



11432 Mayfield Rd
Cleveland, OH

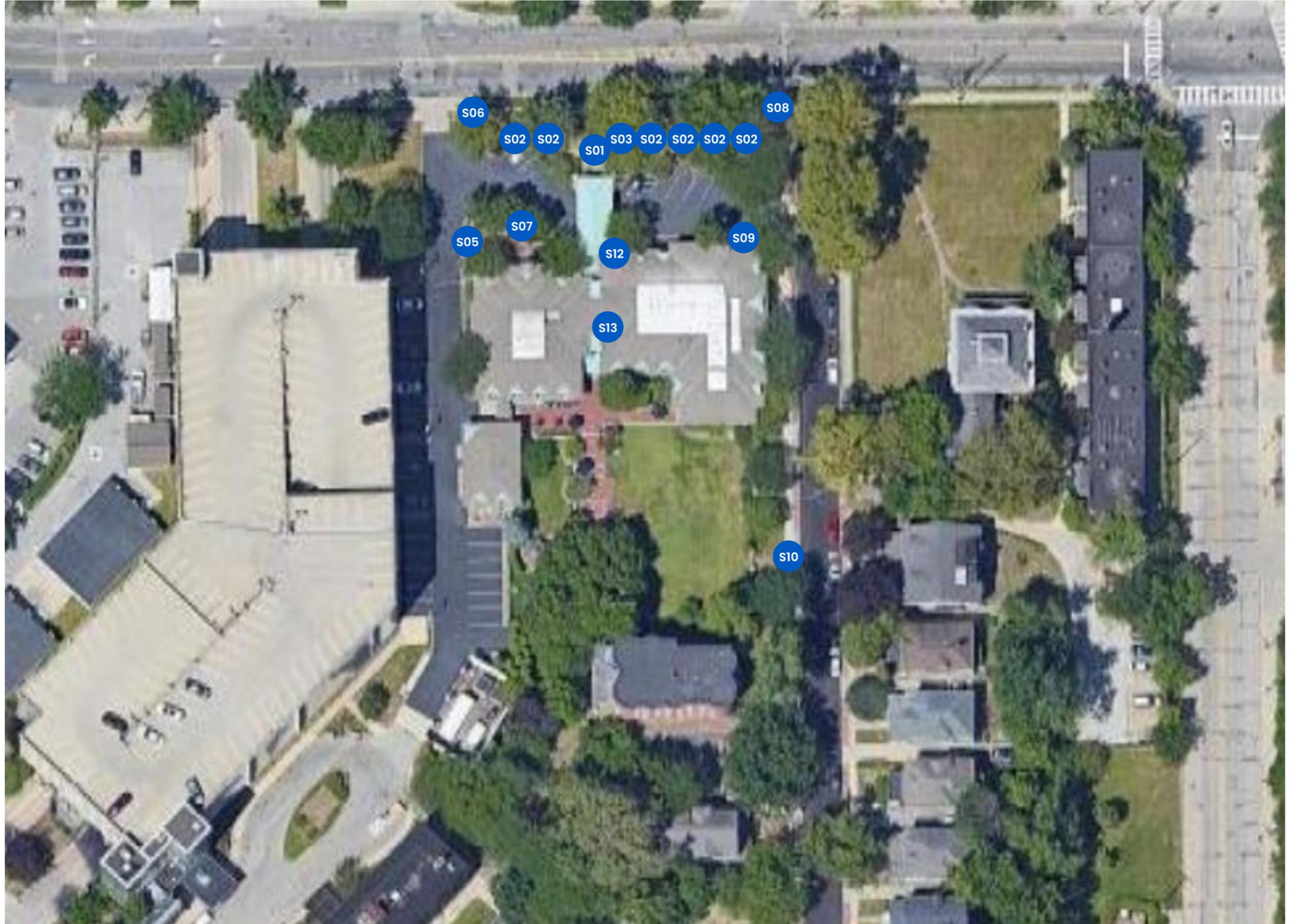
S.O. Number: 189603
Created: 03.11.2024
Revised: 02.04.2025



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Site Plan

- S01 Non-Illuminated Replacement Panel
- S02 Parking Replacement Panels (6)
- S03 Parking Replacement Panel
- S04 New Parking Panel
- S05 Non-Illuminated Panel Sign
- S06 Non-Illuminated Post and Panel Sign
- S07 Removal
- S08 Non-Illuminated Post and Panel Sign
- S09 Non-Illuminated Wall Sign
- S10 Non-Illuminated Panel Sign
- S11 Parking Replacement Panel
- S12 Non-Illuminated Panel Sign
- S13 Non-Illuminated Wall Sign
- S14 Parking Replacement Panel
- S15 Parking Replacement Panel
- S16 Parking Replacement Panel



Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

PM: SP	Address: 11432 Mayfield Rd
Drawn By: AF	City State: Cleveland, OH
Date: 03/11/2024	S.O. # 189603
	Page# 2

Non-Illuminated FCO Letters

Action:

- Remove existing FCO letters and Window acrylic piece.
- Install new FCO letters as shown.

Material & Color:

- Painted White (Satin)



Existing



Proposed



scale: 1 = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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	Page# 3

Parking Replacement Panels (6)

Action:

- Remove existing panel
- Install new panel on existing post.
- Straighten poles as needed.

Material & Color:

- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



scale: 1 1/2" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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Parking Replacement Panel

Action:

- Remove existing panel
- Install new panel on existing post.
- Straighten poles as needed.

Material & Color:

- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



scale: 1 1/2" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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Non-Illuminated Panel Sign

Action:

- Install new panel on wall behind keypad as shown.

Material & Color:

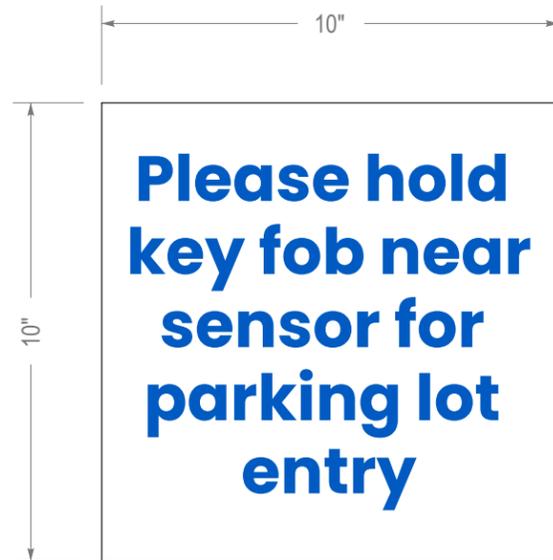
- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



Revisions:	
03.08.24 Updated to replacement banner.	...
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...

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Action:

- Install new 2" deep non-illuminated post and panel sign.

Material & Color:

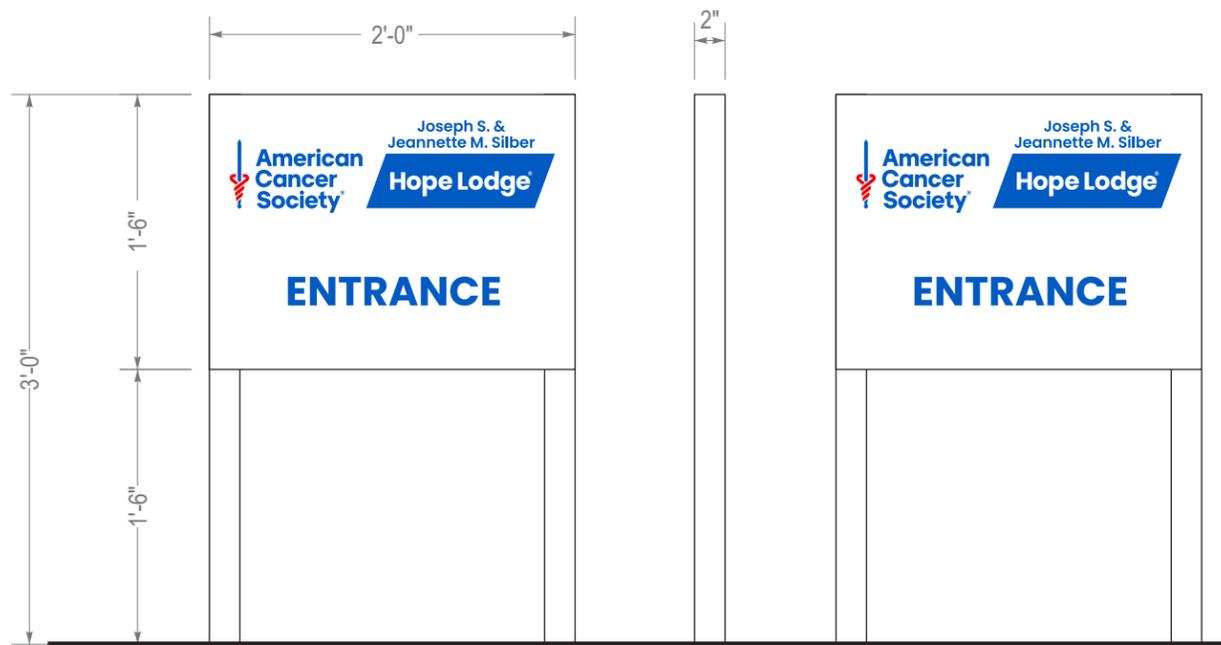
- Painted White
- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red



Existing



Proposed



scale: 1" = 1'-0"

Revisions:

09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

Action:

- Retain as is.



Existing

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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Non-Illuminated Post and Panel Sign

Action:

- Install new 2" deep non-illuminated post and panel sign.

Material & Color:

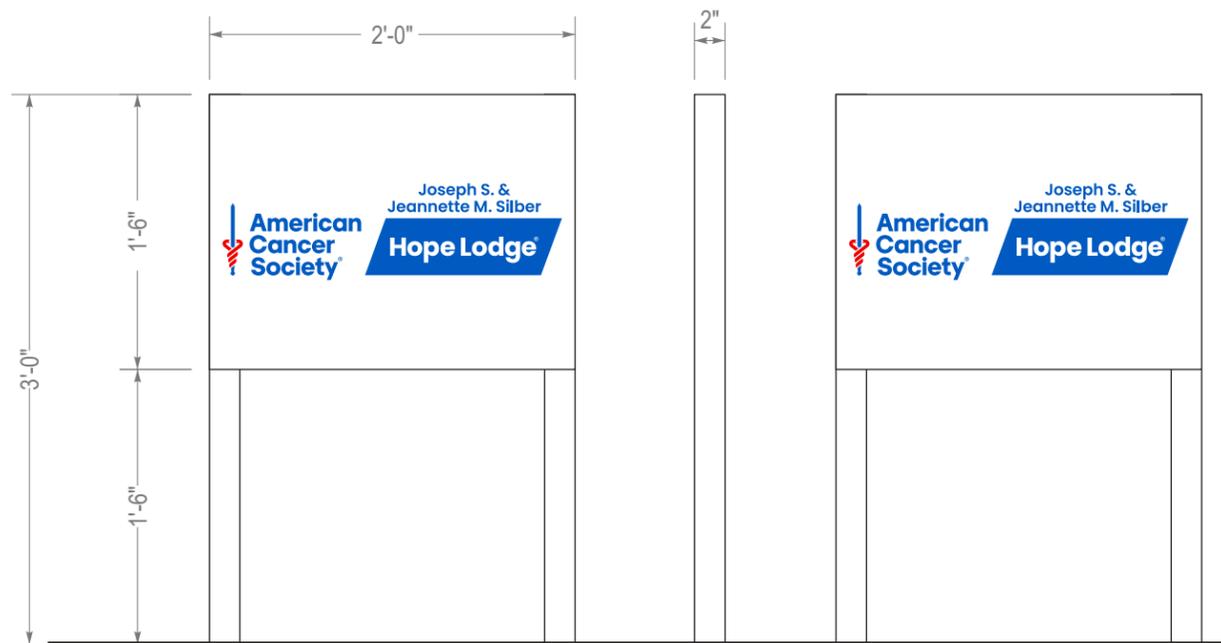
- Painted White
- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red



Existing



Proposed



scale: 1" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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	Page# 9

Action:

- Install new FCO letters as shown.

Material & Color:

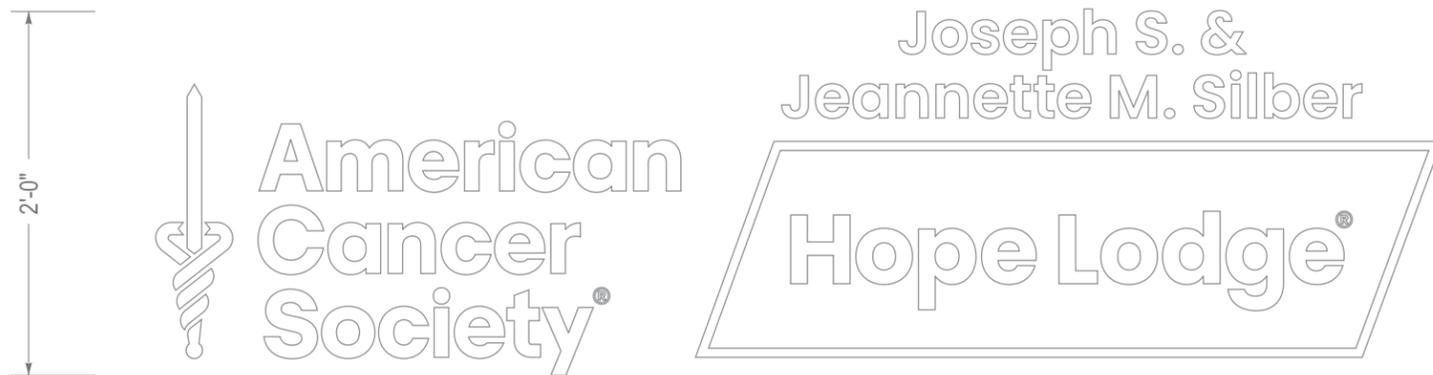
- Painted White (Satin)



Existing



Proposed



scale: 1" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

PM: SP	Address: 11432 Mayfield Rd
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Non-Illuminated Panel Sign

Action:

- Install new flat aluminum panel on existing gate as shown.

Material & Color:

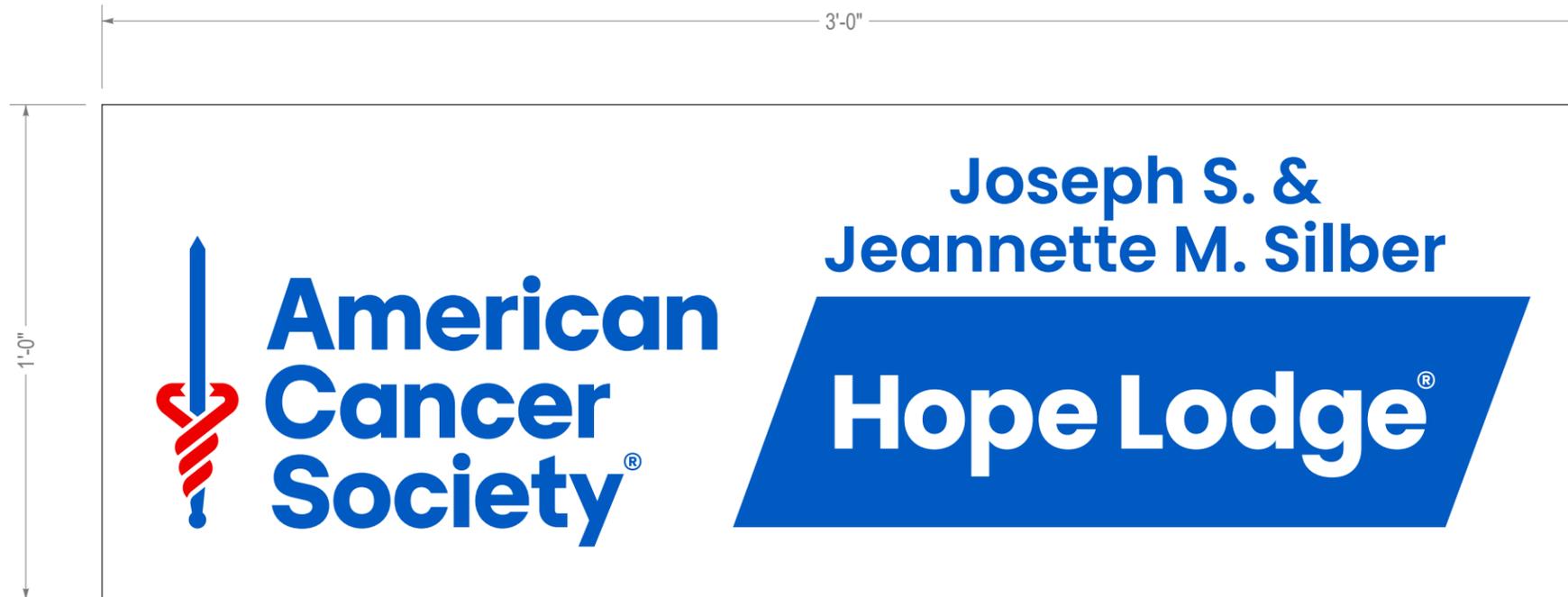
- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



scale: 3" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

PM: SP	Address: 11432 Mayfield Rd
Drawn By: AF	City State: Cleveland, OH
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Action:

- Remove existing panels .
- Install new flat aluminum panel as shown.

Material & Color:

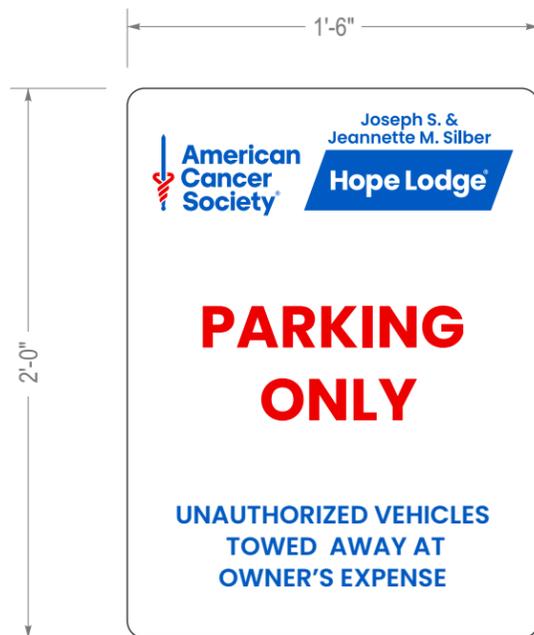
- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



scale: 1 1/2" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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Non-Illuminated Panel Sign

Action:

- Install new flat aluminum panel as shown.

Material & Color:

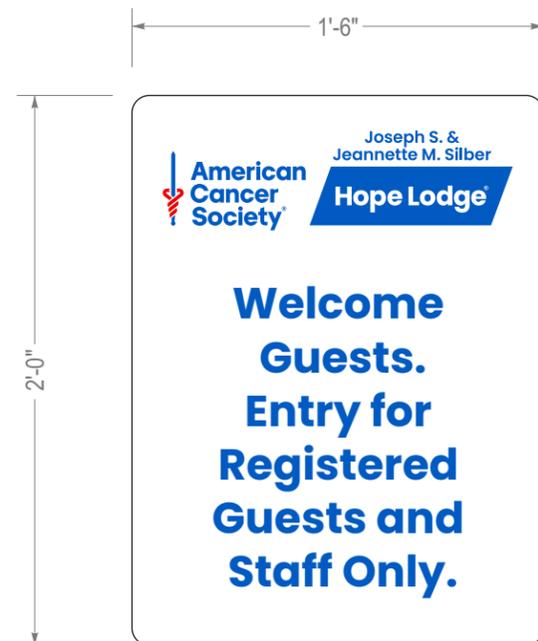
- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



scale: 1 1/2" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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Non-Illuminated Wall Sign

Action:

- Install new brake formed aluminum panel as shown.

Material & Color:

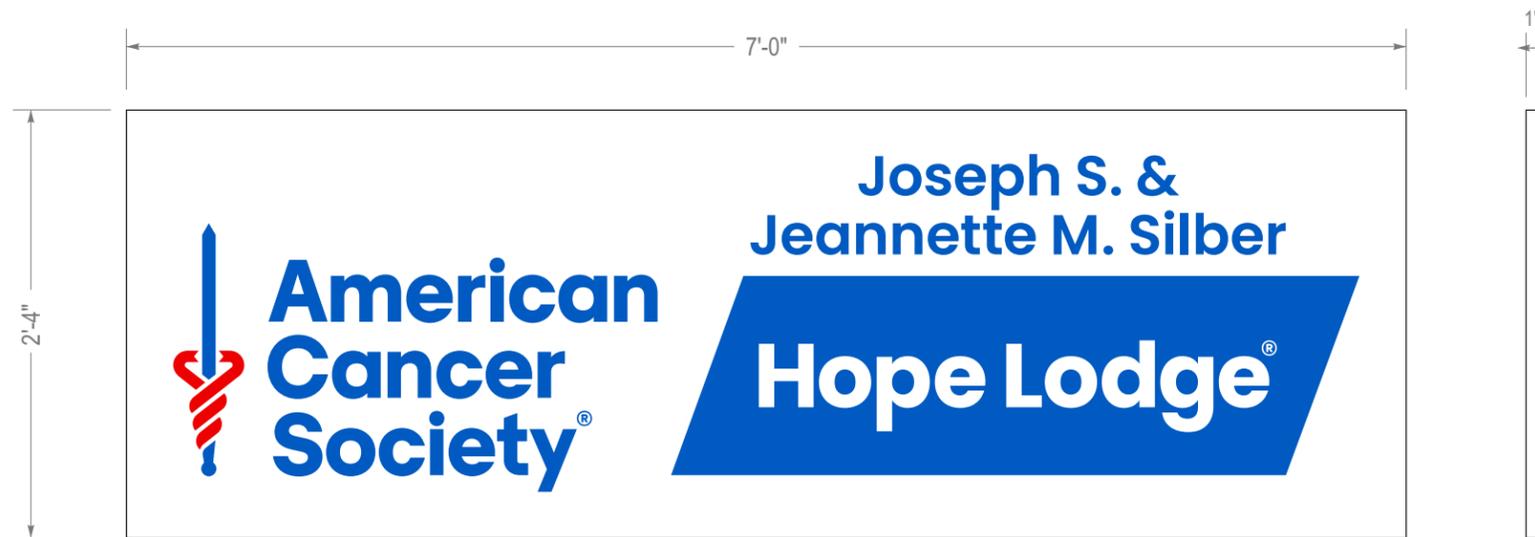
- 3M Vinyl 3630-37 Sapphire Blue
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



scale: 1 1/2" = 1'-0"

Revisions:	
09.30.24 Various revisions	...
02.04.25 Changed S01 and S09 to white FCO letters	...
03.10.25 Added note about straightening posts as needed	...
...	...
...	...

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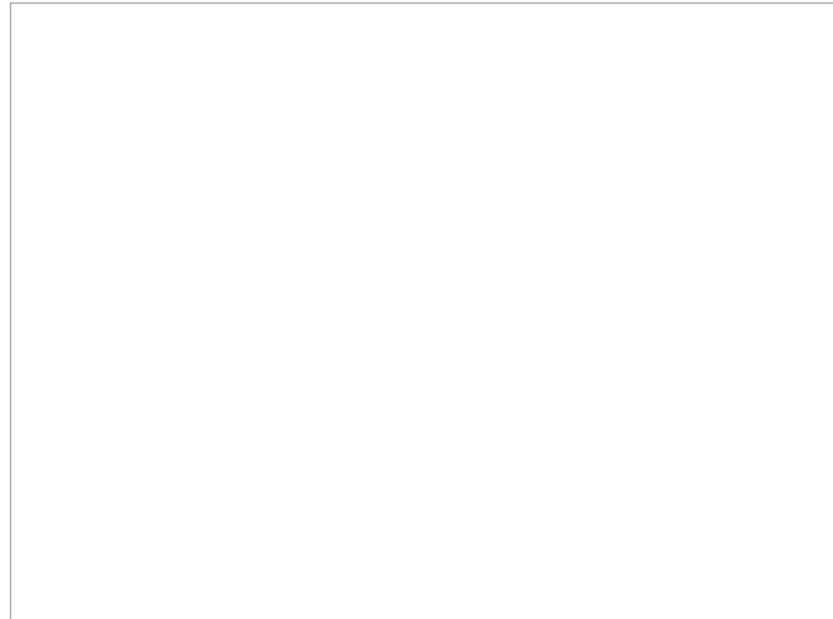
Parking Replacement Panel

Action:

- Remove existing panel on rear gate.
- Install new flat aluminum panel on rear gate.

Material & Color:

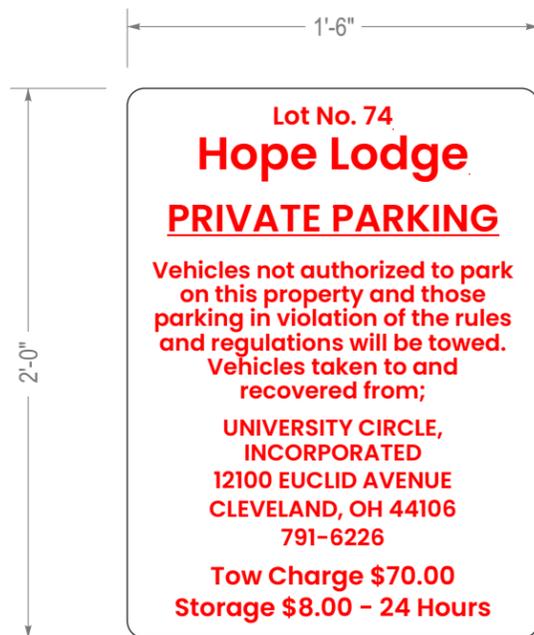
- 3M Vinyl 3630-143 Poppy Red
- Aluminum Painted White (Satin)



Existing



Proposed



scale: 1 1/2" = 1'-0"

Revisions:	
09.30.24	Various revisions
02.04.25	Changed S01 and S09 to white FCO letters
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9014 CEDAR AVENUE EXISTING BUILDING DEMOLITION

April 24, 2024

Cedar Health Realty, LLC



The Gardens of Fairfax Healthcare Center Project Data

- Cedar Health Realty, LLC purchased the property this year (2024) with two primary structures (Formerly Fairfax Place Retirement Home).
- Cedar Health Realty, LLC is associated with Foundations Health Solutions, a leading Ohio long-term care provider, managing nearly 60 nursing homes specializing in physical therapy and skilled nursing.
- Cedar Health Realty, LLC purchased the subject property located at 9014 Cedar Avenue in 2024. The property consists of two primary structures that together served as Fairfax Place Retirement Home for 98 residents. The original structure was constructed in 1891 with a later addition at the rear. The second structure was constructed in 1995.
- Cedar Health Realty, LLC is currently engaged in renovating the 1995 structure to meet current standards for a nursing home and to update all interior finishes.

Cedar Health Realty, LLC is proposing the construction of a new addition to the 1995 structure that will provide 39 additional private rooms for the care of ventilator patients. The additional rooms provided in the addition will also serve to eliminate all but 6 of the current semi-private rooms and convert them to private occupancy.



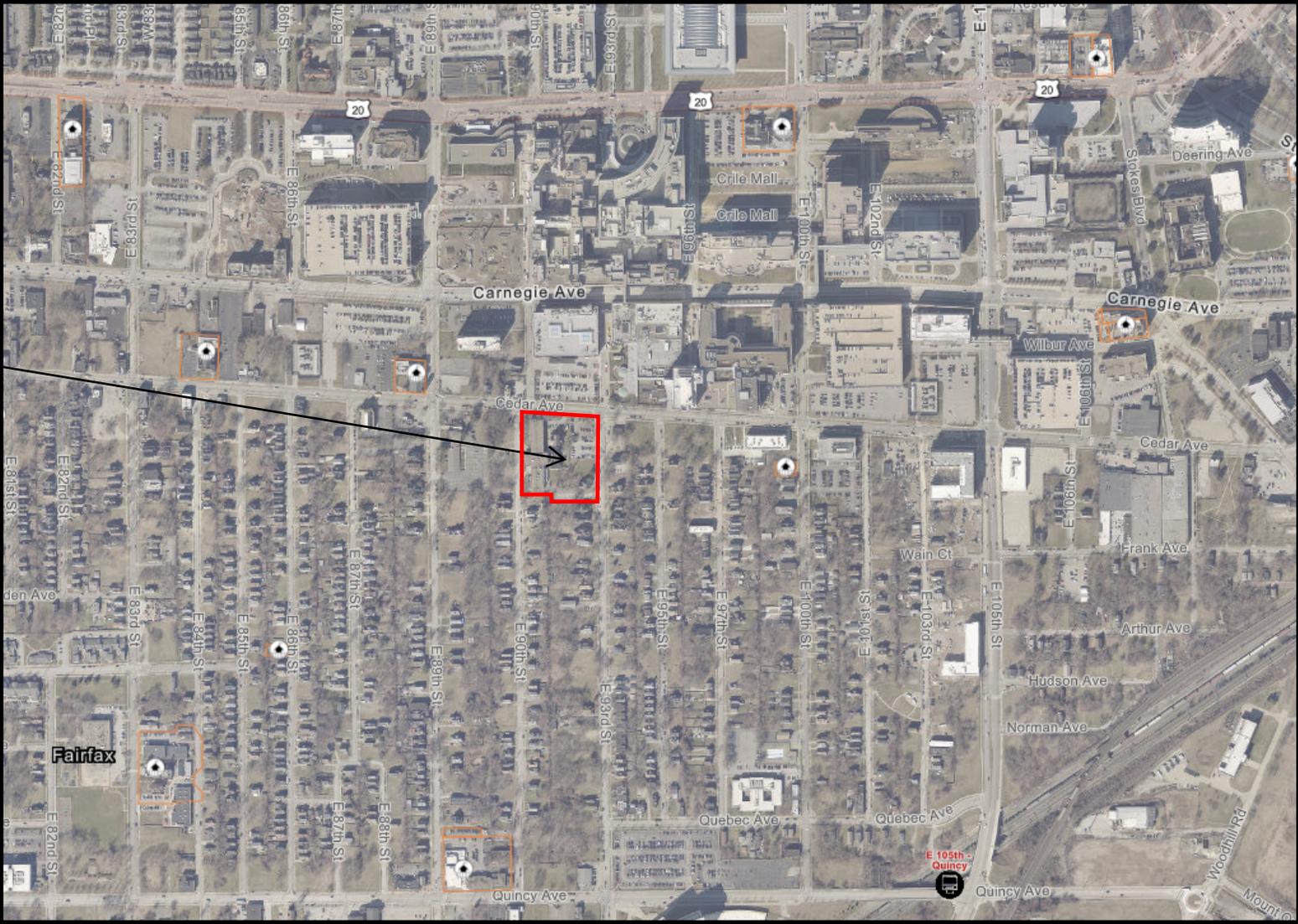
The Gardens of Fairfax Healthcare Center Project Data

- Requesting CPC approval to demolish the 1891 structure (9014 Cedar Ave)
- Earlier this year Cedar Health Realty, LLC had hazardous material abatement completed, as well as cleaned out building including removal of furniture, medical equipment and rubbish.
- Electricity, natural gas and telecommunications utility disconnects have been completed to the building, and First Energy has approved utility pole removals from site immediately adjacent to the structure.
- Scope of work would include removal of existing structure and backfill of basement void to leave site in a useable state ready for future project.



Aerial Site Map - Existing Vicinity

9014 CEDAR AVE



Aerial Site Map - Existing Conditions

BUILDING TO BE DEMOLISHED

9014 CEDAR AVE

E. 90TH STREET

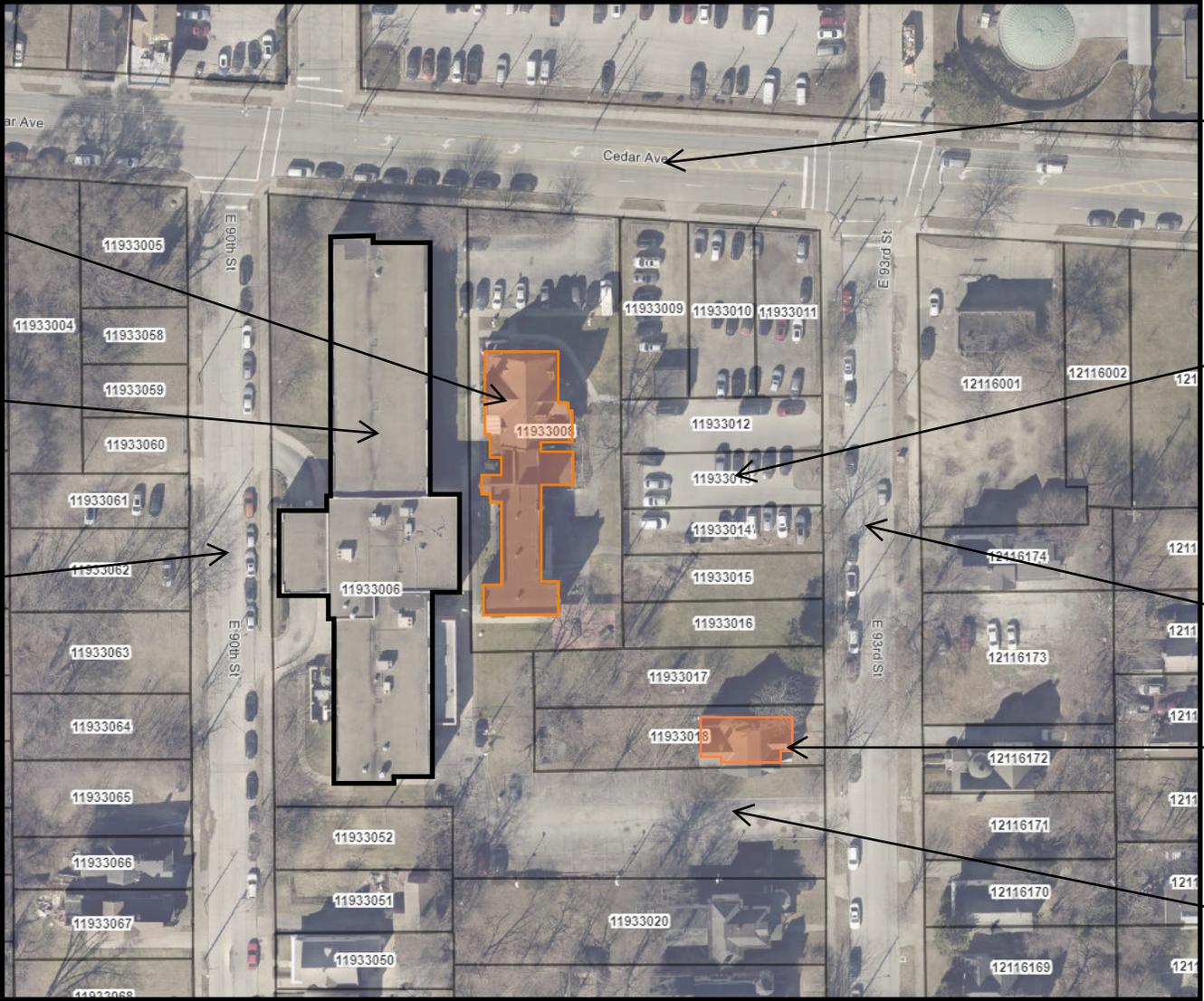
CEDAR AVENUE

PROJECT SITE

E. 93RD STREET

BUILDING TO BE DEMOLISHED

EXISTING PARKING LOT TO REMAIN



341.08 - a-1 Building History

(a) Criteria for Action. In considering a request to demolish or move a building or other structure located within a Design Review District, the City Planning Commission and its Local Design Review Advisory Committee shall consider the following factors in making its decision to approve or disapprove the request:

(1) The architectural and historic significance of the subject building or structure

a. The building is designed by Charles Schweinfurth.

<https://shakerlibrary.org/wp-content/uploads/Cleveland-Landmarks-Commission-Cleveland-City-Planning-....pdf>

b. It originated as Infants Rest Inner City Nursing Home in 1891 (home for children under 2 years)

c. Holy Cross House (for children) purchased the property in 1915, a transitional location in their organization's history

<https://case.edu/ech/articles/h/holy-cross-house>

d. Mount Zion Church purchased the property in the 1930's, a transitional location in their organization's history. Mount Zion Church renovated the property and added on to it, modifications including a sanctuary, gym, offices, and basement dining.

<https://www.mtzioncleveland.com/an-historic-church>

e. New Sardis Church purchased the property in the 1950, a transitional location in their organization's history. New Sardis vacated the property in 1959.

<https://www.newsardispsc.org/our-story>

f. In 1996, the property transferred to Senior Care Resources.

341.08 - a-2-3 Building Significance

- (2) The significance of the building or structure in contributing to the architectural or historic character of its environs
 - a. The most significant period of the property's history is it's founding, when it opened as a home to care for orphaned infants.
 - b. Since that opening, the building has been purchased and utilized as a church, children's home, and nursing home. Each transaction represented a piece of each organization's history as no organization was founded in the building after it's purchase, nor was it the last location for any organization as each went on to move elsewhere in the region.
- (3) In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance
 - a. This section does not apply as the design team is proposing a total demolition of the structure

341.08 - a-4 Viability and Existing Conditions

- (4) The present and potential economic viability of the subject building or structure, given its physical condition and marketability
- a. The structure creates several challenges and hazards if salvaged, which are not only non-marketable, but also against modern building codes and life threatening to the proposed occupancy of elderly patients and patients with compromised respiratory and immune systems.
 - o Building Condition - The original structure has remained unoccupied for an extended period of time serving only as overflow storage space. It has long been neglected with little to no maintenance and there currently are no utilities servicing the building. Over years of neglect the building has incurred significant water intrusion through the exterior masonry walls and roof that has resulted in the deterioration of all interior construction and structural elements.
 - o Air Quality - A mold study was conducted in February of 2025 (See Attached). The 1891 building is not suitable to be used in conjunction with a nursing home environment that is specifically being developed to accommodate ventilator patients with compromised respiratory systems. The presence of any mold spores would create an unacceptable health care risk and liability to the treatment of those patients or any elderly population with compromised immune systems. The design team highly recommends demolition of the existing structure to mitigate this issue.
 - o Accessibility - The existing construction of the 1891 building creates a significant hardship with regards to the health safety and welfare of the occupants to its conversion for any future use to meet current Ohio Building Code, NFPA Life Safety Code and ADA standards. The 1995 structure and 1891 structure have differing finished floor elevations of at least 2'-0". Connecting both would require a series of ramps and other modifications. Health care codes require 8'-0" wide corridors for the movement of patient beds. A series of ramps would be detrimental to patient movement and egress as most patients are confined to a wheelchair or bed. Dining, physical therapy, dialysis, and activity spaces are located in the existing 1995 structure. It would require a minimum of 3 trips daily when only accounting for access to meals.
 - o Fire Protection - The existing construction of the 1891 building as a two-story wood frame structure is not permitted for an Institutional (I2) nursing home occupancy.
 - o Building Location - The proposed addition will be required to meet all the Euclid Corridor Design District zoning and design standards. Those standards require exterior pedestrian green space along Cedar Avenue and all parking to be located to the "rear" of the building. The size and location of the 1891 structure on the site will prevent being able to meet those conditions and will also not permit the development of adequate on-site parking.

341.08 - a-5-6-7 Existing Conditions and Use

- (5) The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition
 - a. These concerns have been addressed in Item a-4
- (6) The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition
 - a. Based on the environmental hazards present in the existing building, the design team proposes full demolition of the structure without salvage
- (7) The design quality and significance and the appropriateness of the proposed re-use of the property
 - a. The property will continue to operate as a nursing home. The proposed demolition will permit the construction of a proposed addition which will improve and expand the standard of care and services that the facility provides for the inner-city residents that it currently serves. It will prevent those residents and their families from having to travel outside of their neighborhood to seek quality and specialized care. The existing facility is primarily semi-private rooms. The proposed addition will provide 43 private rooms which will permit the conversion of 39 semi-private rooms into private occupancy for a total of 82 private rooms. The private rooms will provide a more comfortable and dignified living environment, a personal space for residents to visit with their families and protect patients' privacy rights.
 - b. The existing 1891 building and more recently constructed 1995 building have no contextual similarities to each other. One represents a more traditional residential character while the other a more modern institutional character. The proposed addition and the renovation of the existing exterior facade of the 1995 will create an overall more harmonious modern character for the entire facility. The building will be more reflective of the existing Cleveland Clinic development that is immediately opposite the Gardens of Fairfax along the north side of Cedar Avenue.

9014 Cedar Avenue - Existing Condition

ARCHWAY TO BE SALVAGED AND
INSTALLED IN GREEN SPACE



CEDAR AVENUE FAÇADE - NORTH



COLUMN TO BE SALVAGED AND
INSTALLED IN GREEN SPACE

WEST FACADE

9014 Cedar Avenue - Existing Condition



WEST FAÇADE FROM SOUTH



REAR FAÇADE - SOUTH

9014 Cedar Avenue - Existing Condition



EAST FAÇADE - SOUTH



EAST FAÇADE - NORTH

9014 Cedar Avenue - Existing Condition



INTERIOR



INTERIOR



INTERIOR

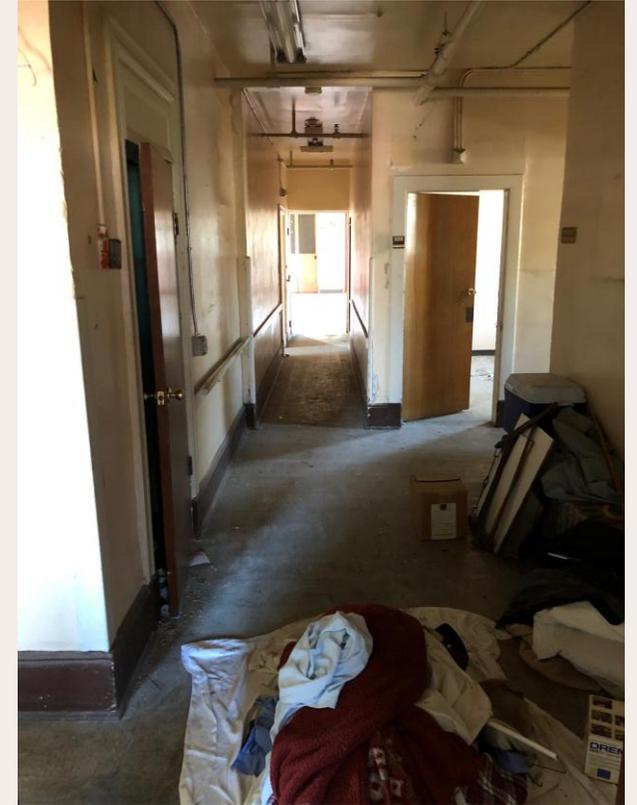
9014 Cedar Avenue - Existing Condition



INTERIOR



INTERIOR



INTERIOR

Project Schedule

THE GARDENS OF FAIRFAX												
PROJECT TIMELINE												
APRIL 10, 2025												
TASKS	2025									2026		
	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	MARCH	THRU	DECEMBER	
SITE DEMOLITION												
PETBOT Meeting	4/15/2025											
Demolition Permit Approval												
Demolition Permit Application	4/17/2025											
Design Review Committee Meeting	4/24/2025											
Planning Commission Meeting	4/25/2025											
1891 Building Demolition		5/5/2025	6/13/2025									
House Demolition			6/16/2025	6/27/2025								
DESIGN REVIEW & APPROVAL												
Conceptual Approval												
Design Review Submittal		5/1/2025										
Design Review Committee Approval		5/8/2025										
Planning Commission Approval		5/9/2025										
Schematic Approval												
Design Review Submittal			6/5/2025									
Design Review Committee Approval			6/12/2025									
Planning Commission Approval			6/13/2025									
Final Approval												
Design Review Submittal				7/10/2025								
Design Review Committee Approval				7/17/2025								
Planning Commission Approval				7/18/2025								
SITE PLAN APPROVAL												
Survey, Drawings and Legals	4/21/2025	5/23/2025										
Lot Consolidation Approvals		5/26/2025	6/20/2025									
Civil Engineering Documents		5/26/2023	6/27/2025									
Cleveland Engineering Approval			6/30/2025			9/15/2025						
ZONING PERMIT APPROVAL												
						9/15/2025	10/1/2025					
BUILDING DEPARTMENT APPROVAL												
Construction Document Production		5/5/2025				9/15/2025						
Building Code Compliance Review						9/15/2025	10/15/2025					
BIDDING & NEGOTIATIONS												
						9/15/2025	10/15/2025					
CONTRACT AWARD												
									11/3/2025			
CONSTRUCTION												
										3/2/2026	thru	12/7/2026

Proposed Schematic Exterior Elevations



mcgarchitecture.com

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

Seal:

A Project for:



EXISTING BUILDING UPDATES
PROPOSED EXTERIOR ELEVATION 80th STREET SCALE 3/32" = 1' - 0" 05



-  MODERN MILL ACRE SIDING
COLOR: LAUREL (STAIN)
-  PAC-CLAD BRAKE METAL ACCENT
COLOR: TRADITIONAL BLACK
-  PAC-CLAD BRAKE METAL ACCENT
COLOR TO MATCH: SW9570 "IRONCLAD"
-  DRYVIT EIFS PANELING
COLOR TO MATCH: SW7034 "AESTHETIC WHITE"

PROPOSED EXTERIOR ELEVATION REAR ENTRANCE SCALE 3/32" = 1' - 0" 04



-  PERMATINT 1010 QUARTZGUARD
OPAQUE MINERAL STAIN
COLOR: MARIGOLD RED (PT 5032)
-  PERMATINT 1010 QUARTZGUARD
OPAQUE MINERAL STAIN
COLOR: DARK BROWN (50% - 50% WHITE)
-  MODERN MILL ACRE SIDING
COLOR: CHESTNUT SW3524 (STAIN)
-  PERMATINT 1010 QUARTZGUARD
OPAQUE MINERAL STAIN
COLOR: DARK BROWN (100% - 0% WHITE)

PROPOSED EXTERIOR ELEVATION 93rd STREET SCALE 3/32" = 1' - 0" 03



-  PROVIA TERRA CUT STONE VENEER
COLOR: SUMMIT
-  BELDEN BRICK FULL FACE VENEER
COLOR: NAPIER BLEND
-  FULL COURSE SPLIT FACE CMU
-  SOLDIER COURSE FACE BRICK VENEER
COLOR: TAUPE

PROPOSED EXTERIOR ELEVATION CEDAR STREET SCALE 3/32" = 1' - 0" 02

MATERIAL LEGEND TBD SCALE N.T.S. 01

FAIRFAX PLACE TRANSITIONAL CARE FACILITY
 40 BED ADDITION
 9014 CEDAR AVE
 CLEVELAND, OH 44106

Client:

FOUNDATIONS HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMSTED, OH 44070

Revisions:

No.	Description	Date
SD REVIEW 1		01-29-25

No.	Description	Date
Project No.:		24.534.01
Drawn By:		
Reviewed By:		
Scale:		
Date:		02-26-25
Filename:		
Sheet Title:		

Sheet #:

Proposed Site Plan



mcgarchitecture.com

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

Seal:

A Project for:

FAIRFAX PLACE TRANSITIONAL CARE FACILITY
40 BED ADDITION

9014 CEDAR AVE
CLEVELAND, OH 44106

Client:

FOUNDATIONS
HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMSTED, OH 44070

Revisions:

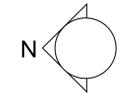
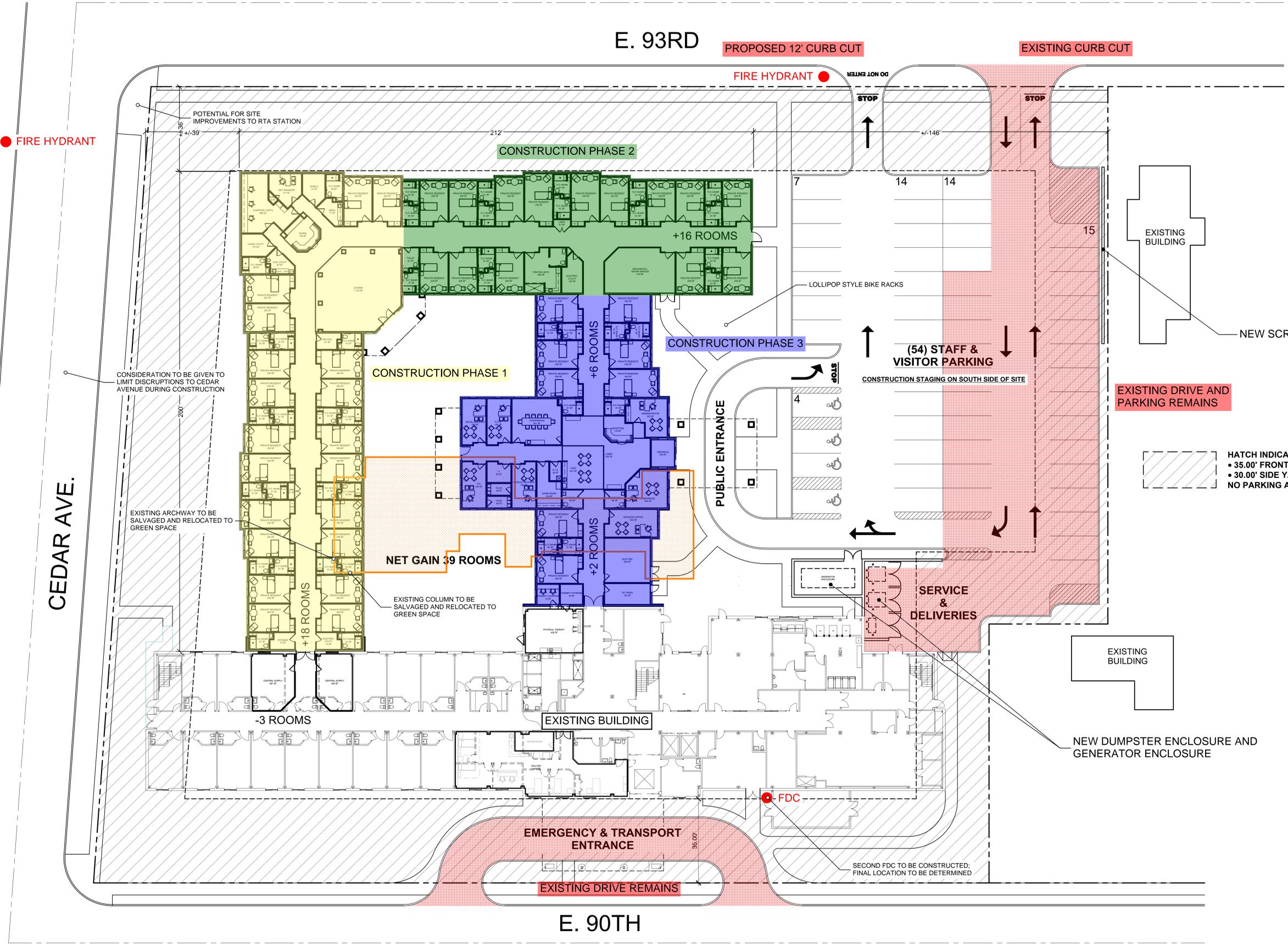
No.	Description	Date
Project No.:	24.534.01	
Drawn By:	JD	
Reviewed By:	--	
Scale:	AS NOTED	
Date:		
Filename:	24534 Fairfax Place_SD Plan	
Sheet Title:		

OVERALL
BUILDING
FLOOR PLAN

Sheet #:

A101

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TREE PRESERVATION PLAN - PROPOSED DEVELOPMENT

NOTE: TREE #'S 31-35 ARE PUBLIC STREET TREES OWNED BY THE CITY OF CLEVELAND AND PROTECTED UNDER CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, OHIO (COMPLETE THROUGH MAY 1, 2023), CHAPTER 509 - TREES: SECTION 509.02 KILLING, REMOVING TREES PROHIBITED; EXCEPTIONS; PERMIT: No person, firm or corporation shall kill or remove, or cause, authorize or procure the death or removal of any tree planted or growing in any public highway within the City. Any person, firm or corporation desiring for any lawful purpose to take down or remove any tree in any public highway of the City may apply to the Director of Public Properties, and if in the judgment of the Director, the desired taking down or removal appears necessary, the Director may thereupon issue a written permit therefor. Any work done under such written permit must be performed in strict accordance with the terms thereof. **CHAPTER 509 - TREES: SECTION 509.99(c) PENALTY:** Any person, firm or corporation which violates Sections 509.02, 509.04 or 509.10 shall be fined not more than one thousand dollars (\$1,000.00) for each offense.

NOTES:

- All base map information has been supplied by the client.
- All field data were collected by Lizzie Sords, ISA Certified Arborist® PN8706-A, Tree Risk Assessment Qualified (TRAQ), on 12 March 2025. All tree locations are based on the survey map supplied by the client and field data collected by the arborist.
- This plan shall be used in conjunction with the Tree Data. Specific information regarding tree species, condition, and protection protocols are listed therein.
- The Minimum Tree Protection Zones (mTPZ) are shown on the plan. Tree protection fencing has been determined based on these values. These zones represent off-limits areas for all construction activities. The project arborist, if designated, will determine final approval of all tree protection requirements.
- Refer to the Tree Data and project arborist, if designated, for specific instructions regarding tree protection requirements for this project.

LEGEND

- Approximate Tree Canopy and Drip Line
- Tree Location and Identification Number
- Structural Critical Root Zone (SCRZ)
- Critical Root Zone (CRZ)
- Area(s) of Impact (CRZ and/or SCRZ)
- Proposed Tree Protection Fence (TPF)
- Existing Deciduous Tree to Be Removed
- Project Area

The information presented is not a survey or engineering product, and should not be used for any purpose provided by applicable law or regulation that requires a surveying or engineering license.

Tree Preservation Plan Prepared By:
 Shawn W. Bruzda
 Associate Consultant
 ISA Certified Arborist® OH-1342A and
 Tree Risk Assessment Qualified (TRAQ)

No.	DATE	BY	REVISIONS
1	03/25/2025	SWB	TREE PRESERVATION PLAN

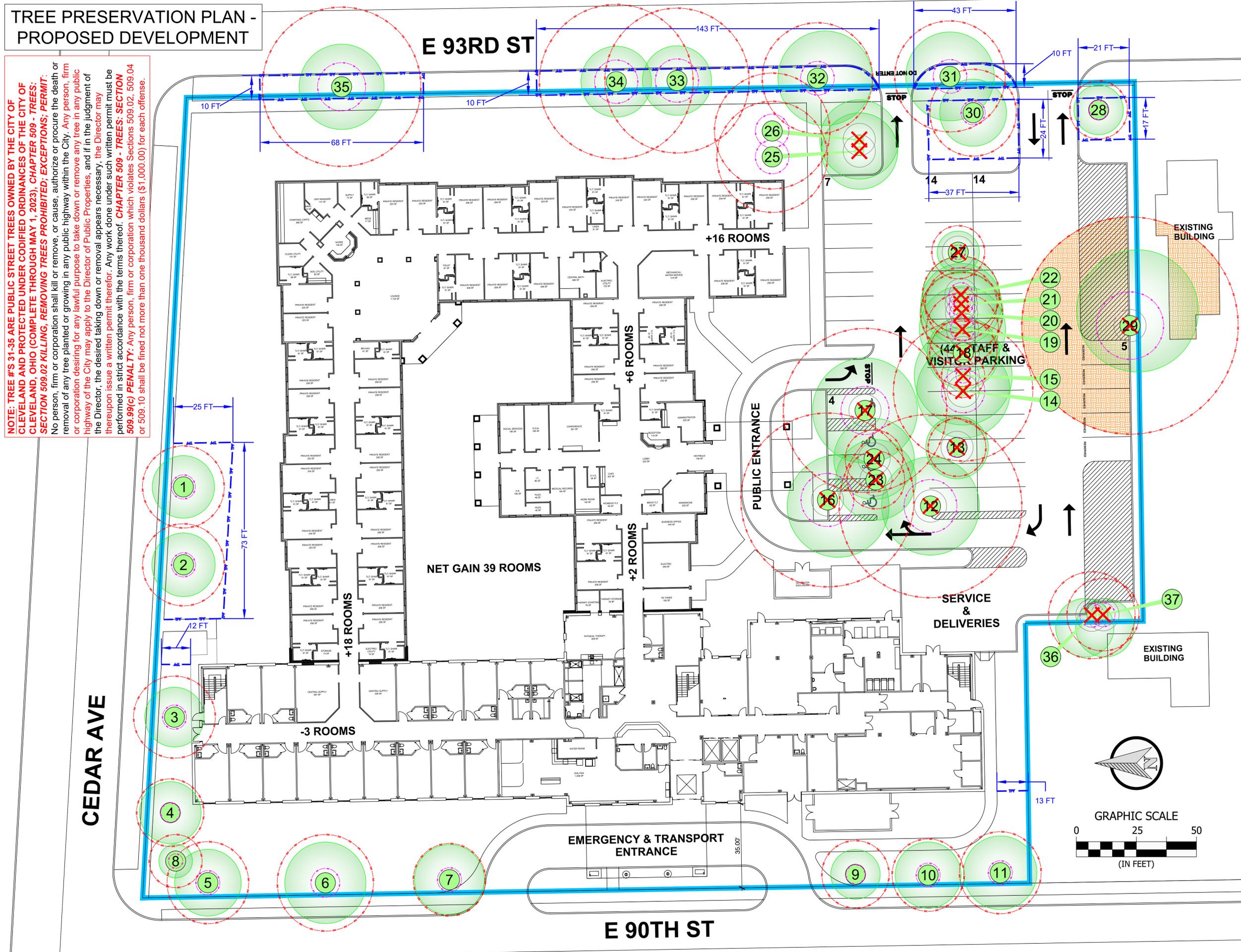
APPROVALS		STAMP
MUNICIPAL		
DIRECTOR OF ENGINEERING		
DATE		



CLIENT:
POD DESIGN, LLC
 100 NORTHWOODS BOULEVARD, SUITE A
 COLUMBUS, OHIO 43235

SITE TITLE:
**FAIRFAX PLACE
 TRANSITIONAL CARE FACILITY**
 9014 CEDAR AVENUE
 CLEVELAND, OHIO 44106

DRAWING NO.:	TPP - 1	SHEET SCALE:	SHEET GRAPHIC SCALE
CONTRACT NO.:		SHEET:	1 OF 3



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TREE DATA

TREE NUMBER	COMMON NAME	BOTANICAL NAME	DBH (inches)	HEIGHT (feet)	CONDITION	MAINTENANCE	STEMS	SCRZ RADIUS (feet)	CRZ RADIUS (feet)	NATIVE SPECIES?	OWNERSHIP	NOTES	DATE
1	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
2	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
3	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private	SLF oothecae	12-Mar-25
4	red maple	<i>Acer rubrum</i>	9	20	Fair	Prune	1	4	14	Yes	Private		12-Mar-25
5	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
6	red maple	<i>Acer rubrum</i>	13	30	Fair	Prune	1	6	20	Yes	Private		12-Mar-25
7	red maple	<i>Acer rubrum</i>	10	25	Fair	Prune	1	5	15	Yes	Private		12-Mar-25
8	flowering crabapple	<i>Malus sp.</i>	7	8	Fair	Prune	1	3	11	Yes	Private		12-Mar-25
9	red maple	<i>Acer rubrum</i>	9	20	Fair	Prune	1	4	14	Yes	Private		12-Mar-25
10	red maple	<i>Acer rubrum</i>	10	25	Fair	Prune	1	5	15	Yes	Private		12-Mar-25
11	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
12	Norway maple	<i>Acer platanoides</i>	25	50	Poor	Remove	1	11	38	No	Private	severe decline	12-Mar-25
13	American elm	<i>Ulmus americana</i>	8	15	Poor	Remove	1	4	12	Yes	Private		12-Mar-25
14	silver maple	<i>Acer saccharinum</i>	19	35	Fair	Remove	1	9	29	Yes	Private		12-Mar-25
15	northern catalpa	<i>Catalpa speciosa</i>	6	15	Fair	Remove	1	3	9	Yes	Private		12-Mar-25
16	Norway maple	<i>Acer platanoides</i>	24	50	Fair	Remove	1	11	36	No	Private		12-Mar-25
17	Norway maple	<i>Acer platanoides</i>	14,18	20	Fair	Remove	2	10	34	No	Private		12-Mar-25
18	tree of heaven	<i>Ailanthus altissima</i>	9	15	Fair	Remove	1	4	14	No	Private		12-Mar-25
19	tree of heaven	<i>Ailanthus altissima</i>	10	15	Fair	Remove	1	5	15	No	Private		12-Mar-25
20	American elm	<i>Ulmus americana</i>	11	15	Poor	Remove	1	5	17	Yes	Private		12-Mar-25
21	American elm	<i>Ulmus americana</i>	10	15	Poor	Remove	1	5	15	Yes	Private		12-Mar-25
22	Norway maple	<i>Acer platanoides</i>	7,8	20	Poor	Remove	2	5	16	No	Private		12-Mar-25
23	Norway maple	<i>Acer platanoides</i>	8	15	Fair	Remove	1	4	12	No	Private		12-Mar-25
24	Norway maple	<i>Acer platanoides</i>	5,6	10	Fair	Remove	1	4	12	No	Private		12-Mar-25
25	tree of heaven	<i>Ailanthus altissima</i>	10,12	15	Fair	Remove	2	7	23	No	Private		12-Mar-25
26	tree of heaven	<i>Ailanthus altissima</i>	16	10	Fair	Remove	1	7	24	No	Private		12-Mar-25
27	tree of heaven	<i>Ailanthus altissima</i>	7	10	Fair	Remove	1	3	11	No	Private		12-Mar-25
28	red maple	<i>Acer rubrum</i>	8	20	Fair	Prune	1	4	12	Yes	Private		12-Mar-25
29	pin oak	<i>Quercus palustris</i>	30	70	Fair	Remove	1	14	45	Yes	Private		12-Mar-25
30	red maple	<i>Acer rubrum</i>	12	25	Fair	Prune	1	5	18	Yes	Private		12-Mar-25
31	sugar maple	<i>Acer saccharum</i>	15	35	Good	Prune	1	7	23	Yes	Municipal	public street tree	12-Mar-25
32	sugar maple	<i>Acer saccharum</i>	15	35	Fair	Prune	1	7	23	Yes	Municipal	public street tree	12-Mar-25
33	American basswood	<i>Tilia americana</i>	20	40	Fair	Prune	1	9	30	Yes	Municipal	public street tree	12-Mar-25
34	American basswood	<i>Tilia americana</i>	21	40	Fair	Prune	1	9	32	Yes	Municipal	public street tree	12-Mar-25
35	American basswood	<i>Tilia americana</i>	22	40	Poor	Prune	1	10	33	Yes	Municipal	public street tree	12-Mar-25
36	Norway maple	<i>Acer platanoides</i>	12	20	Poor	Remove	1	5	18	No	Private		12-Mar-25
37	Norway maple	<i>Acer platanoides</i>	10	15	Poor	Remove	1	5	15	No	Private		12-Mar-25

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DRAWING NO.: TPP - 1 SHEET SCALE: N/A

CONTRACT NO.: SHEET: 2 OF 3

TREE PRESERVATION SPECIFICATIONS

NOTE: SPECIFICATIONS 1 THROUGH 7 ARE TO BE FOLLOWED ON-SITE, AS REQUIRED. SPECIFICATION 8 MUST BE FOLLOWED TO PREVENT DAMAGE TO ADJACENT STRUCTURES DURING DEMOLITION WORK.

1. GENERAL

- 1.1. ALL MEASURES SHOULD BE INSPECTED AFTER INSTALLATION AND APPROVED BY CONTRACT ARBORIST, IF DESIGNATED.
- 1.2. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHOULD BE REVIEWED AND APPROVED BY CONTRACT ARBORIST, IF DESIGNATED.
- 1.3. ALL TREE PROTECTION MEASURES SHOULD BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING, OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES SHOULD ONLY BE REMOVED WITH CONTRACT ARBORIST APPROVAL, IF DESIGNATED.
- 1.4. REFER TO THE TREE DATA FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.

2. TREE PROTECTION FENCE

- 2.1. INSTALL PRIOR TO CLEARING & GRADING.
- 2.2. FENCE SHOULD BE MESH SNOW FENCE FABRIC MOUNTED ON 8', 1.5"Ø GALVANIZED STEEL PIPE LINE POSTS OR ALTERNATE. CORNER POSTS SHALL BE 2"Ø OR ALTERNATE (SEE DETAIL). FOR ALTERNATES, SEE SHEET 4 NOTE 2.
- 2.3. FENCE SHALL BE ATTACHED TO POSTS USING NYLON CABLE TIES.
- 2.4. TREE PROTECTION AREA SIGNS SHOULD BE ATTACHED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE. SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES (SEE DETAIL).
- 2.5. ALL SILT FENCE SHOULD BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
- 2.6. TREE PROTECTION FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE.

3. CONSTRUCTION MONITORING/INSPECTIONS

- 3.1. THE CONTRACT ARBORIST, IF DESIGNATED, SHOULD MAKE REGULAR WEEKLY INSPECTIONS DURING ACTIVE CONSTRUCTION AND DEMOLITION AND PROVIDE REPORTS TO THE CLIENT. REPORTS SHOULD DOCUMENT CONDITION OF TREE PROTECTION DEVICES AND PROVIDE RECOMMENDATIONS FOR MAINTENANCE AND/OR ADDITIONAL CARE.

4. MISCELLANEOUS TREE PROTECTION REQUIREMENTS

- 4.1. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
 - 4.2. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
 - 4.3. MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS (TPAS).
5. SPECIAL BY HAND DEMOLITION AND CONSTRUCTION PROCEDURES
- 5.1. DEMOLITION AND CONSTRUCTION OF IMPROVEMENTS WITHIN TREE PROTECTION AREAS SHOULD BE PERFORMED UNDER CONTRACT ARBORIST SUPERVISION, IF DESIGNATED.
 - 5.2. MECHANIZED EQUIPMENT SHALL NOT ENTER THE TPAS.
 - 5.3. BACKFILL OF VOIDS FROM DEMOLITION WITHIN THE TPAS SHALL BE LOOSELY PLACED TOPSOIL. ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT GRADES SHALL BE ALLOWED.
 - 5.4. ROOTS ENCOUNTERED DURING DEMOLITION OR EXCAVATION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY CONTRACT ARBORIST, IF DESIGNATED. CONTRACT ARBORIST, IF DESIGNATED, SHALL PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH ACCEPTED INDUSTRY STANDARDS AND THIS SECTION. ROOTS OVER 1"Ø SHOULD NOT BE CUT WITHOUT CONTRACT ARBORIST APPROVAL, IF DESIGNATED.
 - 5.5. DEMOLITION AND CONSTRUCTION OF ANY PROPOSED SIDEWALK SHOULD FOLLOW ANY LOCAL REGULATIONS FOR SIDEWALK CONSTRUCTION WITHIN TREE PROTECTION ZONES, INCLUDING NO TO MINIMAL EXCAVATION.

6. TREE CONDITION MONITORING INSPECTIONS

- 6.1. CONTRACT ARBORIST, IF DESIGNATED, SHALL PROVIDE MONITORING OF THE CONDITION OF RETAINED TREES IN TREE PROTECTION AREAS, AND TREATMENT OF DETRIMENTAL CONDITIONS (INSECTS, DISEASES, NUTRIENT DEFICIENCIES, SOIL MOISTURE, ETC.), AS THEY OCCUR, OR AS APPROPRIATE FOR EFFECTIVE MANAGEMENT.
- 6.2. INSPECTIONS SHALL BE PERFORMED AT LEAST MONTHLY DURING THE GROWING SEASON, BEGINNING PRIOR TO CONSTRUCTION AND CONTINUING THROUGHOUT CONSTRUCTION AND FOR AT LEAST ONE YEAR SUBSEQUENT TO COMPLETION OF CONSTRUCTION ACTIVITIES.
- 6.3. A WRITTEN SUMMARY REPORT INCLUDING SPECIFIC TREATMENTS MADE AND RECOMMENDATIONS FOR ADDITIONAL TREATMENTS SHALL BE PROVIDED TO THE CLIENT BY THE CONTRACT ARBORIST, IF DESIGNATED, SUBSEQUENT TO EACH INSPECTION.

7. SSAT EXCAVATION WITHIN CRZS

- 7.1. PROPOSED DRY UTILITIES, LIGHTING CONDUITS, HARDSCAPE, OR SPRINKLERS WITHIN TREE PROTECTION AREAS (TPAS) SHOULD BE EXCAVATED BY SUPERSONIC AIRTOOL (SSAT) TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- 7.2. CLIENT, CONTRACTOR, CONTRACT ARBORIST, IF DESIGNATED, AND CITY SHALL REVIEW THE PROPOSED LOCATION(S) DURING THE PRE-CONSTRUCTION MEETING.
- 7.3. PRE-WATERING OF THE PROPOSED AREAS OF EXCAVATION DURING SUMMER AND FALL MONTHS IS RECOMMENDED TO MAINTAIN ROOT / SOIL MOISTURE.
- 7.4. CONTRACT ARBORIST, IF DESIGNATED, SHALL PROVIDE A QUALIFIED ARBORIST CREW, IF DESIGNATED, EXPERIENCED WITH THE SSAT AND UTILITY EXCAVATION TO PROTECT ADJACENT TREES, OPEN THE EXCAVATION, HAND PRUNE MINOR ROOTS, AND IDENTIFY AND PROTECT PRIORITY ROOTS TO REMAIN. COORDINATION WITH THE APPROPRIATE SUB-CONTRACTOR SHALL BE MADE TO DETERMINE APPROPRIATE WIDTH, DEPTH & SEQUENCING, UTILITY INSTALLATION, BACKFILL, COMPLETION, AND COVER.

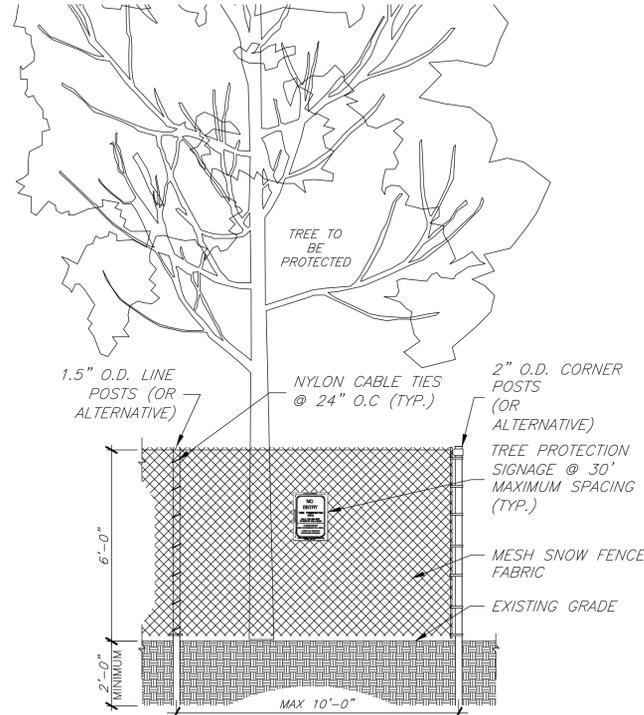
8. TREE REMOVALS

- 8.1. ALL TREES DESIGNATED FOR REMOVAL SHALL BE TAKEN DOWN SECTIONALLY OR DIRECTIONALLY FELLED BY A QUALIFIED CONTRACT ARBORIST, IF DESIGNATED, TO MINIMIZE DAMAGE TO ADJACENT TREE CANOPIES, ROOT SYSTEMS AND EXISTING STRUCTURES TO REMAIN. GOUGES IN TURF FROM IMPACTS SHOULD BE FILLED WITH TOPSOIL AND SEEDED AT DIRECTION OF PROJECT ARBORIST, IF DESIGNATED. DAMAGE TO ADJACENT TREES SHALL BE REVIEWED BY PROJECT ARBORIST, IF DESIGNATED, FOR REMEDIAL RECOMMENDATIONS OR REPLACEMENT.
- 8.2. ALL WORK SHALL BE DONE BY HAND, BUCKET TRUCK OR CRANE OPERATED EQUIPMENT.
- 8.3. MOTORIZED EQUIPMENT SHALL OPERATE ON EXISTING PAVEMENT AND NOT ENTER TREE PRESERVATION AREAS WITHOUT PRIOR APPROVAL. TEMPORARY ROOT PROTECTION MATTING MAY BE REQUIRED FOR SUCH ACCESS TO PREVENT RUTTING AND COMPACTION.
- 8.4. STUMPS SHALL BE GROUND TO 6" BELOW GRADE AND GRINDINGS RAKED AND REMOVED FROM SITE; BACKFILL HOLES WITH APPROVED TOPSOIL. COORDINATE WITH UNDERGROUND UTILITIES LOCATORS PRIOR TO STUMP GRINDING.

IMPORTANT TREE PROTECTION/REMOVAL REQUIREMENTS:

APPLICABLE CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, OHIO (CURRENT THROUGH LEGISLATION PASSED 3 MARCH 2025) CONCERNING THIS TREE PRESERVATION PLAN: CHAPTER 341 – DESIGN REVIEW (SECTION 341.051 TREE PRESERVATION PLAN REQUIRED); CHAPTER 509 – TREES (SECTION 509.02 KILLING, REMOVING TREES PROHIBITED; EXCEPTIONS; PERMIT and SECTION 509.14 PROTECTING TREES DURING CONSTRUCTION and SECTION 509.99 PENALTY [SEE (a-c), (d:1-3) and (e) and (g)])

1. ACCESSED THROUGH: https://codelibrary.amlegal.com/codes/cleveland/latest/cleveland_oh/0-0-0-1 ACCESSED ON 25 MARCH 2025
2. CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, OHIO DISCLAIMER: This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588 (website: www.amlegal.com).
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NOTES:

1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. SUPER SILT FENCE/SNOW FENCE MAY BE USED IN LIEU OF WELDED WIRE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

1 TREE PROTECTION FENCE (TYPICAL)
S3 SCALE: NTS

SUMMARY NOTES:

1. INSTALL TREE PROTECTION FENCE AND PERFORM ROOT PRUNING PER PLAN FOR ALL PROTECTED TREES PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY.
 2. FENCE THE PUBLIC PORTION (PARKWAYS) OF THE ENTIRE TREE PROTECTION ZONE(S) TO PREVENT WOUNDS TO THE PARKWAY TREES(S) AS WELL AS SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE – KEEP OUT"
 3. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES (TPZ) FOR ANY CONSTRUCTION ACTIVITY UNLESS PRE-APPROVED.
 4. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF PARKWAY TREES FOR ANY CONSTRUCTION ACTIVITY.
 5. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE UTILITIES USING TRENCH-LESS METHODS. IF AT ANY TIME TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHOULD BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
 6. SHOULD IT BE NECESSARY TO EXCAVATE WITHIN THE TPZ FOR DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHOULD BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE TREE SIDE OF THE EXCAVATION.
 7. REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES SHOULD BE DONE BY HAND. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO ALTERNATIVE IS FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
 8. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL, BUILDING MATERIALS OR A DUMPSTER WITHIN THE DRIP-LINE (TPZ) OF THE PARKWAY TREE(S).
 9. THE TREE PROTECTION ZONES MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS, AND MINIMIZE THE MAINTENANCE OF THE PARKWAY LAWN.
 10. ALL WORK SHOULD BE PERFORMED ACCORDING TO THE TREE PRESERVATION PLAN.
 11. THE APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
 12. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINAL GRADING AND LANDSCAPING.
- **TREE PROTECTION ZONE (TPZ) IS THE DESIGNATED AREA THAT ENCOMPASSES AN ENTIRE TREE CANOPY.**

ADDITIONAL NOTES:

1. TREE LOCATIONS MAY BE APPROXIMATE. CLIENT AND CONTRACT ARBORIST SHOULD VERIFY ALL TREE LOCATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND/OR TREATMENT OR REMOVAL.
2. A PRE-CONSTRUCTION MEETING SHOULD BE HELD PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITY. CITY, CLIENT, DESIGN TEAM MEMBERS (PROJECT ARBORIST, LANDSCAPE ARCHITECT, ENGINEER, ARCHITECT, ETC.), CONTRACT ARBORIST, SITE AND LANDSCAPE CONTRACTORS SHOULD ATTEND.
3. THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NEITHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THIS TIME.
4. TREES RATED "POOR" OR "DEAD" THAT ARE NOT RECOMMENDED FOR REMOVAL DUE TO CONSTRUCTION IMPACT MAY WARRANT FURTHER EVALUATION AND/OR TREATMENT OR REMOVAL.

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CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

Scale:

CHECK SET
NOT FOR CONSTRUCTION

A Project for:

FAIRFAX PLACE TRANSITIONAL CARE FACILITY 40 BED ADDITION

9014 CEDAR AVE
CLEVELAND, OH 44106

Client:

FOUNDATIONS
HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMDST, OH 44070

Revisions:

No.	Description	Date
Project No.:	24.534.01	
Drawn By:	DH, GM	
Reviewed By:	CG	
Scale:		4/17/2025
Date:		
Filename:		
Sheet Title:		

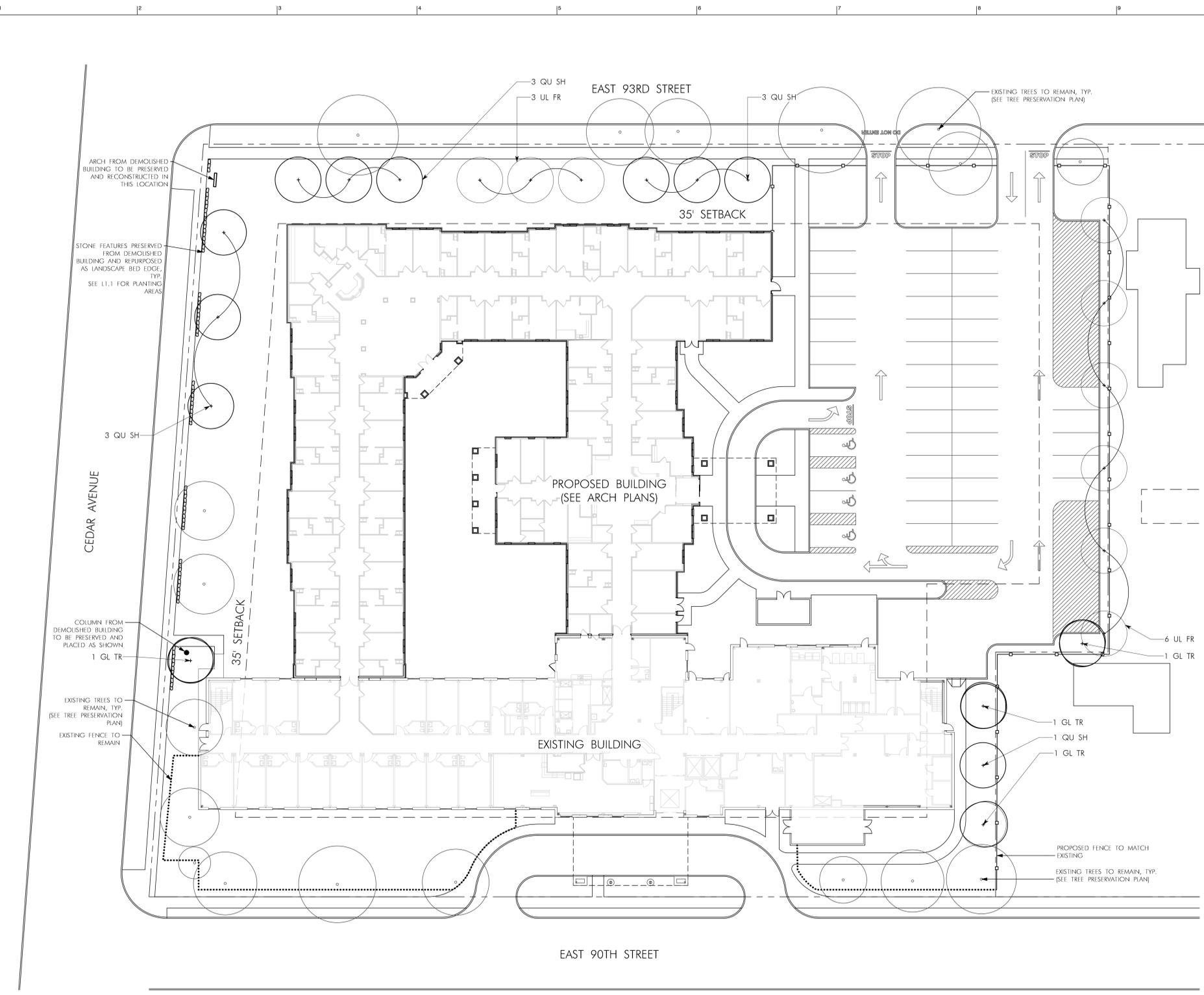
Tree Planting Plan

Sheet #:
L1.0

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GENERAL NOTES

- REFER TO ARCHITECTURE PLANS FOR ALL BUILDINGS
- REFER TO CIVIL PLANS FOR ALL ROADWAY, PARKING, SITE WALK LAYOUTS, AND SITE GRADING
- REFER TO M.E.P. PLANS FOR ALL SITE ELECTRICAL DETAILS AND LAYOUTS
- NOTIFY OWNER IMMEDIATELY WHEN DISCREPANCIES EXIST BETWEEN SITE CONDITIONS AND DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION PROCESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL ADHERE TO CHAPTER 6D OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION



QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	REMARKS
DECIDUOUS TREES					
4	GL TR	Gleditsia triacanthos Honey Locust	2.5' cal. B&B		Spacing As Shown
10	QU SH	Quercus shumardii Sumard Oak	2.5' cal. B&B		Spacing As Shown
9	UL FR	Ulmus 'frontier' Frontier Elm	2.5' cal. B&B		Spacing As Shown

PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

CODIFIED ORDINANCES OF CLEVELAND, OHIO			
ZONING DESIGNATIONS	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
349.09 - SCREENING OF OFF-STREET PARKING SPACES	WHERE 5 OR MORE ACCESSORY OFF-STREET PARKING SPACES ARE PROVIDED AND ARE LOCATED ON A LOT THAT IS ADJACENT TO A RESIDENCE DISTRICT OR THAT ADJOINS A BUILDING CONTAINING DWELLING UNITS, PARKING SPACES SHALL BE SCREENED FROM ALL ADJOINING LOTS BY A STRIP OF LAND AT LEAST FOUR FEET WIDE AND DENSELY PLANTED WITH SHRUBS THAT FORM A DENSE SCREEN YEAR-ROUND. SUCH WALL, FENCE OR SHRUBS SHALL BE AT LEAST THREE FEET, BUT NOT MORE THAN SIX FEET SIX INCHES IN HEIGHT.	MIN. 4 FOOT WIDE AND 3 FOOT HIGH PLANTING, HEAVY OPACITY REQ. (75% IN ACCORDANCE WITH 352.11)	4 FOOT EVERGREEN SCREEN PROVIDED
352.05(B)(2) - PRESERVATION OF LANDSCAPING, CREDIT TOWARDS REQUIREMENTS	THE DIRECTOR OF BUILDING AND HOUSING SHALL CREDIT HEALTHY TREES EXISTING ON A SITE PRIOR TO DEVELOPMENT AND PROPOSED TO BE PRESERVED TOWARD THE REQUIREMENTS OF THE TABLE IN SECTION 352.11. EACH PRESERVED TREE MEETING THE APPLICABLE REQUIREMENTS OF THE TABLE SHALL REDUCE BY 1 THE NUMBER OF NEW TREES REQUIRED. LARGER PRESERVED TREES SHALL REDUCE THE REQUIRED NUMBER AS FOLLOWS: REDUCTION OF 2 TREES PER PRESERVED TREE WITH TRUNK CALIPER BETWEEN 8 AND 16 INCHES IN DIAMETER, 3 TREES PER PRESERVED TREE WITH TRUNK CALIPER 16 INCHES IN DIAMETER.		PRESERVED TREES 6' - 8' = 2 X 1 = 2 TREE CREDITS 8' - 16' = 13 X 2 = 26 TREE CREDITS 16+ = 3 X 3 = 9 TREE CREDITS 37 TOTAL TREE CREDITS
352.10 - USES REQUIRING OTHER SCREENING OR LANDSCAPING	OPEN OFF STREET PARKING OVER 10 SPACES REQUIRES MEDIUM FRONTAGE STRIP, OUTDOOR STORAGE, UTILITY STATIONS, ELECTRICAL AND MECHANICAL EQUIPMENT REQUIRES SCREEN BARRIER.	MEDIUM SCREENING INTENSITY REQUIRED FOR EACH USE	REQUIREMENTS MET THROUGH ADHERENCE TO SECTION 352.11
352.11 - HEAVY SCREENING INTENSITY MINIMUM VALUES	8 FEET IN WIDTH, 4 FEET IN HEIGHT WITH 75% YEAR-ROUND OPACITY TREES: 30 FOOT SPACING ON-CENTER, 8 FOOT HEIGHT AND 2.5 INCH CALIPER AT TIME OF INSTALLATION. SHRUBS: 12 FOOT SPACING ON-CENTER, 2.5 FOOT HEIGHT AT TIME OF INSTALL.	TOTAL LENGTH = 1,396 LINEAR FEET 1,396 FT / 30 FT = 50 TREES 1,396 / 12 FT = 119 SHRUBS	37 EXISTING TREE CREDITS 23 PROPOSED TREES 217 SHRUBS PROVIDED

Tree Planting Plan
Scale: 1" = 20'-0"

- LEGEND**
- PROPERTY LINE
 - - - SETBACK
 - EXISTING FENCE TO REMAIN
 - PROPOSED FENCE TO MATCH EXISTING
 - EXISTING TREE TO REMAIN



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DENVER
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Seal:

CHECK SET
NOT FOR CONSTRUCTION

A Project for:

FAIRFAX PLACE TRANSITIONAL CARE FACILITY
40 BED ADDITION

9014 CEDAR AVE
CLEVELAND, OH 44106

Client:

FOUNDATIONS
HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMDST, OH 44070

Revisions:

No.	Description	Date
Project No.:		24.534.01
Drawn By:	DH, GM	
Reviewed By:	CG	
Scale:		
Date:		4/17/2025
Filename:		
Sheet Title:		

Shrub Planting
Plan

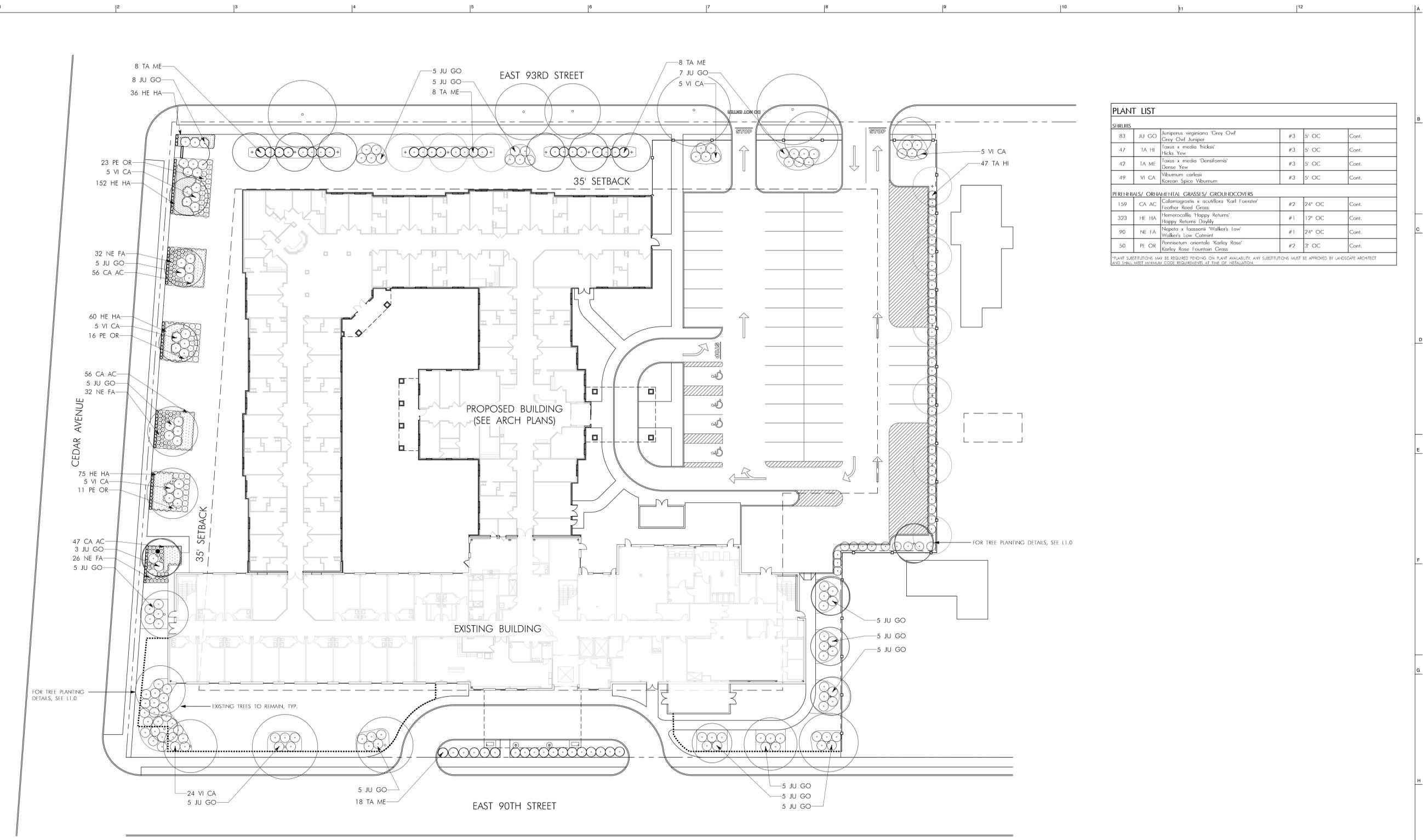
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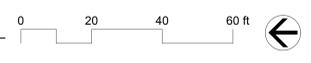
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PLANT LIST				
SHRUBS				
83	JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	#3	5' OC Cont.
47	TA HI	Taxus x media 'Hicksii' Hicks Yew	#3	5' OC Cont.
42	TA ME	Taxus x media 'Densiflora' Dense Yew	#3	5' OC Cont.
49	VI CA	Viburnum carlesii Korean Spice Viburnum	#3	5' OC Cont.
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS				
159	CA AC	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#2	24" OC Cont.
323	HE HA	Hemerocallis 'Happy Returns' Happy Returns Daylily	#1	12" OC Cont.
90	NE FA	Nepeta x faassenii 'Walker's Low' Walker's Low Catmint	#1	24" OC Cont.
50	PE OR	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	#2	3' OC Cont.

*PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.



Shrub Planting Plan
Scale: 1" = 20'-0"





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PHOENIX
SAN FRANCISCO

Seal:

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Filename:		
Sheet Title:		

Planting Details

Sheet #:

L2.0

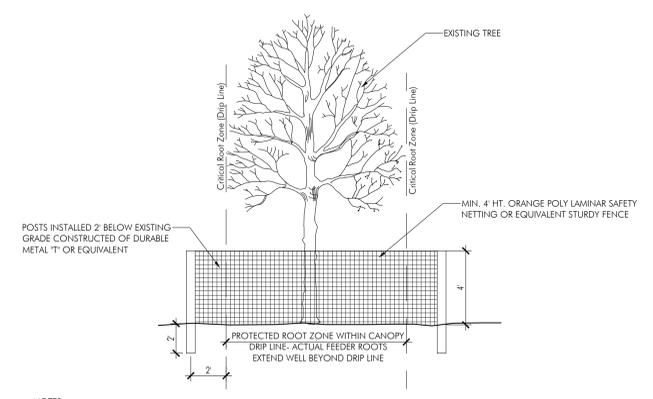
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PLANT INSTALLATION NOTES

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE VIRGINIA UTILITIES PROTECTION SERVICE AT (800) 552-3120. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNERS APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT: COM-TIL ORGANIC COMPOST (OR EQUAL):
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO 43137
(614) 645-3152

PERENNIAL BED AREAS: SPREAD 3" OF COM-TIL OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE IMPORTED TOPSOIL BY MECHANICAL TILLER.

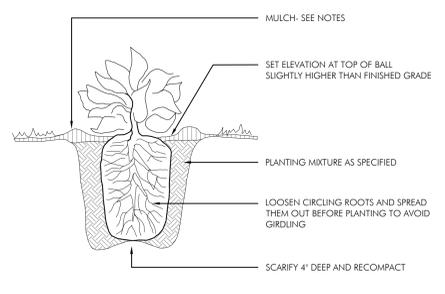
TREES AND SHRUBS: MIX 30% COM-TIL TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER ALL PLANTS IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
A.MOWING - MINIMUM ONCE PER WEEK.
B.TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
C.FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.
D.BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
- FINISHED TURF (SOD) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.



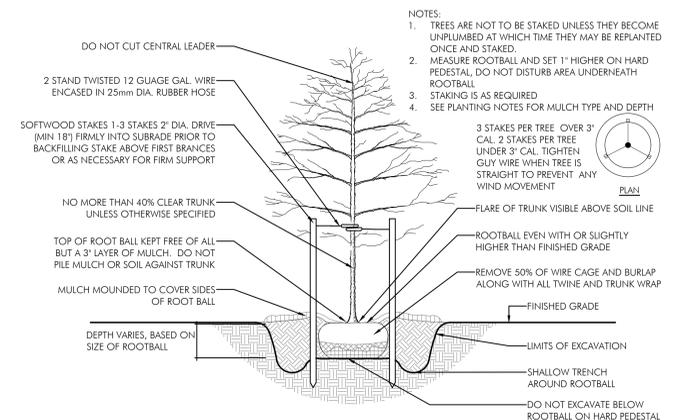
NOTES:
CONSTRUCTION FENCE TO BE INSTALLED 2' BEYOND CRITICAL ROOT ZONE (DRIP LINE) OF TREE OR 18" FROM THE TRUNK, WHICHEVER IS GREATER
NO CONSTRUCTION SHALL OCCUR WITHIN FENCE LIMITS. FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION
AERATION OF ROOTS VIA SOIL INJECTION OF FERTILIZER TO BE PERFORMED PRIOR TO AND AFTER CONSTRUCTION

2 Tree Protection
N.T.S.

NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH

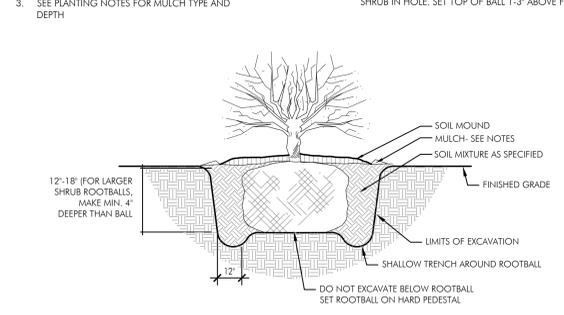


4 Perennial Planting
N.T.S.



1 Tree Planting
N.T.S.

NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



3 Shrub Planting
N.T.S.

NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH

NOTES:
1. TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED.
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL.
3. STAKING IS AS REQUIRED
4. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH

3 STAKES PER TREE OVER 3" CAL. 2 STAKES PER TREE UNDER 3" CAL. TIGHTEN GUY WIRE WHEN TREE IS STRAIGHT TO PREVENT ANY WIND MOVEMENT

DO NOT CUT CENTRAL LEADER

2 STAND TWISTED 12 GAUGE GAL. WIRE ENCASED IN 25mm DIA. RUBBER HOSE

SOFTWOOD STAKES 1-3 STAKES 2" DIA. DRIVE (MIN 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

NO MORE THAN 40% CLEAR TRUNK UNLESS OTHERWISE SPECIFIED

TOP OF ROOT BALL KEPT FREE OF ALL BUT A 3" LAYER OF MULCH. DO NOT PILE MULCH OR SOIL AGAINST TRUNK

MULCH MOUND TO COVER SIDES OF ROOT BALL

DEPTH VARIES, BASED ON SIZE OF ROOTBALL

FLARE OF TRUNK VISIBLE ABOVE SOIL LINE

ROOTBALL EVEN WITH OR SLIGHTLY HIGHER THAN FINISHED GRADE

REMOVE 50% OF WIRE CAGE AND BURLAP ALONG WITH ALL TWINE AND TRUNK WRAP

FINISHED GRADE

LIMITS OF EXCAVATION

SHALLOW TRENCH AROUND ROOTBALL

DO NOT EXCAVATE BELOW ROOTBALL ON HARD PEDESTAL

PRUNING:
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

SOIL MOUND
MULCH- SEE NOTES
SOIL MIXTURE AS SPECIFIED

FINISHED GRADE

LIMITS OF EXCAVATION

SHALLOW TRENCH AROUND ROOTBALL

DO NOT EXCAVATE BELOW ROOTBALL
SET ROOTBALL ON HARD PEDESTAL

MULCH- SEE NOTES

SET ELEVATION AT TOP OF BALL SLIGHTLY HIGHER THAN FINISHED GRADE

PLANTING MIXTURE AS SPECIFIED

LOOSEN CIRCLING ROOTS AND SPREAD THEM OUT BEFORE PLANTING TO AVOID GIRDLING

SCARIFY 4" DEEP AND RECOMPACT

9014 CEDAR AVENUE

PetBOT Submission

Cedar Health Realty, LLC



The Gardens of Fairfax Healthcare Center

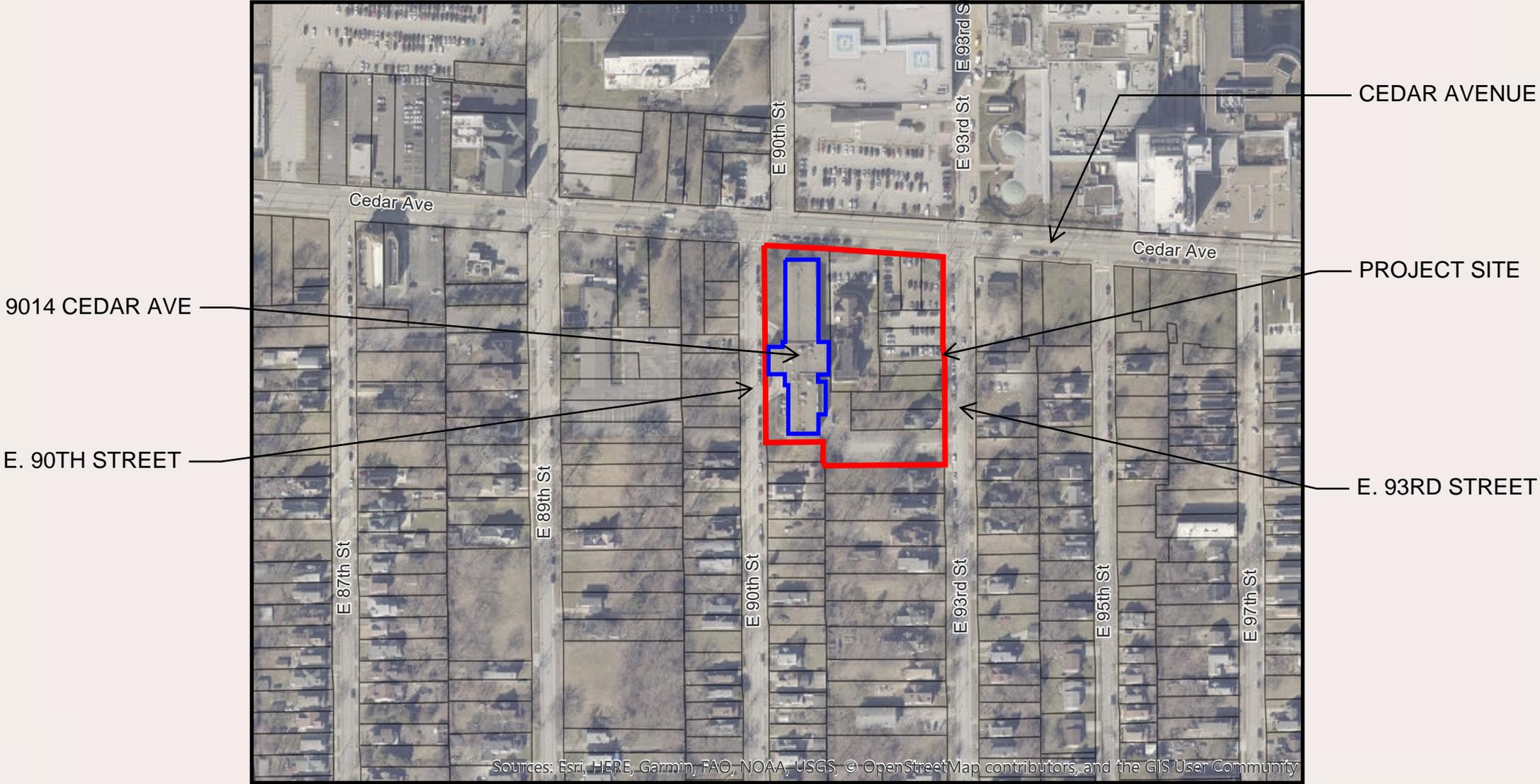
Project Data

- Cedar Health Realty, LLC purchased the property this year (2024) with two primary structures (Formerly Fairfax Place Retirement Home).
- Cedar Health Realty, LLC is associated with Foundations Health Solutions, a leading Ohio long-term care provider, managing nearly 60 nursing homes specializing in physical therapy and skilled nursing.
- Cedar Health Realty, LLC purchased the subject property located at 9014 Cedar Avenue in 2024. The property consists of two primary structures that together served as Fairfax Place Retirement Home for 98 residents. The original structure was constructed in 1891 with a later addition at the rear. The second structure was constructed in 1995.
- Cedar Health Realty, LLC is currently engaged in renovating the 1995 structure to meet current standards for a nursing home and to update all interior finishes.

Cedar Health Realty, LLC is proposing the construction of a new addition to the 1995 structure that will provide 39 additional private rooms for the care of ventilator patients. The additional rooms provided in the addition will also serve to eliminate all but 6 of the current semi-private rooms and convert them to private occupancy.



Aerial Site Map - Existing Conditions



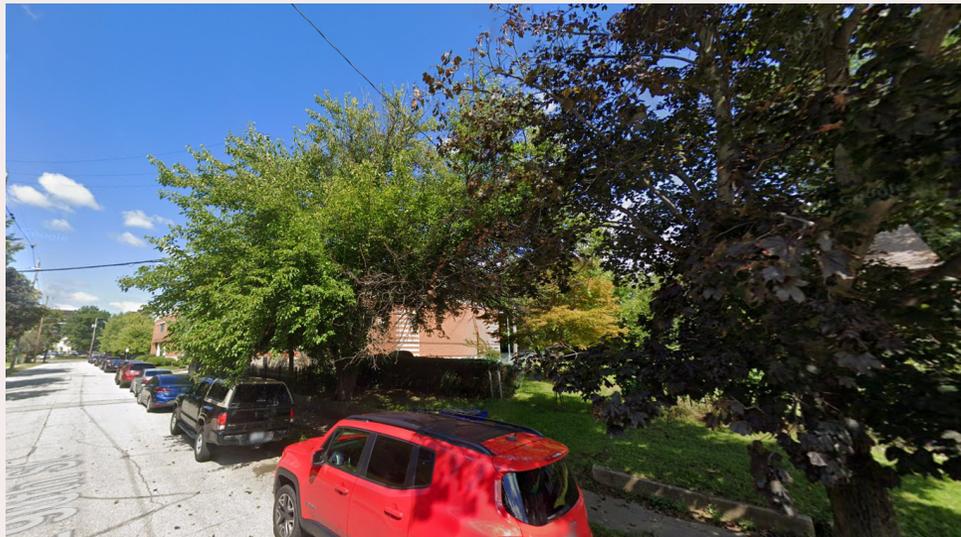
Street View - Existing Conditions



Cedar and E 90th



Cedar and E 93rd



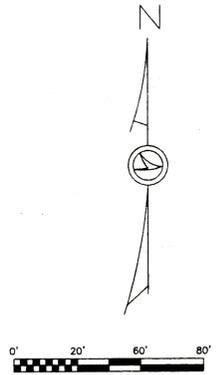
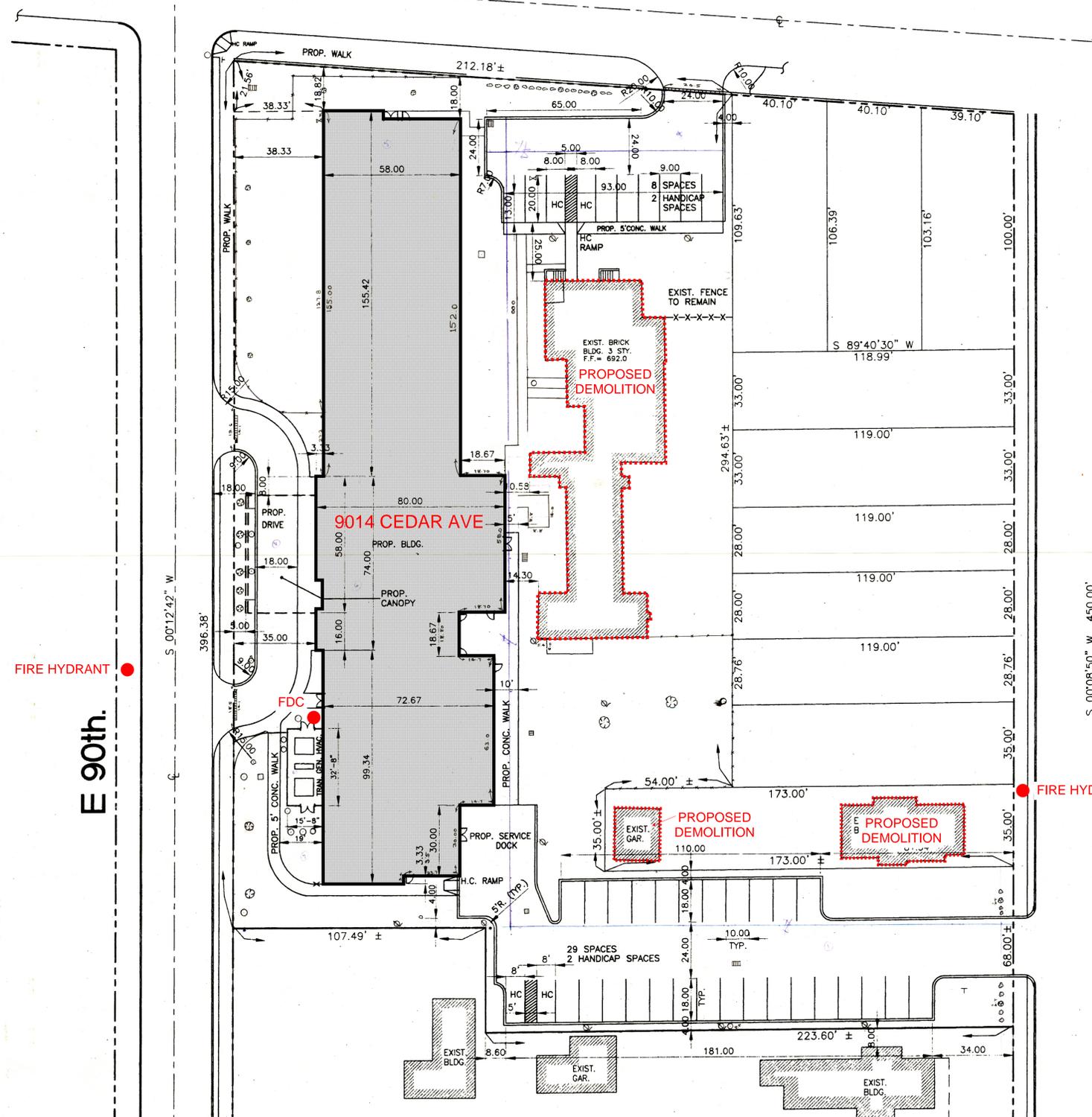
E 90th Rear Corner



E 93rd Rear Corner

CEDAR AVE.

FIRE HYDRANT



NOTES:
 (1) CONTRACTOR TO VERIFY ALL PROPOSED BUILDING DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION.
 (2) DIMENSIONS SHOWN FOR PROPOSED BUILDING ARE TO EXTERIOR WALLS.
 (3) BOUNDARY SURVEY BY OTHERS

LEGEND

	LIGHT POLE
	CATCH BASIN
	UTILITY POLE
	GAS VALVE
	MANHOLE
	TREE
	BUSHES
	TRENCH DRAIN
	IRON PIN

AS BUILT DRAWING FOR FAIR FAX PLACE

NORTH
PROPOSED SITE LAYOUT
 SCALE: 1/20" = 1'-0"



INNER CITY NURSING HOME
 CEDAR AVENUE & 90th STREET
 CLEVELAND, OHIO



Ralph Tyler Companies
 Consulting Engineers and Architects
 1145 State Street Cleveland, Ohio 44115-2000
 Phone: (216) 221-5200 Fax: (216) 221-5201

ISSUE

0/2/05

SITE LAYOUT PLAN

CITY ARCHITECTURE INC.

3311 PERKINS AVENUE
 CLEVELAND, OHIO 44114
 (216-881-2444)

PROJECT NO. 0000
 DRAWN BY: CCB
 CHECKED BY: PR

SHEET NUMBER

C-2

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STATEMENT
 DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PERSONAL BELIEF, WHICH I HEREBY STATE TO BE CORRECT.

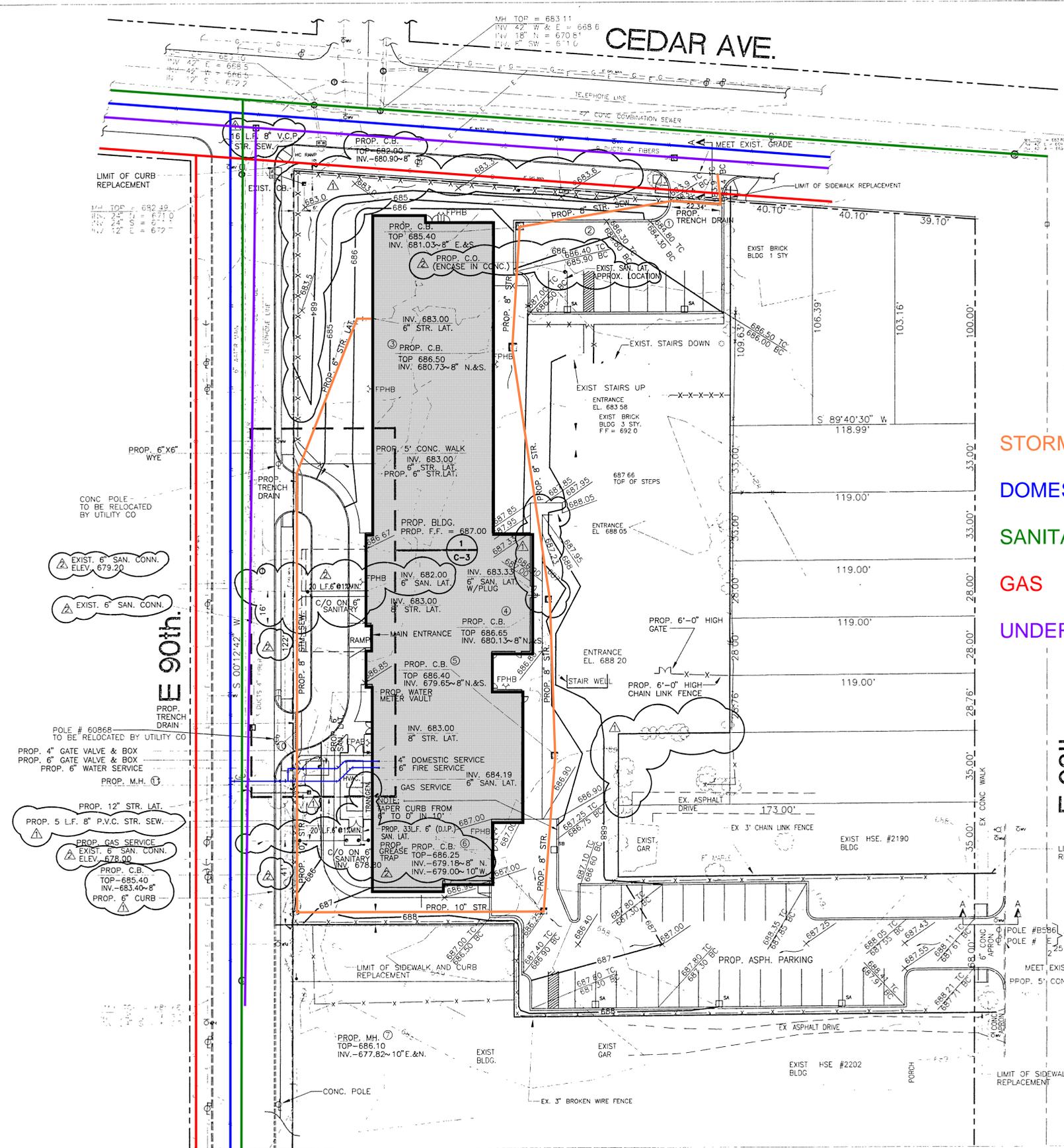
BEMBA K. JONES
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7343
 IN THE STATE OF OHIO.

REV	DATE	DESCRIPTION

BKJ BEMBA K. JONES & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 3368 EAST 113th Street CLEVELAND OHIO 44104
 OFFICE: (216) 751-4669 FAX: (216) 751-8258

JOB NO: K4-95-B7 DATE: SCALE: 1" = 20' SHEET NO:

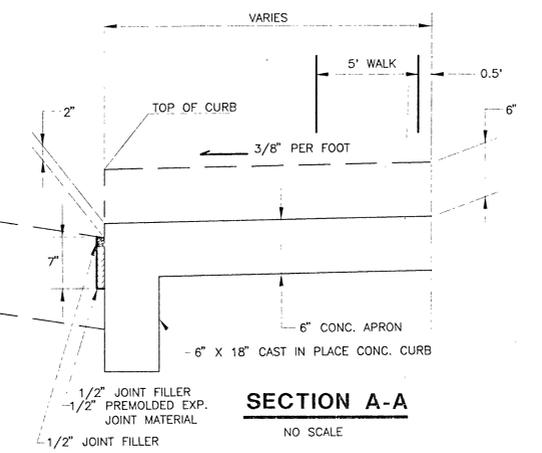
Existing Utility Site Plan



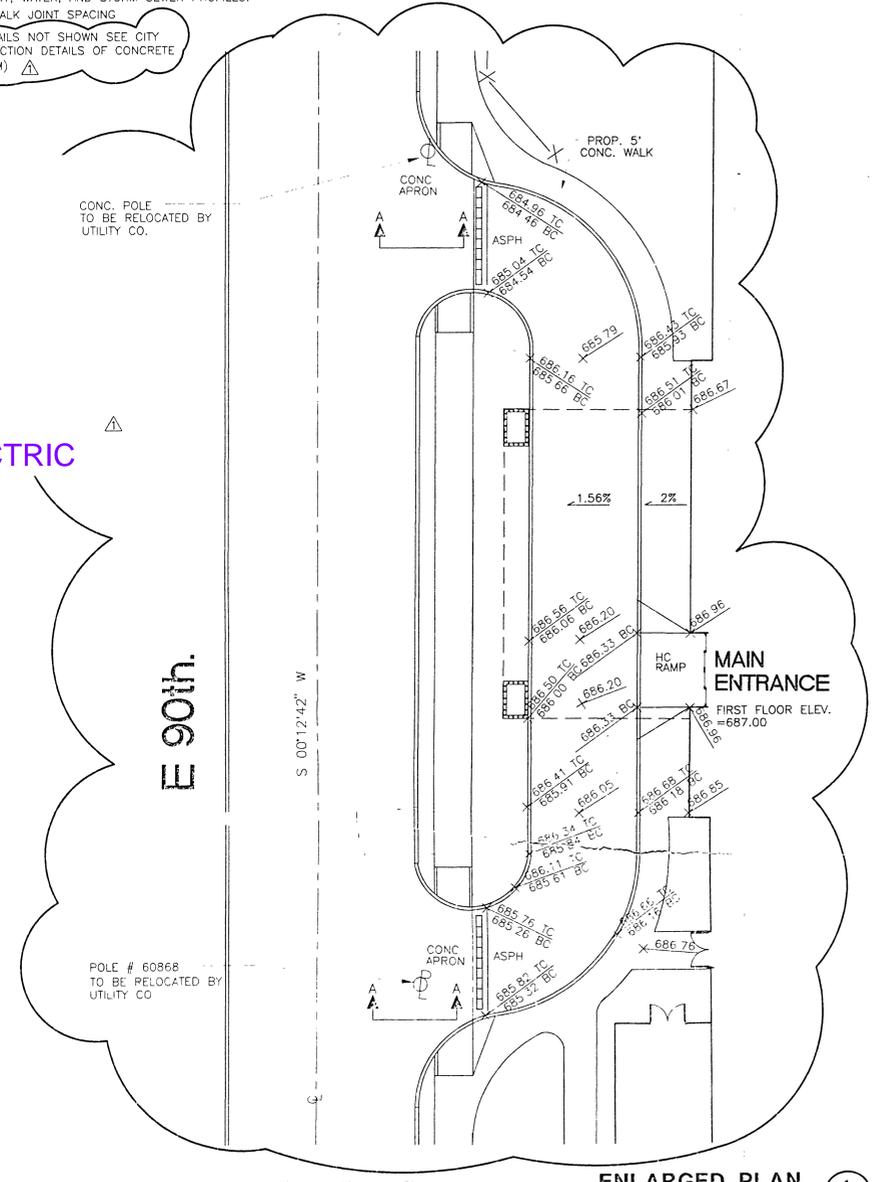
PROP. SITWORK SCHEDULE

- (1) SITE GRADING
- (2) PROP. ASPHALT PARKING LOTS
- (3) PROP. ENTRANCE & SERVICE DRIVES
- (4) PROP. CONC. CURBS
- (5) PROP. PARKING STALL PAVEMENT MARKINGS
- (6) PROP. CONC. WALKS
- (7) PROP. STORM SEWER & CATCH BASINS
- (8) PROP. WATER AND SANITARY LATERALS
- (10) PROP. GREASE TRAP (1000 GAL MIN)
- (11) PROP. VINYL COATED CHAIN LINK FENCE
4" ORNAMENTAL METAL FENCE
(SEE LANDSCAPE PLANS FOR DETAILS)
- (12) PROP. WATER METER VAULT
(4" METER SETTING BY CITY OF CLEVELAND WATER DEPT.)
- (13) PROP. CURB ALONG E. 90th ST. & CEDAR AVE

NOTE:
 (1) SEE SHT. NO.C-6 FOR GENERAL NOTES.
 (2) SEE SHT. NO.C-4 FOR SANITARY, WATER, AND STORM SEWER PROFILES.
 (3) SEE SHT. NO. C-2 FOR SIDEWALK JOINT SPACING
 (4) FOR ADDITIONAL DRIVEWAY DETAILS NOT SHOWN SEE CITY OF CLEVELAND STANDARD CONSTRUCTION DETAILS OF CONCRETE RADIUS DRIVEWAYS. (FILE NO 590M)



- STORM WATER
- DOMESTIC WATER
- SANITARY
- GAS
- UNDERGROUND ELECTRIC



INNER CITY NURSING HOME
 CLEVELAND, OHIO
 CEDAR AVENUE & 90th STREET



ISSUE:
 6/2/95
 ADDENDUM #1
 10/23/95 CULLETN #2

GRADING
 DRAINAGE
 AND
 UTILITIES
 PLAN

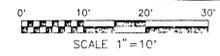
ARCHITECTURE
 INC.
 3311 PERKINS AVENUE
 CLEVELAND, OHIO
 44114
 (216-881-2444)

PROJECT NO. 00585
 DRAWN BY: COG
 CHECKED BY: FR
 SHEET NUMBER

C-3

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B.M. G.P.S. #567 I.P.N. IN MON. BX. AT S.L. CEDAR AVE. & CE 86TH
 B.M. ONSITE. TOP OF MON BX AT S.L. CEDAR AVE. & CE 90TH



ENLARGED PLAN
 1
 C-3

Proposed Site Plan



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CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

Seal:

A Project for:

FAIRFAX PLACE TRANSITIONAL CARE FACILITY
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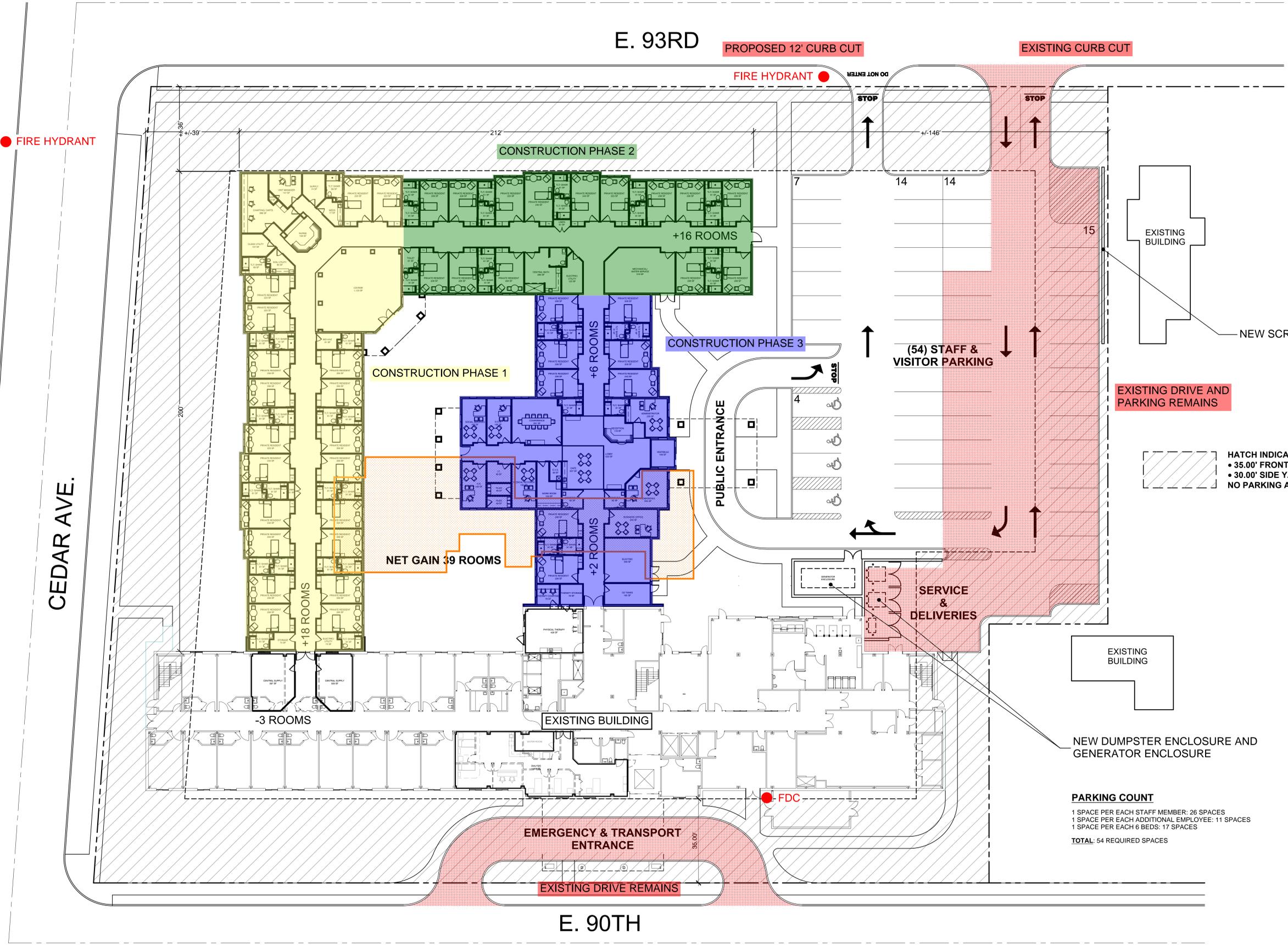
No.	Description	Date
Project No.:	24.534.01	
Drawn By:	JD	
Reviewed By:	--	
Scale:	AS NOTED	
Date:		
Filename:	24534 Fairfax Place_SD Plan	
Sheet Title:		

OVERALL
BUILDING
FLOOR PLAN

Sheet #:

A101

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PARKING COUNT
 1 SPACE PER EACH STAFF MEMBER: 26 SPACES
 1 SPACE PER EACH ADDITIONAL EMPLOYEE: 11 SPACES
 1 SPACE PER EACH 6 BEDS: 17 SPACES
TOTAL: 54 REQUIRED SPACES

Proposed Tree Planting Plan



mcgarchitecture.com

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

GENERAL NOTES

- REFER TO ARCHITECTURE PLANS FOR ALL BUILDINGS
- REFER TO CIVIL PLANS FOR ALL ROADWAY, PARKING, SITE WALK LAYOUTS, AND SITE GRADING
- REFER TO M.E.P. PLANS FOR ALL SITE ELECTRICAL DETAILS AND LAYOUTS
- NOTIFY OWNER IMMEDIATELY WHEN DISCREPANCIES EXIST BETWEEN SITE CONDITIONS AND DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION PROCESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL ADHERE TO CHAPTER 6D OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION

Scale:

CHECK SET
NOT FOR CONSTRUCTION

A Project for:

**FAIRFAX PLACE TRANSITIONAL CARE FACILITY
40 BED ADDITION**

9014 CEDAR AVE
CLEVELAND, OH 44106

FOUNDATIONS
HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMDST, OH 44070

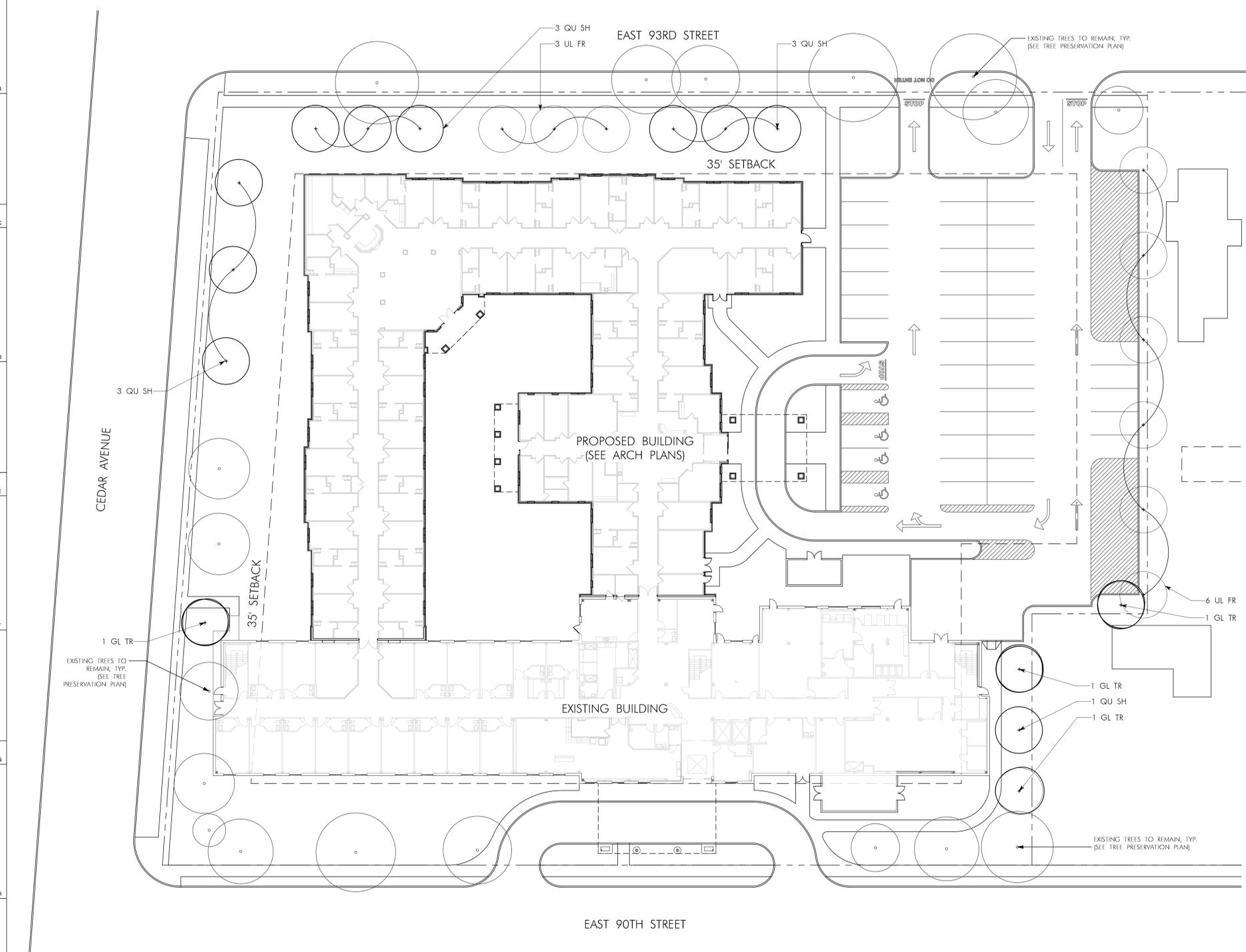
Revisions:

No.	Description	Date
Project No.:	24.534.01	
Drawn By:	DH, GM	
Reviewed By:	CG	
Scale:		4/4/2025
Date:		
Filename:		
Sheet Title:		

Tree Planting Plan

Sheet #:
L1.0

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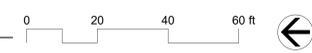
QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	REMARKS
DECIDUOUS TREES					
4	GL TR	Gleditsia triacanthos Honey Locust	2.5' cal.	B&B	Spacing As Shown
10	QU SH	Quercus shumardii Summit Oak	2.5' cal.	B&B	Spacing As Shown
9	UL FR	Ulmus 'frontier' Frontier Elm	2.5' cal.	B&B	Spacing As Shown

PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

CODIFIED ORDINANCES OF CLEVELAND, OHIO			
ZONING DESIGNATIONS	MF-C1 (MULTI-FAMILY), LR-D3 (LIMITED RETAIL DISTRICT), 2F-B1 (2/FD FAMILY DISTRICT), LMF-B1 (LIMITED MULTI-FAMILY DISTRICT)	EUCLID CORRIDOR DEVELOPMENT SUB-AREA (AMALD-1) PROVIDES FOR A MIX OF LAND USES TO BE BUILT AT HIGHER DENSITIES	LANDSCAPE PLANTING ADHERES TO REQUIREMENTS OF THE HICST RESTRICTIVE ZONE (2F-B1)
CODE SECTION	REQUIRED	PROVIDED	
349.09 - SCREENING OF OFF-STREET PARKING SPACES	WHERE 5 OR MORE ACCESSORY OFF-STREET PARKING SPACES ARE PROVIDED AND ARE LOCATED ON A LOT THAT IS ADJACENT TO A RESIDENCE DISTRICT OR THAT ADJOINS A BUILDING CONTAINING DWELLING UNITS, PARKING SPACES SHALL BE SCREENED FROM ALL ADJOINING LOTS BY A STRIP OF LAND AT LEAST FOUR FEET WIDE AND DENSELY PLANTED WITH SHRUBS THAT FORM A DENSE SCREEN YEAR-ROUND. SUCH WALL, FENCE OR SHRUBS SHALL BE AT LEAST THREE FEET, BUT NOT MORE THAN SIX FEET SIX INCHES IN HEIGHT.	MIN. 4 FOOT WIDE AND 3 FOOT HIGH PLANTING, HEAVY OPACITY REQ. (75% IN ACCORDANCE WITH 352.11)	4 FOOT EVERGREEN SCREEN PROVIDED
352.05(B)(2) - PRESERVATION OF LANDSCAPING, CREDIT TOWARDS REQUIREMENTS	THE DIRECTOR OF BUILDING AND HOUSING SHALL CREDIT HEALTHY TREES EXISTING ON A SITE PRIOR TO DEVELOPMENT AND PROPOSED TO BE PRESERVED TOWARD THE REQUIREMENTS OF THE TABLE IN SECTION 352.11. EACH PRESERVED TREE MEETING THE APPLICABLE REQUIREMENTS OF THE TABLE SHALL REDUCE BY 1 THE NUMBER OF NEW TREES REQUIRED.		PRESERVED TREES 6' - 8' = 2 X 1 = 2 TREE CREDITS 8' - 16' = 13 X 2 = 26 TREE CREDITS 16' + = 3 X 3 = 9 TREE CREDITS 37 TOTAL TREE CREDITS
352.10 - USES REQUIRING OTHER SCREENING OR LANDSCAPING	OPEN OFF STREET PARKING OVER 10 SPACES REQUIRES MEDIUM FRONTAGE STRIP, OUTDOOR STORAGE, UTILITY STATIONS, ELECTRICAL AND MECHANICAL EQUIPMENT REQUIRES SCREEN BARRIER.	MEDIUM SCREENING INTENSITY REQUIRED FOR EACH USE	REQUIREMENTS MET THROUGH ADHERENCE TO SECTION 352.11
352.11 - HEAVY SCREENING INTENSITY MINIMUM VALUES	8 FEET IN WIDTH, 4 FEET IN HEIGHT WITH 75% YEAR-ROUND OPACITY TREES: 30 FOOT SPACING ON-CENTER, 8 FOOT HEIGHT AND 2.5 INCH CALIPER AT TIME OF INSTALLATION. SHRUBS: 12 FOOT SPACING ON-CENTER, 2.5 FOOT HEIGHT AT TIME OF INSTALL.	TOTAL LENGTH = 1,396 LINEAR FEET 1,396 FT / 30 FT = 50 TREES 1,396 / 12 FT = 119 SHRUBS	37 EXISTING TREE CREDITS 23 PROPOSED TREES 217 SHRUBS PROVIDED

Tree Planting Plan
Scale: 1" = 20'-0"

- LEGEND**
- PROPERTY LINE
 - SETBACK
 - EXISTING TREE TO REMAIN



Proposed Shrub Planting Plan



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IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

Scale:

CHECK SET
NOT FOR CONSTRUCTION

A Project for:

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Client:

**FOUNDATIONS
HEALTH SOLUTIONS**

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NORTH OLMS TED, OH 44070

Revisions:

No.	Description	Date
Project No.:		24.534.01
Drawn By:	DH, GM	
Reviewed By:	CG	
Scale:		
Date:		4/4/2025
Filename:		
Sheet Title:		

**Shrub Planting
Plan**

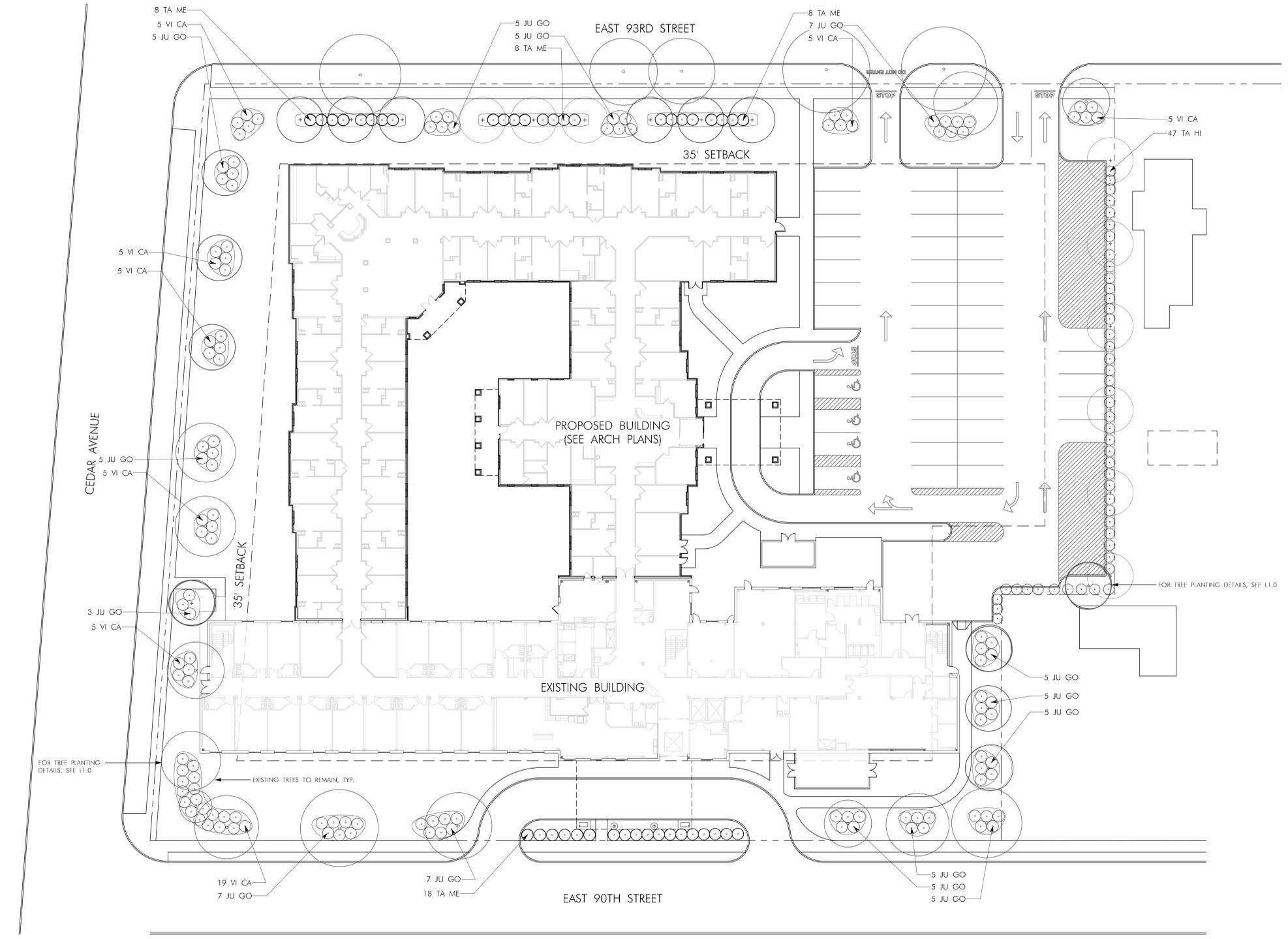
Sheet #:

L1.1

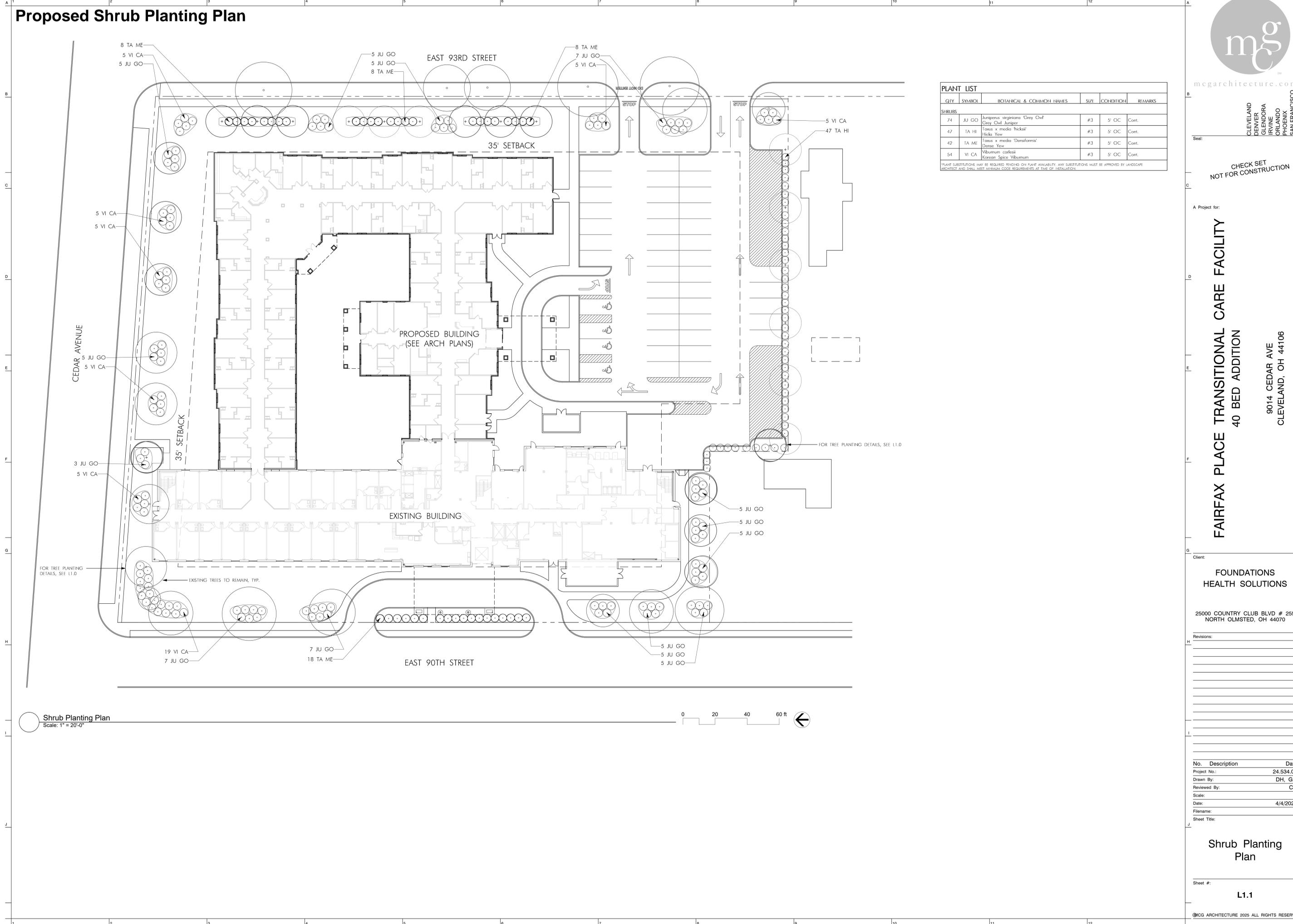
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QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	REMARKS
SHRUBS					
74	JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	#3	5' OC	Cont.
47	TA HI	Taxus x media 'Hicks' Hicks Yew	#3	5' OC	Cont.
42	TA ME	Taxus x media 'Densiflora' Dense Yew	#3	5' OC	Cont.
54	VI CA	Viburnum carlesii Korean Spice Viburnum	#3	5' OC	Cont.

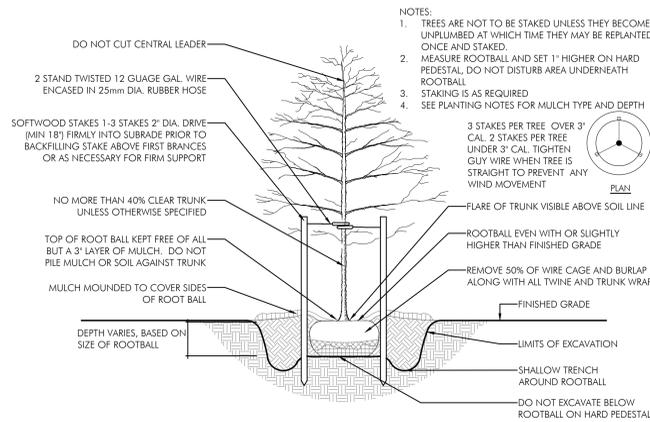
*PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.



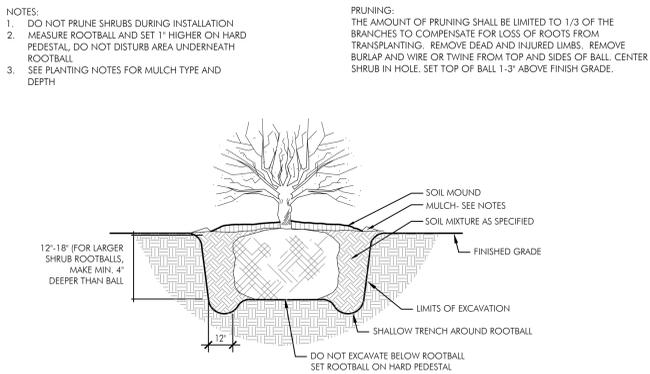
Shrub Planting Plan
Scale: 1" = 20'-0"



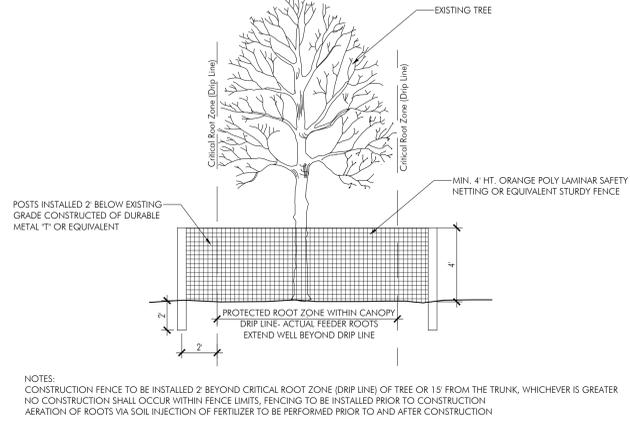
Proposed Planting Details



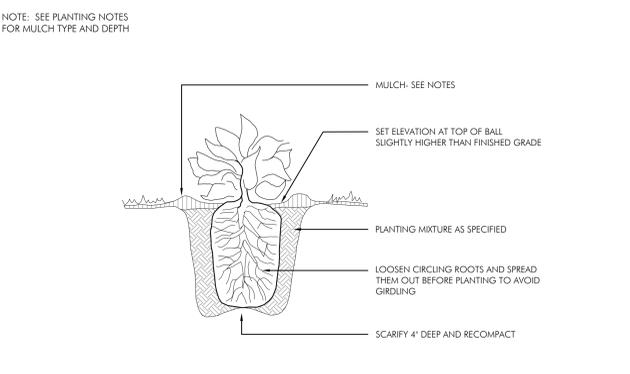
1 Tree Planting
N.T.S.



3 Shrub Planting
N.T.S.



2 Tree Protection
N.T.S.



4 Perennial Planting
N.T.S.

PLANT INSTALLATION NOTES

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE VIRGINIA UTILITIES PROTECTION SERVICE AT (800) 552-3120. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNERS APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT: COM-TIL ORGANIC COMPOST (OR EQUAL):
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO 43137
(614) 645-3152

PERENNIAL BED AREAS: SPREAD 3\"/>
- ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER ALL PLANTS IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2) DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
A. MOWING - MINIMUM ONCE PER WEEK.
B. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.
D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- BED LINE TO BE 18\"/>
- CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
- FINISHED TURF (SOD) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.



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- PHOENIX
- SAN FRANCISCO

Client:
FAIRFAX PLACE TRANSITIONAL CARE FACILITY
40 BED ADDITION

9014 CEDAR AVE
CLEVELAND, OH 44106

Project for:

FOUNDATIONS
HEALTH SOLUTIONS

25000 COUNTRY CLUB BLVD # 255
NORTH OLMSTED, OH 44070

Revisions:

No. Description Date

Project No.: 24.534.01

Drawn By: DH, GM

Reviewed By: CG

Scale:

Date: 4/4/2025

Filename:

Sheet Title:

Planting Details

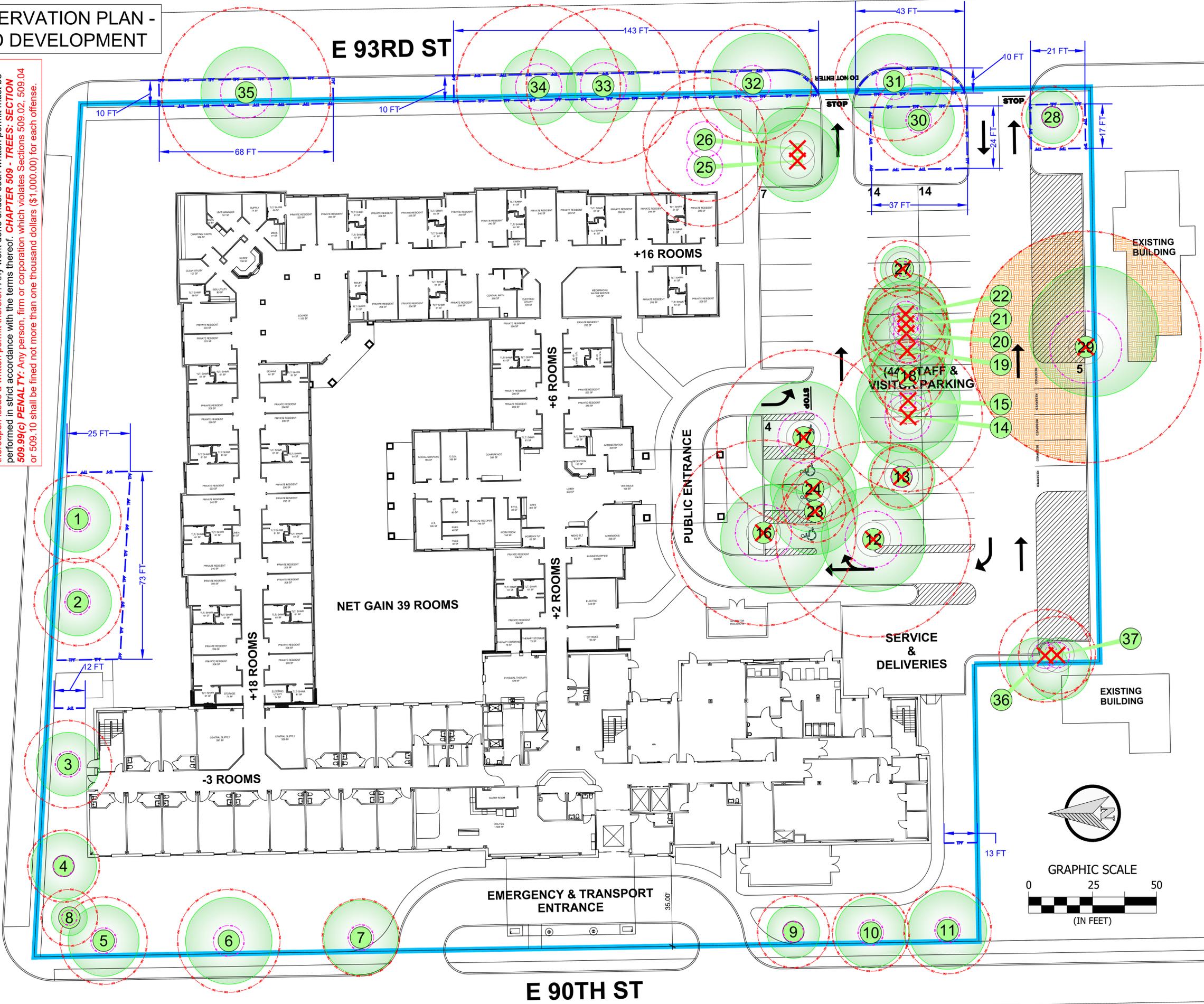
Sheet #:

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TREE PRESERVATION PLAN - PROPOSED DEVELOPMENT

NOTE: TREE #'S 31-35 ARE PUBLIC STREET TREES OWNED BY THE CITY OF CLEVELAND AND PROTECTED UNDER CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, OHIO (COMPLETE THROUGH MAY 1, 2023), CHAPTER 509 - TREES: SECTION 509.02 KILLING, REMOVING TREES PROHIBITED; EXCEPTIONS; PERMIT: No person, firm or corporation shall kill or remove, or cause, authorize or procure the death or removal of any tree planted or growing in any public highway within the City. Any person, firm or corporation desiring for any lawful purpose to take down or remove any tree in any public highway of the City may apply to the Director of Public Properties, and if in the judgment of the Director, the desired taking down or removal appears necessary, the Director may thereupon issue a written permit therefor. Any work done under such written permit must be performed in strict accordance with the terms thereof. **CHAPTER 509 - TREES: SECTION 509.99(c) PENALTY:** Any person, firm or corporation which violates Sections 509.02, 509.04 or 509.10 shall be fined not more than one thousand dollars (\$1,000.00) for each offense.



- NOTES:**
- All base map information has been supplied by the client.
 - All field data were collected by Lizzie Sords, ISA Certified Arborist® PN8706-A, Tree Risk Assessment Qualified (TRAQ), on 12 March 2025. All tree locations are based on the survey map supplied by the client and field data collected by the arborist.
 - This plan shall be used in conjunction with the Tree Data. Specific information regarding tree species, condition, and protection protocols are listed therein.
 - The Minimum Tree Protection Zones (mTPZ) are shown on the plan. Tree protection fencing has been determined based on these values. These zones represent off-limits areas for all construction activities. The project arborist, if designated, will determine final approval of all tree protection requirements.
 - Refer to the Tree Data and project arborist, if designated, for specific instructions regarding tree protection requirements for this project.

LEGEND

- Approximate Tree Canopy and Dripline
- Tree Location and Identification Number
- Structural Critical Root Zone (SCRZ)
- Critical Root Zone (CRZ)
- Area(s) of Impact (CRZ and/or SCRZ)
- Proposed Tree Protection Fence (TPF)
- Existing Deciduous Tree to Be Removed
- Project Area

The information presented is not a survey or engineering product, and should not be used for any purpose provided by applicable law or regulation that requires a surveying or engineering license.

Tree Preservation Plan Prepared By:
 Shawn W. Bruzda
 Associate Consultant
 ISA Certified Arborist® OH-1342A and
 Tree Risk Assessment Qualified (TRAQ)

No.	DATE	BY	REVISIONS
1	03/25/2025	SWB	TREE PRESERVATION PLAN

APPROVALS		STAMP
MUNICIPAL		
DIRECTOR OF ENGINEERING		
DATE		



CLIENT:
POD DESIGN, LLC
 100 NORTHWOODS BOULEVARD, SUITE A
 COLUMBUS, OHIO 43235

SITE TITLE:
**FAIRFAX PLACE
 TRANSITIONAL CARE FACILITY**
 9014 CEDAR AVENUE
 CLEVELAND, OHIO 44106

DRAWING NO.:	TPP - 1	SHEET SCALE:	SHEET GRAPHIC SCALE
CONTRACT NO.:		SHEET:	1 OF 3

- NOTES:**
- All base map information has been supplied by the client.
 - All field data were collected by Lizzie Sords, ISA Certified Arborist® PN8706-A, Tree Risk Assessment Qualified (TRAQ), on 12 March 2025. All tree locations are based on the survey map supplied by the client and field data collected by the arborist.
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TREE DATA

TREE NUMBER	COMMON NAME	BOTANICAL NAME	DBH (inches)	HEIGHT (feet)	CONDITION	MAINTENANCE	STEMS	SCRZ RADIUS (feet)	CRZ RADIUS (feet)	NATIVE SPECIES?	OWNERSHIP	NOTES	DATE
1	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
2	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
3	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private	SLF oothecae	12-Mar-25
4	red maple	<i>Acer rubrum</i>	9	20	Fair	Prune	1	4	14	Yes	Private		12-Mar-25
5	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
6	red maple	<i>Acer rubrum</i>	13	30	Fair	Prune	1	6	20	Yes	Private		12-Mar-25
7	red maple	<i>Acer rubrum</i>	10	25	Fair	Prune	1	5	15	Yes	Private		12-Mar-25
8	flowering crabapple	<i>Malus sp.</i>	7	8	Fair	Prune	1	3	11	Yes	Private		12-Mar-25
9	red maple	<i>Acer rubrum</i>	9	20	Fair	Prune	1	4	14	Yes	Private		12-Mar-25
10	red maple	<i>Acer rubrum</i>	10	25	Fair	Prune	1	5	15	Yes	Private		12-Mar-25
11	red maple	<i>Acer rubrum</i>	11	25	Fair	Prune	1	5	17	Yes	Private		12-Mar-25
12	Norway maple	<i>Acer platanoides</i>	25	50	Poor	Remove	1	11	38	No	Private	severe decline	12-Mar-25
13	American elm	<i>Ulmus americana</i>	8	15	Poor	Remove	1	4	12	Yes	Private		12-Mar-25
14	silver maple	<i>Acer saccharinum</i>	19	35	Fair	Remove	1	9	29	Yes	Private		12-Mar-25
15	northern catalpa	<i>Catalpa speciosa</i>	6	15	Fair	Remove	1	3	9	Yes	Private		12-Mar-25
16	Norway maple	<i>Acer platanoides</i>	24	50	Fair	Remove	1	11	36	No	Private		12-Mar-25
17	Norway maple	<i>Acer platanoides</i>	14,18	20	Fair	Remove	2	10	34	No	Private		12-Mar-25
18	tree of heaven	<i>Ailanthus altissima</i>	9	15	Fair	Remove	1	4	14	No	Private		12-Mar-25
19	tree of heaven	<i>Ailanthus altissima</i>	10	15	Fair	Remove	1	5	15	No	Private		12-Mar-25
20	American elm	<i>Ulmus americana</i>	11	15	Poor	Remove	1	5	17	Yes	Private		12-Mar-25
21	American elm	<i>Ulmus americana</i>	10	15	Poor	Remove	1	5	15	Yes	Private		12-Mar-25
22	Norway maple	<i>Acer platanoides</i>	7,8	20	Poor	Remove	2	5	16	No	Private		12-Mar-25
23	Norway maple	<i>Acer platanoides</i>	8	15	Fair	Remove	1	4	12	No	Private		12-Mar-25
24	Norway maple	<i>Acer platanoides</i>	5,6	10	Fair	Remove	1	4	12	No	Private		12-Mar-25
25	tree of heaven	<i>Ailanthus altissima</i>	10,12	15	Fair	Remove	2	7	23	No	Private		12-Mar-25
26	tree of heaven	<i>Ailanthus altissima</i>	16	10	Fair	Remove	1	7	24	No	Private		12-Mar-25
27	tree of heaven	<i>Ailanthus altissima</i>	7	10	Fair	Remove	1	3	11	No	Private		12-Mar-25
28	red maple	<i>Acer rubrum</i>	8	20	Fair	Prune	1	4	12	Yes	Private		12-Mar-25
29	pin oak	<i>Quercus palustris</i>	30	70	Fair	Remove	1	14	45	Yes	Private		12-Mar-25
30	red maple	<i>Acer rubrum</i>	12	25	Fair	Prune	1	5	18	Yes	Private		12-Mar-25
31	sugar maple	<i>Acer saccharum</i>	15	35	Good	Prune	1	7	23	Yes	Municipal	public street tree	12-Mar-25
32	sugar maple	<i>Acer saccharum</i>	15	35	Fair	Prune	1	7	23	Yes	Municipal	public street tree	12-Mar-25
33	American basswood	<i>Tilia americana</i>	20	40	Fair	Prune	1	9	30	Yes	Municipal	public street tree	12-Mar-25
34	American basswood	<i>Tilia americana</i>	21	40	Fair	Prune	1	9	32	Yes	Municipal	public street tree	12-Mar-25
35	American basswood	<i>Tilia americana</i>	22	40	Poor	Prune	1	10	33	Yes	Municipal	public street tree	12-Mar-25
36	Norway maple	<i>Acer platanoides</i>	12	20	Poor	Remove	1	5	18	No	Private		12-Mar-25
37	Norway maple	<i>Acer platanoides</i>	10	15	Poor	Remove	1	5	15	No	Private		12-Mar-25

Tree Preservation Plan Prepared By:
 Shawn W. Bruzda
 Associate Consultant
 ISA Certified Arborist® OH-1342A and
 Tree Risk Assessment Qualified (TRAQ)

No.	DATE	BY	REVISIONS
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APPROVALS		STAMP
MUNICIPAL		
DIRECTOR OF ENGINEERING		
DATE		



CLIENT:
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 100 NORTHWOODS BOULEVARD, SUITE A
 COLUMBUS, OHIO 43235

SITE TITLE:
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 TRANSITIONAL CARE FACILITY**
 9014 CEDAR AVENUE
 CLEVELAND, OHIO 44106

DRAWING NO.: TPP - 1 SHEET SCALE: N/A

CONTRACT NO.: SHEET: 2 OF 3

TREE PRESERVATION SPECIFICATIONS

NOTE: SPECIFICATIONS 1 THROUGH 7 ARE TO BE FOLLOWED ON-SITE, AS REQUIRED. SPECIFICATION 8 MUST BE FOLLOWED TO PREVENT DAMAGE TO ADJACENT STRUCTURES DURING DEMOLITION WORK.

1. GENERAL

- 1.1. ALL MEASURES SHOULD BE INSPECTED AFTER INSTALLATION AND APPROVED BY CONTRACT ARBORIST, IF DESIGNATED.
- 1.2. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHOULD BE REVIEWED AND APPROVED BY CONTRACT ARBORIST, IF DESIGNATED.
- 1.3. ALL TREE PROTECTION MEASURES SHOULD BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING, OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES SHOULD ONLY BE REMOVED WITH CONTRACT ARBORIST APPROVAL, IF DESIGNATED.
- 1.4. REFER TO THE TREE DATA FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.

2. TREE PROTECTION FENCE

- 2.1. INSTALL PRIOR TO CLEARING & GRADING.
- 2.2. FENCE SHOULD BE MESH SNOW FENCE FABRIC MOUNTED ON 8', 1.5"Ø GALVANIZED STEEL PIPE LINE POSTS OR ALTERNATE. CORNER POSTS SHALL BE 2"Ø OR ALTERNATE (SEE DETAIL). FOR ALTERNATES, SEE SHEET 4 NOTE 2.
- 2.3. FENCE SHALL BE ATTACHED TO POSTS USING NYLON CABLE TIES.
- 2.4. TREE PROTECTION AREA SIGNS SHOULD BE ATTACHED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE. SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES (SEE DETAIL).
- 2.5. ALL SILT FENCE SHOULD BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
- 2.6. TREE PROTECTION FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE.

3. CONSTRUCTION MONITORING/INSPECTIONS

- 3.1. THE CONTRACT ARBORIST, IF DESIGNATED, SHOULD MAKE REGULAR WEEKLY INSPECTIONS DURING ACTIVE CONSTRUCTION AND DEMOLITION AND PROVIDE REPORTS TO THE CLIENT. REPORTS SHOULD DOCUMENT CONDITION OF TREE PROTECTION DEVICES AND PROVIDE RECOMMENDATIONS FOR MAINTENANCE AND/OR ADDITIONAL CARE.

4. MISCELLANEOUS TREE PROTECTION REQUIREMENTS

- 4.1. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
- 4.2. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
- 4.3. MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS (TPAS).

5. SPECIAL BY HAND DEMOLITION AND CONSTRUCTION PROCEDURES

- 5.1. DEMOLITION AND CONSTRUCTION OF IMPROVEMENTS WITHIN TREE PROTECTION AREAS SHOULD BE PERFORMED UNDER CONTRACT ARBORIST SUPERVISION, IF DESIGNATED.
- 5.2. MECHANIZED EQUIPMENT SHALL NOT ENTER THE TPAS.
- 5.3. BACKFILL OF VOIDS FROM DEMOLITION WITHIN THE TPAS SHALL BE LOOSELY PLACED TOPSOIL. ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT GRADES SHALL BE ALLOWED.
- 5.4. ROOTS ENCOUNTERED DURING DEMOLITION OR EXCAVATION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY CONTRACT ARBORIST, IF DESIGNATED. CONTRACT ARBORIST, IF DESIGNATED, SHALL PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH ACCEPTED INDUSTRY STANDARDS AND THIS SECTION. ROOTS OVER 1"Ø SHOULD NOT BE CUT WITHOUT CONTRACT ARBORIST APPROVAL, IF DESIGNATED.
- 5.5. DEMOLITION AND CONSTRUCTION OF ANY PROPOSED SIDEWALK SHOULD FOLLOW ANY LOCAL REGULATIONS FOR SIDEWALK CONSTRUCTION WITHIN TREE PROTECTION ZONES, INCLUDING NO TO MINIMAL EXCAVATION.

6. TREE CONDITION MONITORING INSPECTIONS

- 6.1. CONTRACT ARBORIST, IF DESIGNATED, SHALL PROVIDE MONITORING OF THE CONDITION OF RETAINED TREES IN TREE PROTECTION AREAS, AND TREATMENT OF DETRIMENTAL CONDITIONS (INSECTS, DISEASES, NUTRIENT DEFICIENCIES, SOIL MOISTURE, ETC.), AS THEY OCCUR, OR AS APPROPRIATE FOR EFFECTIVE MANAGEMENT.
- 6.2. INSPECTIONS SHALL BE PERFORMED AT LEAST MONTHLY DURING THE GROWING SEASON, BEGINNING PRIOR TO CONSTRUCTION AND CONTINUING THROUGHOUT CONSTRUCTION AND FOR AT LEAST ONE YEAR SUBSEQUENT TO COMPLETION OF CONSTRUCTION ACTIVITIES.
- 6.3. A WRITTEN SUMMARY REPORT INCLUDING SPECIFIC TREATMENTS MADE AND RECOMMENDATIONS FOR ADDITIONAL TREATMENTS SHALL BE PROVIDED TO THE CLIENT BY THE CONTRACT ARBORIST, IF DESIGNATED, SUBSEQUENT TO EACH INSPECTION.

7. SSAT EXCAVATION WITHIN CRZS

- 7.1. PROPOSED DRY UTILITIES, LIGHTING CONDUITS, HARDSCAPE, OR SPRINKLERS WITHIN TREE PROTECTION AREAS (TPAS) SHOULD BE EXCAVATED BY SUPERSONIC AIRTOOL (SSAT) TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- 7.2. CLIENT, CONTRACTOR, CONTRACT ARBORIST, IF DESIGNATED, AND CITY SHALL REVIEW THE PROPOSED LOCATION(S) DURING THE PRE-CONSTRUCTION MEETING.
- 7.3. PRE-WATERING OF THE PROPOSED AREAS OF EXCAVATION DURING SUMMER AND FALL MONTHS IS RECOMMENDED TO MAINTAIN ROOT / SOIL MOISTURE.
- 7.4. CONTRACT ARBORIST, IF DESIGNATED, SHALL PROVIDE A QUALIFIED ARBORIST CREW, IF DESIGNATED, EXPERIENCED WITH THE SSAT AND UTILITY EXCAVATION TO PROTECT ADJACENT TREES, OPEN THE EXCAVATION, HAND PRUNE MINOR ROOTS, AND IDENTIFY AND PROTECT PRIORITY ROOTS TO REMAIN. COORDINATION WITH THE APPROPRIATE SUB-CONTRACTOR SHALL BE MADE TO DETERMINE APPROPRIATE WIDTH, DEPTH & SEQUENCING, UTILITY INSTALLATION, BACKFILL, COMPLETION, AND COVER.

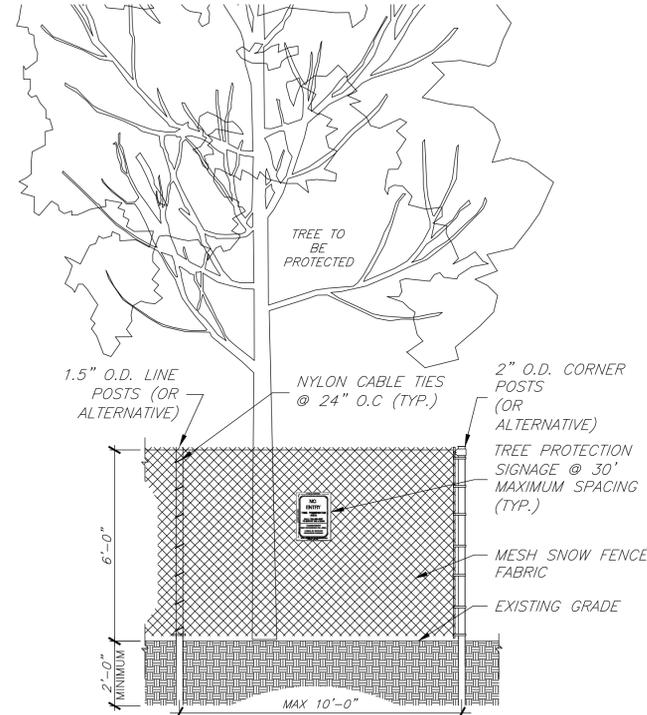
8. TREE REMOVALS

- 8.1. ALL TREES DESIGNATED FOR REMOVAL SHALL BE TAKEN DOWN SECTIONALLY OR DIRECTIONALLY FELLED BY A QUALIFIED CONTRACT ARBORIST, IF DESIGNATED, TO MINIMIZE DAMAGE TO ADJACENT TREE CANOPIES, ROOT SYSTEMS AND EXISTING STRUCTURES TO REMAIN. GOUGES IN TURF FROM IMPACTS SHOULD BE FILLED WITH TOPSOIL AND SEEDED AT DIRECTION OF PROJECT ARBORIST, IF DESIGNATED. DAMAGE TO ADJACENT TREES SHALL BE REVIEWED BY PROJECT ARBORIST, IF DESIGNATED, FOR REMEDIAL RECOMMENDATIONS OR REPLACEMENT.
- 8.2. ALL WORK SHALL BE DONE BY HAND, BUCKET TRUCK OR CRANE OPERATED EQUIPMENT.
- 8.3. MOTORIZED EQUIPMENT SHALL OPERATE ON EXISTING PAVEMENT AND NOT ENTER TREE PRESERVATION AREAS WITHOUT PRIOR APPROVAL. TEMPORARY ROOT PROTECTION MATTING MAY BE REQUIRED FOR SUCH ACCESS TO PREVENT RUTTING AND COMPACTION.
- 8.4. STUMPS SHALL BE GROUND TO 6" BELOW GRADE AND GRINDINGS RAKED AND REMOVED FROM SITE; BACKFILL HOLES WITH APPROVED TOPSOIL. COORDINATE WITH UNDERGROUND UTILITIES LOCATORS PRIOR TO STUMP GRINDING.

IMPORTANT TREE PROTECTION/REMOVAL REQUIREMENTS:

APPLICABLE CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, OHIO (CURRENT THROUGH LEGISLATION PASSED 3 MARCH 2025) CONCERNING THIS TREE PRESERVATION PLAN: CHAPTER 341 – DESIGN REVIEW (SECTION 341.051 TREE PRESERVATION PLAN REQUIRED); CHAPTER 509 – TREES (SECTION 509.02 KILLING, REMOVING TREES PROHIBITED; EXCEPTIONS; PERMIT and SECTION 509.14 PROTECTING TREES DURING CONSTRUCTION and SECTION 509.99 PENALTY [SEE (a-c), (d:1-3) and (e) and (g)])

1. ACCESSED THROUGH: https://codelibrary.amlegal.com/codes/cleveland/latest/cleveland_oh/0-0-0-1 ACCESSED ON 25 MARCH 2025
2. CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, OHIO DISCLAIMER: This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588 (website: www.amlegal.com).
3. TREE #'s 31-35 ARE PUBLIC STREET TREES OWNED BY THE CITY OF CLEVELAND AND PROTECTED UNDER CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, OHIO (COMPLETE THROUGH MAY 1, 2023), CHAPTER 509 – TREES: SECTION 509.02 KILLING, REMOVING TREES PROHIBITED; EXCEPTIONS; PERMIT: No person, firm or corporation shall kill or remove, or cause, authorize or procure the death or removal of any tree planted or growing in any public highway within the City. Any person, firm or corporation desiring for any lawful purpose to take down or remove any tree in any public highway of the City may apply to the Director of Public Properties, and if in the judgment of the Director, the desired taking down or removal appears necessary, the Director may thereupon issue a written permit therefor. Any work done under such written permit must be performed in strict accordance with the terms thereof. CHAPTER 509 – TREES: SECTION 509.99(c) PENALTY: Any person, firm or corporation which violates Sections 509.02, 509.04 or 509.10 shall be fined not more than one thousand dollars (\$1,000.00) for each offense.



NOTES:

1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. SUPER SILT FENCE/SNOW FENCE MAY BE USED IN LIEU OF WELDED WIRE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

1 TREE PROTECTION FENCE (TYPICAL)
S3 SCALE: NTS

SUMMARY NOTES:

1. INSTALL TREE PROTECTION FENCE AND PERFORM ROOT PRUNING PER PLAN FOR ALL PROTECTED TREES PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY.
 2. FENCE THE PUBLIC PORTION (PARKWAYS) OF THE ENTIRE TREE PROTECTION ZONE(S) TO PREVENT WOUNDS TO THE PARKWAY TREES(S) AS WELL AS SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE – KEEP OUT"
 3. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES (TPZ) FOR ANY CONSTRUCTION ACTIVITY UNLESS PRE-APPROVED.
 4. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF PARKWAY TREES FOR ANY CONSTRUCTION ACTIVITY.
 5. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE UTILITIES USING TRENCH-LESS METHODS. IF AT ANY TIME TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHOULD BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
 6. SHOULD IT BE NECESSARY TO EXCAVATE WITHIN THE TPZ FOR DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHOULD BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE TREE SIDE OF THE EXCAVATION.
 7. REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES SHOULD BE DONE BY HAND. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO ALTERNATIVE IS FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
 8. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL, BUILDING MATERIALS OR A DUMPSTER WITHIN THE DRIP-LINE (TPZ) OF THE PARKWAY TREE(S).
 9. THE TREE PROTECTION ZONES MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS, AND MINIMIZE THE MAINTENANCE OF THE PARKWAY LAWN.
 10. ALL WORK SHOULD BE PERFORMED ACCORDING TO THE TREE PRESERVATION PLAN.
 11. THE APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
 12. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINAL GRADING AND LANDSCAPING.
- **TREE PROTECTION ZONE (TPZ) IS THE DESIGNATED AREA THAT ENCOMPASSES AN ENTIRE TREE CANOPY.**

ADDITIONAL NOTES:

1. TREE LOCATIONS MAY BE APPROXIMATE. CLIENT AND CONTRACT ARBORIST SHOULD VERIFY ALL TREE LOCATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND/OR TREATMENT OR REMOVAL.
2. A PRE-CONSTRUCTION MEETING SHOULD BE HELD PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITY. CITY, CLIENT, DESIGN TEAM MEMBERS (PROJECT ARBORIST, LANDSCAPE ARCHITECT, ENGINEER, ARCHITECT, ETC.), CONTRACT ARBORIST, SITE AND LANDSCAPE CONTRACTORS SHOULD ATTEND.
3. THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NEITHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THIS TIME.
4. TREES RATED "POOR" OR "DEAD" THAT ARE NOT RECOMMENDED FOR REMOVAL DUE TO CONSTRUCTION IMPACT MAY WARRANT FURTHER EVALUATION AND/OR TREATMENT OR REMOVAL.

NOTES:

- All base map information has been supplied by the client.
- All field data were collected by Lizzie Sords, ISA Certified Arborist® PN8706-A, Tree Risk Assessment Qualified (TRAQ), on 12 March 2025. All tree locations are based on the survey map supplied by the client and field data collected by the arborist.
- This plan shall be used in conjunction with the Tree Data. Specific information regarding tree species, condition, and protection protocols are listed therein.
- The Minimum Tree Protection Zones (mTPZ) are shown on the plan. Tree protection fencing has been determined based on these values. These zones represent off-limits areas for all construction activities. The project arborist, if designated, will determine final approval of all tree protection requirements.
- Refer to the Tree Data and project arborist, if designated, for specific instructions regarding tree protection requirements for this project.

Tree Preservation Plan Prepared By:
Shawn W. Bruzda
Associate Consultant
ISA Certified Arborist® OH-1342A and
Tree Risk Assessment Qualified (TRAQ)

No.	DATE	BY	REVISIONS
1	03/25/2025	SWB	TREE PRESERVATION PLAN

APPROVALS		STAMP
MUNICIPAL		
DIRECTOR OF ENGINEERING		
DATE		



CLIENT:
POD DESIGN, LLC
100 NORTHWOODS BOULEVARD, SUITE A
COLUMBUS, OHIO 43235

SITE TITLE:
FAIRFAX PLACE
TRANSITIONAL CARE FACILITY
9014 CEDAR AVENUE
CLEVELAND, OHIO 44106

DRAWING NO.:	TPP - 1	SHEET SCALE:	N/A
CONTRACT NO.:		SHEET:	3 OF 3

Project Schedule

THE GARDENS OF FAIRFAX												
PROJECT TIMELINE												
APRIL 10, 2025												
TASKS	2025									2026		
	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	MARCH	THRU	DECEMBER	
SITE DEMOLITION												
PETBOT Meeting	4/15/2025											
Demolition Permit Approval												
Demolition Permit Application	4/17/2025											
Design Review Committee Meeting	4/24/2025											
Planning Commission Meeting	4/25/2025											
1891 Building Demolition		5/5/2025	6/13/2025									
House Demolition			6/16/2025	6/27/2025								
DESIGN REVIEW & APPROVAL												
Conceptual Approval												
Design Review Submittal		5/1/2025										
Design Review Committee Approval		5/8/2025										
Planning Commission Approval		5/9/2025										
Schematic Approval												
Design Review Submittal			6/5/2025									
Design Review Committee Approval			6/12/2025									
Planning Commission Approval			6/13/2025									
Final Approval												
Design Review Submittal				7/10/2025								
Design Review Committee Approval				7/17/2025								
Planning Commission Approval				7/18/2025								
SITE PLAN APPROVAL												
Survey, Drawings and Legals	4/21/2025	5/23/2025										
Lot Consolidation Approvals		5/26/2025	6/20/2025									
Civil Engineering Documents		5/26/2023	6/27/2025									
Cleveland Engineering Approval			6/30/2025			9/15/2025						
ZONING PERMIT APPROVAL												
						9/15/2025	10/1/2025					
BUILDING DEPARTMENT APPROVAL												
Construction Document Production		5/5/2025				9/15/2025						
Building Code Compliance Review						9/15/2025	10/15/2025					
BIDDING & NEGOTIATIONS												
						9/15/2025	10/15/2025					
CONTRACT AWARD												
									11/3/2025			
CONSTRUCTION												
										3/2/2026	thru	12/7/2026