

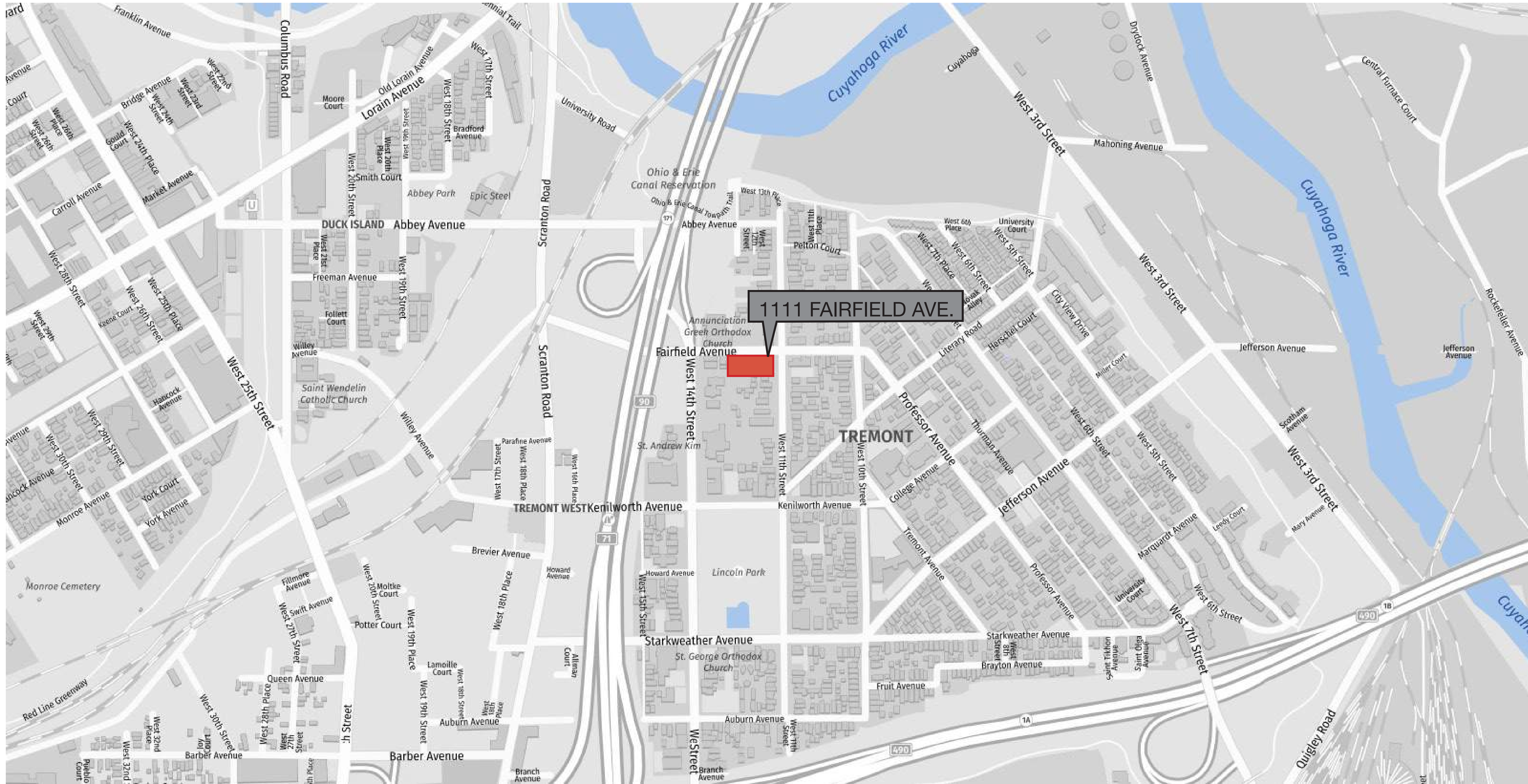
ZONING SUMMARY

PROPERTY INFORMATION

PROPERTY ADDRESS: 1111 FAIRFIELD AVE., CLEVELAND, OH
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
TAX LOT ID'S: 004-12-038, 004-12-039, 004-12-040, 004-12-041, 004-12-042,
004-12-084, 004-12-085
BASE ZONE: MF-G2 (MULTI-FAMILY)
OVERLAY ZONE: URBAN FORM OVERLAY (UF) DISTRICT

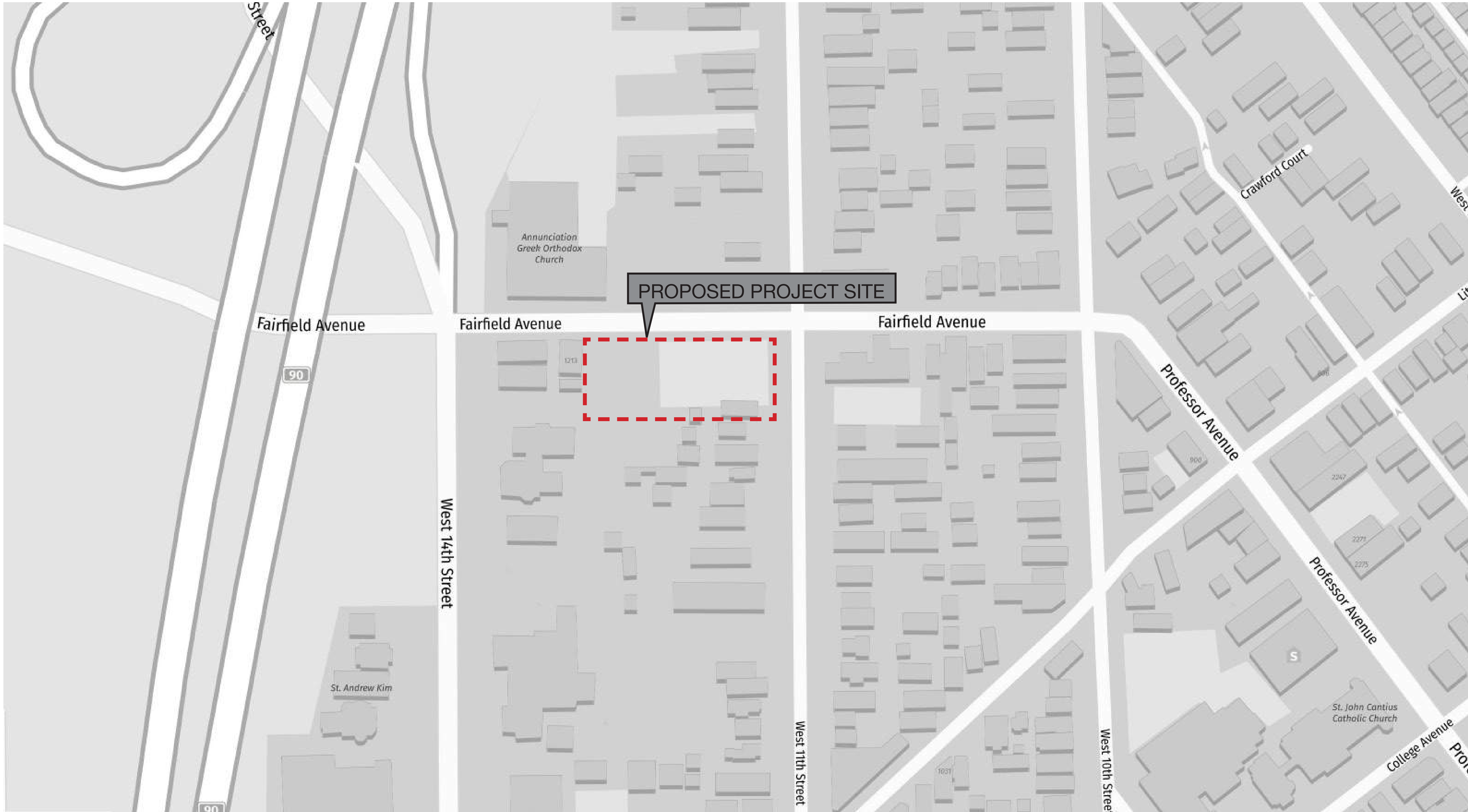
LOT COVERAGE

LOT AREA: 38,206 SF
PROPOSED FAR: 3.4:1
PROPOSED BUILDING FOOTPRINT AREA: 35,801 SF
PROPOSED TOTAL BUILDING AREA: 129,482 SF



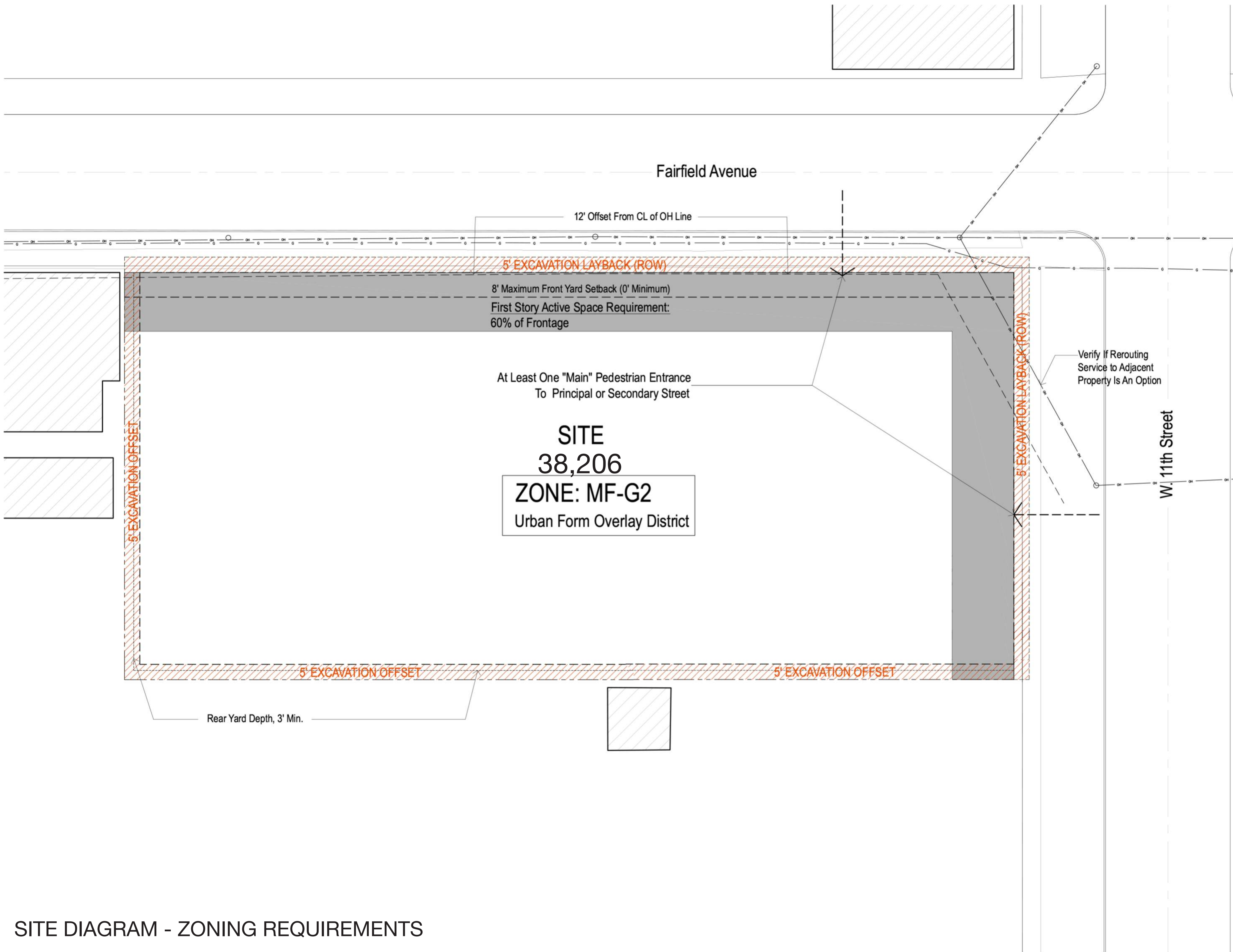
LOCATION MAP

DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022



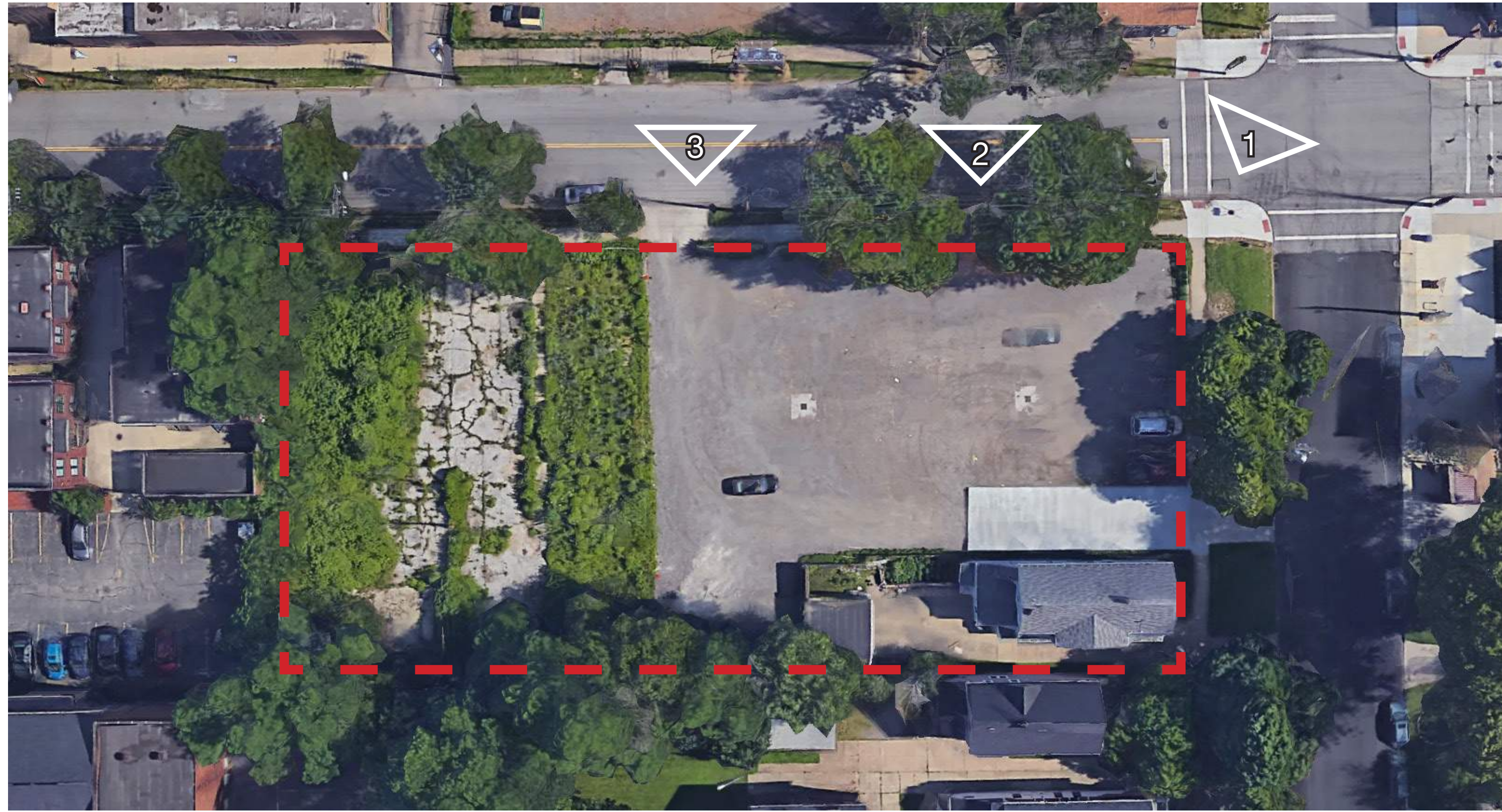
VICINITY MAP

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022



SITE REQUIREMENTS

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022



EXISTING CONDITIONS - AERIAL VIEW



EXISTING CONDITIONS - VIEW 1



EXISTING CONDITIONS - VIEW 2



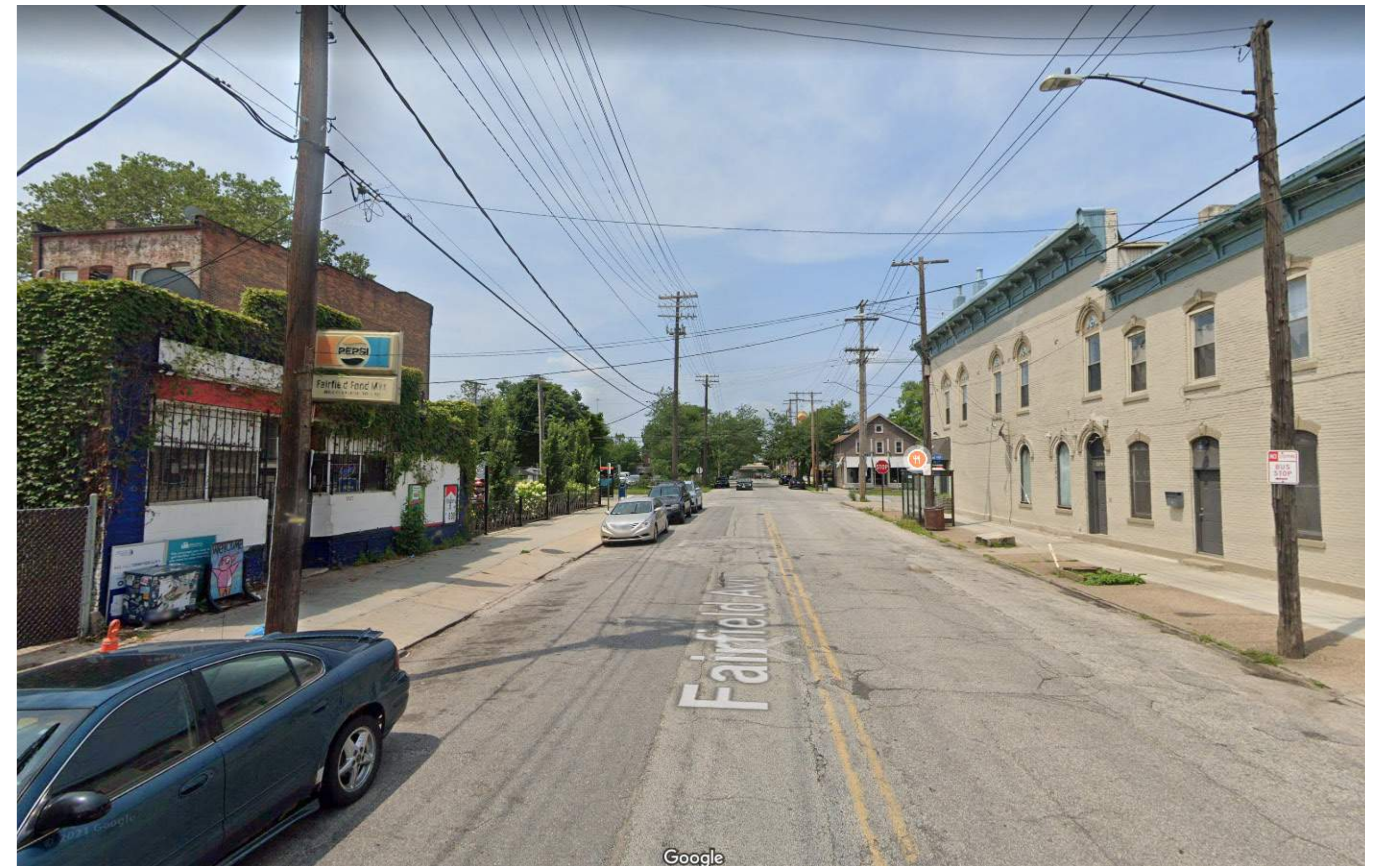
EXISTING CONDITIONS - VIEW 3

EXISTING CONDITIONS

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SITE AERIAL / VIEW LEGEND



VIEW 1 FROM EAST



VIEW 2 FROM SOUTH



VIEW 3 FROM WEST

SITE CONTEXT

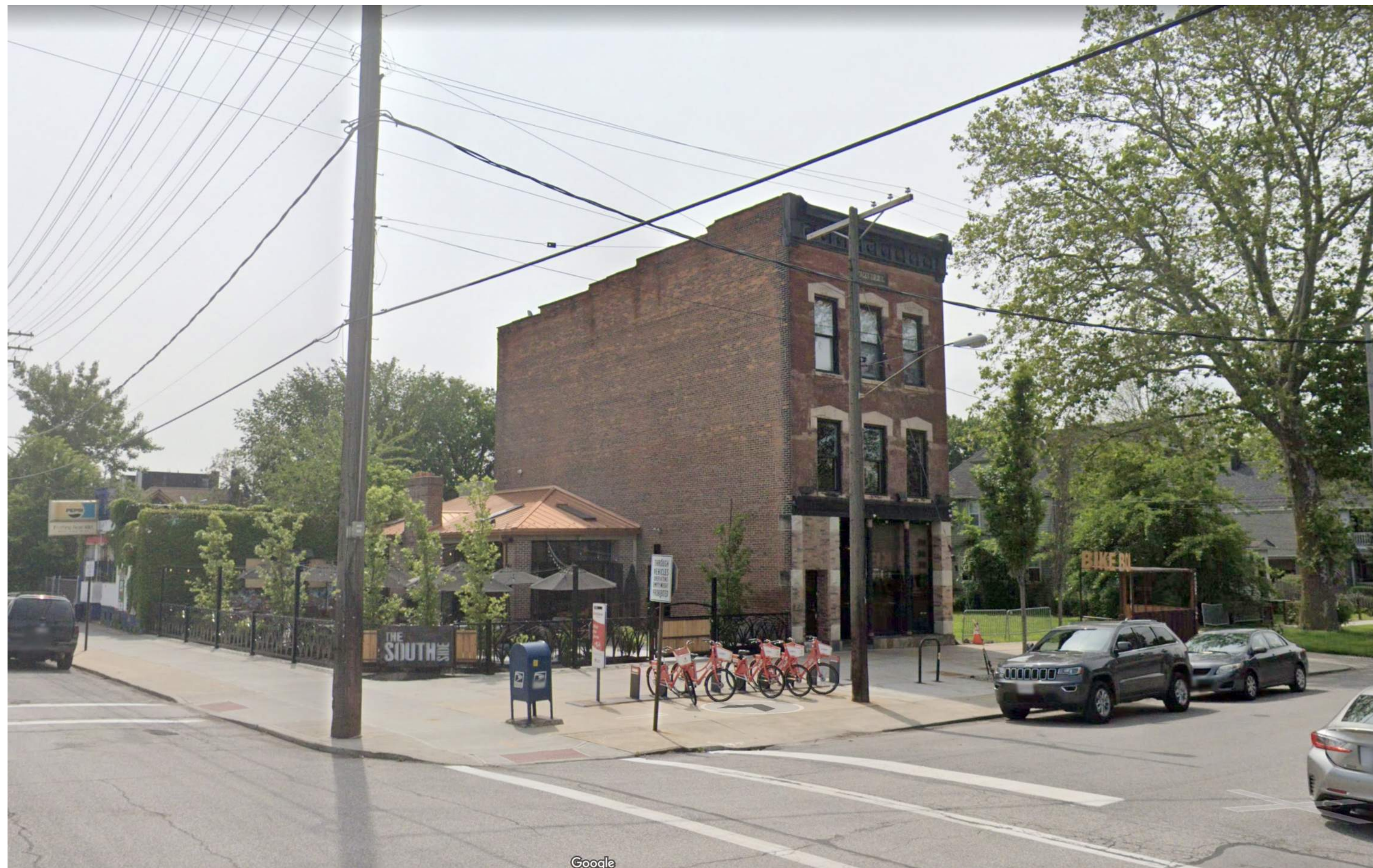
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VIEW 4 FROM NORTH



ADJACENT BUILDING 5



ADJACENT BUILDING 6



ADJACENT BUILDING 7

SITE CONTEXT

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PROPOSED DESIGN

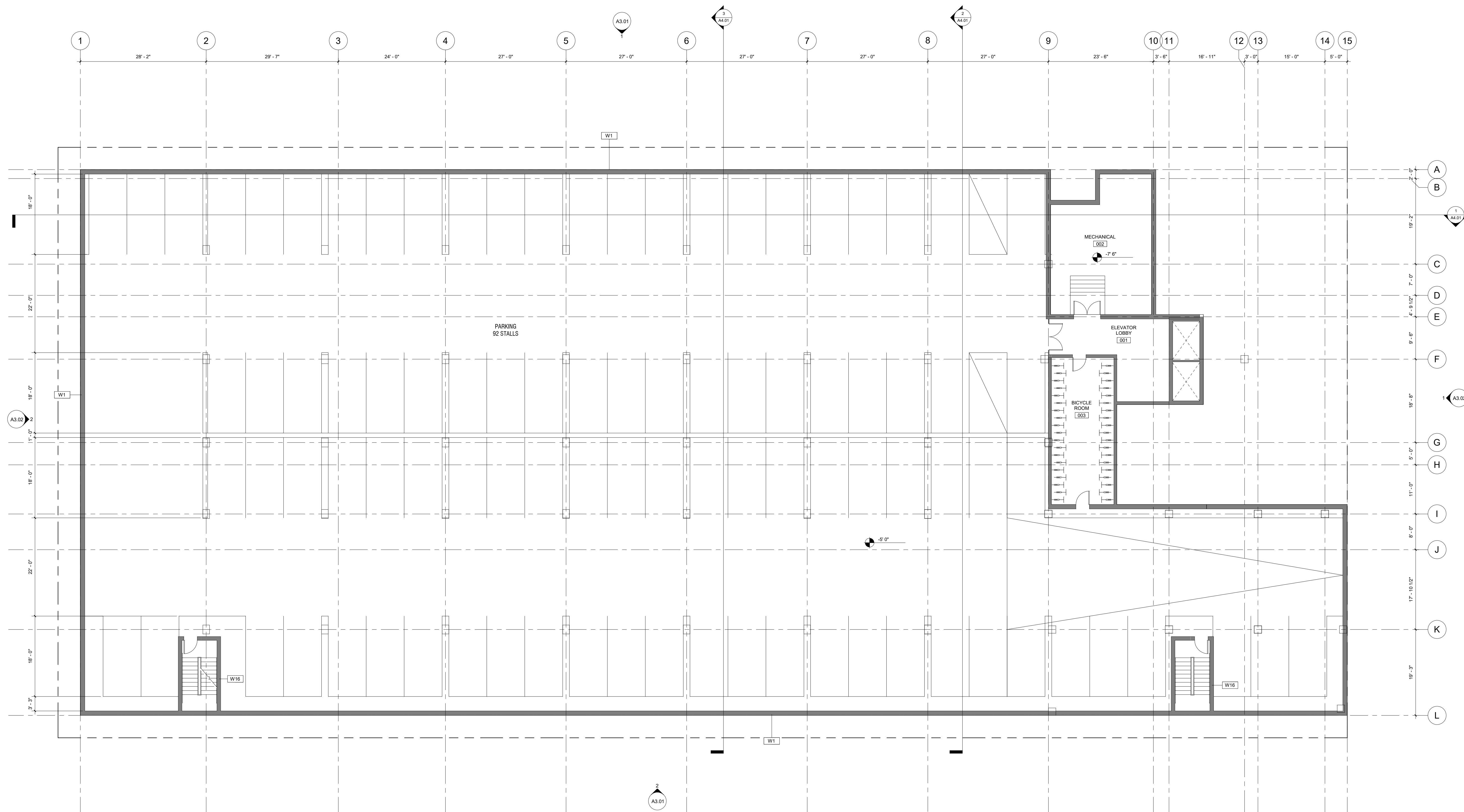


BUILDING SUMMARY

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022

BUILDING SUMMARY:

4 Floors of Residential Over 1 Floor of Structured Parking
129,482 Total GSF (29,710 GSF Parking, 96,107 GSF Residential Uses)
99 Residential Units, 1,400 NSF Corner Amenity
92 Structured Parking Stalls



BUILDING PLANS

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022



RENDERED VIEWS

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022

VIEW OF NE CORNER OF BUILDING FROM 11TH AND FAIRFIELD



RENDERED VIEWS

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RETAIL VIEW FROM W 11TH



RENDERED VIEWS

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022

ELEVATED VIEW OF NORTHEAST CORNER



NORTH VIEW FROM FAIRFIELD AVE.

RENDERED VIEWS

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VIEW OF NORTH BUILDING ENTRY

RENDERED VIEWS

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RENDERED VIEWS

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022



GROUND FLOOR UNITS



RENDERED VIEWS

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NORTH BUILDING ELEVATION



NORTH VIEW FROM GROUND

RENDERED VIEWS

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RENDERED VIEWS

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SOUTH SIDE OF BUILDING FROM 11TH ST.



RENDERED VIEWS

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VIEW OF COURTYARD FROM 3RD FLOOR UNIT



VIEW OF COMMUNITY ROOM FROM GARDEN

RENDERED VIEWS

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RETAIL VIEW FROM FAIRFIELD AVE.

RENDERED VIEWS
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022



RENDERED VIEWS

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022

PARKING ENTRY VIEW FROM W 11TH



RENDERED VIEWS

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PARKING ENTRY VIEW FROM W 11TH



GRAYWASH CEDAR
WDX-1



GRAYWASH CEDAR
SCREEN
WDX-2



PAINTED
PANEL
FCP-1

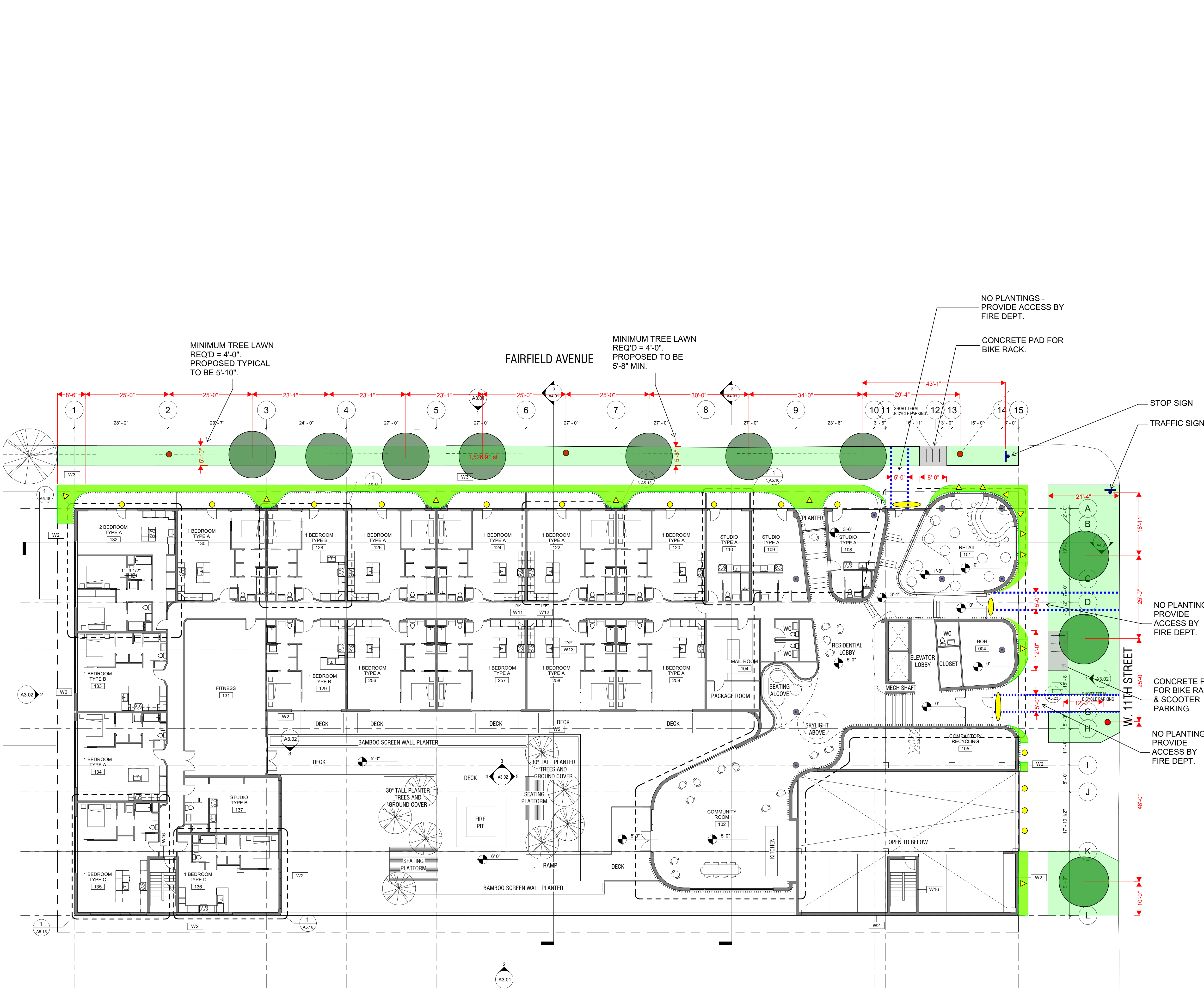


GRAY ALUMINUM
WINDOWS



BOARD FORMED
CONCRETE
CONC-1

LANDSCAPE AND LIGHTING PLAN



- EXISTING SIGN.
- EXISTING UTILITY POLE.
- EXISTING TREES TO REMAIN.
- WEST 11TH STREET PROPOSED ZELKOVA MUSASHINO - 40' HEIGHT, 15' SPREAD, 20' SPACING.
- FAIRFIELD AVENUE PROPOSED PARROTIA PERSICA VANESSA - 28' HEIGHT, 14' SPREAD, 20' SPACING.
- STANDARD GRASS PLANTING.
- 1. KARL FOERSTER (CALAMAGROSTIS X ACUTIFLORA)
- 2. JAPANESE FOREST GRASS 'ALL GOLD' (HAKONECHLOA MARCRA)
- 3. JAPANESE BLOOD GRASS 'RED BARON' (IMPERATA CYLINDRICA)
- CONCRETE PAD FOR BIKE RACK AND SCOOTER PARKING
- EXTERIOR ARCHITECTURAL DOWN-LIGHT
- EXTERIOR RECESSED LINEAR ARCHITECTURAL DOWN-LIGHT
- EXTERIOR LANDSCAPE UP-LIGHT

- NOTES:**
- Spacing Guidelines for Planting Tree Lawn Trees
- a. Minimum width of tree lawn required to plant a tree is 4 feet.
 - b. Do not plant in front of building entrances in order to permit easy access by the Fire Department.
 - c. Do not plant within bus stops.
 - d. Minimum distance between trees (trunk to trunk) shall be 20 feet to 30 feet (depending upon the tree species and other local conditions).
 - e. Minimum distance from a streetlight or utility pole to the tree trunk is 25 feet (this may vary with tree species).
 - f. Minimum distance from a stop sign to the tree trunk is 30 feet.
 - g. Minimum distance from other traffic signs to the tree trunk is 6 feet.
 - h. Where there is on street parking, the distance from a parked car to tree trunk should be 5 feet, to allow for the swing of car doors.
 - i. Minimum distance from a gas or water valve to the tree trunk is 6 feet.
 - j. Minimum distance from a fire hydrant to the tree trunk is 10 feet.
 - k. Minimum distance from the corner of a street intersection to the tree trunk is 40 feet.
 - l. Minimum distance from the edge of the tree pit to any opposite obstruction (building wall, stoop, railing, property line etc.) is from 4 to 6 feet, depending upon local conditions and the amount of sidewalk traffic.