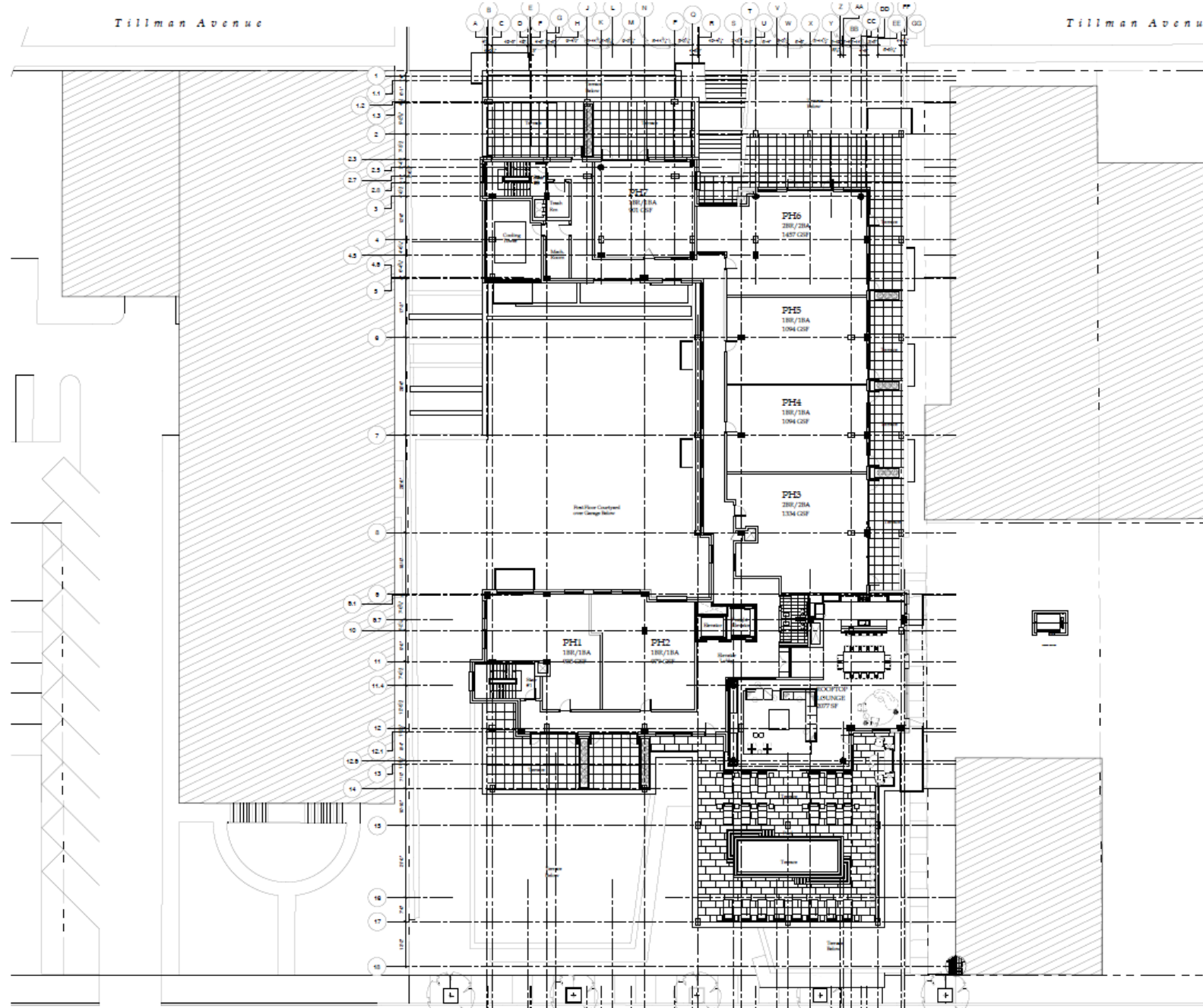
Detroit Avenue

Typical Fourth Floor Plan

0 10 20 40 60 feet

BOND STREET

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 April 21, 2021











Area and Yield Summary

Lower Level:	35,126 ± s.f. Gross
Parking	30,278 s.f. (86%)
Gross CAM Area	4,848 s.f. (14%)
Parking Spaces	97 Spaces
First Floor:	23,821 ± s.f. Gross
Gross CAM Area	4,877 s.f. (20%)
Commercial Lease Space	12,957 s.f. (54%)
Co-Working Space	4,375 s.f. (18%)
Residential Gross Lease Area:	1,612 s.f. (7%)
One Bedrooms	2 Units
Total Units per Floor	2 Units
Second Floor:	22,150 ± s.f. Gross
Residential Gross Lease Area:	18,645 s.f. (84%)
Gross CAM Area:	3,505 s.f. (16%)
Studios	4 Units
One Bedrooms	20 Units
Two Bedrooms	1 Unit
Total Units per Floor	25 Units
Typical Floor (Floors 3, 4, & 5):	21,262 ± s.f. Gross
Residential Gross Lease Area:	17,845 s.f. (84%)
Gross CAM Area:	3,417 s.f. (16%)
Studios (500 S.F. +/-)	4 Units
One Bedrooms (720 S.F. +/-)	18 Units
Two Bedrooms (1,000 S.F. +/-)	1 Unit
Total Units per Floor	23 Units
Sixth Floor:	20,813 ± s.f. Gross
Residential Gross Lease Area:	17,586 s.f. (84%)
Gross CAM Area:	3,227 s.f. (16%)
Studios	5 Units
One Bedrooms	17 Units
Two Bedrooms	1 Unit
Total Units per Floor	23 Units
Penthouse Floor:	13,343 ± s.f. Gross
Residential Gross Lease Area:	7,791 s.f. (58%)
Rooftop Lounge Area:	2,077 s.f. (16%)
Gross CAM Area:	3,472 s.f. (26%)
Rooftop Apartments:	7 Units
Total Units per Floor	7 Units
Building Totals:	
Total Apartment Units	126 Units
Total Parking Spaces	97 Spaces
Total Gross Leasable Area	(80%) 118,591 ± s.f.
Total CAM Area:	(20%) 30,105 ± s.f.
Total Gross Square Feet (Without Garage)	148,706 ± s.f.
Total Garage Area	33,278 ± s.f.

Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio



Total Height: 87'



Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

South Elevation
Scale: 1/4" = 1'-0"

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April 1, 2021

Total Height: 87'

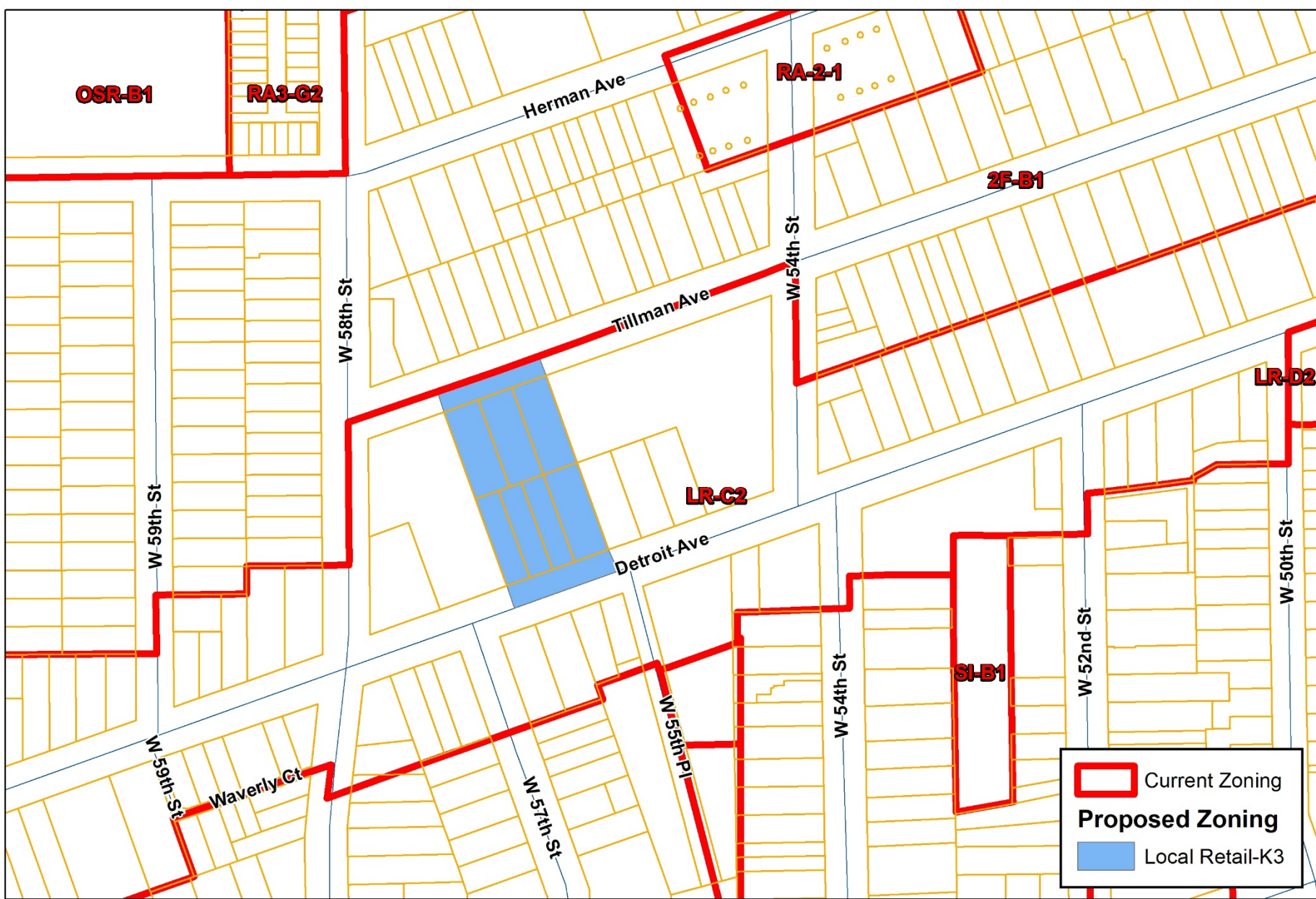


Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

East Elevation
Scale: 1/8" = 1'-0"

BOND STREET

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April 30, 2021



Siteplan Specific Rezoing

Map Change # 2633

Cleveland City Planning Commission

601 Lakeside Ave. Cleveland, OH 44114



Date: 4.23.2021