

Project Name: B of A Cleveland Heights
 Remote ATM
 Project Address: 12451 Cedar Rd.
 Cleveland Heights, OH
 Project Number: 18.04001.00
 Date: 01/10/2019

6000 Lombardo Center
 Suite 500
 Cleveland, OH 44131
 www.NELSONonline.com

Conditional Use for Bank of America 12451 Cedar Road, Cleveland Heights, OH Remote ATM

Attention: City of Cleveland Heights, OH

From: Rob Sullivan, AIA NCARB, NELSON on behalf of Bank of America / JLL

The Bank of America is requesting Conditional Use approval to operate a Remote ATM facility which is a fully accessible self-service automated teller machine facility. ATMs, like a human teller, help perform banking business but in an easier, more readily available convenience for its customers. The facility will consist of an ATM vestibule that is accessed by the customer's ATM card, and a secure service room which will house the ATM machines. ATMs are designed to be fully accessible, including headphone sets which allow people who are blind or visually impaired through private audio instruction; braille instructions are also located within accessible reach. Services extend beyond simple cash withdrawals, as customers can access account information and related products, as customers will have the convenience of being able to make deposits, transfer money, check account balances and complete other types of transactions, in addition to cash withdrawals for their local shopping and business needs.

a. The conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with the objectives for the district in which it would be located.

Response: Bank of America is guided by a common purpose to help make financial lives and communities better by delivering through responsible growth with a focus on the environment, social and governance leadership. It represents a company that people want to work for, invest in and do business with. By implementing the self-service ATM banking facility, it will support neighboring retail, commercial establishments as well as consumers by providing the quick transactions, reduction of time spent driving to traditional banks, waiting in long lines and all during hours of operation that are more convenient to customers.

b. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Response: The proposed Conditional Use tenant interior fit-out was designed by taking care to provide for public safety with high tech 24-hour camera surveillance, secure card readers and lighting design to illuminate for safety. Regular maintenance of all electronics as well as facility are scheduled to provide a clean environment and to ensure security is at peak performance. This facility is designed to provide consumers with banking convenience which will not have any adverse effects to adjacent property owners. Bank of America is open to working with other tenants to address security and maintenance of facility.

c. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

Response: The proposed Conditional Use is a tenant interior fit-out of a style consistent with adjacent retail establishments that will not change the existing character of the general vicinity or alter the character of the area.

d. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Response: The proposed Conditional use is designed to operate as an automated bank branch offering a range of services while creating a physical presence in an increasingly digital world. It is part of a reinvention of the role of Bank of America's retail network, providing an attractive environment to provide services in ways customers increasingly see out. It will not diminish or impair property values within the neighborhood.

e. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Response: The proposed Conditional Use tenant interior fit-out will not impede the normal and orderly development of surrounding property as it is an interior remodel of existing suite. Service access requires minimal imposition, as no freight or similar deliveries are required, and technicians and maintenance can access with minimal disruption. It will not change the exterior building design or construction.

f. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Response: The proposed Conditional Use tenant interior fit-out will not change or alter any of the existing utilities, access roads, drainage and/or other facilities.

g. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

Response: The proposed Conditional Use tenant interior fit-out will not change or alter the existing traffic flow in public streets. Typical customers are patrons already using other nearby retail establishments or walk-ins from neighboring streets. Destination customers will park as they currently do for other establishments in the commercial row.

h. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.

Response: The proposed Conditional Use tenant interior fit-out will not create any additional requirements for public facilities at public cost. The Bank will provide high-tech security system with 24-hr video surveillance system, and secure lighting enhancements as required within the terms of its lease agreement.

i. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

Response: Bank of America is just one of many banks that are currently providing ATM facilities nationwide to address customer needs for more convenient, innovative and high-tech methods of banking, at the same time ensuring customer security with a high-tech security system including card readers for accessing the facility, 24-hour monitoring via security cameras within the facility, and a well-lit environment. The community will be served by having the option of this Banking services in close proximity, rather than being compelled to go a significant distance to have their banking needs met.

j. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Zoning Code Chapter 1.153.

Response: The proposed is an interior occupancy of an existing shopping facility that is compliant with the applicable regulations in the district. New improvements for signage and lighting shall comply as well. As a banking use is permitted in this zone, an ATM providing the same kind of services is consistent with the intent of the ordinance.

k. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

Response: Repeat of question j; see notes above.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Sullivan". The signature is written in a cursive, flowing style.

Rob Sullivan, AIA NCARB

NELSON

on behalf of Bank of America / JLL



Bank of America Cleveland Heights

12451 Cedar Rd.
Cleveland Heights, OH 44106

CLIENT CONTACT: RB Mesina - JLL
 NELSON CONTACT: Jason Patterson
 p: 513.362.3404
 e: jpatterson@NELSONONLINE.COM
 ARCHITECT OF RECORD: Robert Rink
 p: 513.241.3000
 e: rrink@NELSONONLINE.COM
 OH License #: ARC.9611342
 Expires: 12/31/2019

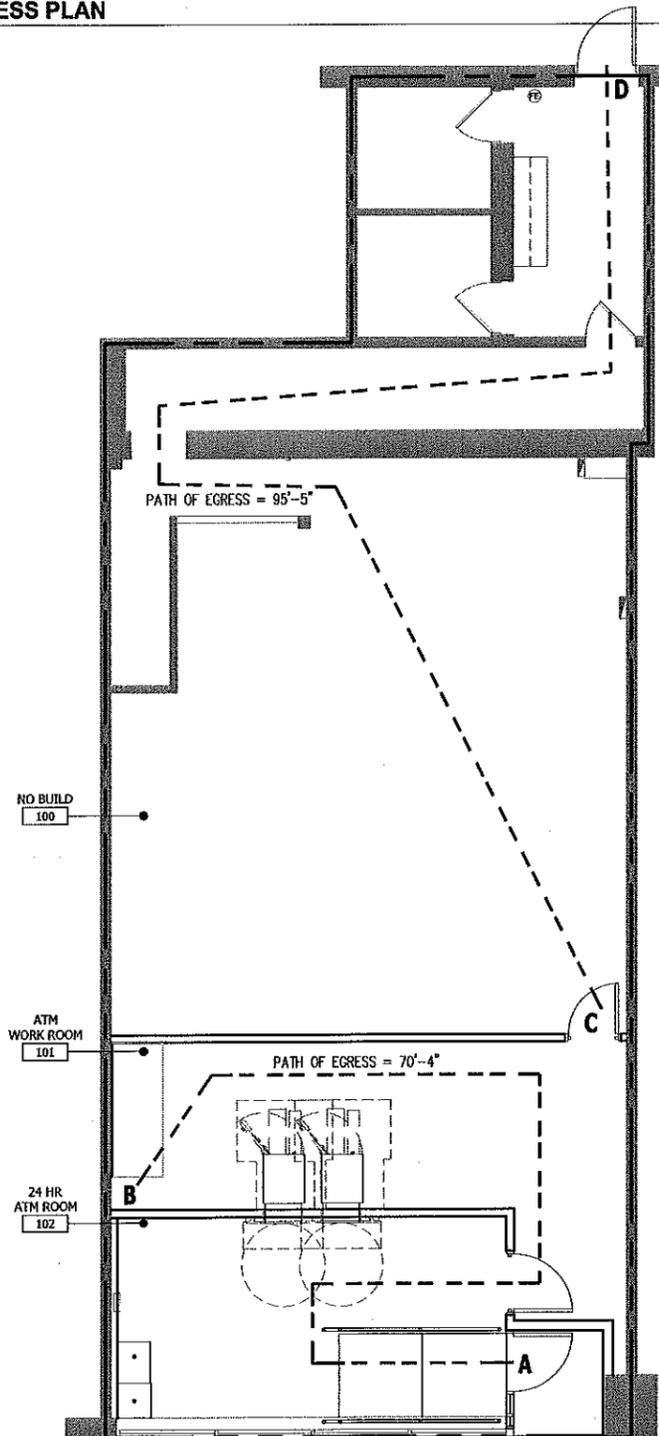
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OWNER'S PROJECT MANAGER
Jones Lang LaSalle
RB Mesina
(773) 343.4884
RB.Mesina@am.jll.com

EGRESS PLAN



OCCUPANCY	SQUARE FEET	LOAD FACTOR	OCCUPANT LOAD
24HR ATM ROOM	323 SF	100	4
ATM WORK ROOM	381 SF	300	2
NO BUILD	1630 SF	300	6
TOTAL	2334 SF		12 TOTAL

NUMBER OF EXITS REQUIRED: (2)
 NUMBER OF EXITS PROVIDED: (2)

TRAVEL DISTANCE = 95'-5"; PER 2017 OBC 1006.2.1
 MAX TRAVEL DISTANCE ((B) + DL<30) = 100';
 95'-5" < 100'-0"

--- PATH OF EGRESS

ALL DOORS IN THE PATH OF EGRESS SHOWN ARE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



PROJECT INFORMATION

PROJECT ADDRESS: 12451 CEDAR RD
CLEVELAND HEIGHTS, OH 44106
 PROJECT NAME: CLEVELAND HEIGHTS
 PROJECT SIZE & TYPE: AREA OF WORK: 704 SF
TOTAL AREA: 2,334 SF
 PROJECT DESCRIPTION: ATM ROOM BUILD OUT
 PROJECT OCCUPANCY: BUSINESS, GROUP-B
 FIRE PROTECTION: SPRINKLERED
 PROJECT SCOPE: ADD ATMs TO SPACE
 CONSTRUCTION TYPE: II-B

NOTE: RESTROOMS ARE NOT REQUIRED AS THIS IS AN UNMANNED FACILITY.

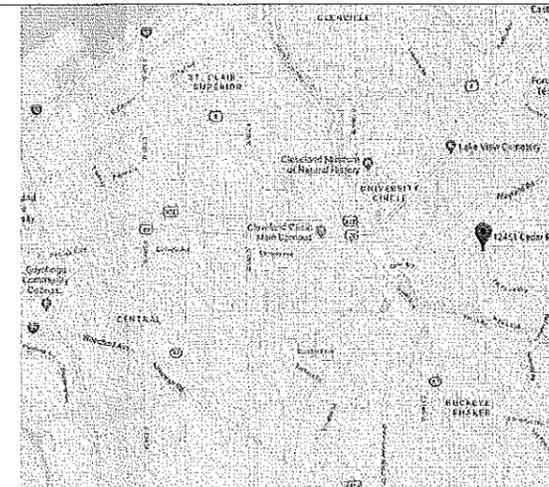
APPLICABLE BUILDING CODE

BUILDING CODE: OHIO BUILDING CODE 2017
 STRUCTURAL CODE: OHIO BUILDING CODE 2017
 PLUMBING CODE: OHIO PLUMBING CODE 2017
 MECHANICAL CODE: OHIO MECHANICAL CODE 2017
 ELECTRICAL CODE: NFPA 70 2017
 FIRE/LIFE SAFETY CODE: OHIO FIRE CODE 2017
 ACCESSIBILITY COMPLIANCE: 2010 ADA, 2009 ANSI A117.1
 ENERGY CODE: OHIO ENERGY CODE 2017, ANSI/ASHRAE 2007 90.1

VICINITY MAP



LOCATION MAP



DRAWING INDEX

Sheet Number	Sheet Title
GENERAL	
AN0	Cover Sheet and Drawing Index
AN1	Project Notes
AN2	Abbreviations General Notes and General Symbols
AN3	Accessibility Diagrams & Non-Structural Framing Notes
Architectural	
A1.0	Demolition & Construction Plan
A2.0	Power & Communication & Reflected Ceiling Plan
A3.0	Finish & Furniture Plan and Elevations
A7.0A	Door Schedule, Details & Sections
A7.0B	Door Details
A7.1	ATM Details
Mechanical	
M0.1	Mechanical Specifications
M0.2	Mechanical Specifications
M0.3	Mechanical Specifications
M1.0	Construction Plan - Mechanical
M2.1	Schedules and Details - Mechanical
Electrical	
E0.1	Specifications - Electrical
E0.2	Specifications - Electrical
E0.3	Symbols, Legends, and Abbreviations - Electrical
E1.1	Demolition and Construction Plans - Electrical
E2.1	Construction Plans - Lighting
E2.2	Details - Lighting
E2.1	Construction Plans - Lighting
E3.1	Electrical Riser Diagram and Panel Schedules
Fire Protection	
FA0.1	Specifications - Fire Alarm
FA0.2	Specifications - Fire Alarm
FA0.3	Specifications - Fire Alarm

Consultant:

Description:
 Issue for SD Review
 Issue for Permit, Pricing
 & Construction
 Issue for Permit, Submission

Bank of Am

Client:

Bank of America - RATM
 12451 Cedar Rd
 Cleveland Heights, OH 4

Project Title & Address:

Cover Sheet And

Sheet Title:

Seal:

Robert A. Rink, Licensed Professional Engineer
 Expired Date:

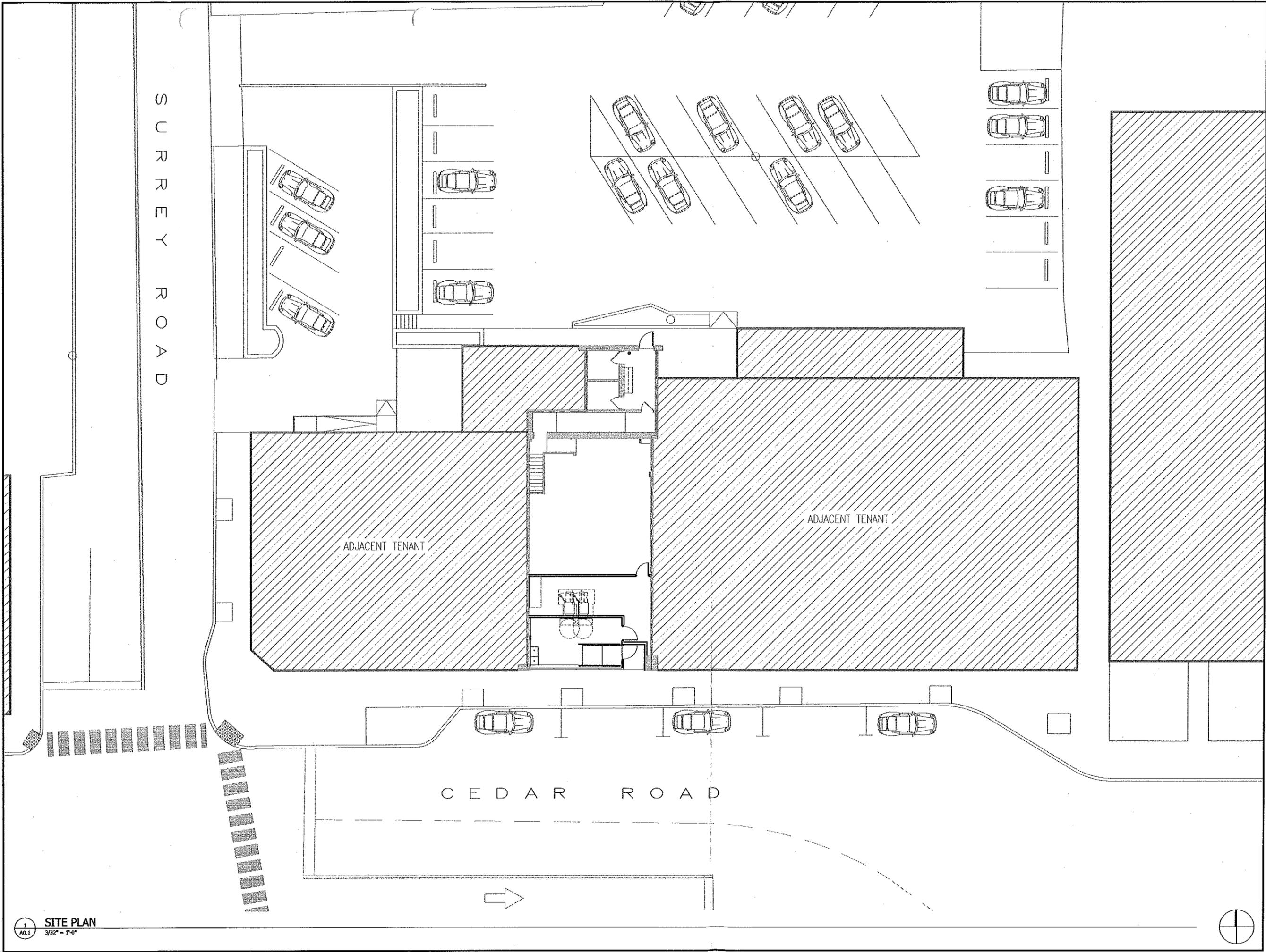
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Drawn By:

Project Manager: RB

ANO

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S U R R E Y R O A D

ADJACENT TENANT

ADJACENT TENANT

C E D A R R O A D

1 SITE PLAN
A0.1 3/32" = 1'-0"

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Issue for Permit, Pricing
& Construction
Issue for Permit, Submission

Bank of America

Client:

Bank of America - RATM
12451 Cedar Rd
Cleveland Heights, OH 44115

Project Title & Address:

Site Plan

Sheet Title:

Seal:
Robert A. Rink, License
Expiration Date:

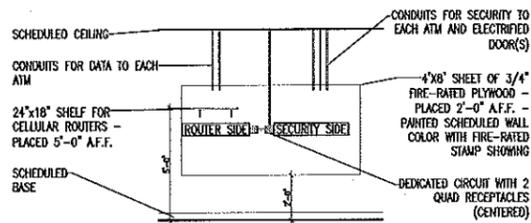
Proj. No: 035938.000
Drawn By:
Project Manager: RB

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FINISH SCHEDULE:

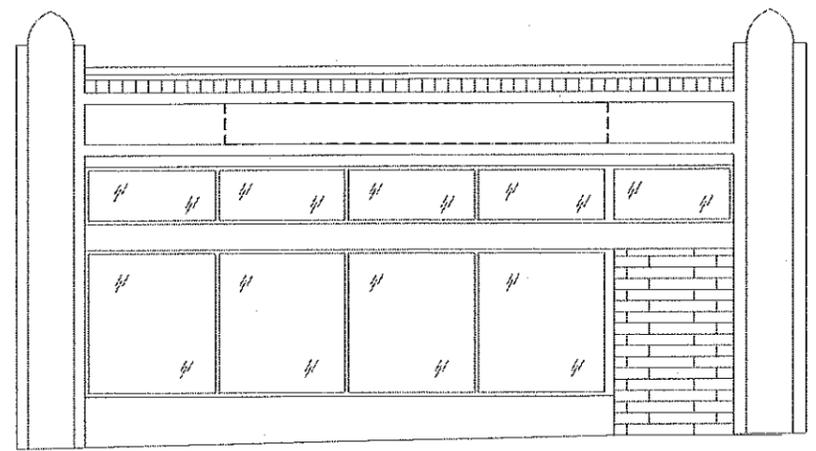
ITEM	PRODUCT
WALK-OFF MAT	[BAC PROPRIETARY]
WM-1	REESE PERFEC MAT/RUBBER HINGE/ TREAD RAILS: ANODIZED ALUMINUM, CLEAR/ POLYPROPYLENE BRUSH, GRAY/SQUARE VINYL EDGE, BLACK
CERAMIC TILE	[BAC PROPRIETARY]
CT-7	DALTILE CONTACT; EMAIL: NATIONAL_ACCOUNT@DAL TILE.COM; TOLL FREE NUMBER: 877.556.5728; FAX 214.309.4228
CT-11	DALTILE: SADDLE BROOK; COLOR: WALNUT CREEK SD15; SIZE: 6" x 36", MINIMAL GROUT LINES
G-6	GROUT: MAPEI #07 CHOCOLATE; MINIMAL GROUT LINES
CT-11	CROSSVILLE: NEST PORCELAIN STONE; COLOR: AV356 SLUMBER OAK UPS; SIZE 6" X 36" CONTACT: ANTHONY COGGINS, ACOGGINS@CROSSVILLEINC.COM
VINYL COMPOSITION TILE	[BAC PRESCRIPTIVE]/"BASIS OF DESIGN"
VCT-1	ARMSTRONG WORLD INDUSTRIES, STANDARD EXCELON IMPERIAL TEXTURE; COLOR: TANNIN #59243; 12"x12", 1/8" GAUGE
WALL BASE	[BAC PRESCRIPTIVE]/"BASIS OF DESIGN"
B-2	JOHNSONITE WALL BASE, RUBBER, 4"x1/8", 264- GROUNDED
B-4B	JOHNSONITE MANDALAY SERIES MW-XX-H, RUBBER, 4 1/2"x 3/8", #66 EITHER ORE
PAINT	[BAC PRESCRIPTIVE]/"BASIS OF DESIGN"
P-3	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX FLAT FINISH NO. 373; NO. OC-18; COLOR: DOVE WING
P-4	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX EGGSHELL FINISH; NO. OC-15; COLOR: BABY FAWN
P-7	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX EGGSHELL FINISH HC-77; ALEXANDRIA BEIGE
WALLCOVERING	[BAC PROPRIETARY]
FLM-12 RED	3M SCTCHCAL HIGH TACK GRAPHIC FILM; COLORS: RED
ACOUSTICAL CEILING TILE	[BAC PRESCRIPTIVE]/"BASIS OF DESIGN"
ACT-1	INTERIOR CEILING PANELS; ARMSTRONG WORLD INDUSTRIES; MESA SECOND LOOK II #688 REGULAR TILE, 24"x48"x3/4" W/ 9/16" PRELUDE XL CEILING GRID



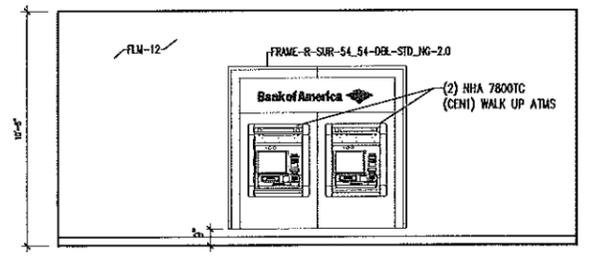
NOTE:

- G.C. TO COORDINATE FINAL SPECIFICATIONS WITH JANE COMINS MCCORD
- VERIFY EXISTING SIGN BAND IS INFILLED AND PATCHED
- PYLON SIGN IS AVAILABLE

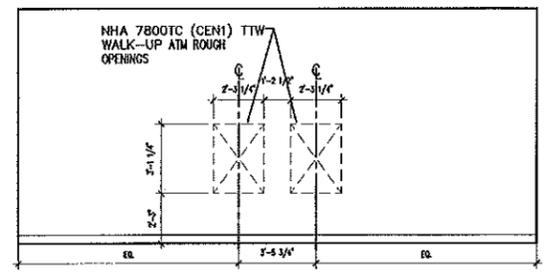
5 CELLULAR SERVICE BACKBOARD
1/4" = 1'-0"



4 EXTERIOR ELEVATION
1/4" = 1'-0"



3 VESTIBULE INTERIOR ELEVATION
1/4" = 1'-0"



2 ATM ROUGH OPENING ELEVATION
1/4" = 1'-0"

FINISH & FURN PLAN

KEY NOTES:

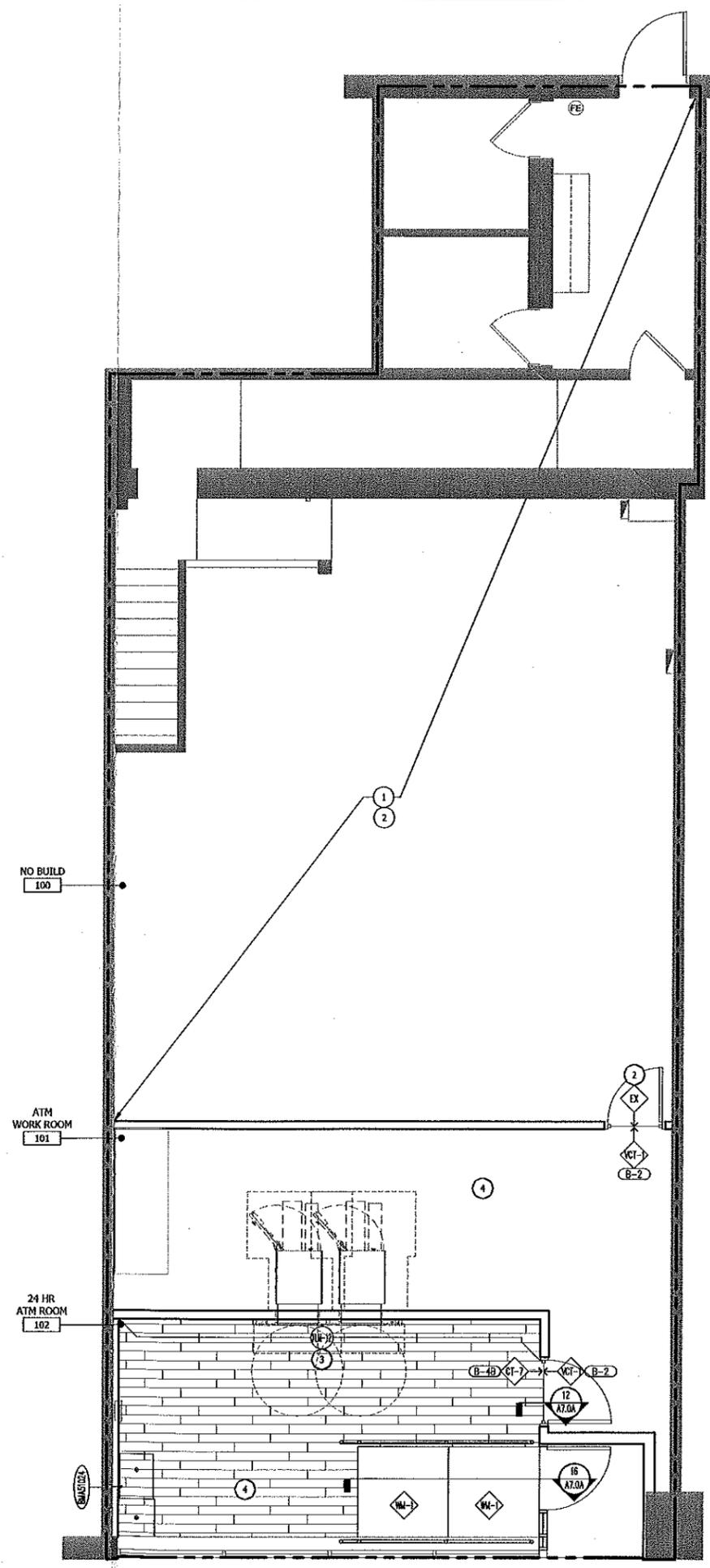
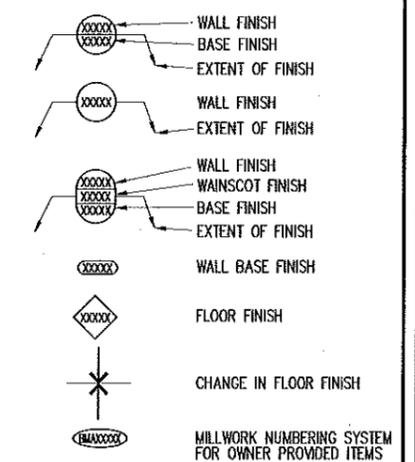
- DO NOT PAINT IN THIS AREA. THOROUGH CLEAN EXISTING FINISHES
- DO NOT PROVIDE FLOORING OR BASE IN THIS AREA. THOROUGHLY CLEAN ALL EXISTING SURFACES.
- PROVIDE LEVEL 5 FINISH AND PAINT P-4 PRIOR TO FLM-12 INSTALLATION. PAINT MUST DRY A MINIMUM OF 10 WORKING DAYS BEFORE WALL FILM CAN BE APPLIED, GC TO NOTE DATE OF FILM INSTALL ON SCHEDULE AND BACK OUT PAINTING COMPLETION DATE - NOTIFY OWNER AND ARCHITECT A MINIMUM OF 14 DAYS PRIOR TO FILM INSTALL IF DATE WILL BE MISSED.
- REMOVE EXISTING FINISH AND PREPARE FOR NEW FINISH

FINISH & FURNITURE

PLAN NOTES:

- ALL PARTITIONS SHALL BE PAINTED, P-4 AND TO RECEIVE WALL BASE B-4B UNO.
- ALL FLOORS SHALL BE CERAMIC TILE CT-7 UNO.
- ALL EXPOSED SURFACES OF SOFFIT AND BULKHEADS SHALL BE PAINTED P-3 UNO.
- PROVIDE STRAIGHT, FLUSH RESILIENT BASE AT CARPETED AREAS, ADD COVED, TOP SET RESILIENT BASE AT RESILIENT FLOORING, UNLESS OTHERWISE NOTED.
- ALL SOLID WOOD DOORS AND HOLLOW METAL FRAMES TO BE PAINTED P-2, UNO.
- ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- ALL INTERIOR WALL AND CEILING FINISHES AND TRIM WITHIN PUBLIC AREAS SHALL COMPLY WITH CLASS A MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200.
- ALL INTERIOR WALL AND CEILING FINISHES AND TRIM WITHIN NON-PUBLIC AREAS SHALL COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26 TO 75, SMOKE DEVELOPED 450.

GRAPHIC SYMBOLS:



1 FINISH & FURNITURE PLAN
1/4" = 1'-0"

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Bank of America

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Project Title & Address:

Finish & Furniture Elevations
Sheet Title:

Seal:
Robert A. Rink, License
Expiration Date:
Proj. No: 035938.000
Drawn By:
Project Manager: RB

A3.0

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