



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

February 6, 2026

****PLEASE MUTE YOUR MICROPHONE****

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: February 6, 2026

ADOPTION OF RULES OF CPC

CONDITIONAL USES

- Pedestrian Retail Overlay – Vessel Coffee Collab

LOT SPLITS / CONSOLIDATIONS

- Lot Split @ 4310 Bailey Ave

NEAR WEST DESIGN REVIEW

- NW2025-021 – 30 West Apartments

NORTHEAST DESIGN REVIEW

- NE2026-001 – 10702 and 10708/12 Superior Ave Demolition

FAR WEST DESIGN REVIEW

- FW2026-02 – Battery Park Apartments
- FW2026-03 – Smyrna Church

MANDATORY LEGISLATIVE REFERRALS

- Wellman-Saver-Morgan Landmarks Designation
- Beachland Ballroom Landmarks Designation
- Mount Moriah Landmarks Designation
- AMTRAK /Cleveland Memorial Shoreway Agreement
- Old Detroit Bridge Rehabilitation
- E66th Street Multi-Modal Improvements
- CUY Memorial Bridges Loop Project
- S. Waterloo Street Improvements
- Van Aken Blvd Improvements
- CUY Downtown Connector Trail

ADMINISTRATIVE APPROVALS

SPECIAL PRESENTATIONS (INFO ONLY)

- 2025 Public Art Program (Chapter 186) Review

DIRECTOR'S REPORT & ADJOURNMENT





Cleveland City Planning Commission

P R E A M B L E

In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

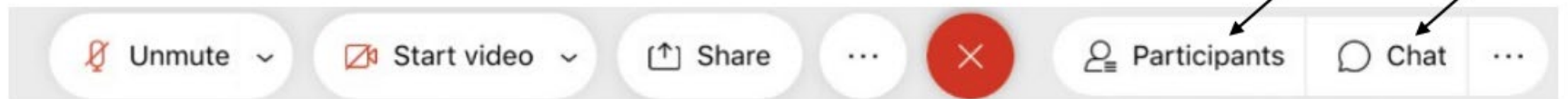
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the taking of any vote.

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the Chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.



CALL-IN USERS CAN UNMUTE BY USING *6



February 6, 2026



Cleveland City Planning Commission

P R E A M B L E

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Communication with members of this body must follow proper channels for consideration.

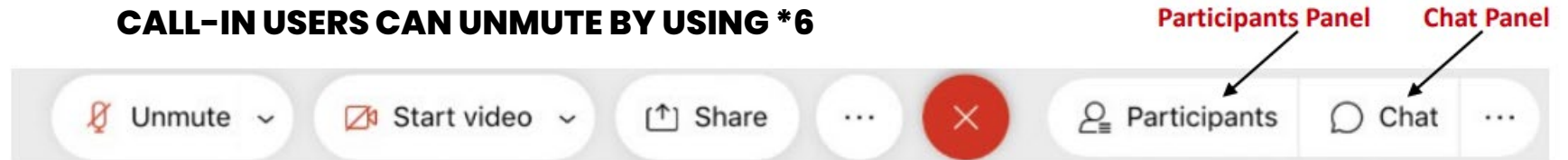
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



CALL-IN USERS CAN UNMUTE BY USING *6





Cleveland City Planning Commission

MEETING RULES AND PROCEDURES

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
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February 6, 2026

Erika Anthony, Chair

February 6, 2026

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray–Scott

Andrew Sargeant

Anthony Whitfield

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

Meeting Summary: January 16, 2026

CONDITIONAL USES

- ✓ PRO District – Mixed-Use Building Renovation @ 4732 Lorain Ave
- ✓ PRO District – Apartment Renovation @ 10511 Madison Ave

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- ✓ EC2025-021 – Cleveland Foundation A1 Building Demolition (Final)
- ✓ EC2025-033 – Reese Consumer Health (Conceptual)
- ✓ EC2026-001 – 7709 Cedar Demolition (Final)

DOWNTOWN/FLATS DESIGN REVIEW

- ✓ DF2026-001 – Good Night John Boy Signage (Final; Variance Required)
- ✗ DF2026-002 – St Maron Parking Lot (Final)

MANDATORY LEGISLATIVE REFERRALS

- Res. No. 1084-2024 – Intent to Vacate Bronson Court

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

- i Experiencing COSM Dallas – Anthony Whitfield, CPC Commission Member

DIRECTOR'S REPORT & ADJOURNMENT

February 6, 2026

CPC Ruling:

- ✓ Approved as Presented
- ✓ Approved with Conditions
- Postponed
- ✗ Failed to Pass
- i For Information Only

*To view the full meeting minutes, please contact
the Planning Commission Administrator at
erueda@clevelandohio.gov

Cleveland City Planning Commission

Adoption of Rules of the City Planning Commission



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

Amendments to Rules of the City Planning Commission

Proposed Amendments for Adoption:

Article I: Members

- Specify alternate commission member positions
- Standardize terms of service
- Introduce new attendance policy

Article II: Officers

- Update the “swearing in” process

Article III: Planning Director

- Clarify administrative approval guidelines
- Include MOCAP in Budget/Capital Improvement planning

Article IV: Committees

- Define purpose of committees
- Specify committee membership requirements
- Introduce Form-based Code Technical Review Committee and Long-range Citywide Plan Committee
- Remove unused committees
- Update Jurisdiction for Design Review Regions

Article V: Meetings

- Update to include virtual meetings and e-mail communications
- Introduce “Executive Sessions”
- Clarify public comment process and motioning/voting processes

February 6, 2026

The Rules were thoroughly analyzed and edited by a subcommittee of commission members and city hall staff over the course of 2025. Edits were reviewed and approved through the law department.

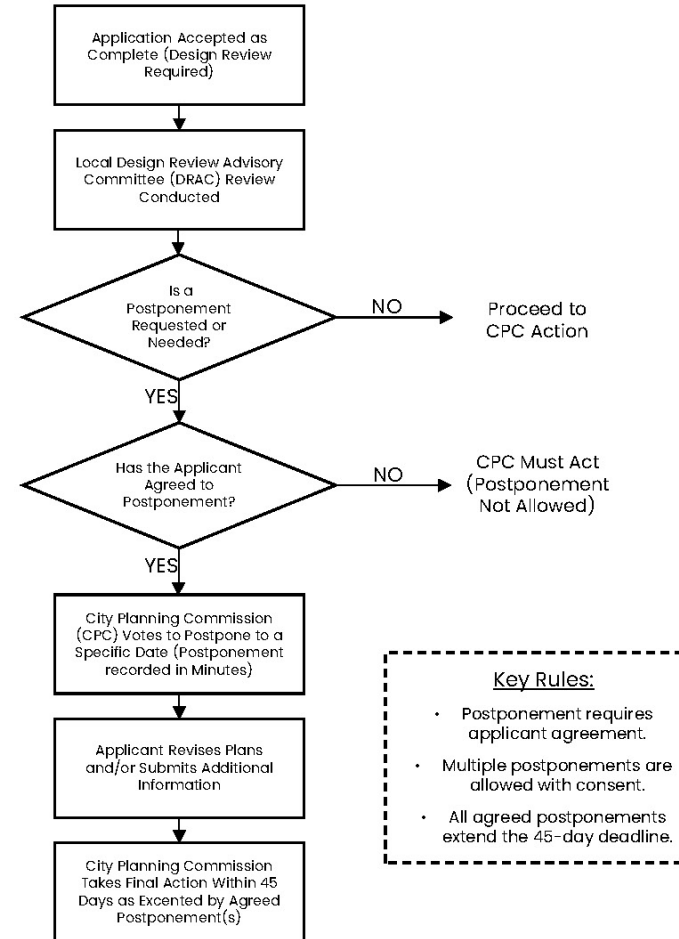
Additions to Rules of the City Planning Commission

Appendix C: Recusal vs Abstention Reference Guide

	RECUSAL	ABSTENTION
Purpose	To address an actual or apparent conflict of interest	To permit a voluntary non-vote where no conflict exists
When Applicable	Required when mandated by law or ethic rules	Optional at the member's discretion
Common Triggers	<ul style="list-style-type: none"> * Financial or property interest * Business or professional relationship * Family or close personal relationship * Prior involvement in the matter * Prohibited under Ohio ethics law 	<ul style="list-style-type: none"> * Insufficient information * Missed part of presentation * Personal concern not constituting a conflict
Disclosure Required	Yes - reason stated on the record	Recommended - brief explanation
Participation in Discussion	Not permitted	Permitted , unless otherwise directed
Questions of Staff/Applicant	Not permitted	Permitted
Vote	Not permitted	Not permitted
Presence During Item	Must leave meeting room or virtual meeting	May remain
Counted Toward Quorum	No	Yes
Effect if Quorum Lost	Item must be deferred	No effect
Minutes Must Reflect	Name, reason, departure, and quorum impact	Name and abstention

Appendix D: Postponement Practices

Postponement Practices - CCO § 341.05(f)



February 6, 2026

Cleveland City Planning Commission

Conditional Uses



CITY OF CLEVELAND
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February 6, 2026

Pedestrian Retail Overlay – Vessel Coffee Collab

February 6, 2026

Project Address: 5017 Detroit Ave

Presenter: Xavier Bay, City Planner

Project Representative: Cory Hajde, Vessel Hospitality

Approvals Needed Per Section 343.23(e)(2):

(B): Driveway Across a Public Sidewalk

(E): Interior Side Yard greater than four (4) feet wide

5019 Detroit Ave.

Conditional Use

City Planning Commission Hearing

February 06, 2026

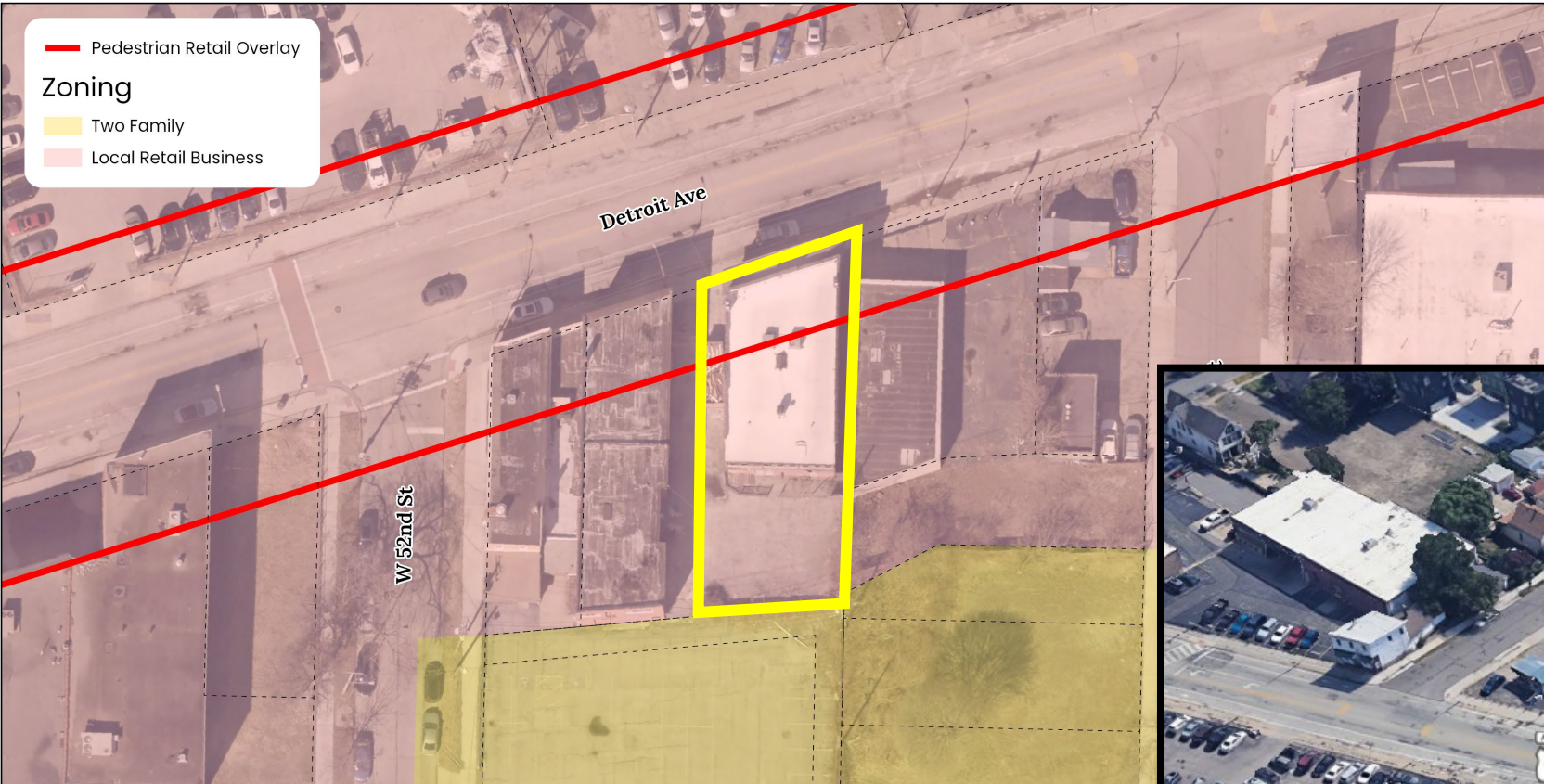


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

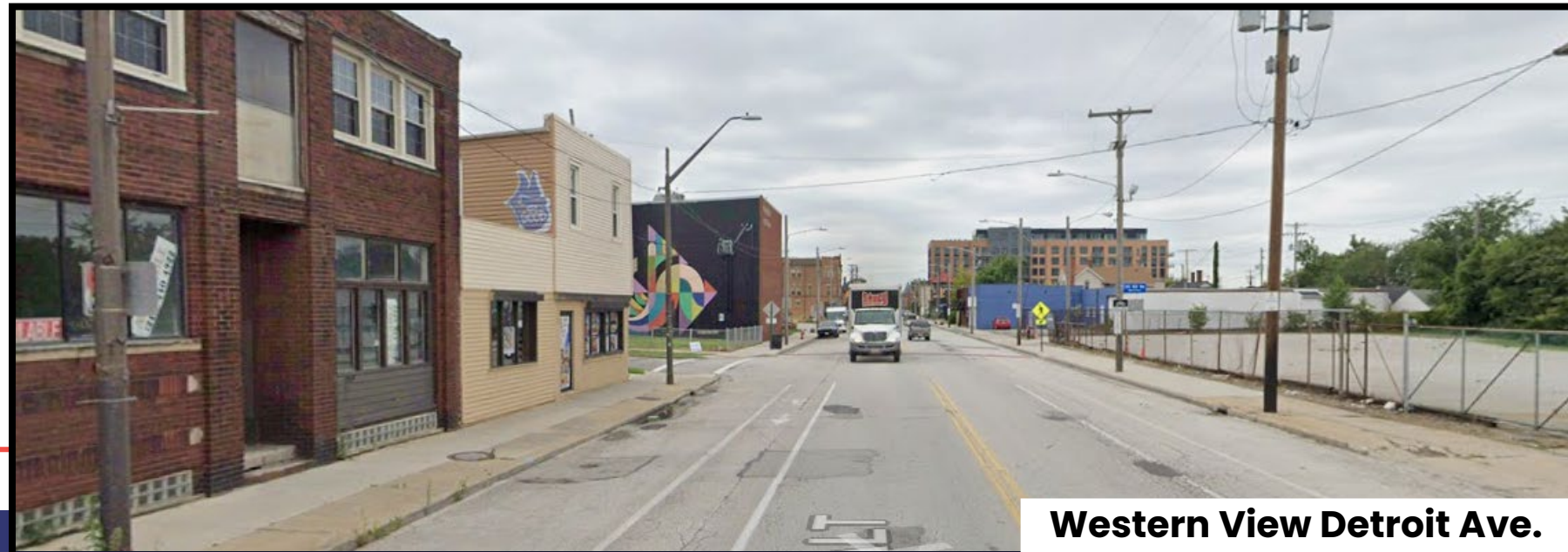
Proposal

To establish use as a cafe in a mixed use building.

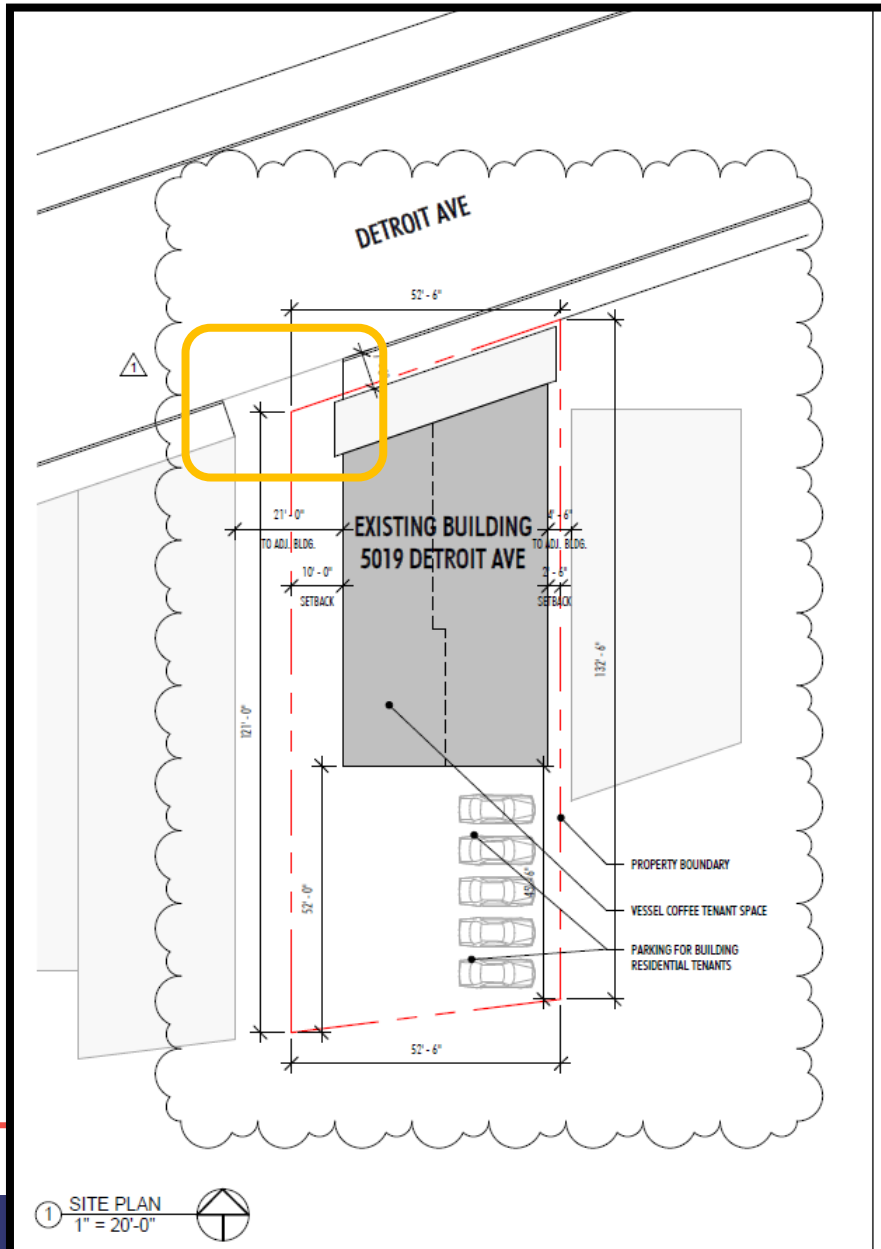




Eastern View Detroit Ave.

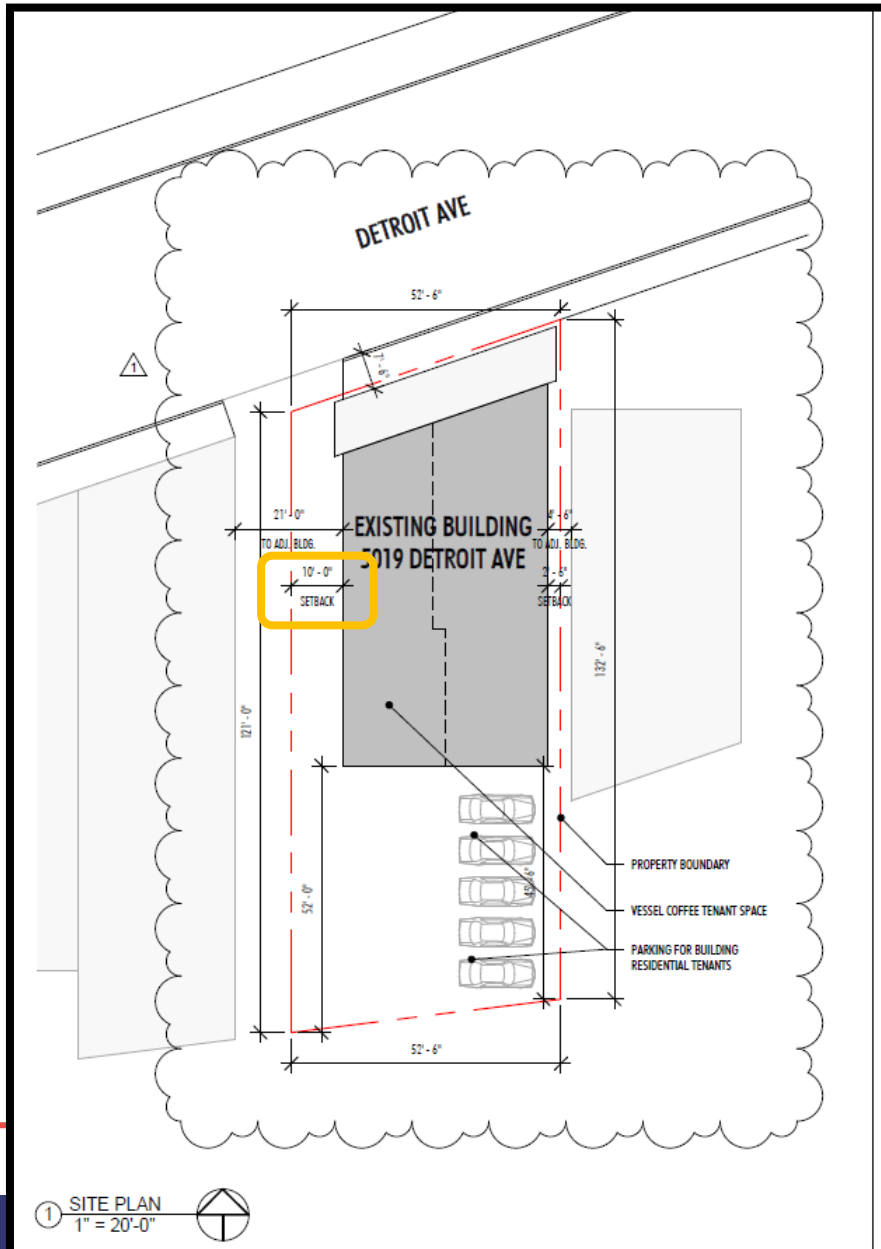


Western View Detroit Ave.



B. Driveway across public sidewalk – one (1) or both conditions apply:

- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?
- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



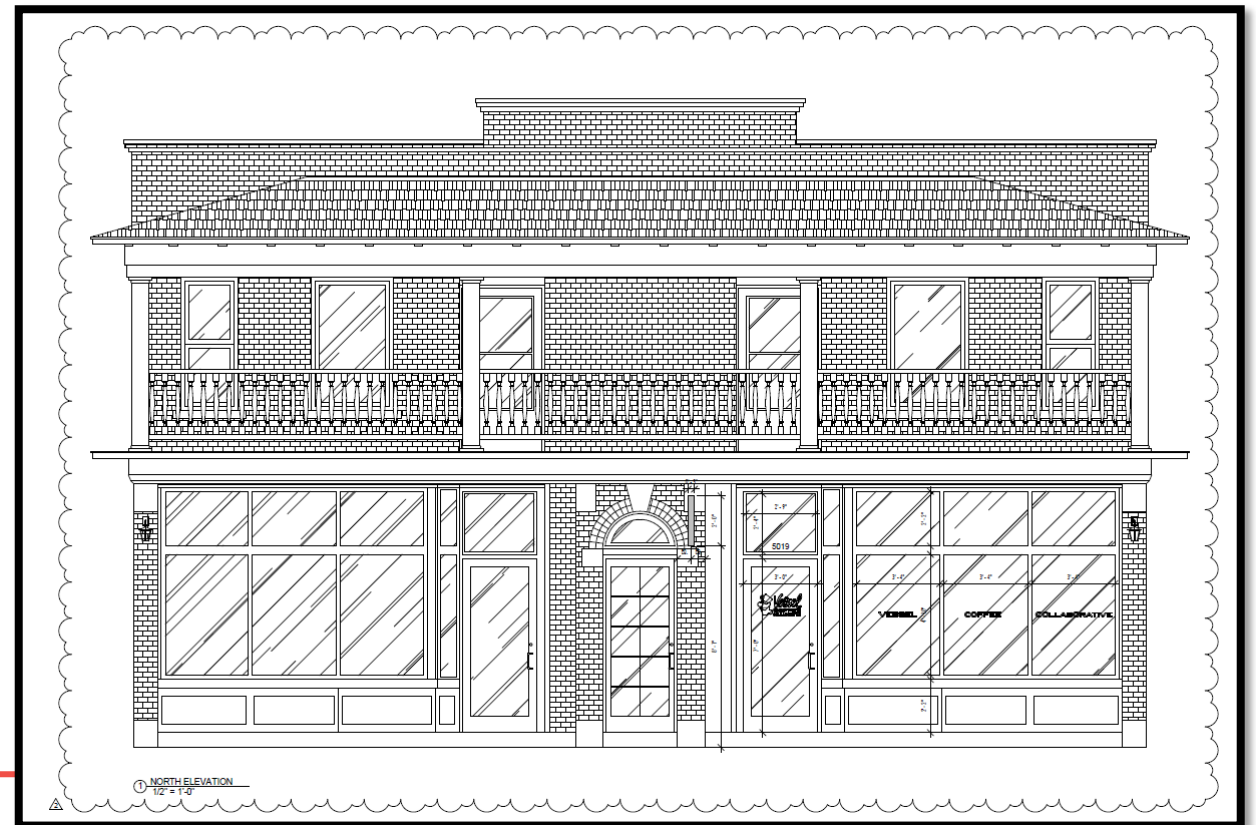
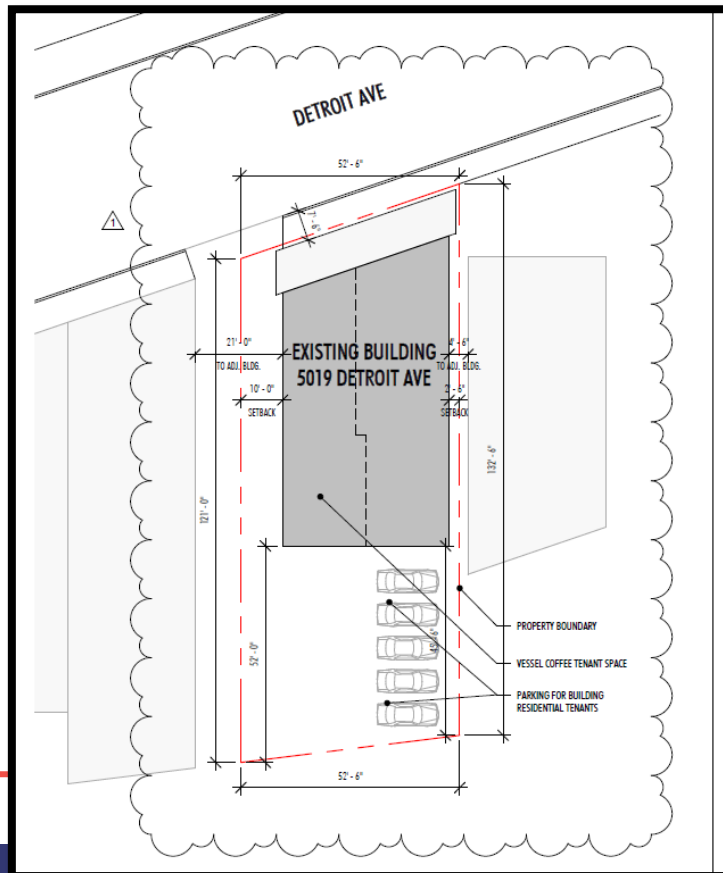
E. A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

- In the case of an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage, the subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.

Pedestrian Retail Overlay Conditional Uses

B.) Driveways extending across a public sidewalk

E.) Interior side yard greater than four (4) feet.



PROPOSED INTERIOR ALTERATIONS FOR:

VESSEL COFFEE

5019 DETROIT AVE
CLEVELAND, OH 44102

DRAWING INDEX

SHEET NUMBER	SHEET NAME	ISSUE DATE
G001	SITE PLAN & GENERAL INFORMATION	11/18/2025
A100	EXISTING FLOOR PLANS	11/18/2025
A101	PROPOSED FLOOR PLANS	11/18/2025
A201	PRIMARY ELEVATION	11/12/2026

GENERAL INFORMATION

SCOPE OF WORK:

- CURRENT ZONING DESIGNATION - LOCAL RETAIL
- SQUARE FOOTAGE - 1,050 SF TENANT SPACE
- NO EXTERIOR SCOPE OF WORK, INTERIOR ALTERATIONS ONLY

GENERAL CONDITIONS OF THE PROJECT:

- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE 2024 OHIO BUILDING CODE AND ALL APPLICABLE NATIONAL STATE AND LOCAL CODES AND REGULATIONS THAT MAY HAVE JURISDICTION.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION START. REPORT ALL DISCREPANCIES, IRREGULARITIES OR CONCERNS WITH THE PLANS OR THE SITE CONDITIONS TO THE OWNER AND THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL APPLY FOR AND PAY THE FEES FOR ALL APPROVALS THAT MAY BE REQUIRED.
- THE CONTRACTOR SHALL PROVIDE FOR THE COMPLETE COORDINATION OF ALL SUB-TRADES AND ARRANGE FOR ALL MEETINGS, INSPECTIONS, ETC., FOR A COMPLETE JOB.
- THE CONTRACTOR SHALL PROVIDE FOR THE PROTECTION AND SAFETY OF ALL INDIVIDUALS AND OF ALL PROPERTY AGAINST ALL HAZARDS FOR THE ENTIRE DURATION OF THE PROJECT.
- DO NOT SCALE DRAWINGS. ALWAYS USE PLAN DIMENSIONS OR CALCULATIONS.
- ALL DIMENSIONS ARE FOR ROUGH FRAMING OR ROUGH MASONRY UNLESS NOTED OTHERWISE. EXTERIOR WALL THICKNESS DIMENSION INCLUDES 1/2" NOMINAL EXTERIOR SHEATHING MATERIAL. (CONTRACTOR SHALL MAKE A FIELD ADJUSTMENT TO THE MAIN FLOOR PERIMETER DIMENSIONS OF 3/4" FOR FINISHING IF THE EXTERIOR FINISH IS EXTENDED TO COVER PORTIONS OF THE FOUNDATION BELOW.)
- CONTRACTOR ASSUMES RESPONSIBILITY TO ASSURE THAT THE BUILDING IS COMPATIBLE WITH ALL SITE REQUIREMENTS.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND REQUIREMENTS TO MEET ALL LOCAL CONDITIONS AND CODES.
- VERIFY ALL REQUIRED WALL THICKNESSES WITH THE PLUMBING AND HVAC CONTRACTORS PRIOR TO CONSTRUCTION.
- VERIFY ALL COLOR SELECTIONS AND FINISH SELECTIONS WITH OWNER.

NO MECHANICAL WORK PROPOSED, ALL EXISTING TO REMAIN. OWNER TEAM RESPONSIBLE FOR ELECTRICAL & PLUMBING SCOPE, TO BE PERFORMED AS DESIGN BUILD

CODE INFORMATION

REFERENCED CODES

BUILDING CODE:	2024 OHIO BUILDING CODE
EXISTING BUILDING CODE:	2024 OHIO EXISTING BUILDING CODE
MECHANICAL CODE:	2024 OHIO MECHANICAL CODE
PLUMBING CODE:	2024 PLUMBING CODE
ELECTRICAL CODE:	2023 OHIO ELECTRICAL CODE
ENERGY CODE:	2021 OHIO ENERGY CODE
ACCESSIBILITY CODE:	ICC/ANSI A117.1 2009/2010 ADA
FIRE CODE:	2024 OHIO FIRE CODE
	2021 INTERNATIONAL FIRE CODE

CHAPTER 3 - USE GROUP AND OCCUPANCY

B - BUSINESS PER 303.1.1 OCCUPANT LOAD LESS THAN 50 PERSONS

CHAPTER 5 - GENERAL BUILDING HEIGHT AND AREA

(CONSTRUCTION TYPE V-B, NON-SPRINKLERED)

OCCUPANCY	ALLOWABLE BUILDING HEIGHT (504.3)		ALLOWABLE STORIES (504.4)	
	ACTUAL HEIGHT (FT)	ALLOWABLE HEIGHT (FT)	ACTUAL STORIES	ALLOWABLE STORIES
B	25 +/-	40	2	2

OCCUPANCY	CONST. TYPE	ALLOWABLE BUILDING AREA (506.2)		
		ALLOWABLE AREA (A1)	ACTUAL AREA	ALLOWABLE AREA FACTOR (Aa)
B	V-B	9,000	1,050	NOT USED

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT

TYPE V-B

STRUCTURAL FRAME:	0 HR
BEARING WALLS, INTERIOR:	0 HR
BEARING WALLS, EXTERIOR:	0 HR
NON BEARING WALLS, INTERIOR:	0 HR
NON BEARING WALLS, EXTERIOR:	0 HR
FLOORS:	0 HR
ROOFS:	0 HR

CHAPTER 8 - INTERIOR FINISHES

Class A: = Flame spread index 0-25; smoke developed index 0-450.
Class B: = Flame spread index 26-75; smoke developed index 0-450.
Class C: = Flame spread index 76-200; smoke developed index 0-450.

GROUP	SPRINKLERED		
	INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMP	ROOMS AND ENCLOSED SPACES
B	A	B	C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

BUILDING IS **NOT** EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

CHAPTER 10 - MEANS OF EGRESS

TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
B OCCUPANCY:
150 GROSS SF PER OCCUPANT
1,050 SF / 150 = 7 OCCUPANTS

PER 100.4.5.1 INCREASED OCCUPANT LOAD WILL NOT EXCEED ONE OCCUPANT PER 7 SF. WITH OWNER'S SEATING CONFIGURATION + STAFF, MAXIMUM OCCUPANCY NOT TO EXCEED 30 PERSONS

TABLE 1006.2.1 - MAXIMUM COMMON PATH OF TRAVEL
B OCCUPANCY: 75 FT (NON-SPRINKLERED)

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE
B OCCUPANCY: 200 FT (NON-SPRINKLERED)

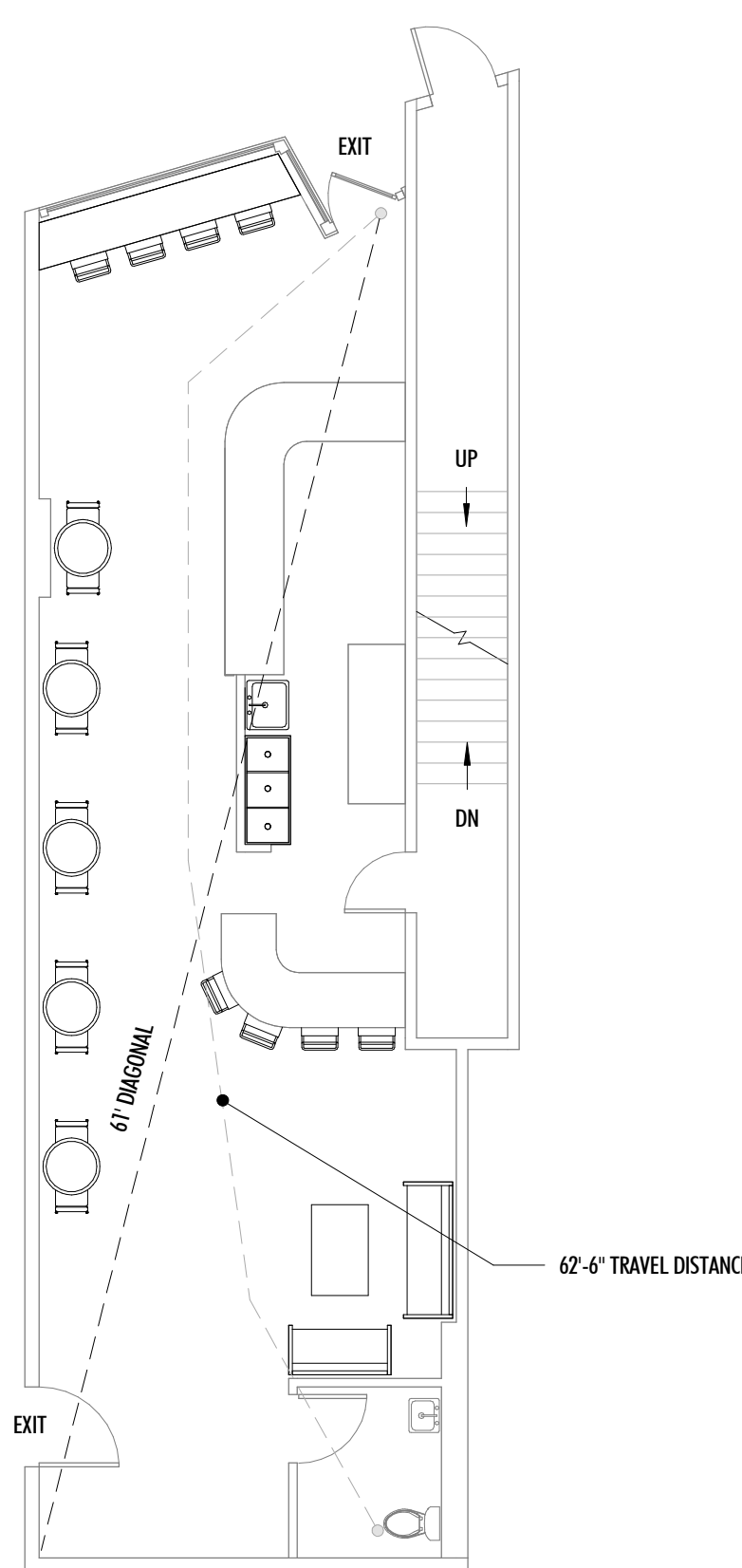
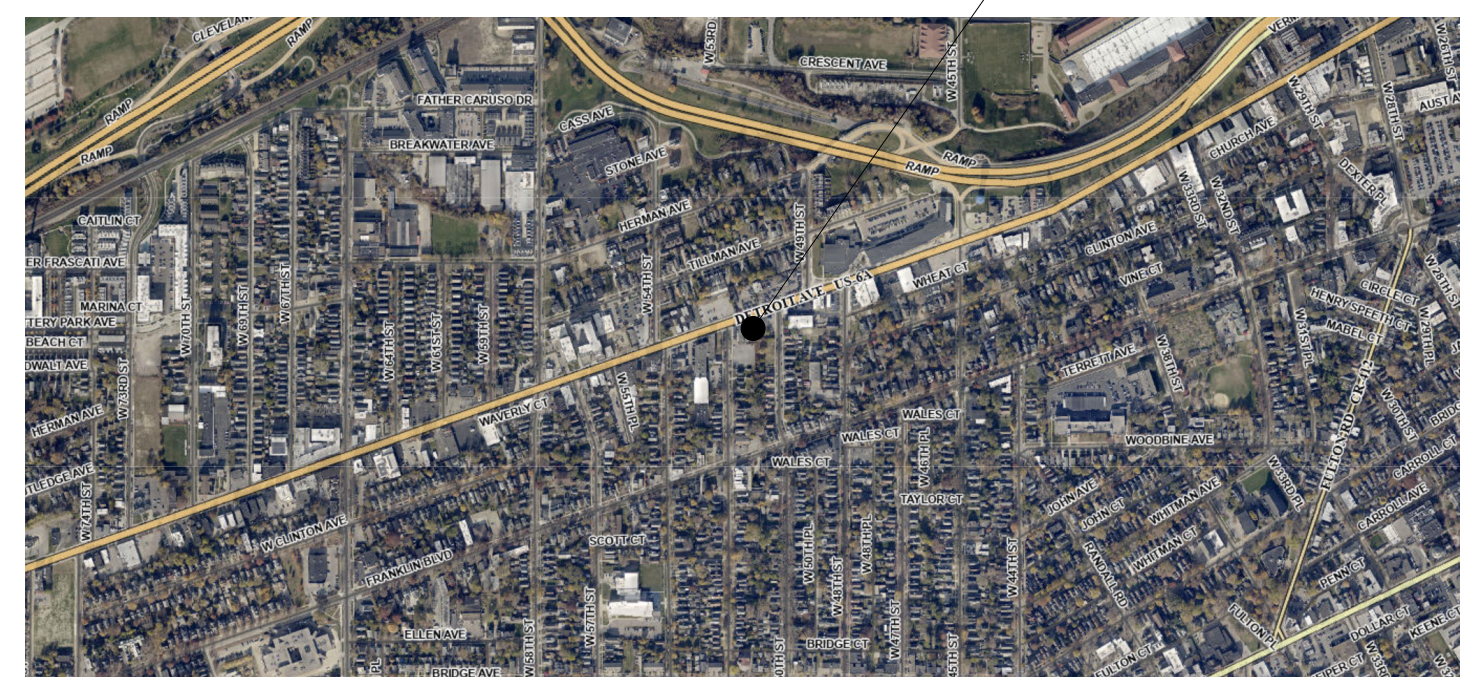
CHAPTER 29 - PLUMBING

OCCUPANCY: B (MOST STRINGENT)	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
	M	F	M	F		
REQUIRED	1 PER 75		1 PER 200		1 PER 500	1 SERVICE SINK
PROVIDED	1	1	1	1	1	1
	1 UNISEX		1 UNISEX		1	1

OEBC CHAPTER 3 - COMPLIANCE METHODS

THIS BUILDING ALTERATION FOLLOWS THE PRESCRIPTIVE COMPLIANCE METHOD

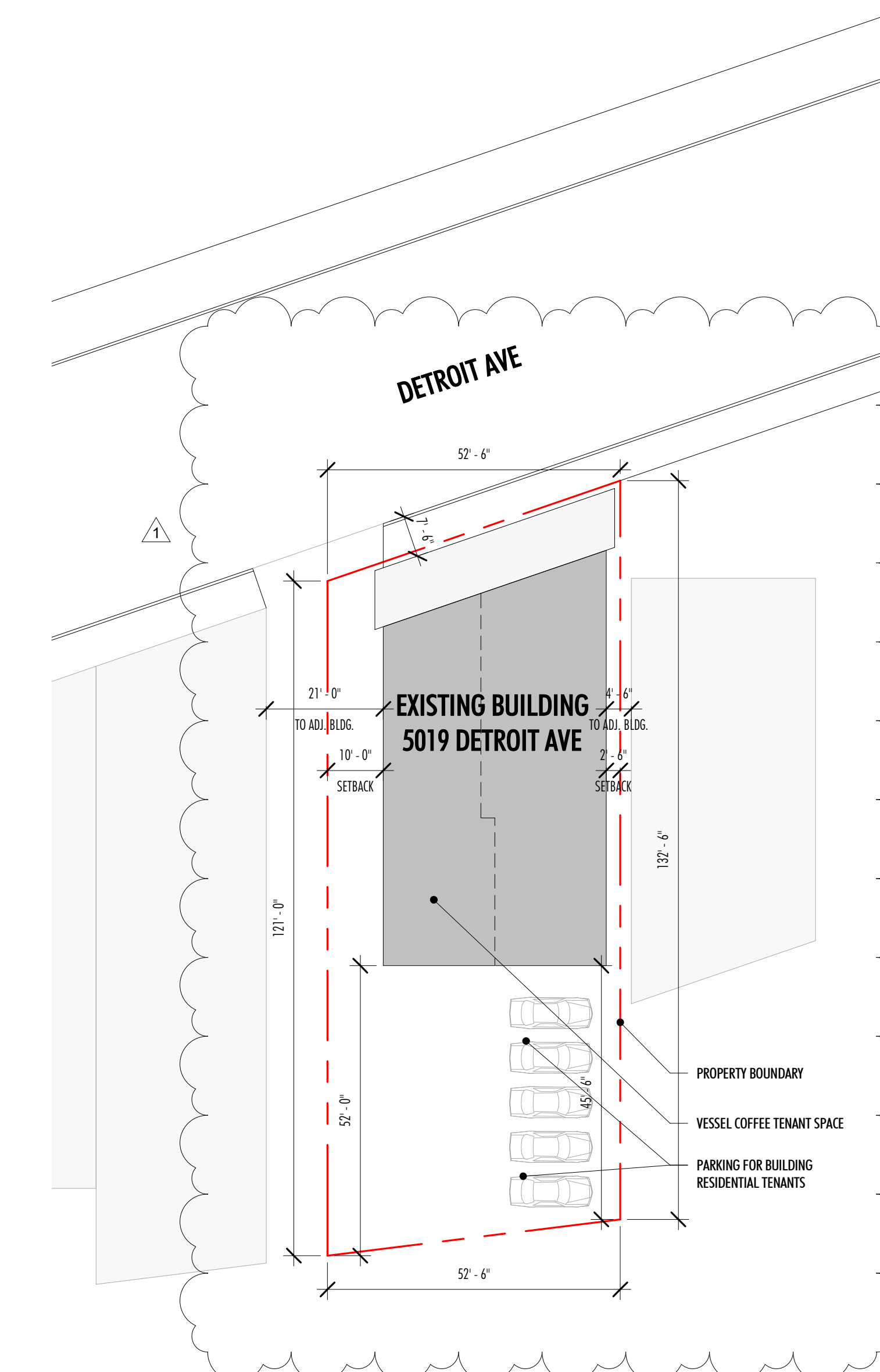
SITE LOCATION MAP



2 EGRESS PLAN
1/8" = 1'-0"

ARCHITECTURAL SITE PLAN

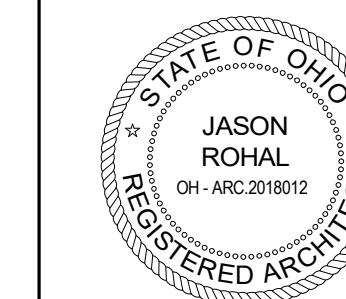
ALL SITE PLAN DIMENSIONS ARE EXISTING, NO MODIFICATIONS TO THE BUILDING FOOTPRINT ARE TO OCCUR



1 SITE PLAN
1" = 20'-0"

REVISIONS	DATE
ADDED ELEVATION	1/12/2026
SITE PLAN REVISIONS	12/11/2025

HEART
DESIGN GROUP



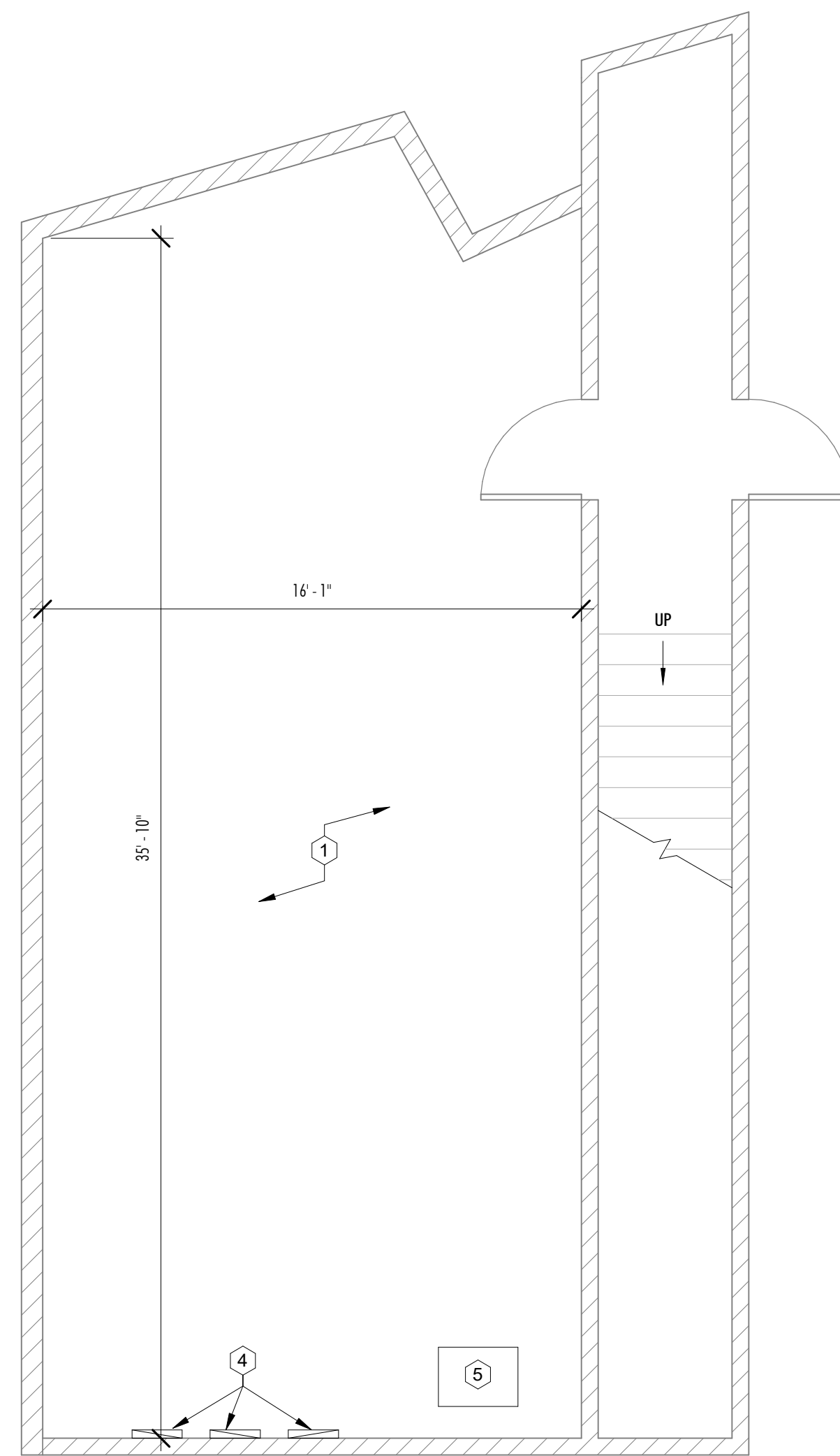
VESSEL COFFEE
5019 DETROIT AVE
CLEVELAND, OH 44102

PROJECT #: 11/18/2025
ISSUE DATE: JTR
DRAWN BY: As indicated
SCALE:

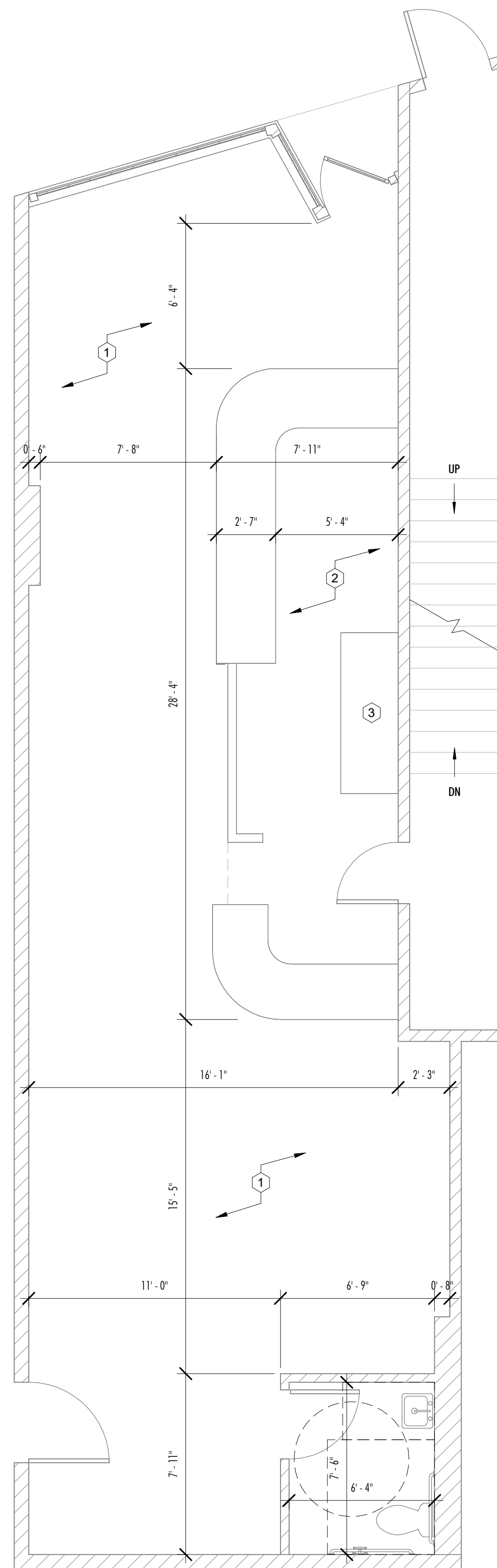
SHEET NAME:
SITE PLAN & GENERAL INFORMATION

SHEET #:

G001



0 BASEMENT - EXISTING
1/4" = 1'-0"



1 LEVEL 1 - EXISTING
1/4" = 1'-0"

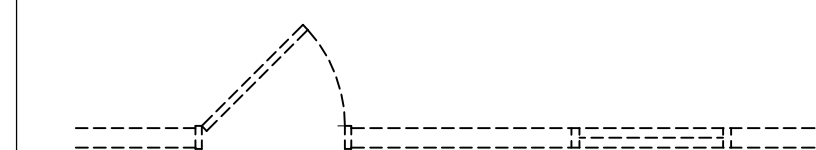
CONTRACTOR RESPONSIBILITIES WITH REGARD TO EXISTING CONDITIONS

- A. THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO, THE CONTRACTOR HAS AGREED THAT THEY HAVE INVESTIGATED THE EXISTING CONDITIONS TO BE DEMOLISHED AND COMPARE THEM TO THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
- B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND EXTENT OF THE LIFE SAFETY SYSTEM AS THEY MAY BE AFFECTED BY THE NEW WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TEMPORARY CONNECTION TO KEEP THE AREAS OUTSIDE OF THE CONSTRUCTION ZONE ACTIVE.
- C. THE AREAS ADJACENT TO THE PROJECT AREA ARE CURRENTLY OCCUPIED AND MUST REMAIN IN OPERATION DURING THE ASSIGNED BUSINESS HOURS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY CONSTRUCTION ACTIVITIES THAT MAY IMPERE NORMAL OPERATIONS, INCLUDING ANY ACTIVITY THAT CREATES EXCESSIVE NOISE.

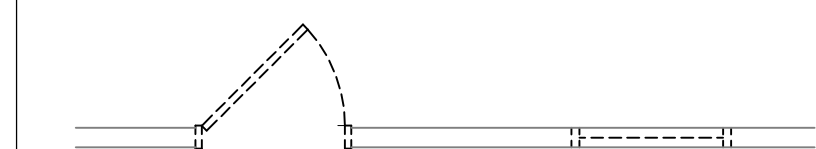
CUTTING AND PATCHING GENERAL NOTES

- A. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY EXISTING TO REMAIN MATERIALS AND FINISHES WHICH ARE DAMAGED DURING ANY WORK PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL PATCH, REPAIR AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR.
- B. WHERE LEVEL CHANGES, HOLES, DEPRESSIONS OR FORMED TRENCHES ARE UNCOVERED IN EXISTING CONCRETE SLABS BY REMOVAL OF EXISTING CONDITIONS, THE CONTRACTOR SHALL PATCH/REPAIR AND LEVEL FLOOR WITH A LEVELING COMPOUND COMPLIANT WITH SPECIFIED FINISH FLOORING.
- C. WHERE ITEMS ARE TO BE REMOVED FROM EXISTING RATED WALLS, THE CONTRACTOR SHALL INFILL THE OPENING WITH MATERIALS THAT MATCH THE EXISTING CONSTRUCTION OR AN UL APPROVED MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.
- D. WHERE WALL AREAS ARE LEFT EXPOSED BECAUSE OF AN ADJUSTMENT IN FINISH CEILING HEIGHT, THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PATCH AND REPAIR TO RECEIVE NEW FINISHES.

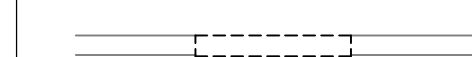
DEMOLITION LEGEND



REMOVE EXISTING WALL CONSTRUCTION, SHOWN WITH DASHED LINES, IN ITS ENTIRETY FROM FLOOR TO STRUCTURE ABOVE INCLUDING DOORS, DOOR FRAMES, BORROWED LIGHTS, ASSOCIATED ELEC. / MECH. WORK, ETC. PREPARE AREA FOR NEW CONSTRUCTION.



REMOVE EXISTING DOOR OR BORROWED LIGHT ASSEMBLY, SHOWN WITH DASHED LINES, CLOSE EXISTING OPENING WITH METAL STUDS AT 16" O.C. WITH GYPSUM BOARD ON EACH SIDE. ALIGN NEW WORK FLUSH WITH EXISTING ADJACENT PARTITION. MATCH EXISTING WALL THICKNESS, UNLESS NOTED OTHERWISE IN ARCHITECTURAL PLAN.



PROVIDE OPENING IN EXISTING PARTITION, SHOWN WITH DASHED LINES, AS REQUIRED TO INSTALL NEW HOLLOW METAL DOOR FRAME OR BORROWED LIGHT OF THE TYPE AND STYLE INDICATED ON THE DOOR SCHEDULE OR BORROWED LIGHT SCHEDULE.

EXISTING CONDITIONS KEYNOTES

- 1 ALL WALLS AND DOORS EXISTING TO REMAIN
- 2 EXISTING MILLWORK BAR TO REMAIN
- 3 EXISTING COOLER TO REMAIN
- 4 EXISTING ELECTRICAL PANELS
- 5 EXISTING FURNACE

REVISIONS	DATE

HEART
DESIGN GROUP



VESSEL COFFEE
5019 DETROIT AVE
CLEVELAND, OH 44102

PROJECT #:
ISSUE DATE: 11/18/2025
DRAWN BY: JTR
SCALE: 1/4" = 1'-0"

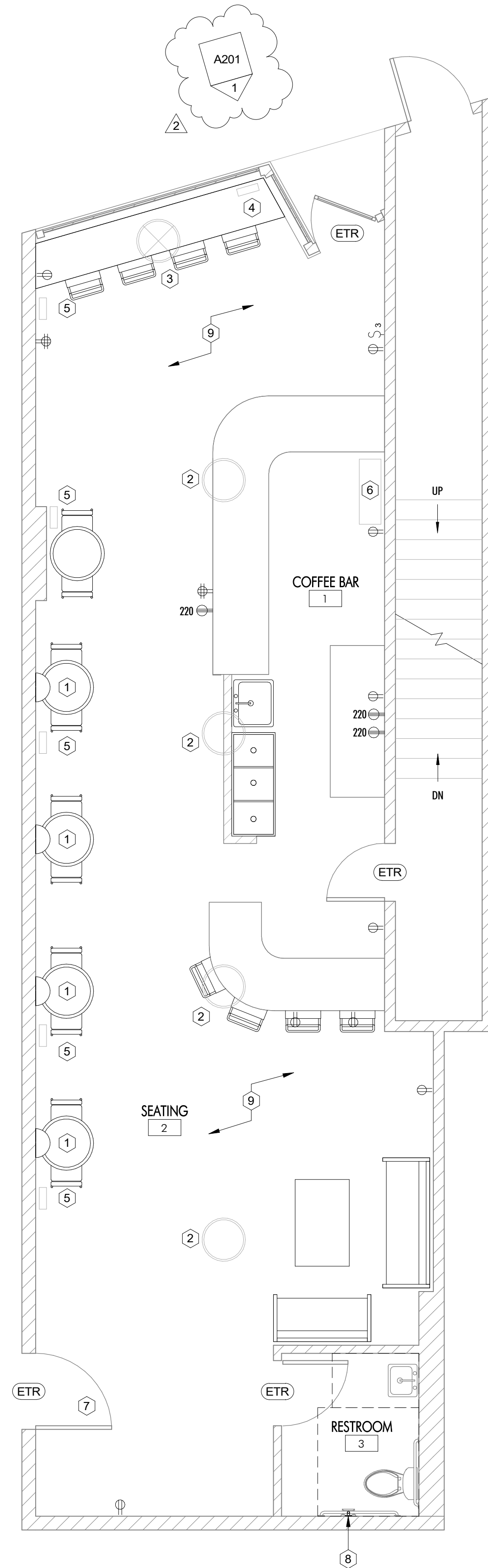
SHEET NAME:
EXISTING FLOOR PLANS

SHEET #:

A100

WALL TYPE LEGEND

EXISTING WALL TO REMAIN 



1 LEVEL 1 - PROPOSED
1/4" = 1'-0"

CONSTRUCTION NOTES:

1. PROVIDE BLOCKING AS REQ'D FOR NEW SCHEDULED MILLWORK.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
3. WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., WHICH ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:
 - A. OHIO BUILDING CODE (OBC) BASED UPON THE INTERNATIONAL BUILDING CODE (IBC)
 - B. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
 - C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - D. OTHER APPLICABLE LOCAL AND MUNICIPAL CODES
4. UPON COMPLETION, THE TENANT/OWNER IS RESPONSIBLE FOR POSTING ASSEMBLY AREA OCCUPANT LOADS ON A PLACARD AS APPROVED BY THE AUTHORITY HAVING JURISDICTION FOR THE PROJECT AREA.
5. CONTRACTOR SHALL SUBMIT TO THE LOCAL AUTHORITY HAVING JURISDICTION, STATE LICENSED CONTRACTOR DETAILED PLANS FOR ANY ADDITIONAL WORK REQUIRED FOR FIRE ALARM AND SMOKE DETECTION NOT ALREADY INCLUDED IN THESE DOCUMENTS. CONTRACTOR IS TO COORDINATE SITE WORK FOR OWNER CONTRACTORS. I.E. TELEPHONE AND SECURITY.

CONTRACT DOCUMENT REQUIREMENTS:

1. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS AND SPECIFICATIONS, ADDENDA AND CHANGE ORDERS ISSUED SUBSEQUENT TO CONTRACT AWARD.
2. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER, LANDLORD, OR TENANT FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT WORK ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
3. COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CURRENT CONTRACT DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ONE SET OF PERMIT DRAWINGS FOR INSPECTIONS AND ONE CONTRACTOR UP-TO-DATE "AS BUILT" DRAWINGS SHALL BE KEPT ON THE JOB BY CONTRACTORS. UPON COMPLETION, FURNISH "AS BUILT" DRAWINGS TO THE OWNER'S REPRESENTATIVE.

GENERAL COORDINATION:

1. COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION; NOTE: PROCEEDING WITHOUT NOTIFICATION = ACCEPTANCE.
2. NOTIFY THE ARCHITECT IN WRITING OF ANY DEFICIENCIES OR DISCREPANCIES IN PRIOR TO THE COMMENCEMENT OF WORK. UNCOORDINATED ITEMS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT TO THE SATISFACTION OF THE ARCHITECT. CONTRACTORS SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC. REQUIRE GREATER QUANTITY OR BETTER THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
3. IN THE EVENT OF CONFLICT BETWEEN INFORMATION SHOWN ON DRAWINGS AND INFORMATION SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF LARGER SCOPE. IF, AT ANY TIME, THE CONTRACTOR DISCOVERS AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN RECEIVED FROM THE ARCHITECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR MODIFICATION OF ALL WORK SUBSEQUENTLY DETERMINED BY THE ARCHITECT TO BE IN ERROR.
4. VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF PROPOSED WALLS. COORDINATE ALL MECHANICAL, COMMUNICATION, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT TO BE REMOVED, RELOCATED OR INSTALLED WITH EACH OTHER AND OTHER NEW WORK. VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED.
5. ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON THE DRAWINGS BY THE WORDS EXISTING OR EXIST. UNLESS STATED OTHERWISE, ALL NOTES REFER TO NEW MATERIALS, EQUIPMENT AND CONSTRUCTION INSTALLED UNDER EACH CONTRACT.
6. CONTRACTOR SHALL ADHERE TO ALL BUILDING RULES AND REQUIREMENTS FOR CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, WORK HOURS, ELEVATOR AND DELIVERY ACCESS, PROTECTION OF OCCUPIED SPACES, SECURITY, AND INSURANCE.
7. FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION, CONTRACTION, & SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING & WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS (BASED UPON MFG RECOMMENDATIONS).
8. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. ANY CONCERNS, DISCREPANCIES OR CONFLICTS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
 - A. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICES AND MANUFACTURER'S RECOMMENDATIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
9. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DRAWINGS AND THE SPECIFICATIONS WILL BE ACCEPTABLE. ARCHITECT OR OWNER'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING QUALITY AND PROGRESS OF WORK AS REQUIRED BY THE CONTRACT DOCUMENTS. DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR OF IMPROPER MATERIALS.
10. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATION, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN THE LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENTAL THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE THE SAME FORCE AND EFFECT AS THOUGH INCLUDED IN THE CONTRACT DOCUMENTS.
11. KEEP THE PROJECT SITE CLEAN & ORDERLY. COORDINATE REGULAR DEBRIS REMOVAL WITH TRADES. BURNING MATERIALS NOT PERMITTED.
12. CLEAN AND PROTECT INSTALLED MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED TO PROTECT FROM ONGOING CONSTRUCTION ACTIVITY. CLEAN ALL SURFACES UPON PROJECT COMPLETION, READY FOR OWNER'S OCCUPANCY. THIS CLEANING SHALL INCLUDE ALL SURFACES WHETHER EXISTING OR NEW, SUCH AS THE INSIDE FACE OF EXTERIOR GLAZING.
13. MAKE ALL NECESSARY PROVISIONS FOR ITEMS AS INDICATED ON THE DRAWINGS TO BE FURNISHED OR INSTALLED BY OWNER. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT.
14. WORK HOURS SHALL BE ESTABLISHED IN COORDINATION WITH THE OWNER AND/OR THE LANDLORD.
15. QUALITY: THE OWNER/ARCHITECT MAY FLAG CONTRACTOR METHODS, EQUIPMENT, OR APPLIANCES AS INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY WORK, OR RATE OF PROGRESS INTENDED BY THE CONTRACT DOCUMENTS. THE OWNER/ARCHITECT MAY ORDER THE CONTRACTOR TO IMPROVE THE QUALITY OR INCREASE THEIR EFFICIENCY. THIS DOES NOT ALLEVIATE THE CONTRACTOR FROM RESPONSIBILITIES, OBLIGATION TO SECURE QUALITY OR WORK AND RATE OF PROCESS SPECIFIED IN CONTRACT.
16. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DOCUMENTS AT THE SITE DURING WORK. DEVIATIONS AND CHANGES FROM THE CONTRACT DOCUMENTS SHALL BE RECORDED ON THIS SET. AT COMPLETION OF CONSTRUCTION PROVIDE ONE HARD COPY AND ONE PDF FORMAT (SCANNED) COPY TO OWNER.
17. PROVIDE A PROJECT MANUAL TO THE OWNER AT PROJECT COMPLETION CONTAINING WARRANTIES, OPERATION MANUALS AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND MATERIALS USED ON THE PROJECT.

DIMENSIONAL COORDINATION OF DRAWINGS:

1. DO NOT SCALE DRAWINGS; USE WRITTEN DIMENSIONS. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. HORIZONTAL DIMENSIONS ARE TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE INDICATED.
3. VERTICAL DIMENSIONS ARE FROM TOP OF FINISHED FLOOR SLAB, UNLESS OTHERWISE INDICATED. (A.F.F.) NOTE: SEE LEVELING BELOW.
4. DIMENSIONS SHALL NOT BE MODIFIED WITHOUT APPROVAL OF ARCHITECT.
5. CONTRACTORS SHOULD BE COGNIZANT OF ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONTRACT DOCUMENTS.
6. DIMENSIONS INDICATED AS "HOLD" MUST BE MAINTAINED. REVIEW ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK. DIMENSIONS NOTED "(VIF OR VERIFY)" SHOULD BE CONFIRMED WITH THE ARCHITECT AS REQUIRED.
7. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING A MINIMUM OF FOUR (4) INCHES [PERPENDICULAR] FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE INDICATED.

CONSTRUCTION KEYNOTES

1	NEW WALL SCANCE
2	EXISTING SURFACE-MOUNTED LIGHT
3	EXISTING PENDANT LIGHT FIXTURE
4	EXISTING HVAC WALL DIFFUSER
5	EXISTING HVAC FLOOR DIFFUSER
6	EXISTING HVAC COLD AIR RETURN
7	ADD DOOR SWEEP OR SEAL AT BOTTOM OF EXISTING DOOR
8	ADD VERTICAL GRAB BAR TO EXISTING HORIZONTAL GRAB BARS
9	ANY NEW LIGHT AND/OR ELECTRICAL OUTLET DESIGN BUILD BY OWNER'S CONTRACTOR. FIXTURES SHOWN FOR REFERENCE ONLY

DATE	1/17/2026						
REVISIONS	ADDED ELEVATION						

HEART
DESIGN GROUP



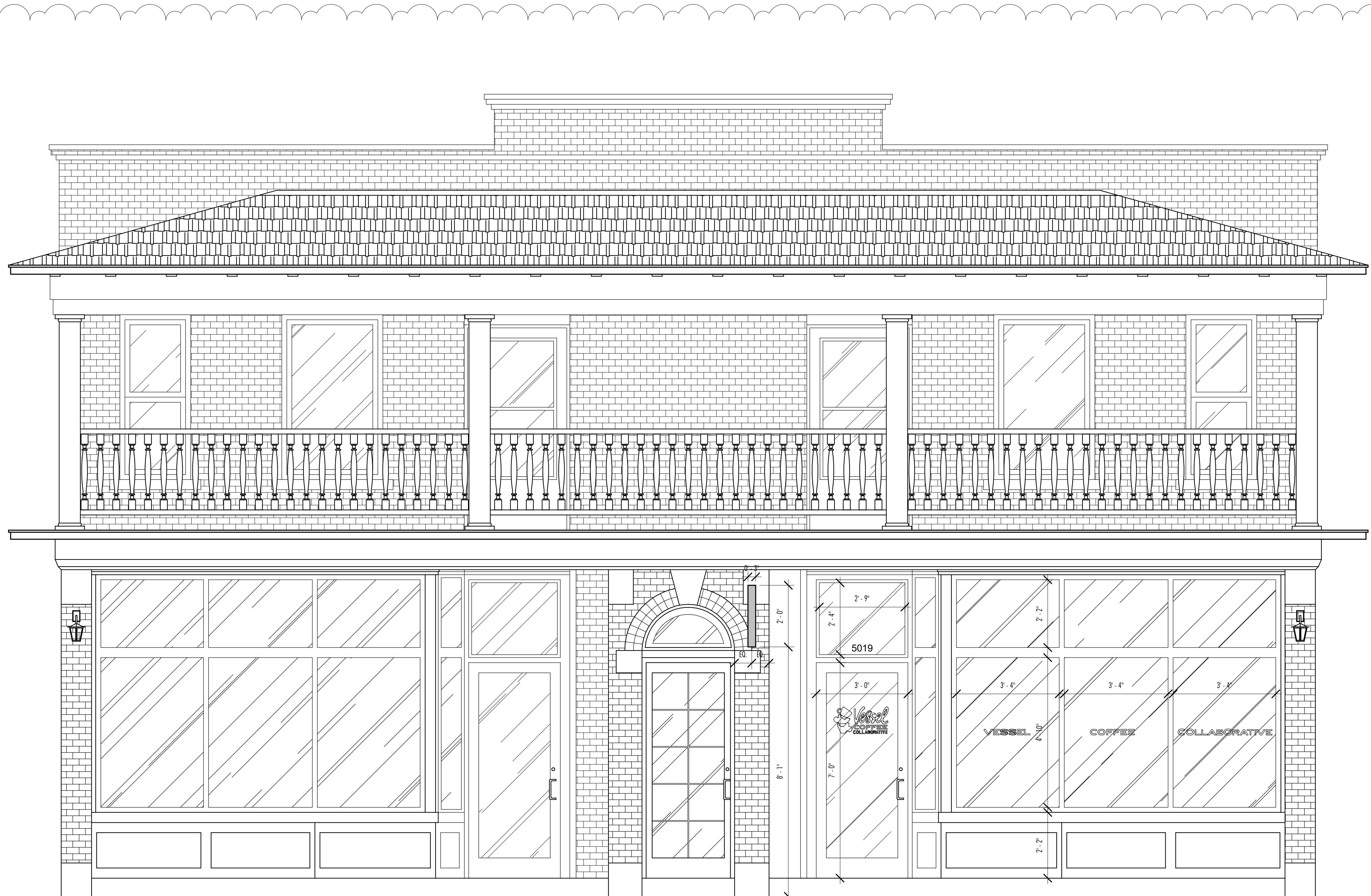
VESSEL COFFEE
5019 DETROIT AVE
CLEVELAND, OH 44102

PROJECT #:
ISSUE DATE: 11/18/2025
DRAWN BY: JTR
SCALE: 1/4" = 1'-0"

SHEET NAME:
PROPOSED FLOOR PLANS

SHEET #:

A101



1 NORTH ELEVATION
1/2" = 1'-0"

REVISIONS	ADDED ELEVATION	DATE
		1/12/2026

HEART
DESIGN GROUP



VESSEL COFFEE
5019 DETROIT AVE
CLEVELAND, OH 44102

PROJECT #:
ISSUE DATE: 1/12/2026
DRAWN BY: JTR
SCALE: 1/2" = 1'-0"

SHEET NAME:
PRIMARY ELEVATION

SHEET #:
A201

Pedestrian Retail Overlay – Vessel Coffee Collab

February 6, 2026

Conditional Use Approvals Needed:

Approvals Needed Per Section 343.23(e)(2):

(B): Driveway Across a Public Sidewalk

(E): Interior Side Yard greater than four
(4) feet wide

City Planning Staff:

This project's design was approved through the Landmarks Commission Design Review process in January 2026.

Planning staff is supportive of this Conditional Use as the property has limited access and the residential uses would benefit from an interior side yard greater than 4ft.

Cleveland City Planning Commission

Lot Splits / Consolidations



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

Lot Split @ 4310 Bailey Ave

February 6, 2026

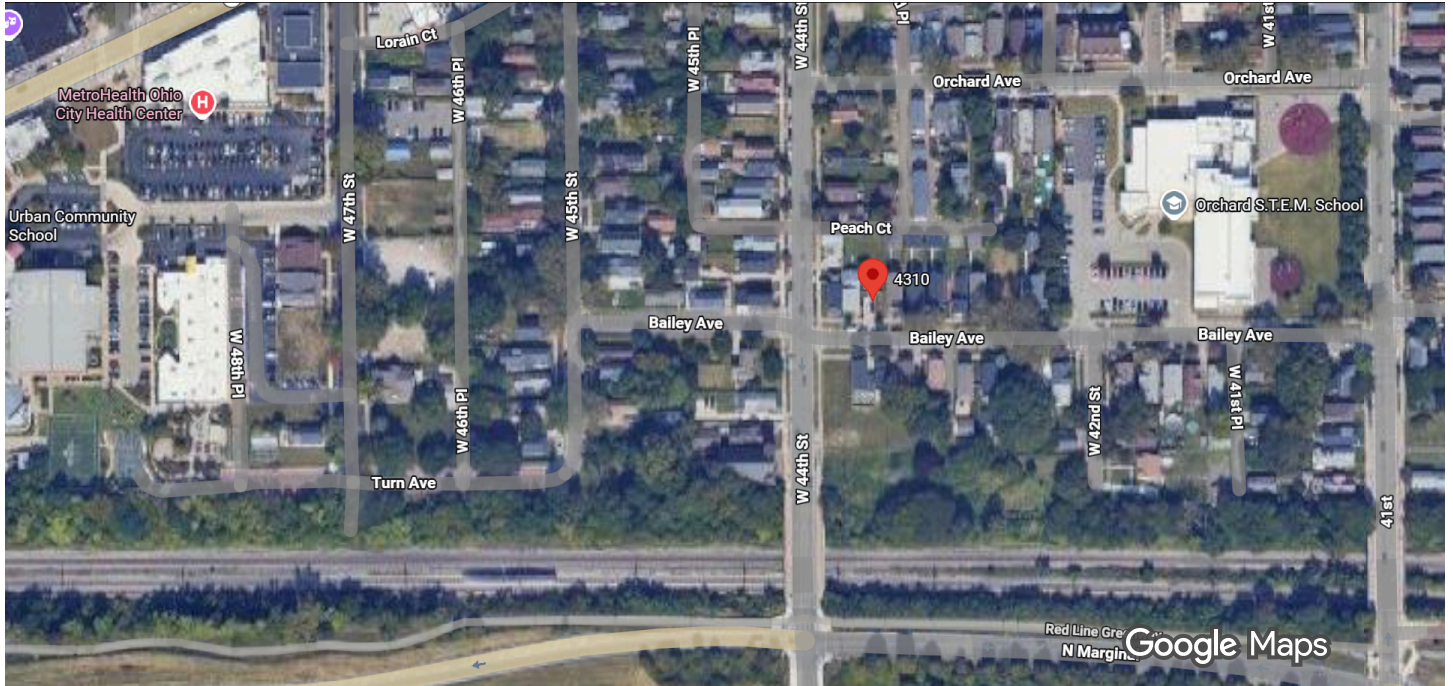
Project Address: 4310 Bailey Ave

P.P.N.s: 007-02-043

Project Representative: Steve Mazzone, Godfather Properties

Ward 7: Council Member Austin N. Davis

SPA: Ohio City



Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2026 Google 100 ft



4310 Bailey Ave

Building



Directions



Save



Nearby



Send to
phone



Share



4310 Bailey Ave, Cleveland, OH 44113

Photos



4314

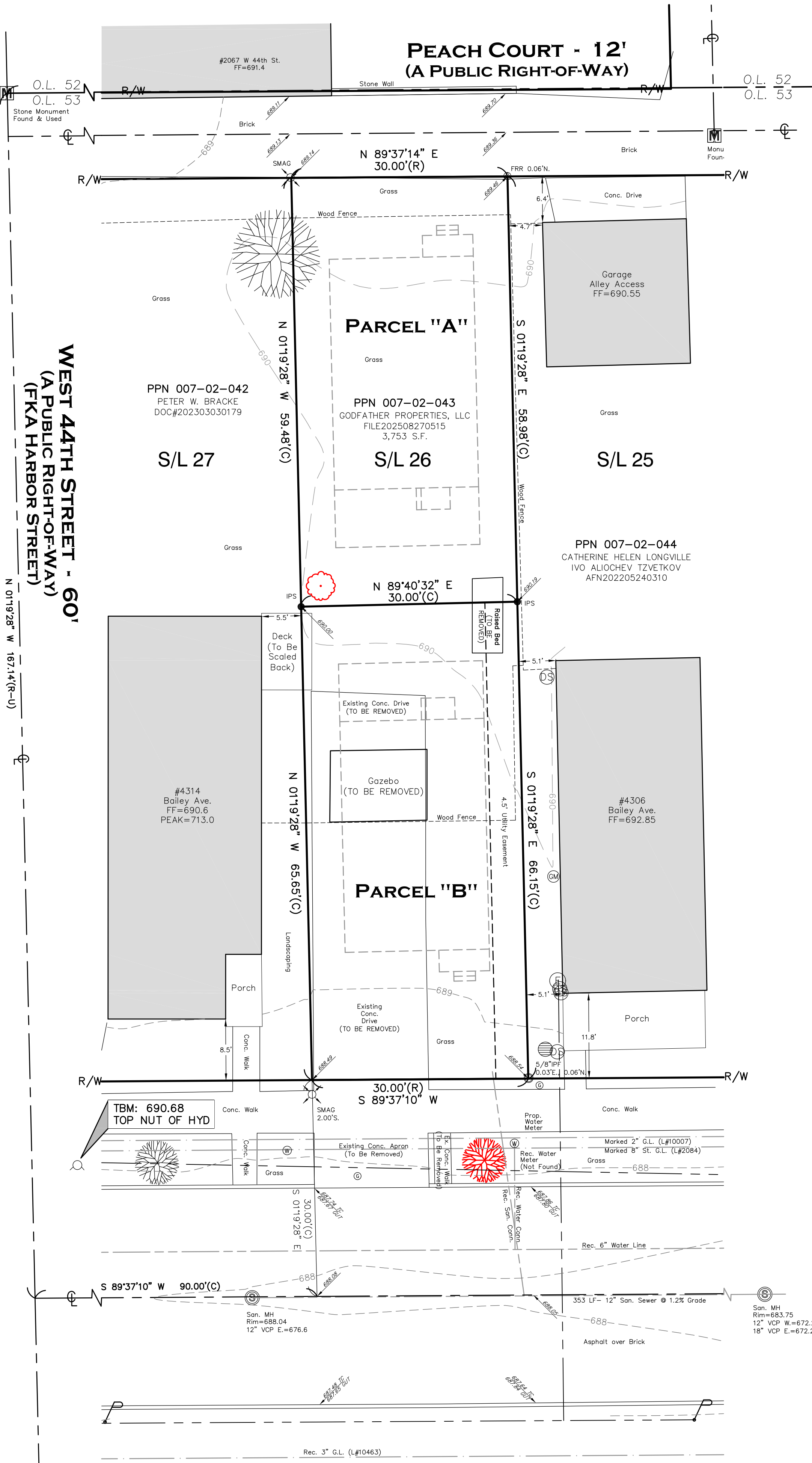
4306







EXISTING CONDITIONS



SITE PLAN SURVEY

OF
4310 BAILEY AVENUE
AND

(TBD) PEACH COURT
CLEVELAND, OHIO

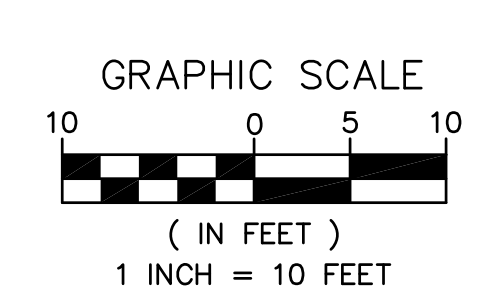
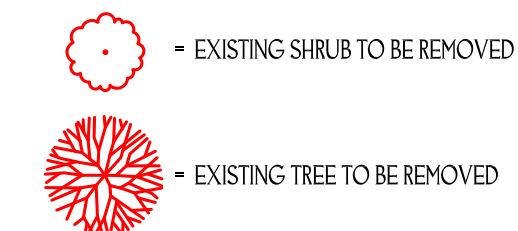
KNOWN AS
PPN 007-02-043 & 007-02-(TBD)

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING ALL FO SUBLOT NUMBER 26 IN THE BENNETT ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NOS. 52 AND 53, AS SHOWN BY THE PLAT RECORDED IN VOLUME 3, PAGE 9 OF THE CUYAHOGA COUNTY MAP RECORDS.

TBM ELEVATION: 690.68- TOP NUT OF HYDRANT FRONTING HOUSE NUMBER 4316 BAILEY AVENUE

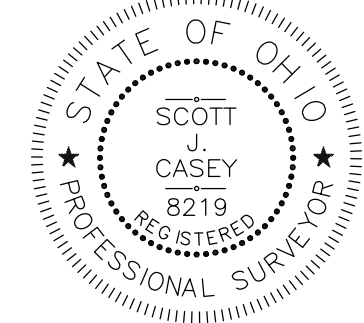


WEST 44TH STREET - 60'
(A PUBLIC RIGHT-OF-WAY)
(FKA HARBOR STREET)
 N 01°19'28" W 167.14'(R-U)



●	5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219"	(R)	RECORD	MH	MANHOLE
○	DRILL HOLE SET	(C)	CALCULATED	N	NORTH
Ⓜ	MONUMENT BOX FOUND	(M)	MEASURED	PG.	PAGE
○	IRON PIN/PIPE FOUND	C.C.M.R.	CUYAHOGA COUNTY MAP RECORDS	PROP.	PROPOSED
⊙	COMBINATION MANHOLE	CL	CENTERLINE	REC	RECORD
⊙	PROPOSED YARD DRAIN	CO	CLEAN OUT	R/W	RIGHT-OF-WAY
⊙	HYDRANT	CONC.	CONCRETE	S	SOUTH
⊙	WATER VALVE	CONN.	CONNECTION	SAN	SANITARY
⊙	SPOT ELEVATION	E	EAST	S.F.	SQUARE FEET
⊙	PROPOSED CLEANOUT	FF	FINISHED FLOOR ELEVATION	STM	STORM
⊙	GAS VALVE	H.P.	HIGH POINT	TBD	TO BE DETERMINED
⊙	DRAINAGE FLOW	I	IRON	TBM	TEMPORARY BENCHMARK
⊙	STORM MANHOLE	INV	INVERT	TC	TOP OF CURB
		LF	LINEAR FEET	TT	TEST TEE
		MIN.	MINIMUM	VOL	VOLUME
				W	WEST

"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."



SCOTT J. CASEY P.S.8219
1-20-2026

BAILEY AVENUE S.W. - 60'
(A PUBLIC RIGHT-OF-WAY)
(FKA COOK STREET)

Casey Professional Services, LLC
1159 Holmden Avenue, Cleveland, OH 44109
216-781-4644 office & fax 216-299-9555 mobile
www.caseyps.com

JOB NO. **25182**

PREPARED FOR: GODFATHER PROPERTIES, LLC	1 3
SCALE: 1"=10'	
DRAWN BY: JBC	
FIELD WORK DATE: 12/4 & 5/2025	

SITE PLAN

PEACH COURT - 12'
(A PUBLIC RIGHT-OF-WAY)

SITE PLAN SURVEY

OF
4310 BAILEY AVENUE
AND
(TBD) PEACH COURT
CLEVELAND, OHIO
KNOWN AS
PPN 007-02-043 & 007-02-(TBD)

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING ALL FO SUBLOT NUMBER 26 IN THE BENNETT ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NOS. 52 AND 53, AS SHOWN BY THE PLAT RECORDED IN VOLUME 3, PAGE 9 OF THE CUYAHOGA COUNTY MAP RECORDS.

TBM ELEVATION: 690.68 - TOP NUT OF HYDRANT FRONTING HOUSE NUMBER 4316 BAILEY AVENUE	
4310 BAILEY AVENUE	
FINISHED FIRST FLOOR ELEVATION: 690.98	FINISHED BASEMENT FLOOR ELEVATION: N/A
TOP OF FOOTER ELEVATION: N/A	FINISHED GARAGE FLOOR ELEVATION: 690.40
SANITARY CONNECTION ELEVATION: 678.3+/-	STORM CONNECTION ELEVATION: 678.3+/-
(TBD) PEACH COURT	
FINISHED FIRST FLOOR ELEVATION: 690.98	FINISHED BASEMENT FLOOR ELEVATION: N/A
TOP OF FOOTER ELEVATION: N/A	FINISHED GARAGE FLOOR ELEVATION: 690.40
SANITARY CONNECTION ELEVATION: 678.9+/-	STORM CONNECTION ELEVATION: 679.0+/-



CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. FIN. FLOOR ELEVATION & HOUSE SIZES
2. LOCATION & ELEVATIONS OF EXISTING UTILITY CONNECTIONS

CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITIES PROTECTION SERVICE PRIOR TO ANY EXCAVATION WITHIN THE RIGHT-OF-WAY.

OUPS DESIGN TICKET NO. A533602819

ELECTRIC, GAS AND COMMUNICATION CONNECTIONS AND LOCATIONS TO BE DETERMINED AND INSTALLED PER RESPECTIVE UTILITY COMPANY'S REQUIREMENTS AND RECOMMENDATIONS.

THIS PLAN IS FOR SITE PURPOSES ONLY, SEE HOUSE PLANS FOR HOUSE DETAILS.

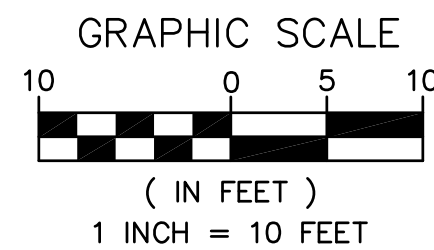
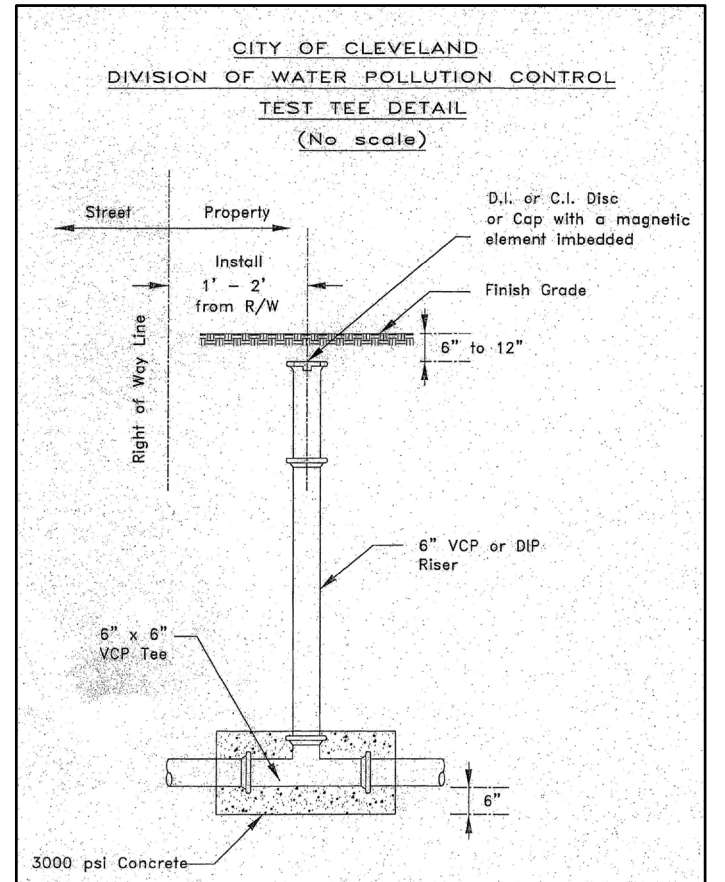
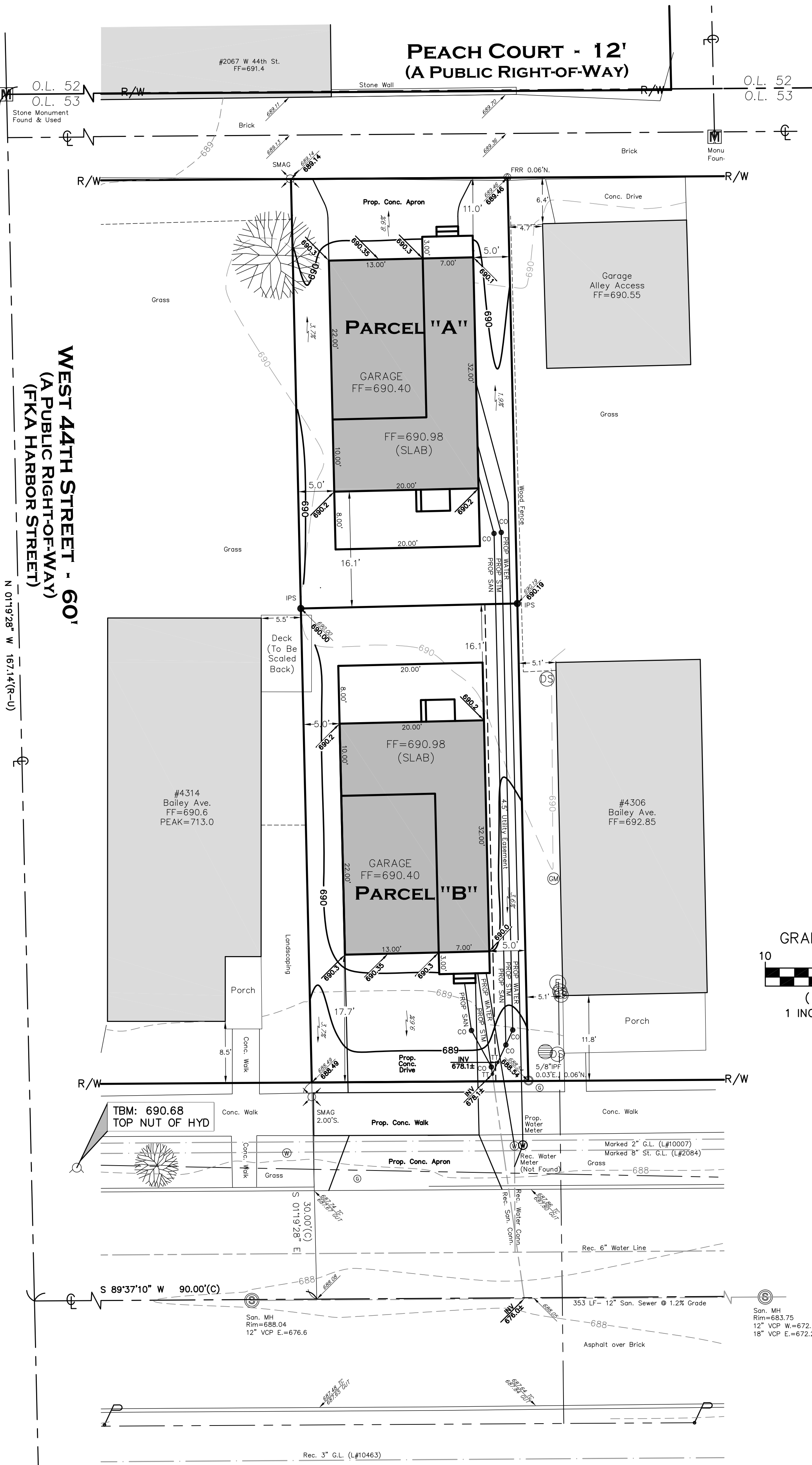
USE CLEVELAND STANDARDS FOR ANY NEW DRIVE APRONS, SIDEWALKS AND UTILITY CONNECTIONS. EXISTING SEWER CONNECTION, SLANT 45, SEWER CONN. BOOK 5, PAGE 297 AND MAP FILE NOS. 826 & 2628.

RUNOFF CONTAINED ON SITE, GRADE BREAKS AT GUTTER & R/W CONFORM TO ODOT L&D VOL. I FIGURE 803-2

ALL STREET OPENINGS MUST BE REPAIRED USING CITY OF CLEVELAND STANDARDS.

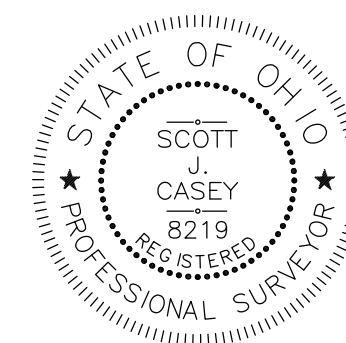
THE CONTRACTOR MUST OBTAIN A SEWER PERMIT FROM THE CITY OF CLEVELAND, DIVISION OF WATER POLLUTION CONTROL, PRIOR TO PERFORMING SEWER WORK.

SERVICE LINE OF EXISTING GAS LINE VALVE IN EXISTING CONCRETE APRON TO BE VERIFIED BY CONTRACTOR.



● = 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219"	(R) RECORD	MIH	MANHOLE
○ = DRILL HOLE SET	(C) CALCULATED	N	NORTH
M = MONUMENT BOX FOUND	(M) MEASURED	PG.	PAGE
○ = IRON PIN/PIPE FOUND	C.C.M.R.	CUYAHOGA COUNTY	PROP.
○ = COMBINATION MANHOLE	MAP RECORDS	REC	RECORD
○ = PROPOSED YARD DRAIN	CL	CENTERLINE	R/W
○ = HYDRANT	CO	CLEAN OUT	S
○ = WATER VALVE	CONC.	CONCRETE	SAN
○ = SPOT ELEVATION	CONN.	CONNECTION	S.F.
○ = PROPOSED CLEANOUT	E	EAST	STM
○ = PROPOSED TEST TEE	FF	FINISHED FLOOR	TBD
○ = GAS VALVE	ELEVATION	ELEVATION	TBM
○ = DRAINAGE FLOW	H.P.	HIGH POINT	TEMPORARY
	L	IRON	TC
	INV	INVERT	TT
	LF	LINEAR FEET	VOL
	MIN.	MINIMUM	W
			WEST

"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."



I HEREBY CERTIFY THAT THE BOUNDARIES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON DECEMBER 4TH & 5TH, 2025. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

SCOTT J. CASEY P.S.8219

BAILEY AVENUE S.W. - 60'
(A PUBLIC RIGHT-OF-WAY)
(FKA COOK STREET)

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JOB NO. **25182**

PREPARED FOR: GODFATHER PROPERTIES, LLC	2
SCALE: 1"=10'	
DRAWN BY: JBC	
FIELD WORK DATE: 12/4 & 5/2025	3

EROSION CONTROL AND SEDIMENT CONTROL PLAN

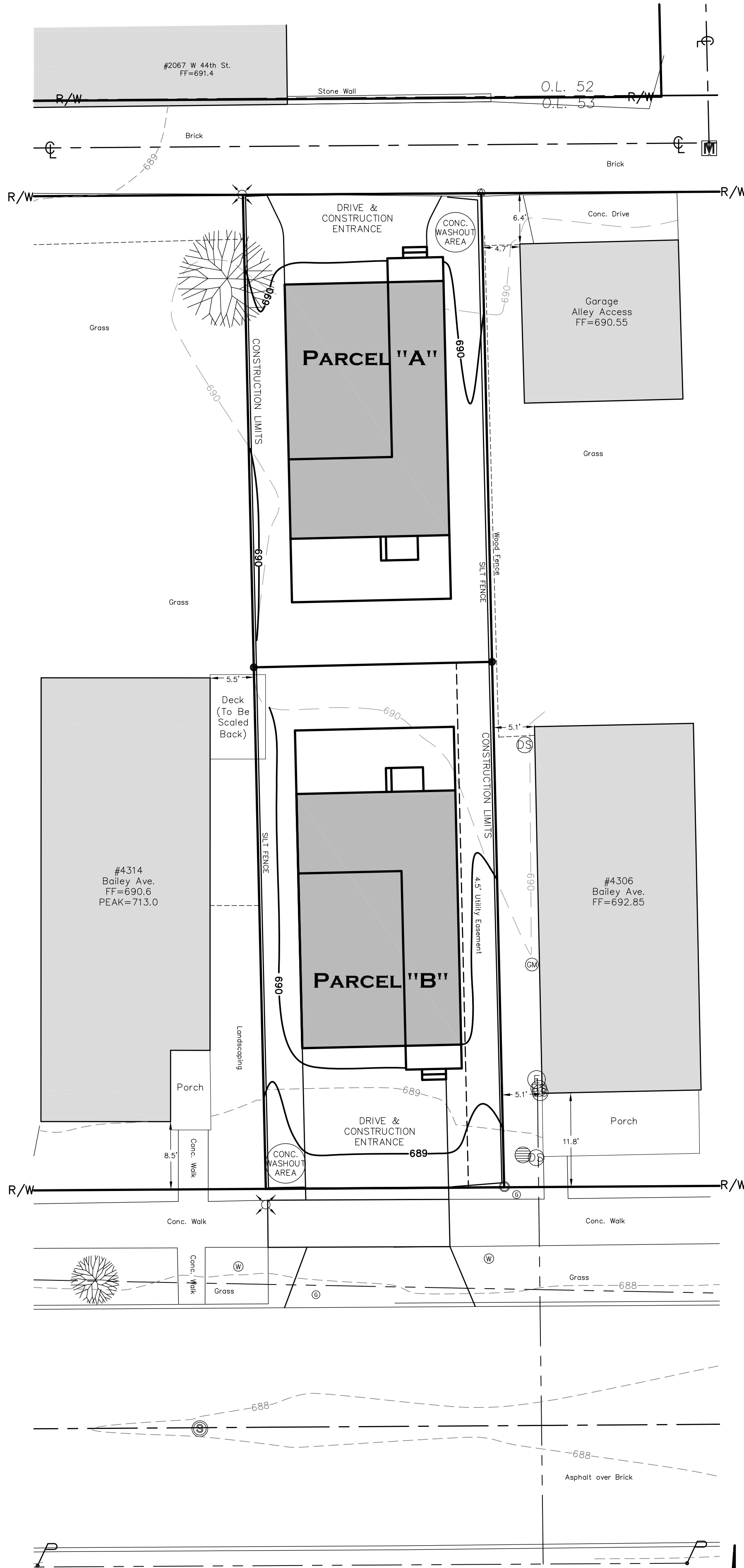
SITE PLAN SURVEY OF 4310 BAILEY AVENUE AND (TBD) PEACH COURT CLEVELAND, OHIO KNOWN AS PPN 007-02-043 & 007-02-(TBD)

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING ALL FO SUBLOT NUMBER 26 IN THE BENNETT ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NOS. 52 AND 53, AS SHOWN BY THE PLAT RECORDED IN VOLUME 3, PAGE 9 OF THE CUYAHOGA COUNTY MAP RECORDS.

EROSION CONTROL MUST BE UTILIZED AND MOST CONFORM TO THE SPECIFICATIONS OF OHIO DEPARTMENT OF NATURAL RESOURCES' RAINWATER AND LAND DEVELOPMENT MANUAL. RUNOFF CONTAINED ON SITE, GRADE BREAKS AT GUTTER & R/W MUST CONFORM TO ODOT L&D VOL. I FIGURE 803-2



**48 HOURS
BEFORE YOU DIG**
Call...800-362-2764
TOLL FREE
OHIO UTILITIES PROTECTION SERVICE



PARCEL A

TOTAL AREA: 0.0408 ACRES

DISTURBED AREA: 0.0408 ACRES

PARCEL B

TOTAL AREA: 0.0454 ACRES

DISTURBED AREA: 0.0454 ACRES

THE SITES SHALL COMPLY WITH "SPECIFICATION FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

INGRESS-EGRESS

A STONE ACCESS DRIVE COMPLETE WITH UNDER LYING GEO-TEXTILE FABRIC (NOT LESS THAN 1/4 FEET WIDE AND 30 FEET LONG) FOR INGRESS AND EGRESS AT THE SITE SHALL BE INSTALLED. THIS DRIVE SHALL BE THE ONLY ENTRANCE AND EXIT TO THE SITE.

SILT FENCE

SILT FENCE AND OTHER PERIMETER CONTROLS APPROVED BY THE CITY SHALL BE USED TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT DISCHARGED VIA SHEET (DIFFUSED) FLOW.

INLET PROTECTION

EROSION AND SEDIMENT CONTROL PRACTICES, SUCH AS BOXED INLET PROTECTION, SHALL BE INSTALLED TO MINIMIZE SEDIMENT-LADEN WATER ENTERING ACTIVE STORM DRAIN SYSTEMS, INCLUDING REAR YARD INLETS. STRAW, HAY BALES, AND FILTER SOCKS ARE NOT ACCEPTABLE FORMS OF INLET PROTECTION.

DITCH CHECKS AND DITCH PROTECTION

PLACE FILTER FABRIC DITCH CHECKS OR ROCK CHECKS ACROSS A DITCH AND PERPENDICULAR TO THE FLOW. USE ROCK CHECKS TO PROTECT THE DITCH FROM EROSION. USE FILTER FABRIC DITCH CHECKS TO FILTER SEDIMENT FROM THE FLOWING WATER ONLY WHEN APPROPRIATE AND WHEN SEDIMENT DAMS/BASINS ARE CONSIDERED A SAFETY HAZARD, OR INFEASIBLE AS DETERMINED BY THE ENGINEER, PLACE DITCH CHECKS AS SOON AS THE DITCH IS CUT. IF WORKING ON A DITCH, REPLACE THE DITCH CHECKS BY THE END OF THE WORKDAY.

INSTALL FILTER FABRIC DITCH CHECKS FOR DRAINAGE AREAS LESS THAN OR EQUAL TO 2 ACRES (0.8 HA) AS SHOWN BY ODOT STANDARD CONSTRUCTION DRAWING DM-4.4.

INSTALL DITCH CHECKS IN CONJUNCTION WITH SEDIMENT BASINS AND DAMS WHEN APPROPRIATE.

FURNISH CONSTRUCTION DITCH PROTECTION AT THE REQUIRED LOCATIONS AS THE DITCHES ARE CUT.

FURNISH ALL PERMANENT DITCH PROTECTION AS SHOWN IN THE CONSTRUCTION PLANS WHEN FINAL GRADE IS COMPLETE.

STREET SWEEPING / STREET CLEANING

STREETS DIRECTLY ADJACENT TO CONSTRUCTION ENTRANCES AND RECEIVING TRAFFIC FROM THE DEVELOPMENT AREA, SHALL BE CLEANED DAILY TO REMOVE SEDIMENT TRACKED OFF-SITE. IF APPLICABLE, THE CATCH BASINS ON THESE STREETS NEAREST TO THE CONSTRUCTION ENTRANCES SHALL BE CLEANED WEEKLY.

INTERNAL INSPECTION AND MAINTENANCE

ALL CONTROLS ON THE DEVELOPMENT AREA SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. MAINTENANCE SHALL OCCUR AS DETAILED BELOW:

EROSION AND SEDIMENT CONTROL SPECIFICATIONS, APPLICATIONS AND TIMETABLES ARE BASED OFF THE DESCRIPTIONS AND STANDARDS OF THE OHIO DEPARTMENT OF NATURAL RESOURCES' RAINWATER AND LAND DEVELOPMENT MANUAL.

TEMPORARY SEEDING/SOIL STABILIZATION

DISTURBED AREAS OF THE SITE THAT ARE TO REMAIN IDLE FOR MORE THAN 21 DAYS SHALL BE SEEDED AND STRAW MULCHED (OR SIMILAR) WITHIN 7 DAYS OF COMPLETION OF INITIAL GRADING. TEMPORARY SEEDING AND MULCHING OF A 30 FOOT STRIP OF THE ENTIRE FRONT OF THE LOT SHALL BE MAINTAINED ON THE SITE ONCE INITIAL GRADING IS COMPLETE.

FOLLOWING COMPLETION OF THE CONSTRUCTION ACTIVITIES, AND THE CONTRACTOR TRANSFERRING THE SITE TO THE OWNER, THE SITE SOILS MUST BE FULLY STABILIZED BY TEMPORARY SEEDING AND/OR MULCHING (OR OTHER ACCEPTABLE PROCESS).

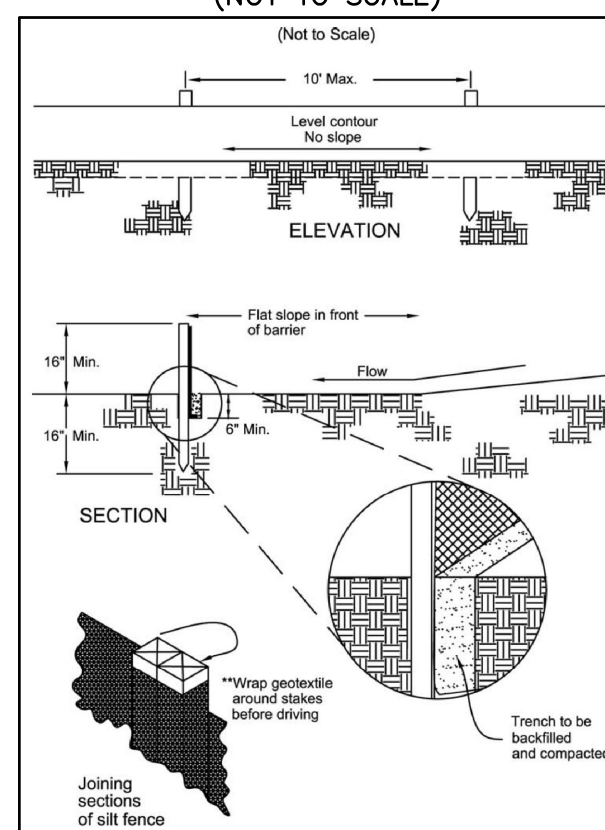
MULCHING

STRAW-MULCH SHALL BE APPLIED AT A RATE OF 1 BALE PER EVERY 10 FEET OF CURB, AT A WIDTH OF 30 FEET OF THE ENTIRE FRONTAGE OF THE LOT. WOOD CHIPS MAY ALSO BE USED BUT MUST BE SPREAD AT A MINIMUM DEPTH OF 4 INCHES OVER THE 30 FOOT WIDTH AND MUST BE ACCOMPANIED BY A PROPERLY INSTALLED SILT FENCE.

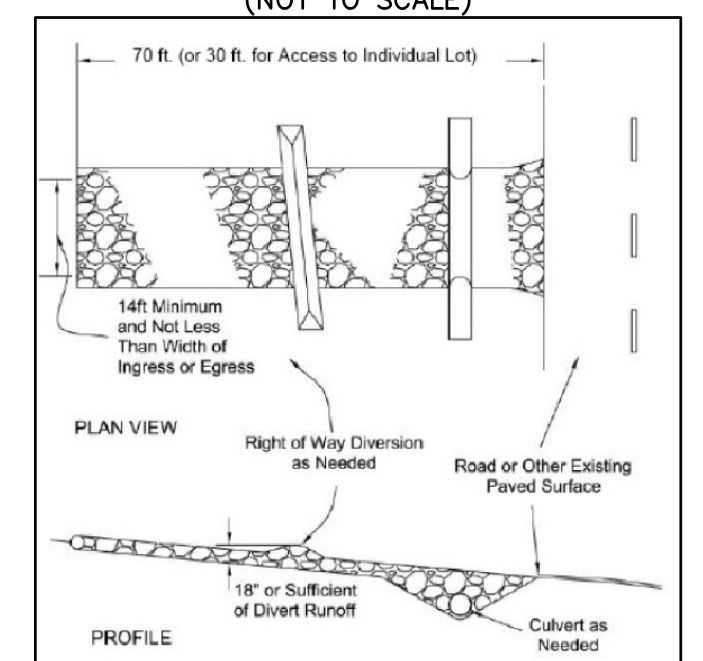
PERMANENT SEEDING

PERMANENT SEEDING SHOULD BE APPLIED TO:
-ANY DISTURBED AREAS OR PORTIONS OF CONSTRUCTION SITES AT FINAL GRADE. PERMANENT SEEDING SHOULD NOT BE DELAYED ON ANY ONE PORTION OF THE SITE AT FINAL GRADE WHILE CONSTRUCTION ON ANOTHER PORTION OF THE SITE IS BEING COMPLETED. PERMANENT SEEDING SHALL BE COMPLETED IN PHASES, IF NECESSARY.
-AREAS SUBJECT TO GRADING ACTIVITIES BUT WILL REMAIN DORMANT FOR A YEAR OR MORE

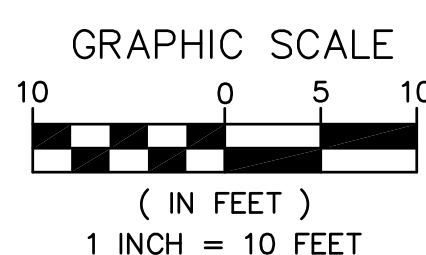
SILT FENCE DETAIL (NOT TO SCALE)



CONSTRUCTION ENTRANCE DETAIL (NOT TO SCALE)



BAILEY AVENUE S.W. - 60'
(A PUBLIC RIGHT-OF-WAY)
(FKA COOK STREET)

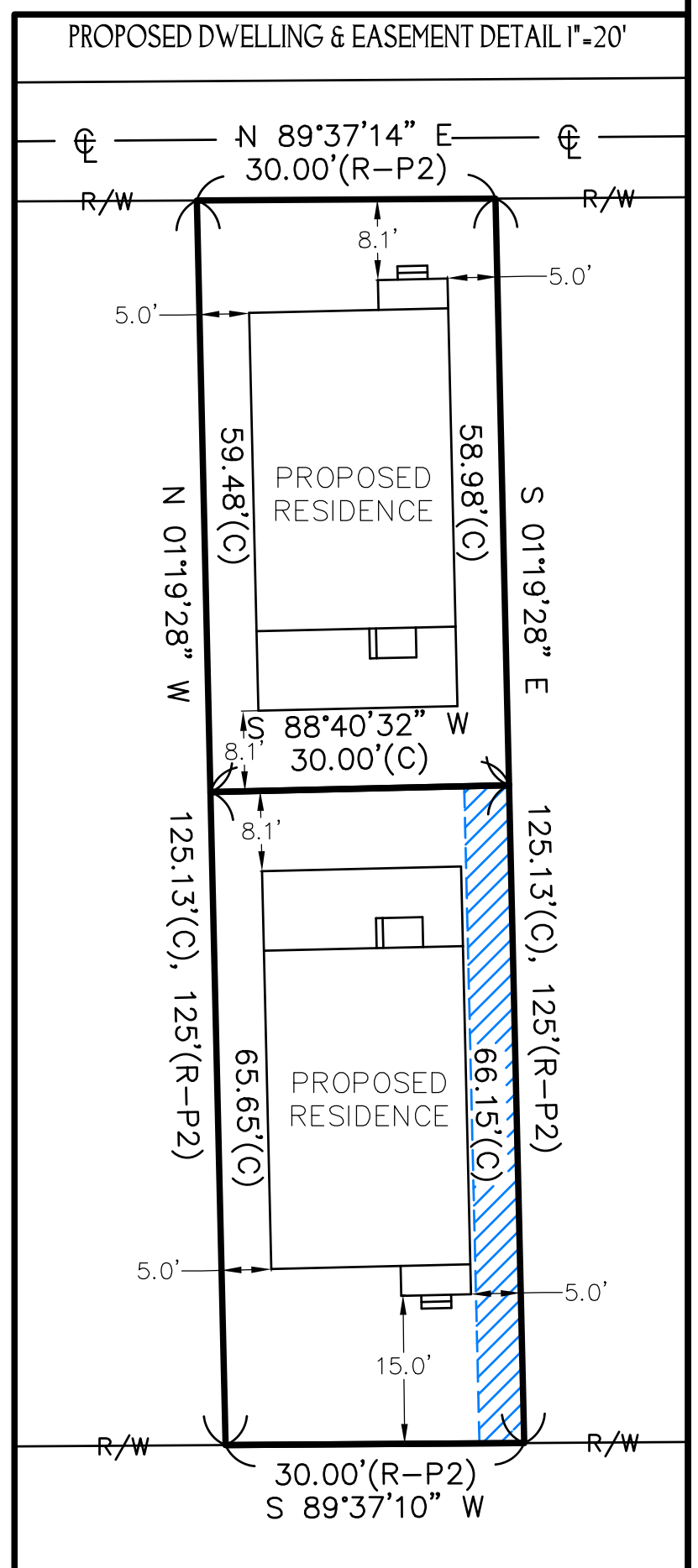
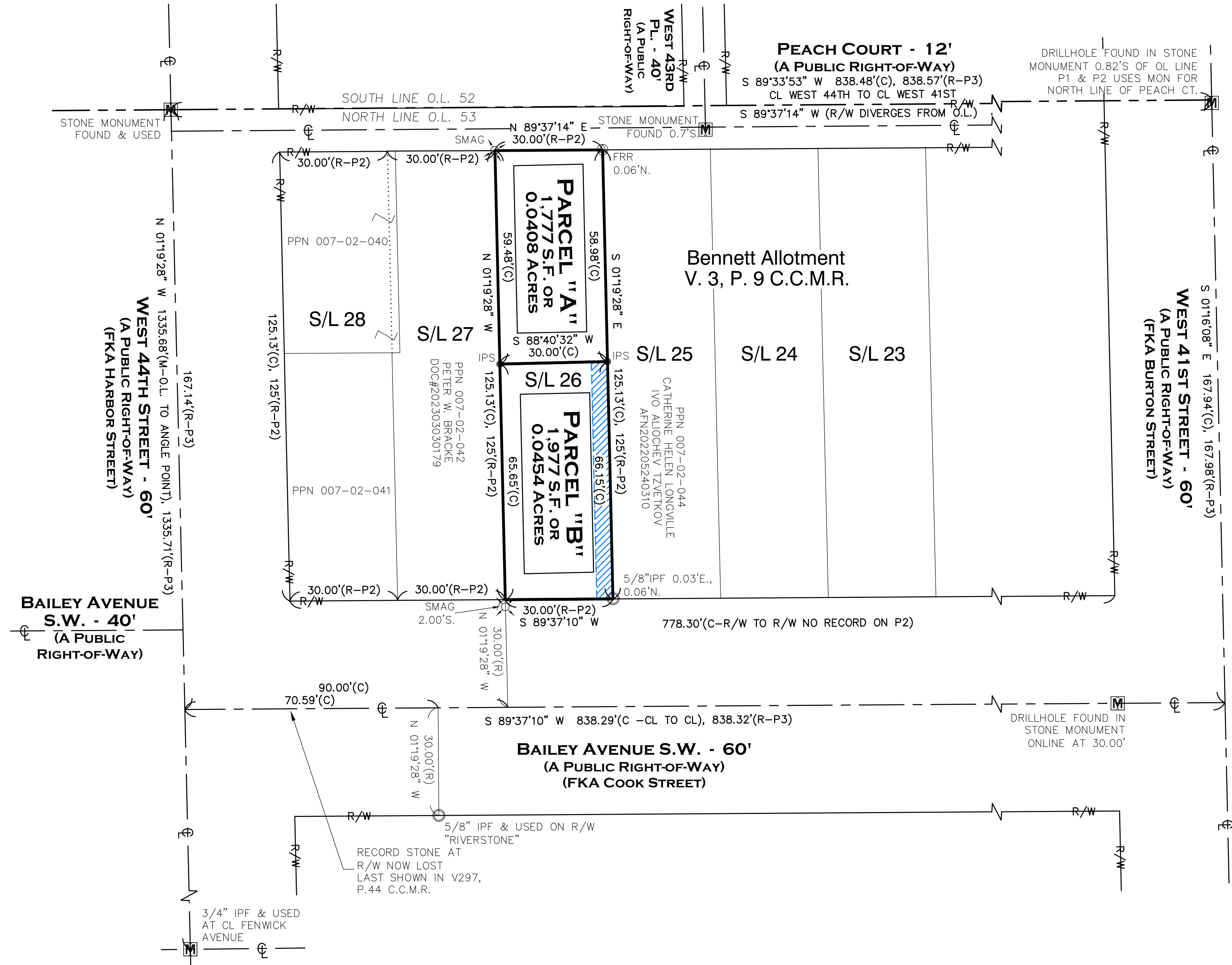
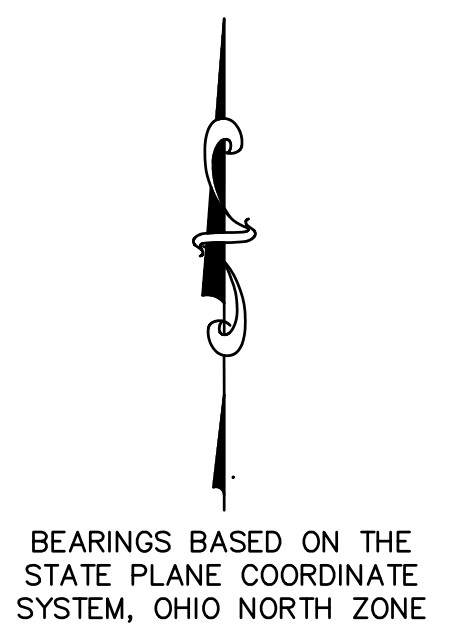


Casey Professional Services, LLC
1159 Holmden Avenue, Cleveland, OH 44109
216-781-4644 office & fax 216-299-9555 mobile
www.caseyps.com

JOB NO.	25182
PREPARED FOR:	GODFATHER PROPERTIES, LLC
SCALE:	1"=10'
DRAWN BY:	JBC
FIELD WORK DATE:	12/4 & 5/2025

PLAT OF LOT SPLIT OF PPN 007-02-043

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND
STATE OF OHIO, AND KNOWN AS BEING SUBLLOT NUMBER 26 IN THE
BENNETT ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP
LOT NOS. 52 AND 53 AS RECORDED IN VOLUME 3, PAGE 9 OF
CUYAHOGA COUNTY RECORD OF MAPS.



ACCEPTANCES

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT.

STEVE MAZZONE FOR GODFATHER PROPERTIES, LLC

NOTARY CLAUSE

STATE OF _____)
COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL AT _____ THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PARCEL AND AREA BREAKDOWNS:

EXISTING PPN 007-02-043
GODFATHER PROPERTIES, LLC VIA FILE202508270515
3,754 S.F. OR 0.0862 ACRES

NEW SPLIT PARCEL A
1,777 S.F. OR 0.0408 ACRES

NEW SPLIT PARCEL B
1,977 S.F. OR 0.0454 ACRES

SURVEY NOTES AND REFERENCE DOCUMENTS:

P1 = PEACH ORCHARD ALLOTMENT - VOLUME 3, PAGE 7 C.C.M.R.
P2 = BENNETT ALLOTMENT - VOLUME 3, PAGE 9 C.C.M.R.
P3 = PLAT OF LOT SPLIT - AFN 202205270168 C.C.R.

CUYAHOGA COUNTY TAX MAPS AND GIS
OTHER REFERENCES AS SHOWN HEREON

= PROPOSED 4.5' WIDE 298 S.F. UTILITY EASEMENT

APPROVALS

THIS PLAT OF LOT SPLIT IS ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____, 2026.

CALLEY MERSMANN - PLANNING DIRECTOR

THIS PLAT OF LOT SPLIT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____, 2026.

RICHARD SWITALSKI, PLATTING COMMISSIONER

STATE OF OHIO
SCOTT J. CASEY
8219
REGISTERED PROFESSIONAL SURVEYOR
I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON DECEMBER 4TH OF 2025. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.
1/13/2026
SCOTT J. CASEY P. 58219

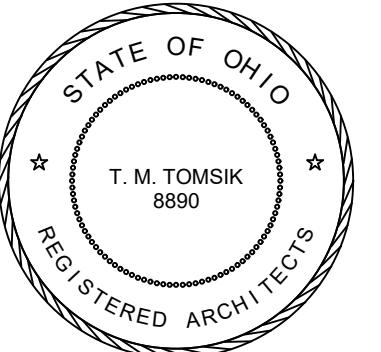
LEGEND		N. NORTH	
•	5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PSS219" - IFS	ACRES	PG. PAGE
Ⓜ	MONUMENT BOX FOUND	AFN	PERMANENT PARCEL NUMBER
Ⓢ	IRON PIN (PIPE)/PIPE (PIP) FOUND	C.C.R.	RIGHT-OF-WAY
Ⓞ	DRILL HOLE SET - DHS	CUYAHOGA COUNTY RECORDS	S SOUTH
Ⓝ	MAG NAIL SET - MNS	C.C.M.R.	S.F. SQUARE FEET
Ⓢ	FOUND RAIL SPIKE - FRR	CUYAHOGA COUNTY MAP RECORDS	PH. VOLUME
(R)	RECORD	CL	WEST
(C)	CALCULATED	CSR	FORMERLY KNOWN AS
(M)	MEASURED	E	
(U)	USED	FKA	

Casey Professional Services, LLC
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www.caseyps.com

JOB NO.	25182
PREPARED FOR:	GODFATHER PROPERTIES, LLC
SCALE:	1"=10'
DRAWN BY:	SJC

SINGLE FAMILY DWELLING

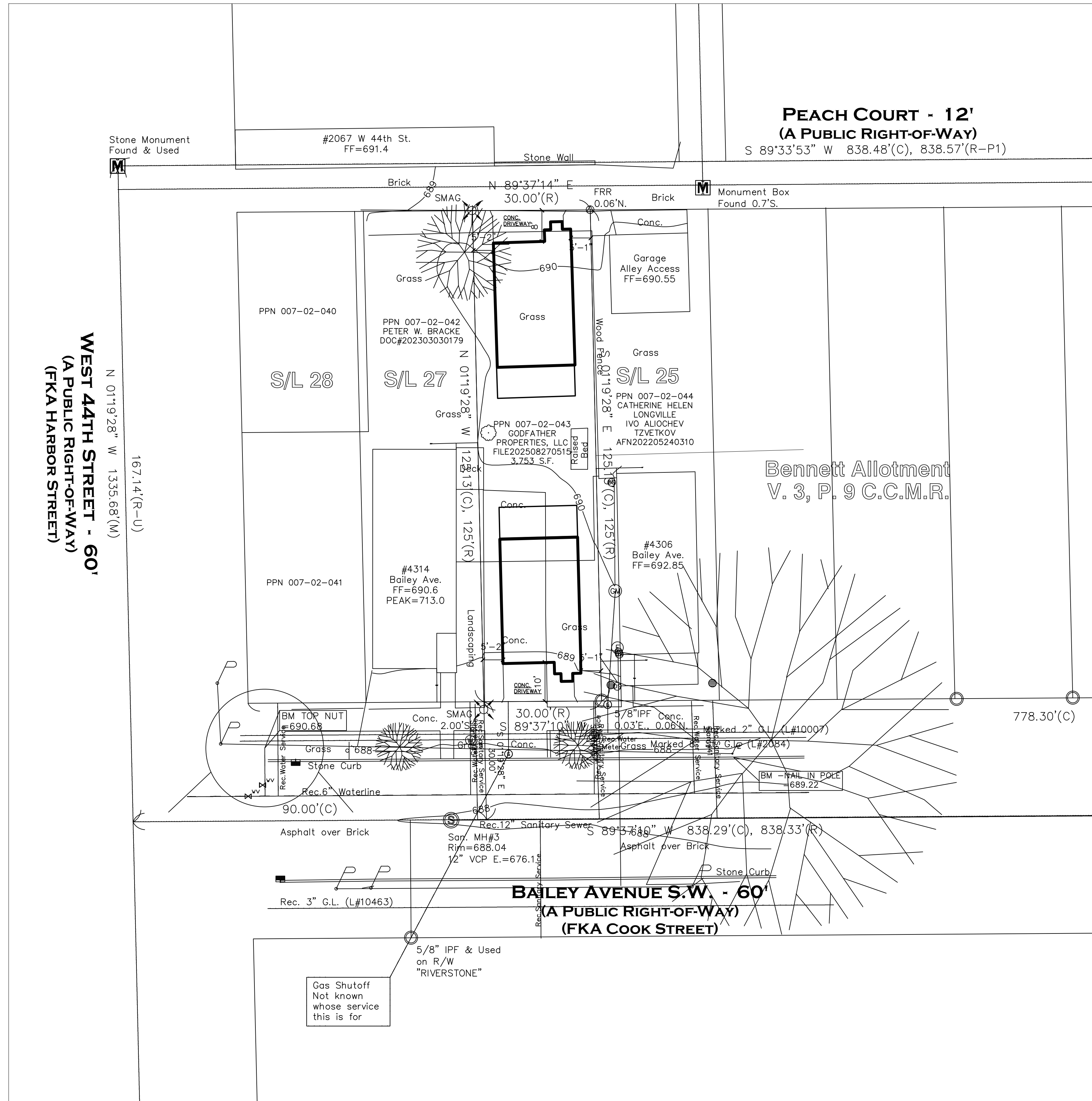
4310 BAILEY AVE. CLEVELAND, OH 44113



Thomas M Tomsik—License # 8890
Expiration Date 12/31/2026

ISSUED FOR: DATE:

PERMIT 01/05/2026



SITE PLAN

SCALE: 1/16"=1'-0"

OBC DATA:

USEGROUP: R. SINGLE FAMILY	
CONSTRUCTION TYPE: 5B	
FIRST FLOOR AREA(INCL. GARAGE)	592 SQ. FT.
SECOND FLOOR AREA	592 SQ. FT.
TOTAL HABITABLE AREA	1184 SQ. FT.

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL CODE (OBC 2024).
2. PROTECT EXIST. PROPERTY—SHORE & BRACE AS REQ. FOR ALL WORK.
3. CONTRACTORS SHALL ACQUIRE & PAY FOR ALL PERMITS.

SCOPE OF HVAC WORK

1. INSTALL 1 NEW 1.5 TON EXTERIOR AIR CONDITIONER. LINE WIRING BY OTHER. PER HVACE CONTR.
2. INSTALL NEW LOW VOLTAGE WIRING TO ACCOMMODATE AIR CONDITIONING
3. INSTALL NEW DUCTWORK.
4. INSTALL 90% EFFICIENT FURNACE WITH POWER VENTING
5. UNITS TO MEET FIRE & SMOKE ALARM CODE PER 907.2.11.2

DESIGN LOADS:

SOIL—	2000 PSF MIN.
ROOF/SNOW—	30 PSF
FLOOR—	40 PSF (LIVING AREAS)
ROOF/WIND—	13PSF.

INSULATION(BATT):

ROOF/CLG. R—	38
WALLS. R—	19

ALL CONSTRUCTION TO MEET ENTERPRISE GREEN COMMUNITIES REQUIREMENTS FOR TAX ABATEMENT.

DESIGN CRITERIA

GROUND SNOW LOAD R301.2(5)=	30
BASIC WIND SPEED R301.2(4)=	110
WIND EXPOSURE CATEGORY R301.2.1.4=	EXPOSURE B
HIGH WIND DESIGN CRITERIA R301.2.1.1=	> 90— NOT APPLICABLE
SEISMIC DESIGN CATERGORY R301.2(2)=	A
WEATHERING R301.2(3)=	SEVERE
TERMITE AREA R301.2(6)=	MODERATE TO HEAVY
WINTER DESIGN TEMPERATURE R301.2(1)=	0-10
FLOOR LOADS FOR DECKS AND FLOOR JOIST R301.5=	
STAIRS=	40
ROOMS OTHER THAN SLEEPING=	40
SLEEPING ROOMS=	30
CONCRETE COMPRESSIVE STRENGTH R402.1=	2,500

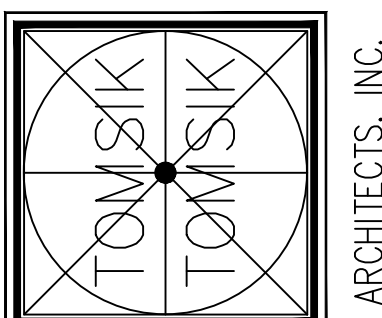
DRAWING INDEX:

1	SITE PLAN, OBC DATA
A-1	FLOOR PLANS—BAILEY AVE.
A-1-A	FLOOR PLANS—PEACH COURT
A-2	ELEVATIONS—BAILEY AVE.
A-2-A	ELEVATIONS—PEACH COURT
A-3	FRAMING PLANS—BAILEY AVE.
A-3-A	FRAMING PLANS—PEACH COURT
A-4	WALL SECTION, DETAILS, WINDOW&DOOR SCHEDULES
A-5	ELECTRICAL PLANS—BAILEY AVE.
A-5-A	ELECTRICAL PLANS—PEACH COURT
S-1	SPECIFICATIONS

SINGLE FAMILY DWELLING

**4310 BAILEY AVE
CLEVELAND, OH, 44113**

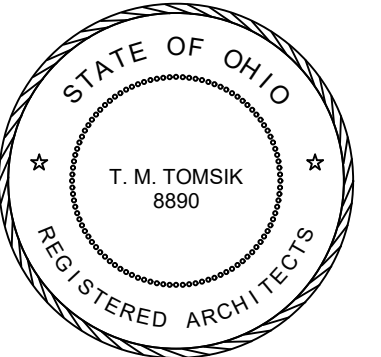
921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



SITE PLAN & OBC DATA

1

PROJECT NO. 2025 - XX



Thomas M Tomsik—License # 8890
Expiration Date 12/31/2026

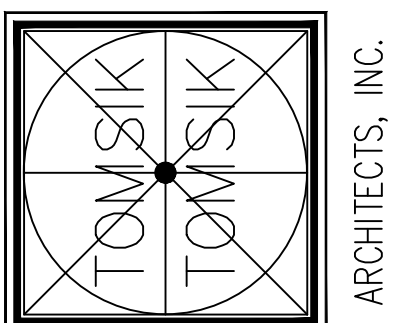
ISSUED FOR: DATE:

PERMIT 01/05/2026

SINGLE FAMILY DWELLING

**4310 BAILEY AVE
CLEVELAND, OH, 44113**

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387

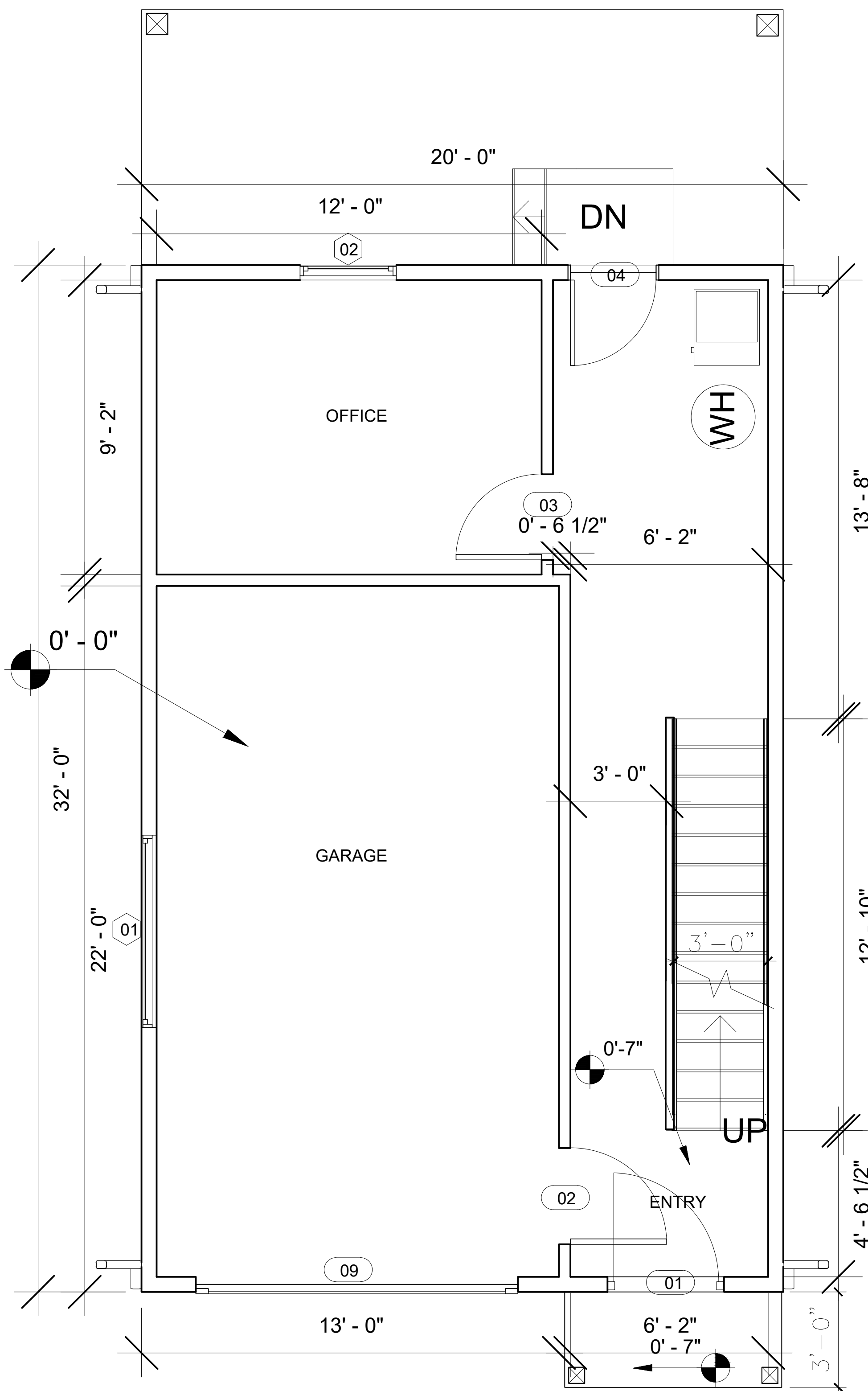


ARCHITECTS, INC.

FLOOR PLANS

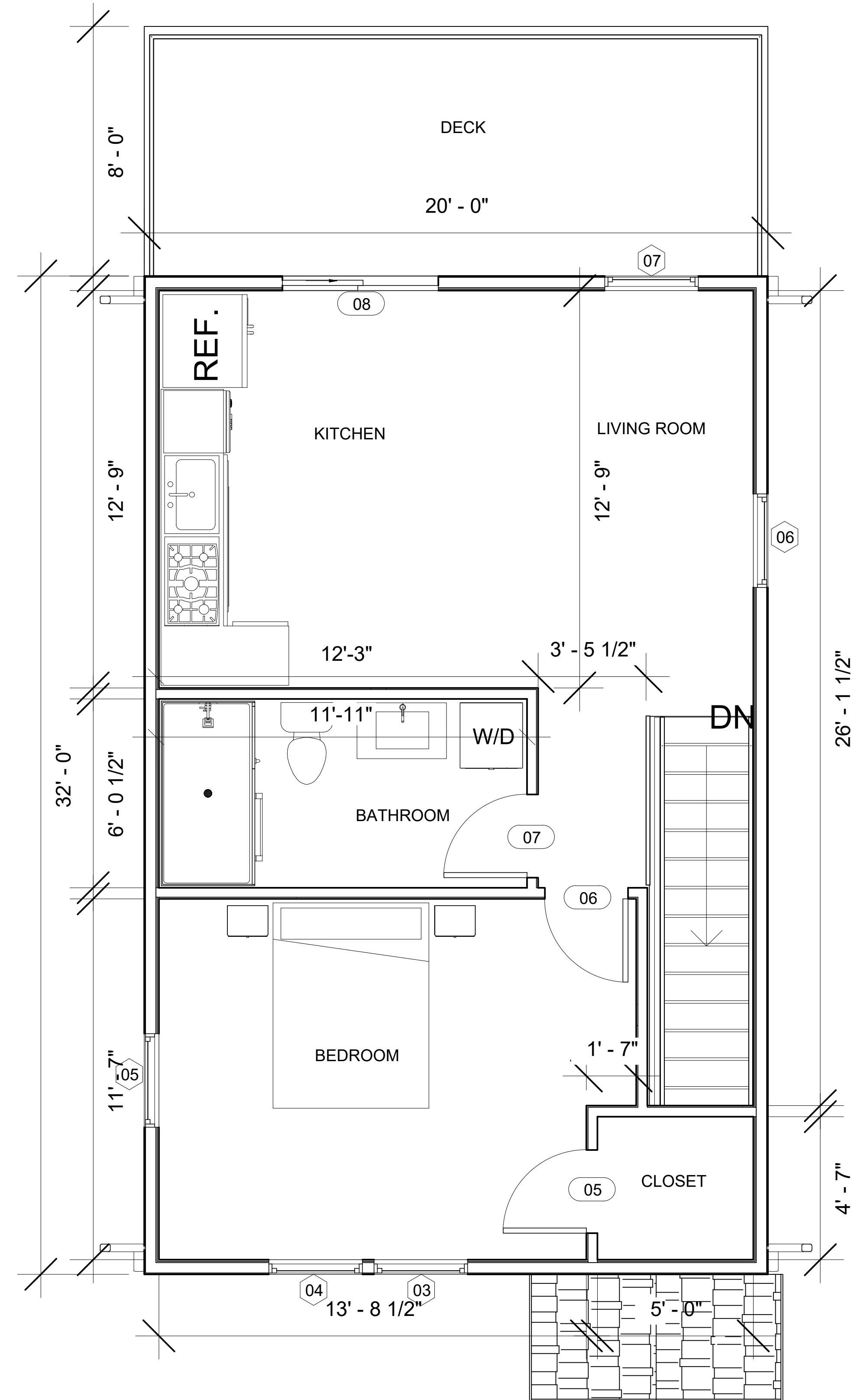
A-1

PROJECT NO. 2025 - XX



FIRST FLOOR PLAN-BAILEY AVE.

SCALE:3/8"=1'-0"



SECOND FLOOR PLAN-BAILEY AVE.

SCALE:3/8"=1'-0"



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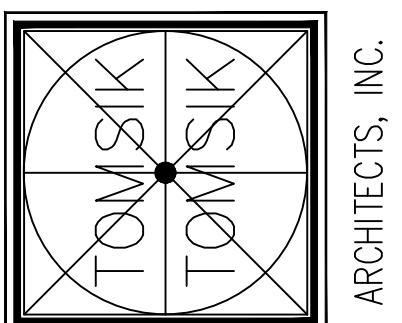
ISSUED FOR: DATE:

PERMIT 01/05/2026

SINGLE FAMILY DWELLING

**4310 BAILEY AVE
CLEVELAND, OH, 44113**

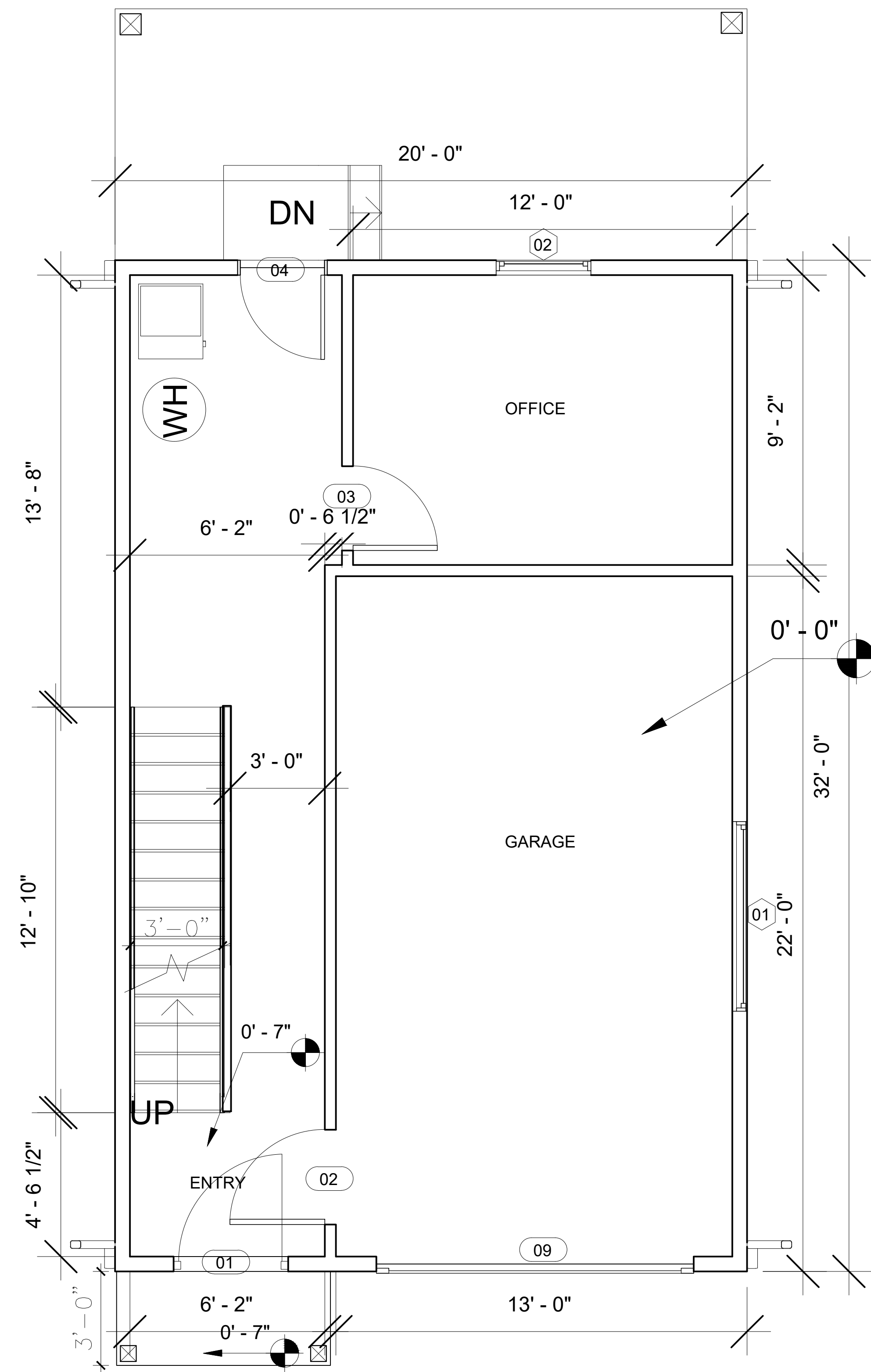
921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



FLOOR PLANS

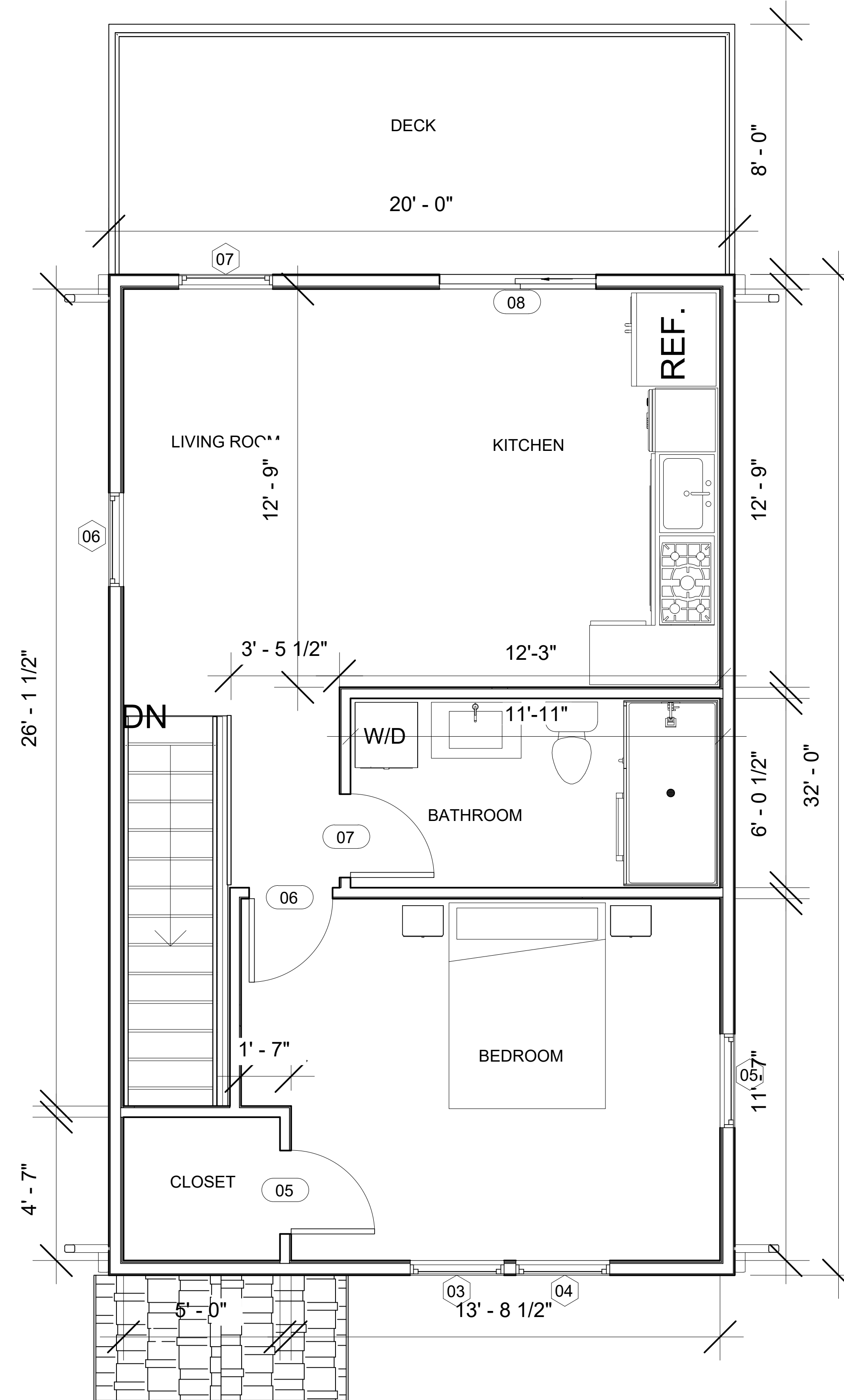
A-1-A

PROJECT NO. 2025 - XX



FIRST FLOOR PLAN-PEACH COURT

SCALE:3/8"=1'-0"



SECOND FLOOR PLAN-PEACH COURT

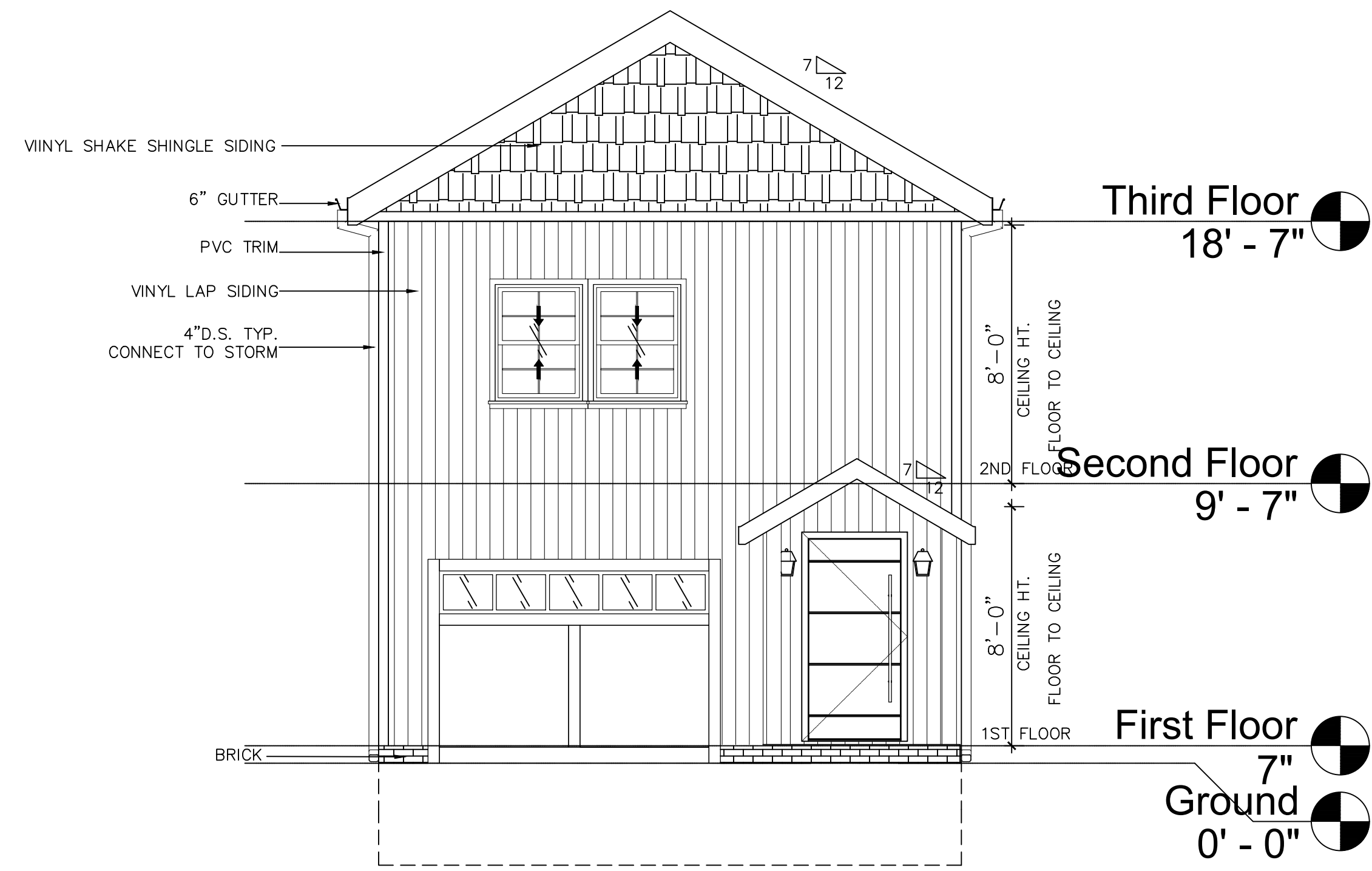
SCALE:3/8"=1'-0"



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Expiration Date 12/31/2026

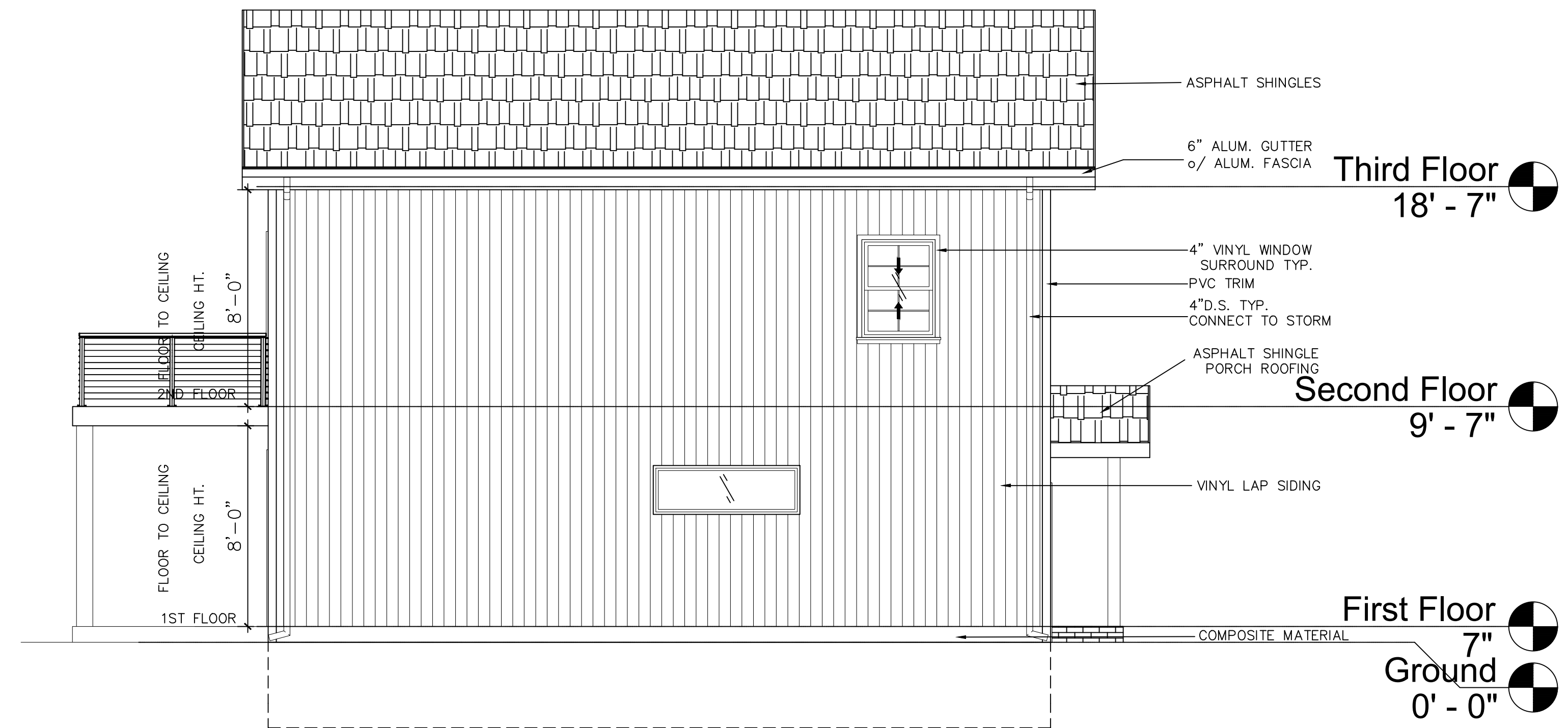
ISSUED FOR: DATE:

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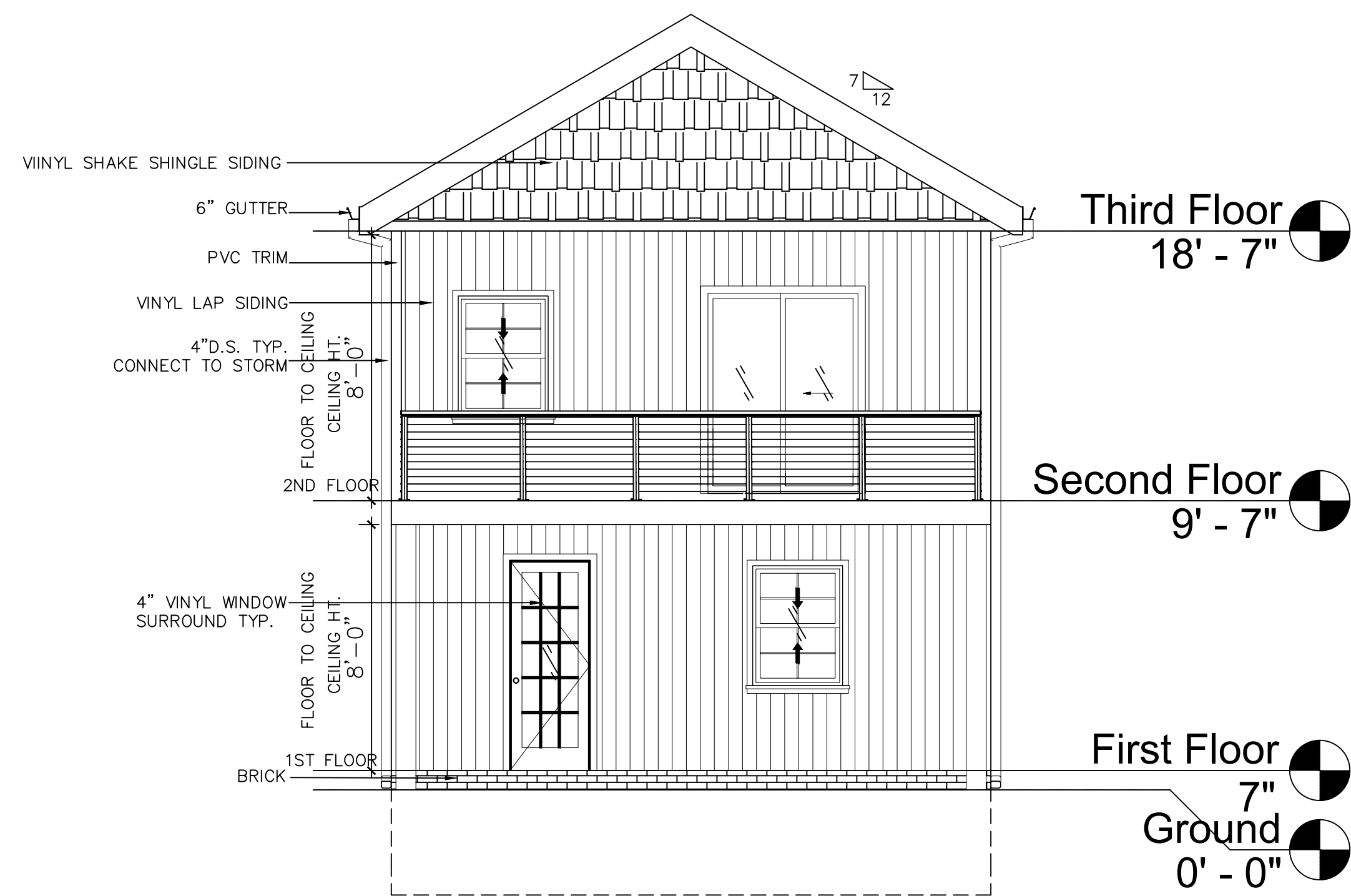
SOUTH ELEVATION-BAILEY AVE.

SCALE:1/4"=1'-0"



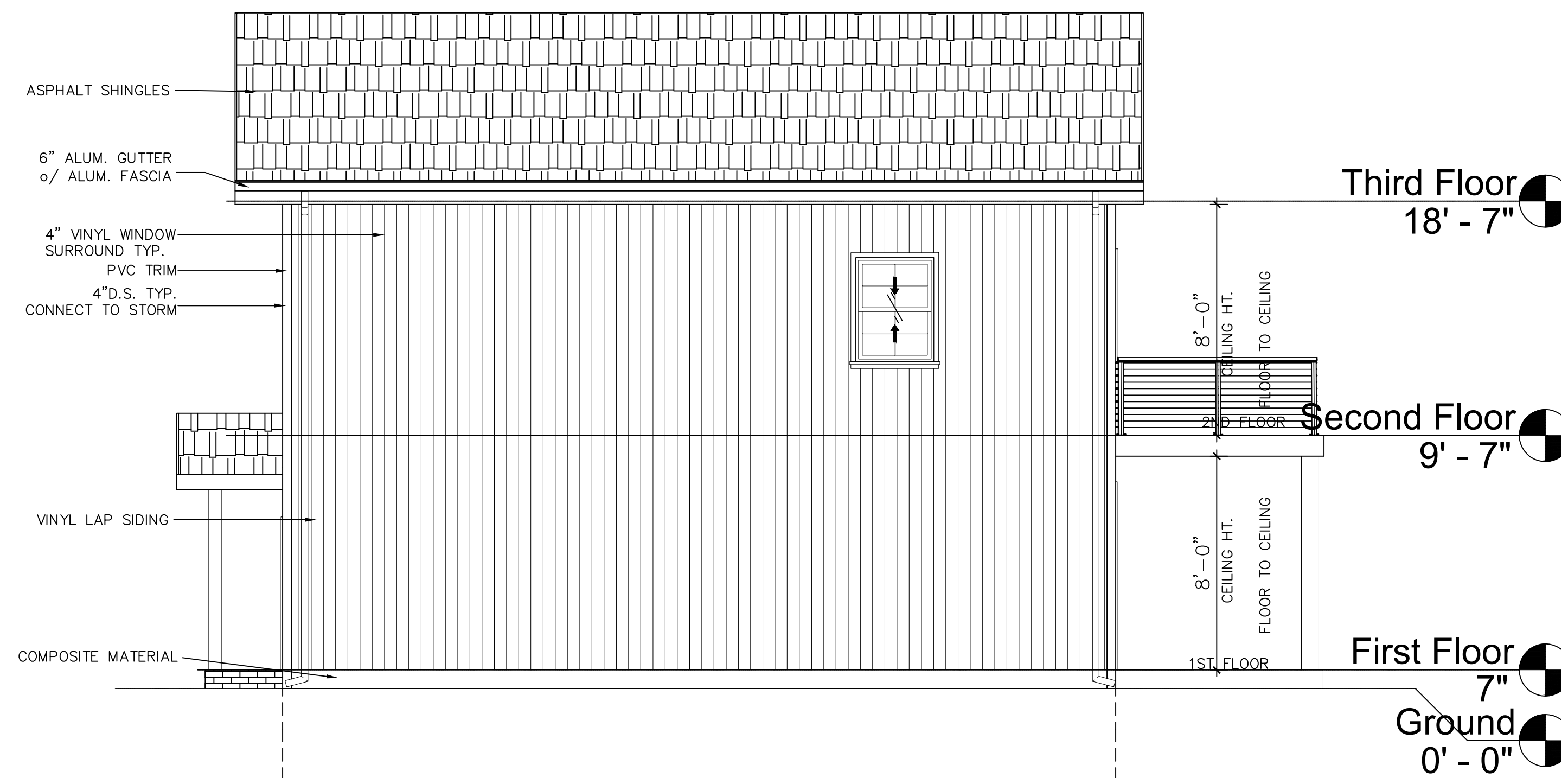
WEST ELEVATION-BAILEY AVE.

SCALE:1/4"=1'-0"



NORTH ELEVATION-BAILEY AVE.

SCALE:1/4"=1'-0"



EAST ELEVATION-BAILEY AVE.

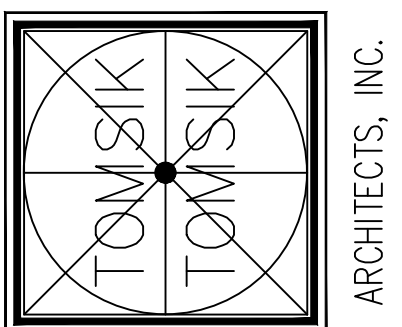
SCALE:1/4"=1'-0"

SINGLE FAMILY DWELLING

**4310 BAILEY AVE
CLEVELAND, OH, 44113**

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440

216/781-7385 FAX 216/781-7387



ELEVATIONS

A-2

PROJECT NO. 2025 - XX



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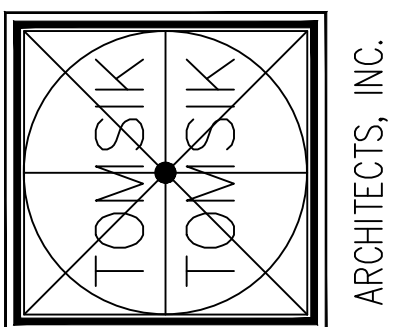
ISSUED FOR: DATE:

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SINGLE FAMILY DWELLING

**4310 BAILEY AVE
CLEVELAND, OH, 44113**

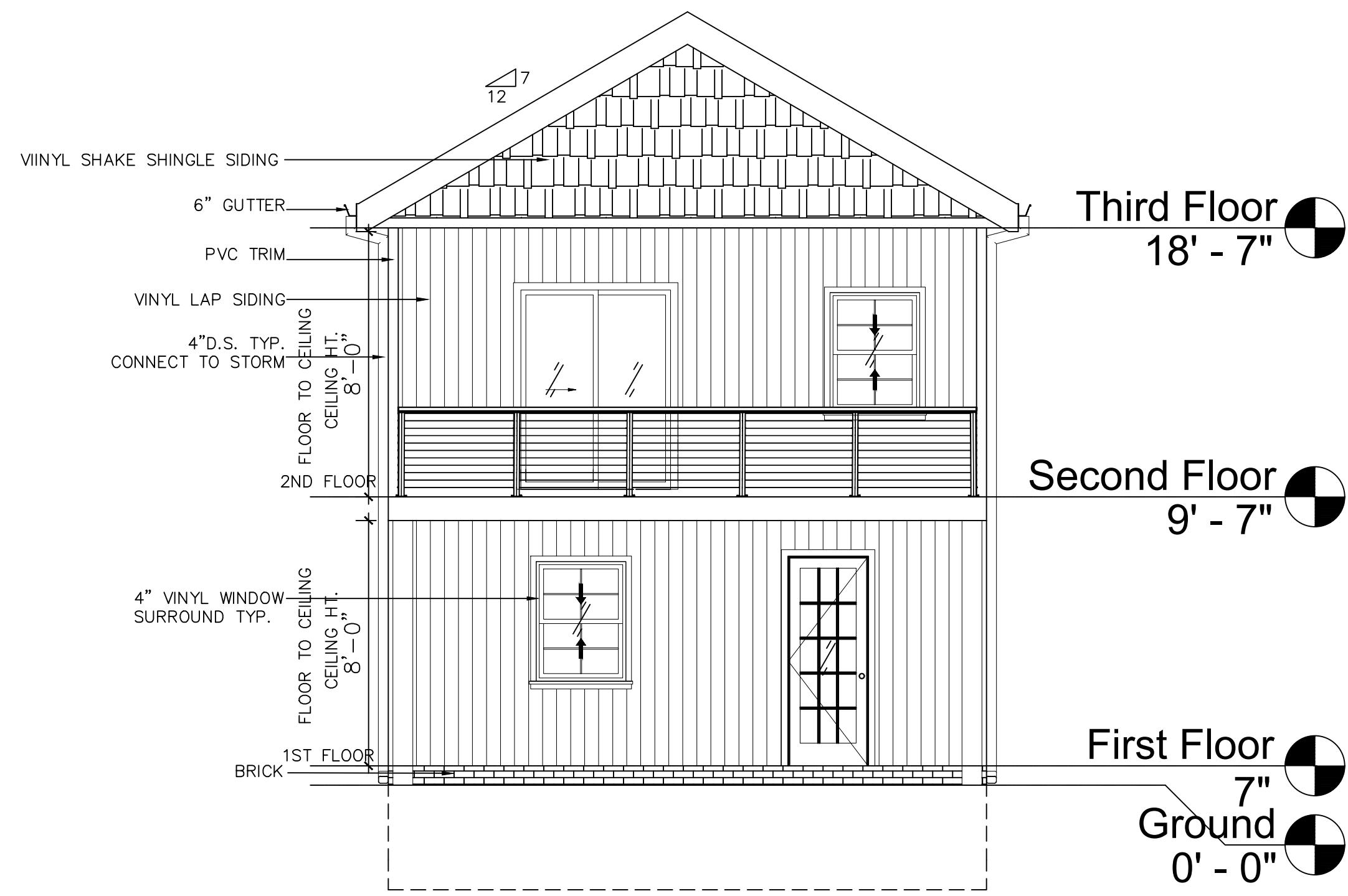
921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



ELEVATIONS

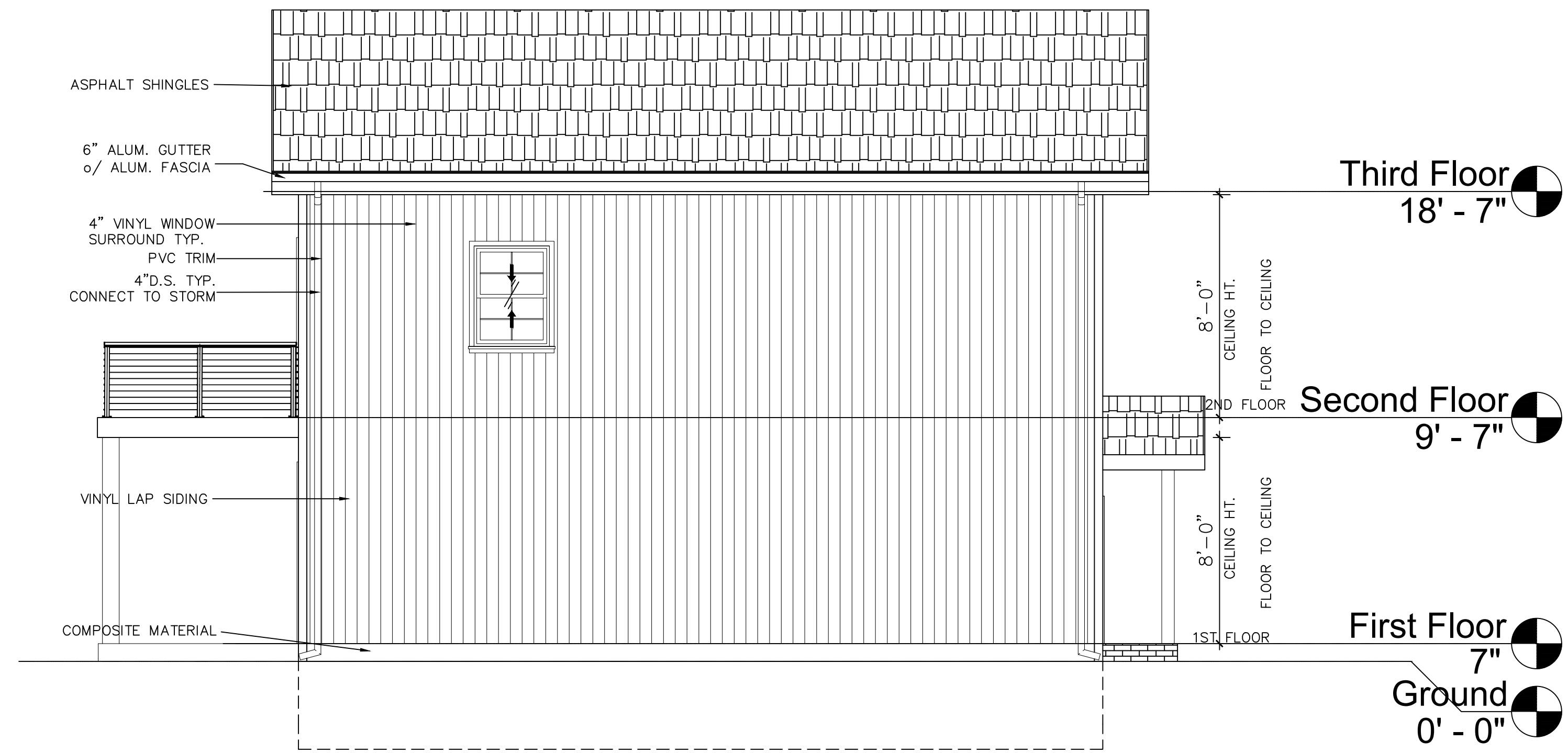
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PROJECT NO. 2025 - XX



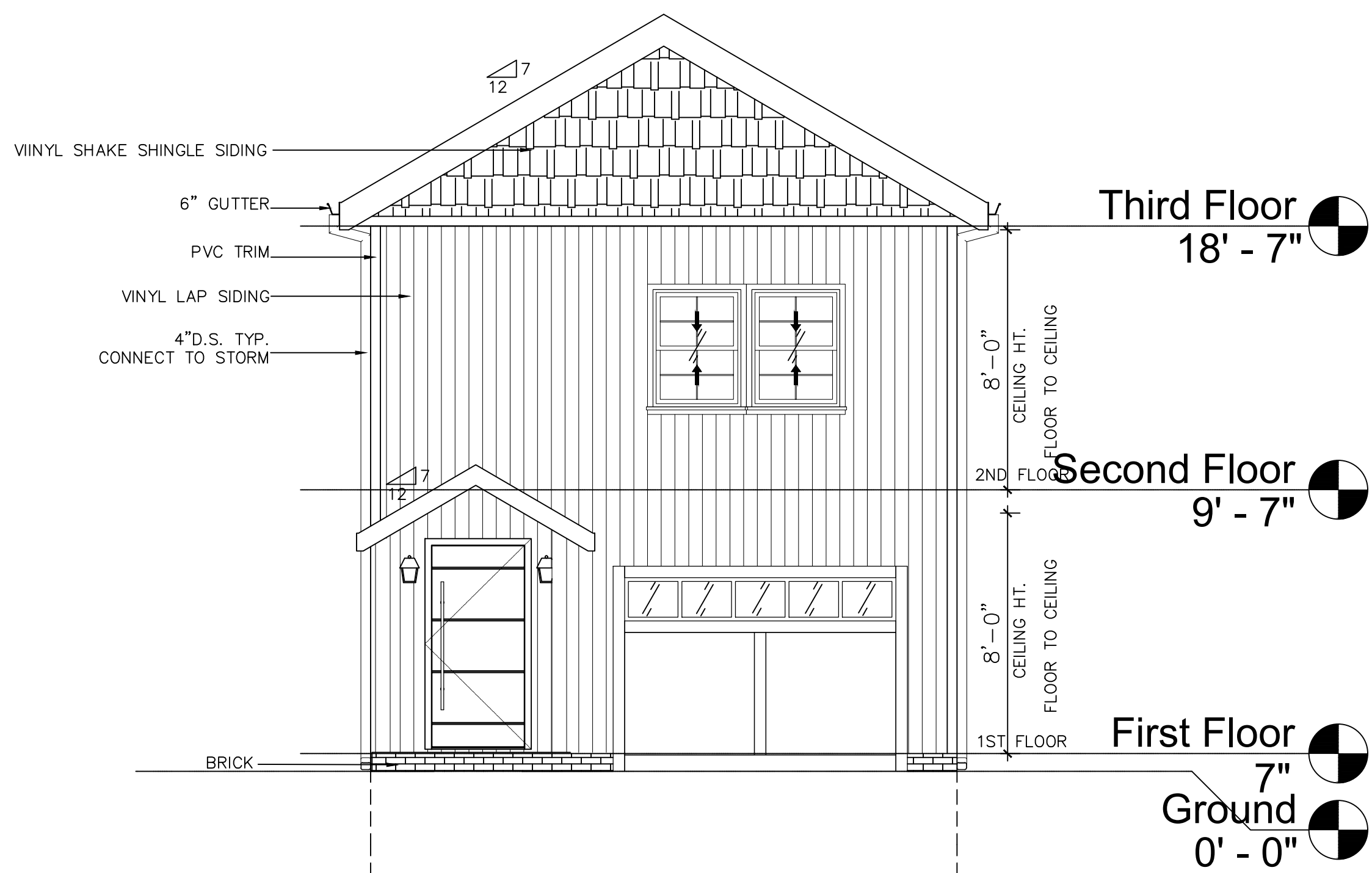
SOUTH ELEVATION-PEACH COURT

SCALE:1/4"=1'-0"



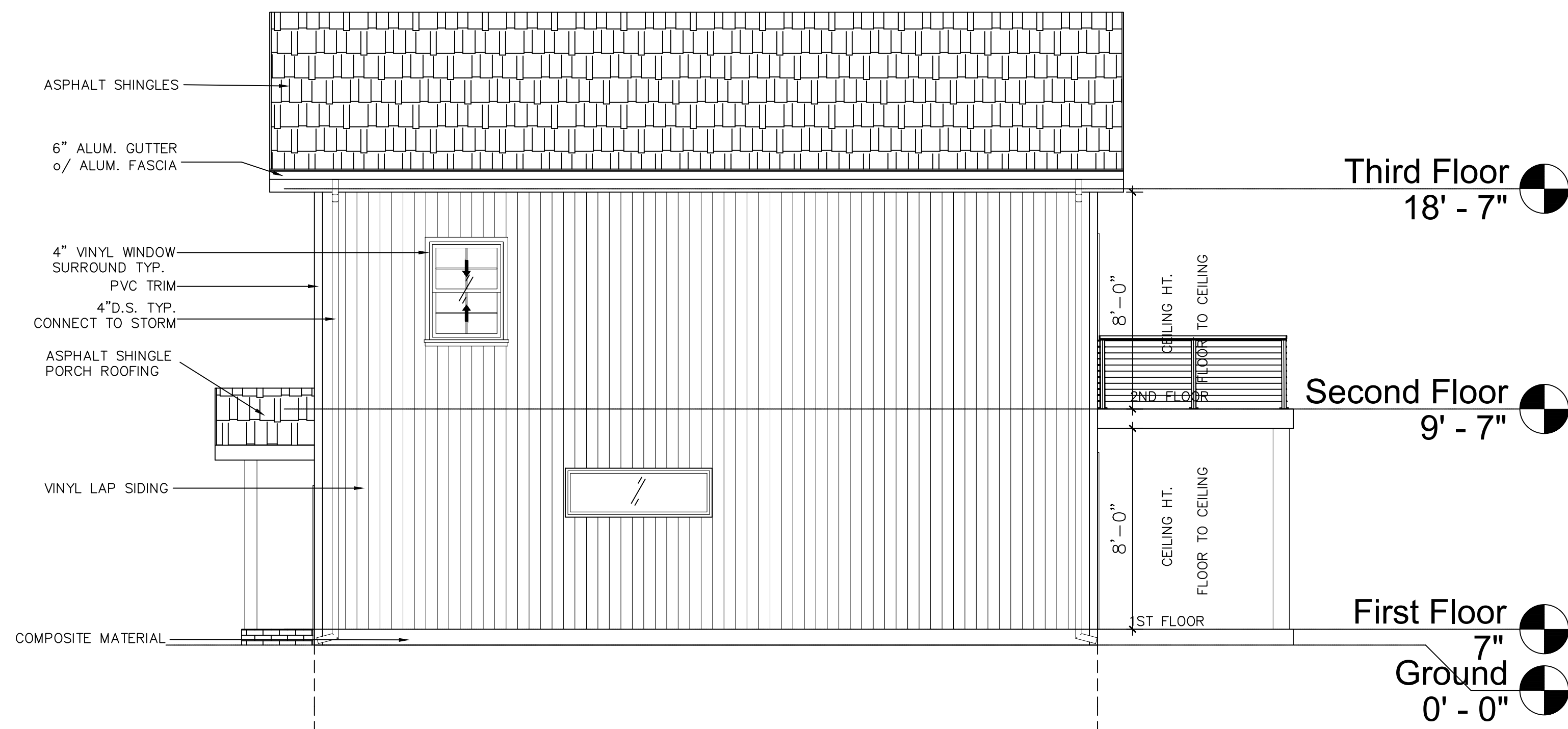
WEST ELEVATION-PEACH COURT

SCALE:1/4"=1'-0"



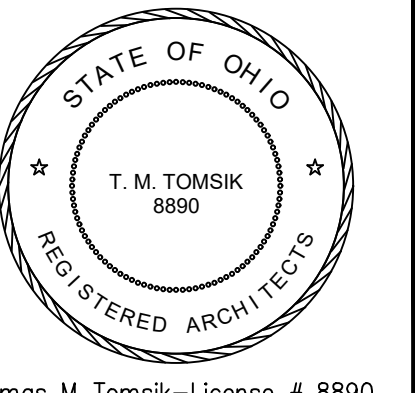
NORTH ELEVATION-PEACH COURT

SCALE:1/4"=1'-0"



EAST ELEVATION-PEACH COURT

SCALE:1/4"=1'-0"

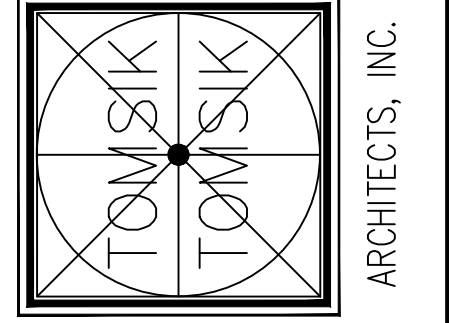


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SINGLE FAMILY DWELLING
4310 BAILEY AVE
CLEVELAND, OH, 44113

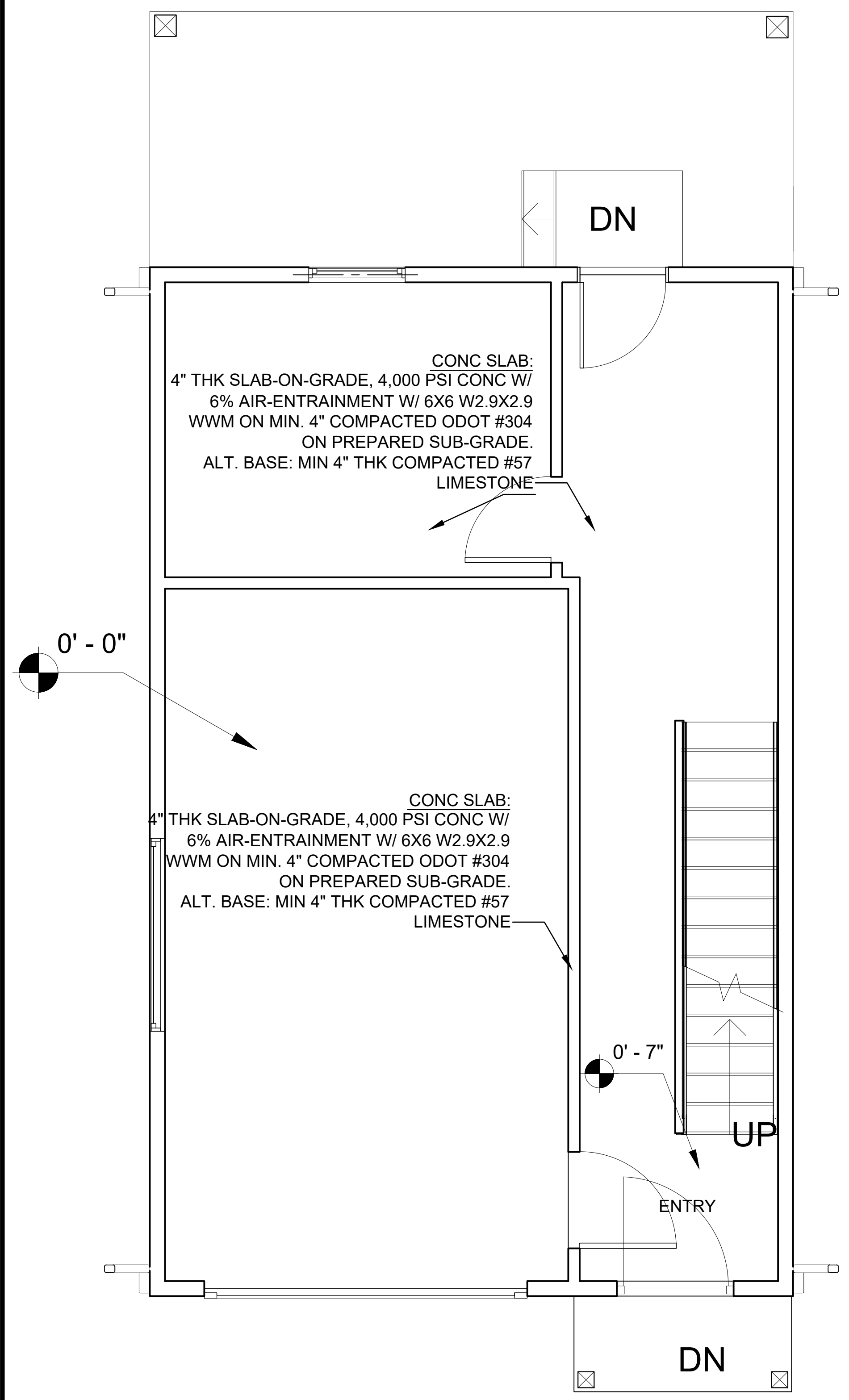
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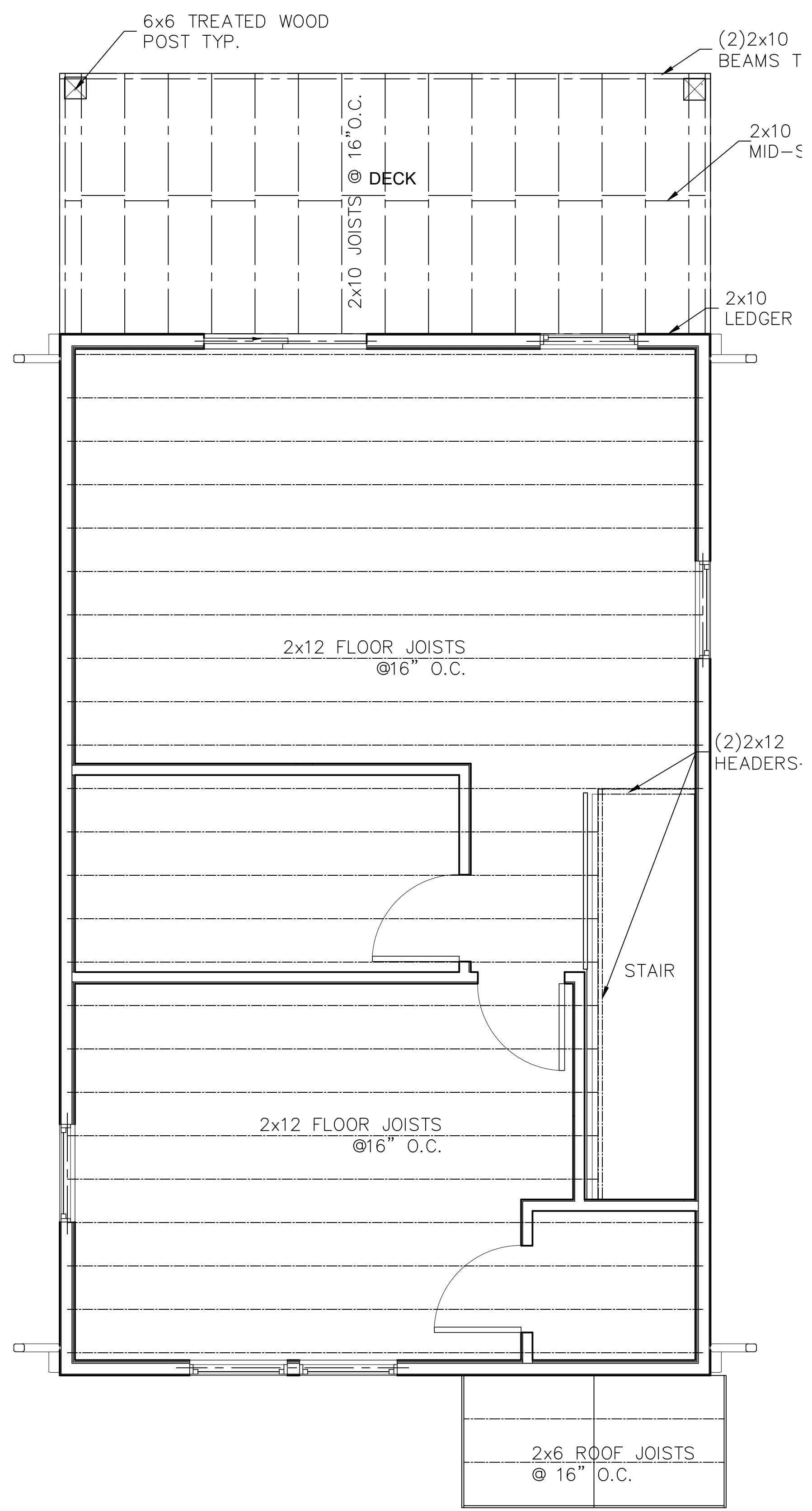
FRAMING PLANS

A-3

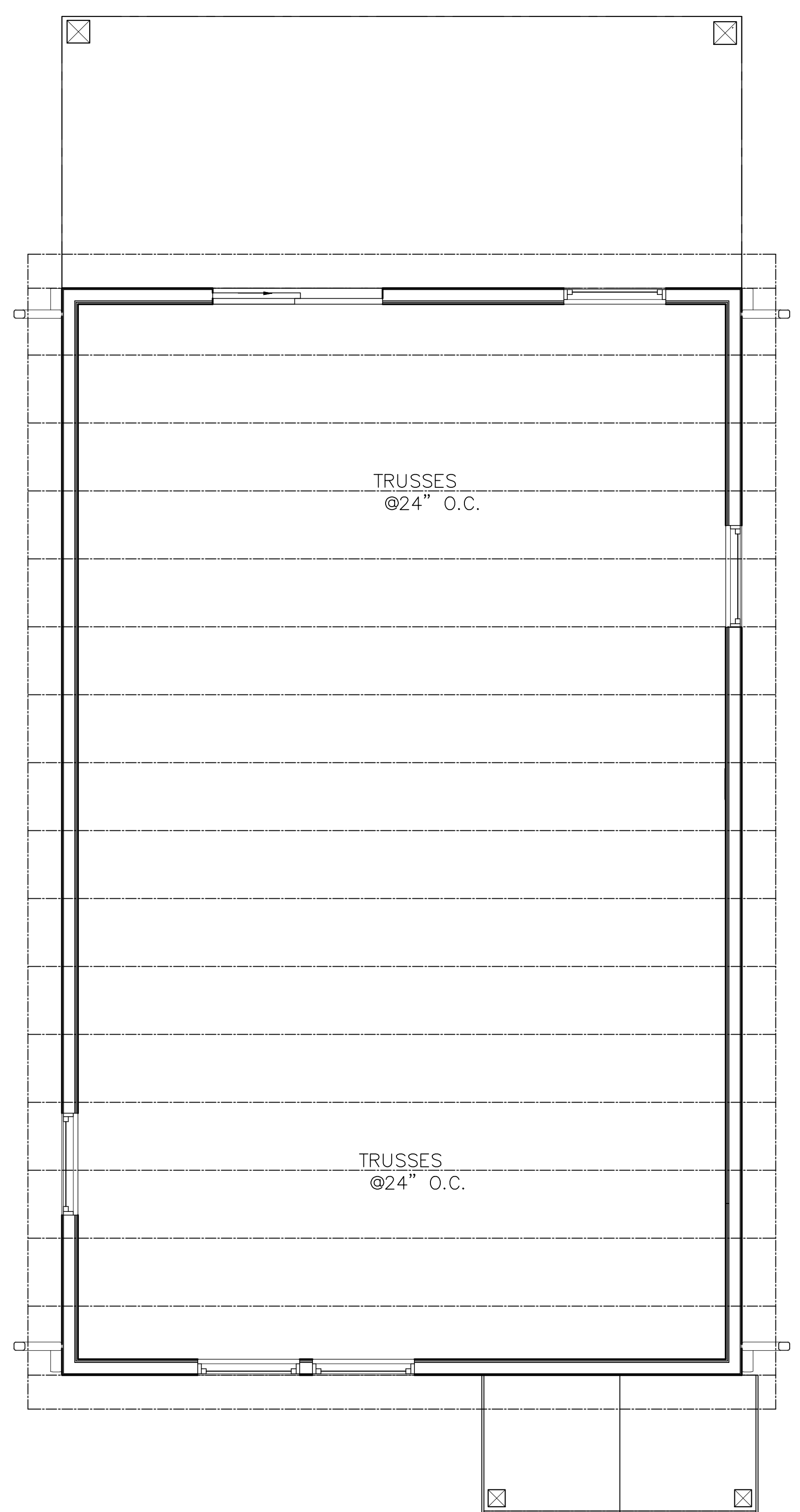
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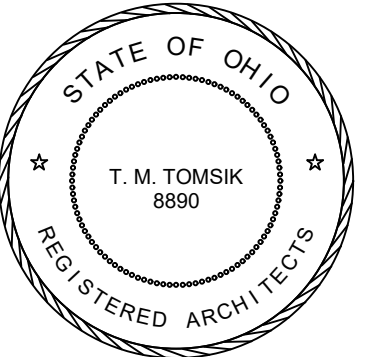
 **FIRST FLOOR FRAMING PLAN-BAILEY AVE.**
SCALE:3/8"=1'-0"



 **SECOND FLOOR FRAMING PLAN-BAILEY AVE.**
SCALE:3/8"=1'-0"



 **ROOF FRAMING PLAN-BAILEY AVE.**
SCALE:3/8"=1'-0"



Thomas M Tomsik—License # 8890
Expiration Date 12/31/2026

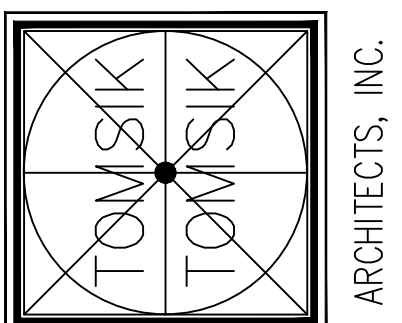
ISSUED FOR: DATE:

PERMIT 01/05/2026

SINGLE FAMILY DWELLING

**4310 BAILEY AVE
CLEVELAND, OH, 44113**

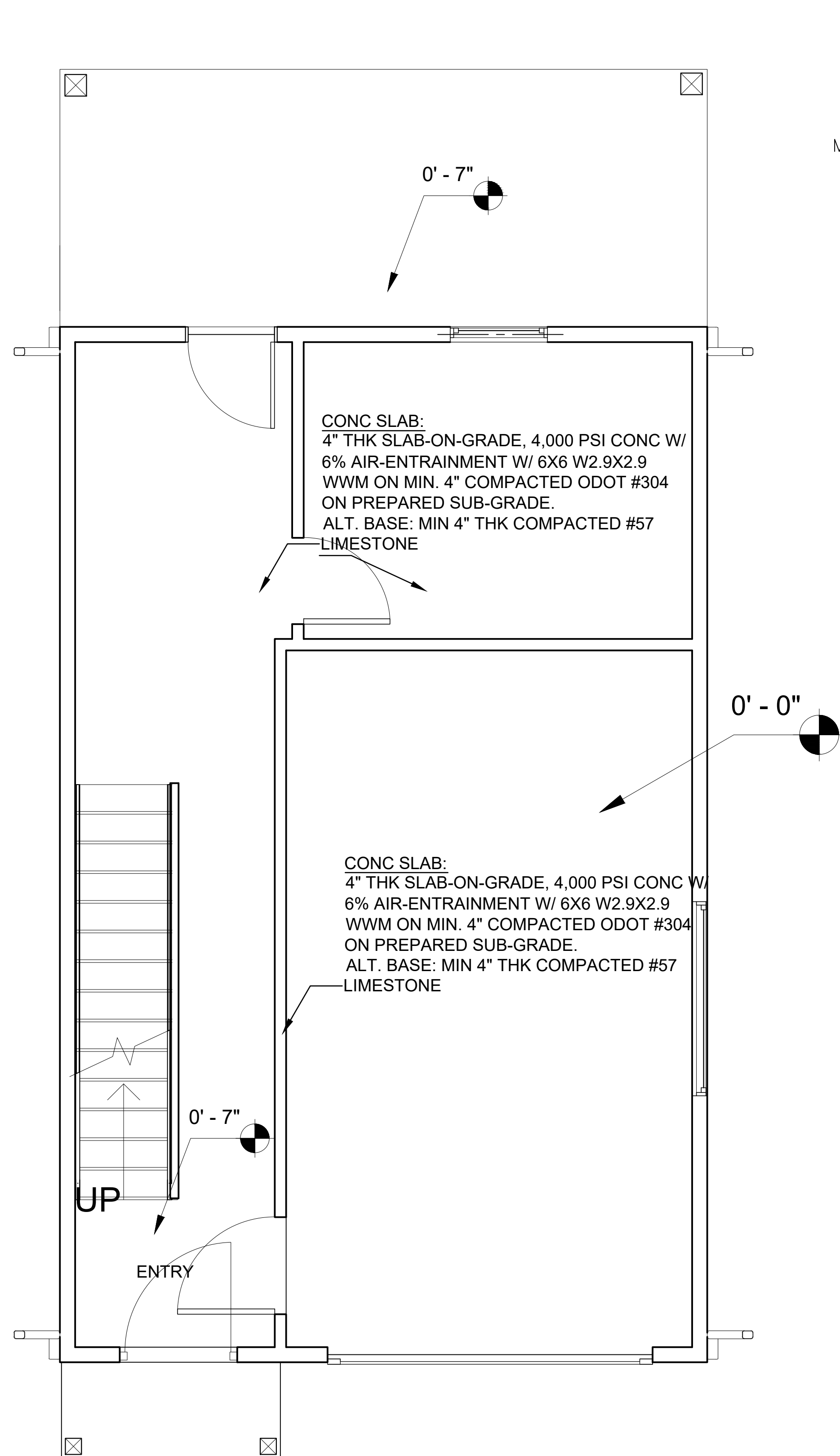
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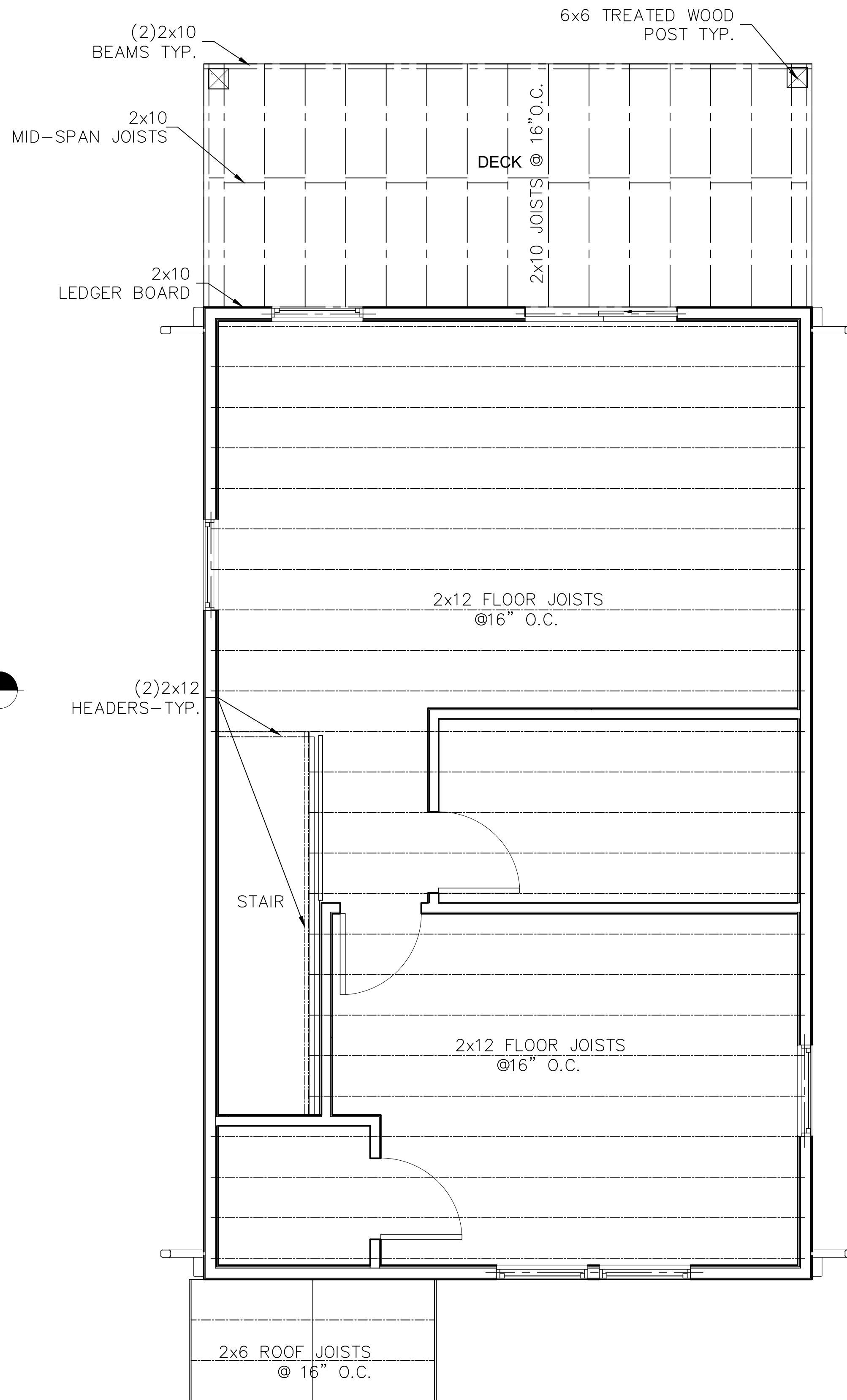
FRAMING PLANS

A-3-A

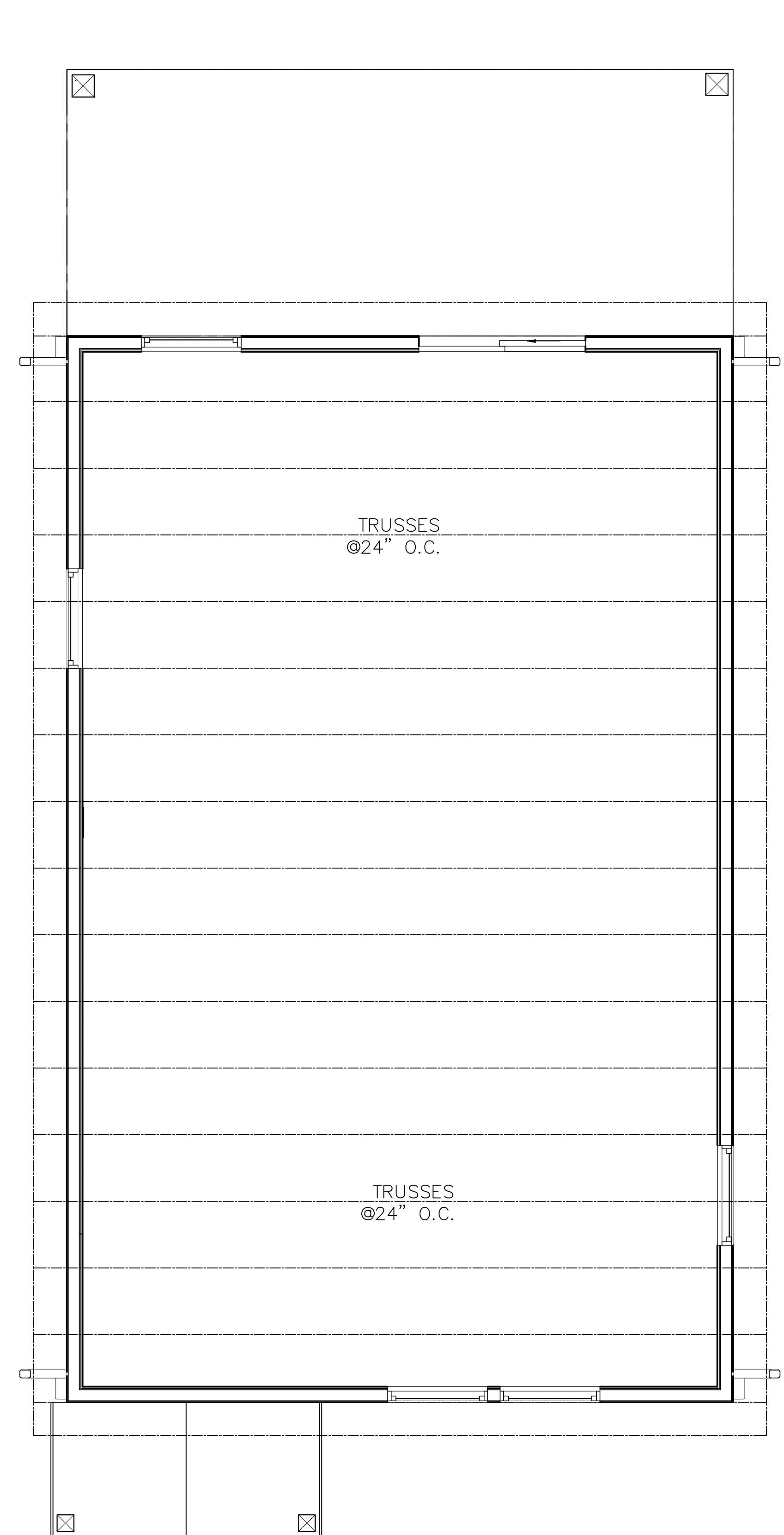
PROJECT NO. 2025 - XX



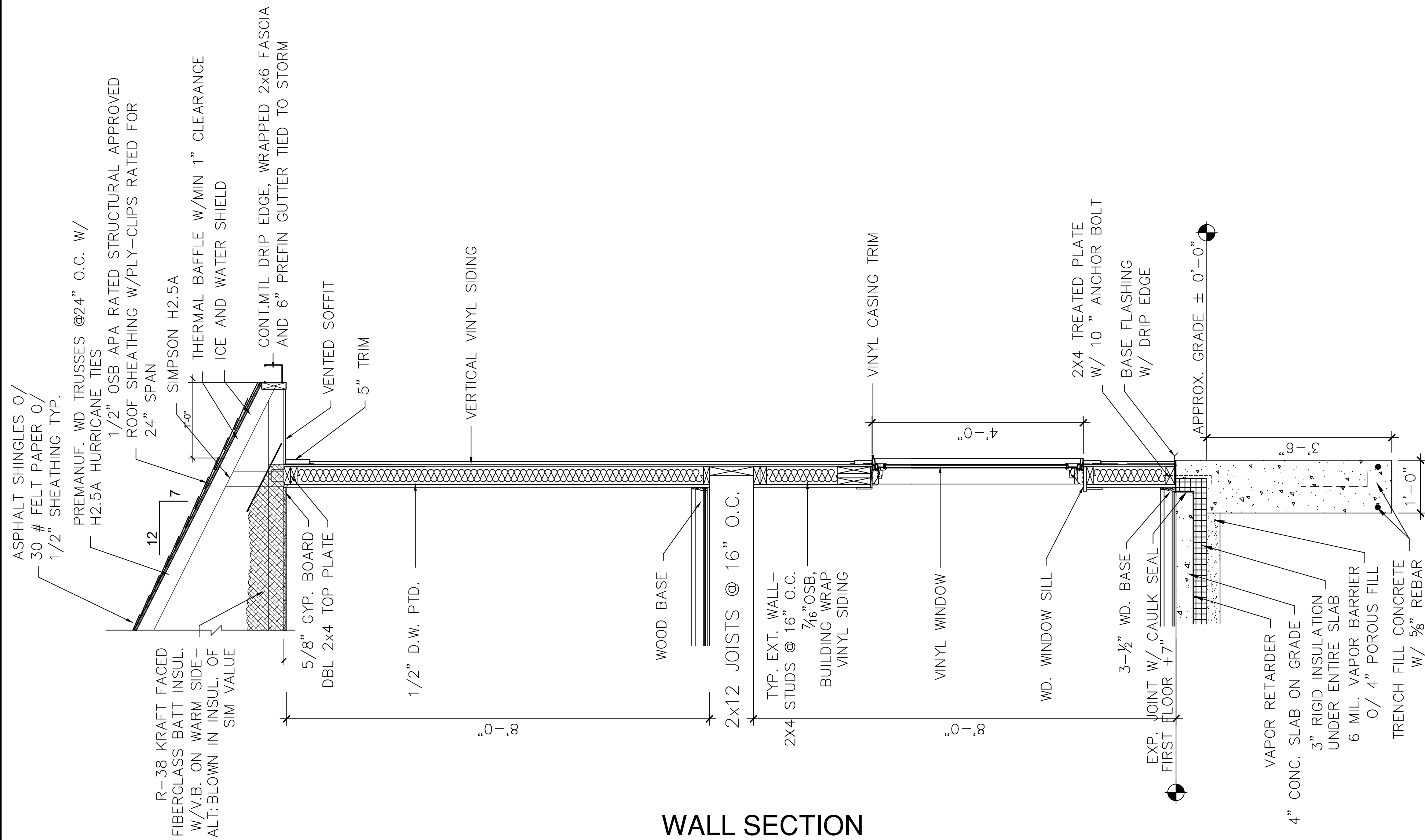
FIRST FLOOR FRAMING PLAN-PEACH COURT
SCALE:3/8"=1'-0"
NORTH



SECOND FLOOR FRAMING PLAN-PEACH COURT
SCALE:3/8"=1'-0"
NORTH



ROOF FRAMING PLAN-PEACH COURT
SCALE:3/8"=1'-0"
NORTH



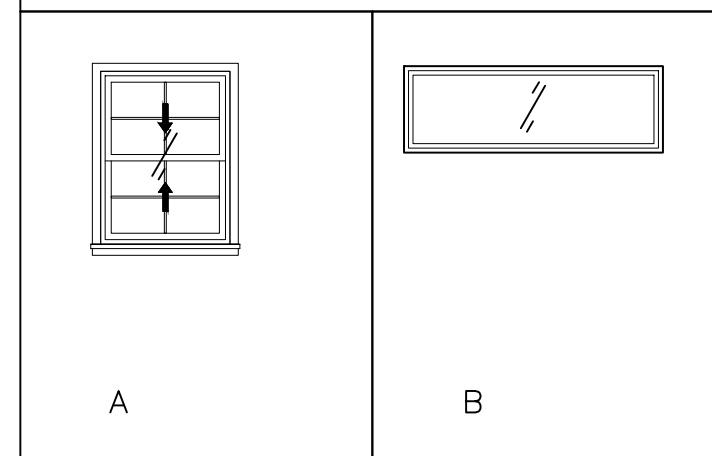
WALL SECTION

SCALE:3/4"=1'-0"

WINDOW SCHEDULE

WINDOW					
NO.	TYPE	SIZE	MATL	STATE	REMARKS
01	B	72"W x 24"H	PVC	NEW	FIXED
02	A	36"W x 48"H	PVC	NEW	DOUBLE HUNG
03	A	32"W x 72"H	PVC	NEW	DOUBLE HUNG
04	A	32"W x 18"H	PVC	NEW	DOUBLE HUNG
05	A	28"W x 28"H	PVC	NEW	DOUBLE HUNG
06	A	32"W x 18"H	PVC	NEW	DOUBLE HUNG
07	A	28"W x 28"H	PVC	NEW	DOUBLE HUNG

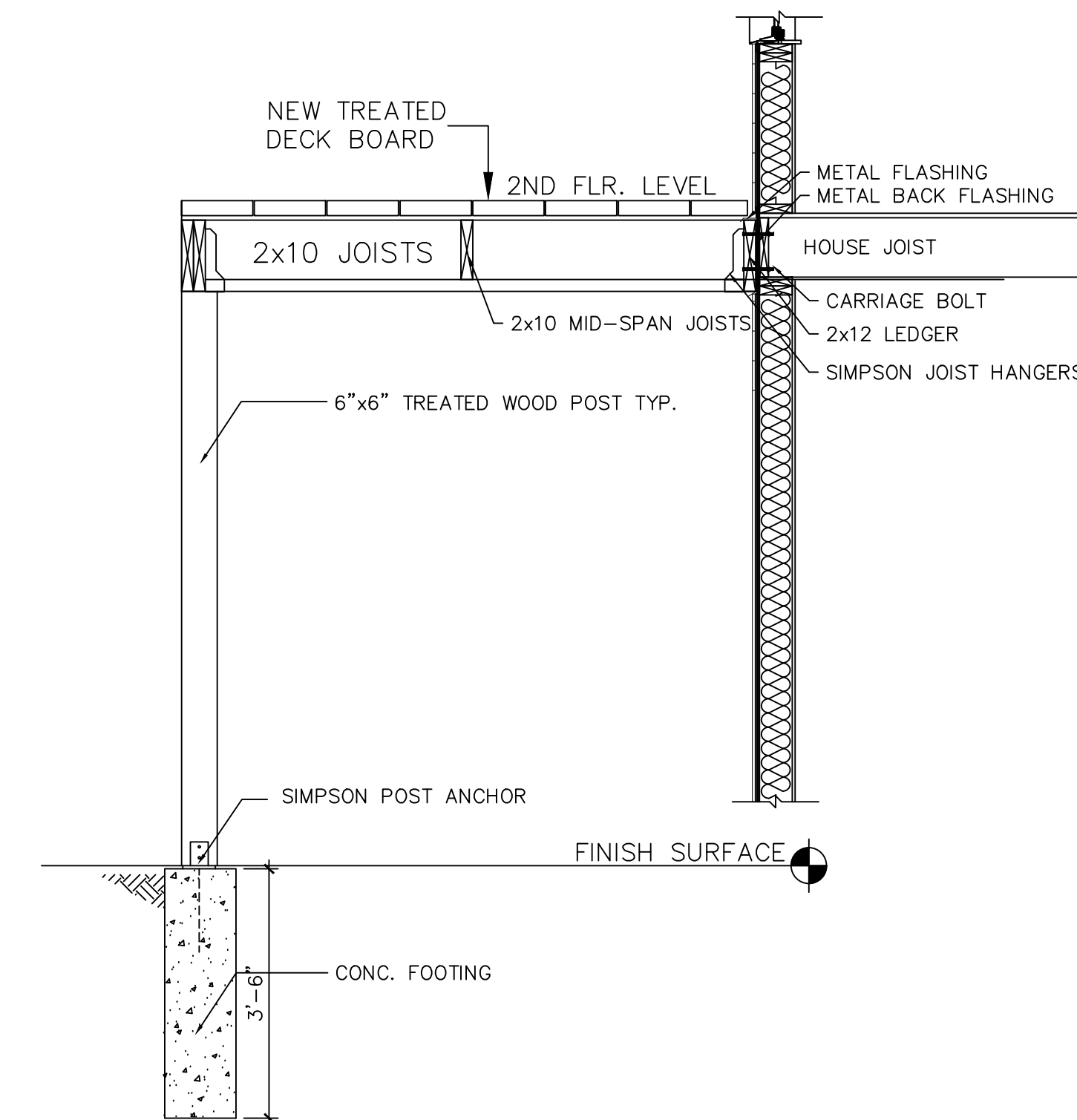
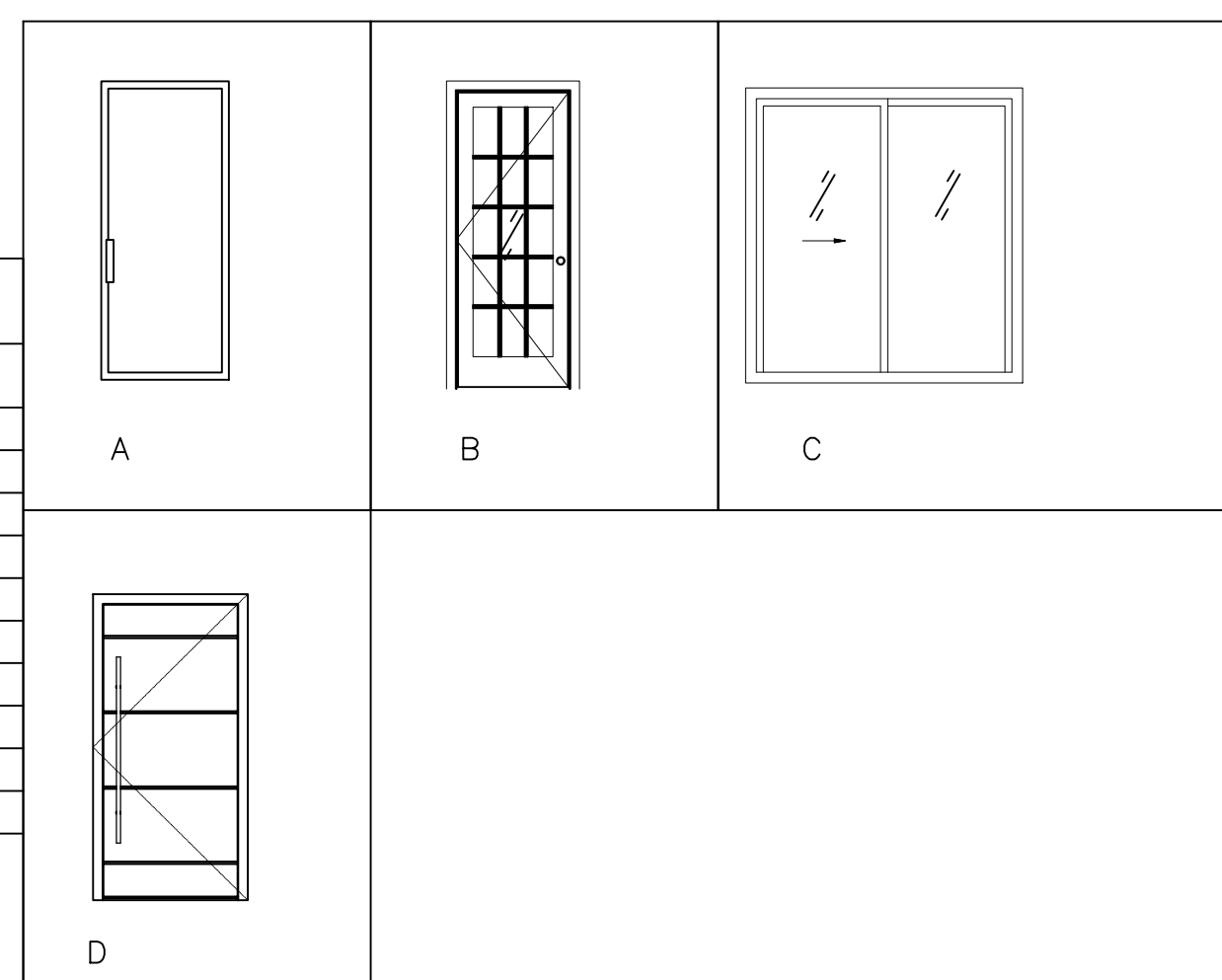
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & HEIGHTS



DOOR SCHEDULE

DOOR					
NO.	TYPE	SIZE	MATL	STATE	REMARKS
01	D	36"X84X1-3/4"	WOOD	NEW	
02	A	36"X80"X1-3/8"	WOOD	NEW	
03	A	36"X80"X1-3/8"	WOOD	NEW	
04	B	36"X84"X1-3/4"	WOOD	NEW	
05	A	32"X80"X1-3/8"	WOOD	NEW	CLOSET DOOR
06	A	36"X80"X1-3/8"	WOOD	NEW	
07	A	32"X80"X1-3/8"	WOOD	NEW	
08	A	60"X84"X1-3/4"	WOOD	NEW	SLIDING DOOR
09		10'W x 7'H	ALUM.	NEW	INSULATED GARAGE DOOR

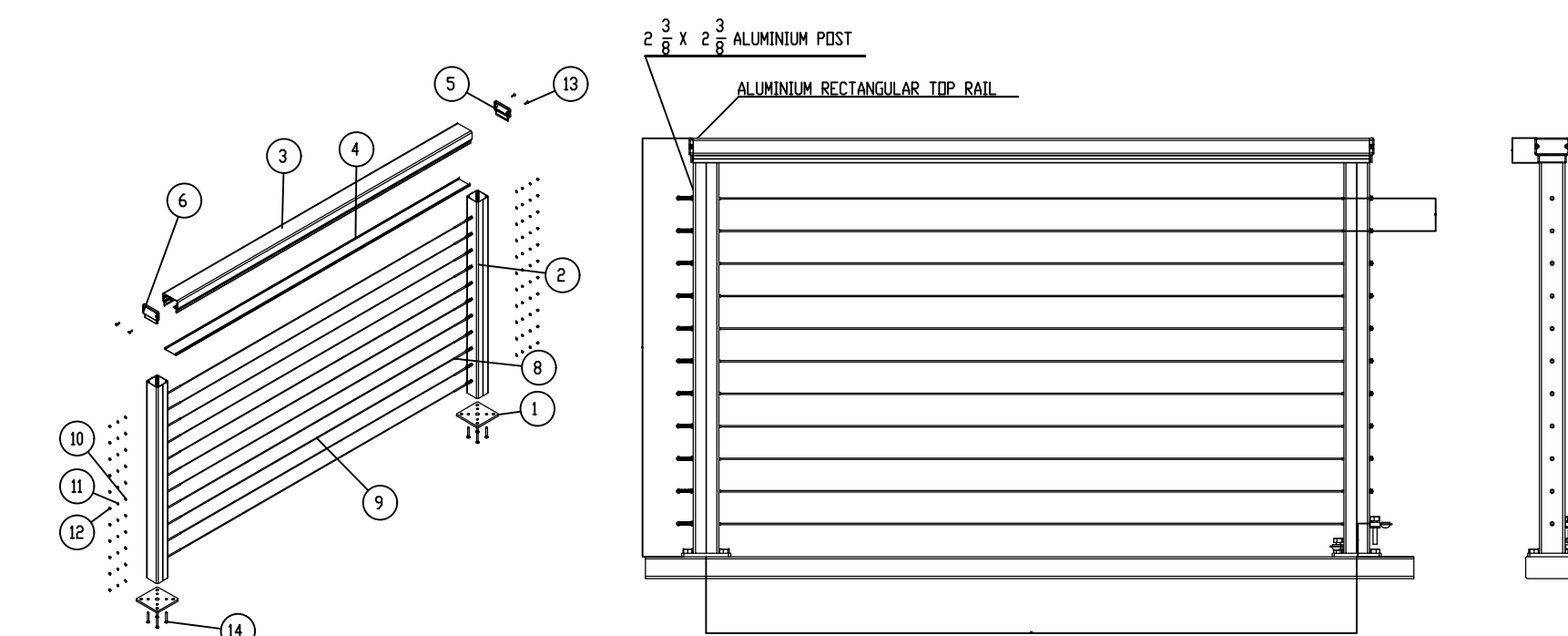
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & HEIGHTS



DECK DETAIL

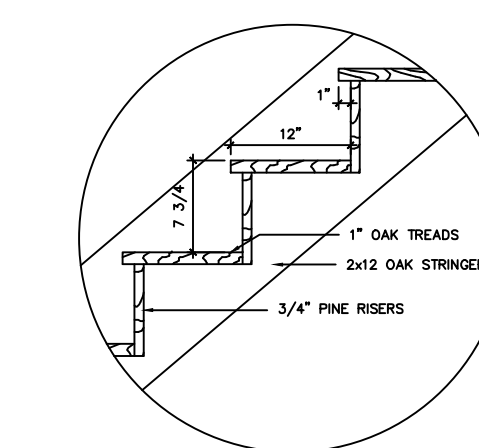
SCALE:1/2"=1'-0"

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	03-001-01	BASE PLATE	2
2	03-001-01	TERMINAL POST (6005 TS ALUM)	2
3	03-004-01	RECTANGULAR TOP RAIL (6002 TS ALUM)	1
4	03-004-01	TOP RAIL SNAP COVER (6002 TS ALUM)	1
5	03-005-01	RECTANGULAR RAIL END	1
6	Mirror 03-005-01	RECTANGULAR RAIL END (CASE) ALUM	1
7	01-9005-01 OR 01-9009-01	FIELD THREADED TERMINAL	11
8	01-9009-01 OR 01-9009-01	FIELD THREADED TENSILE	11
9	Stainless Cable	1/8" or 3/16" DIA	11
10	Stainless Washer	STD	22
11	Stainless Hex Nut	STD	22
12	Stainless Acorn Nut	STD	22
13	6-32 SS TYPE	STD	4
14	1/4-20x2 1/2 PHIL. FH 1/4" 418 SS	STD	8
15	LAG BOLT	STD	8



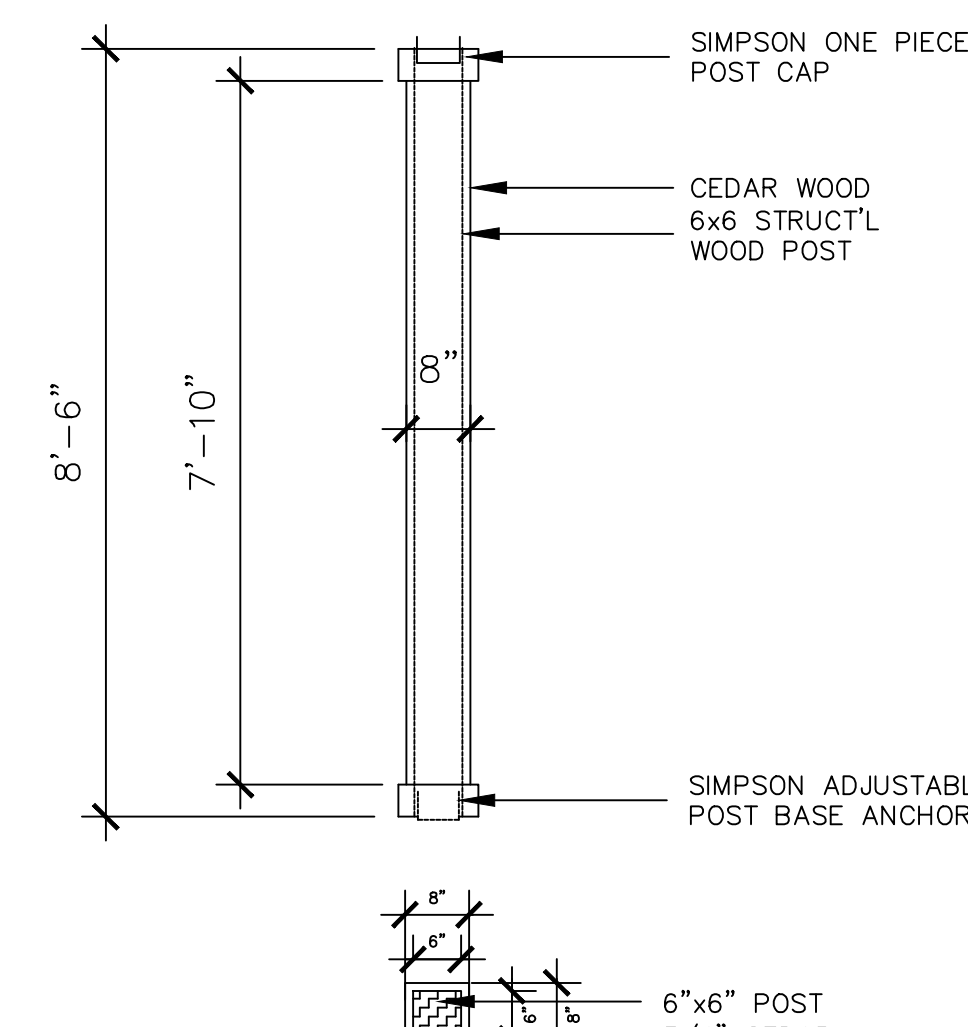
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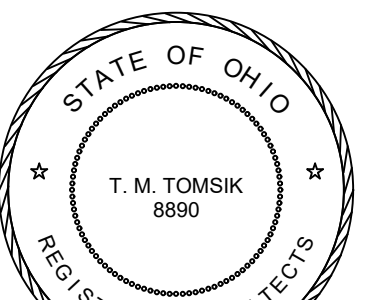
STAIR DETAIL

SCALE:3/4"=1'-0"



COLUMN DETAIL

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



Thomas M Tomšik—License # 8890
Expiration Date 12/31/2026

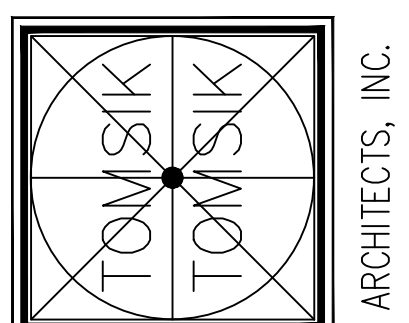
ISSUED FOR: DATE:

PERMIT 01/02/2026

SINGLE FAMILY DWELLING

4310 BAILEY AVE
CLEVELAND, OH, 44113

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



WALL SECTION
DETAILS
WINDOW & DOOR SCHEDULES

A-4

PROJECT NO. 2025 - XX



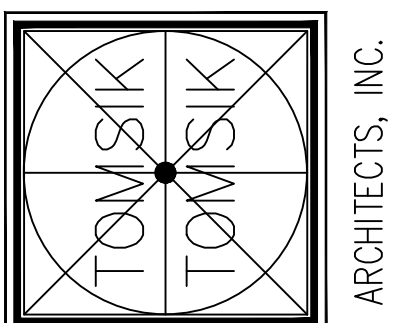
Thomas M Tomsik—License # 8890
Expiration Date 12/31/2026

ISSUED FOR: DATE:

PERMIT 01/05/2026

SINGLE FAMILY DWELLING
4310 BAILEY AVE
CLEVELAND, OH, 44113

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



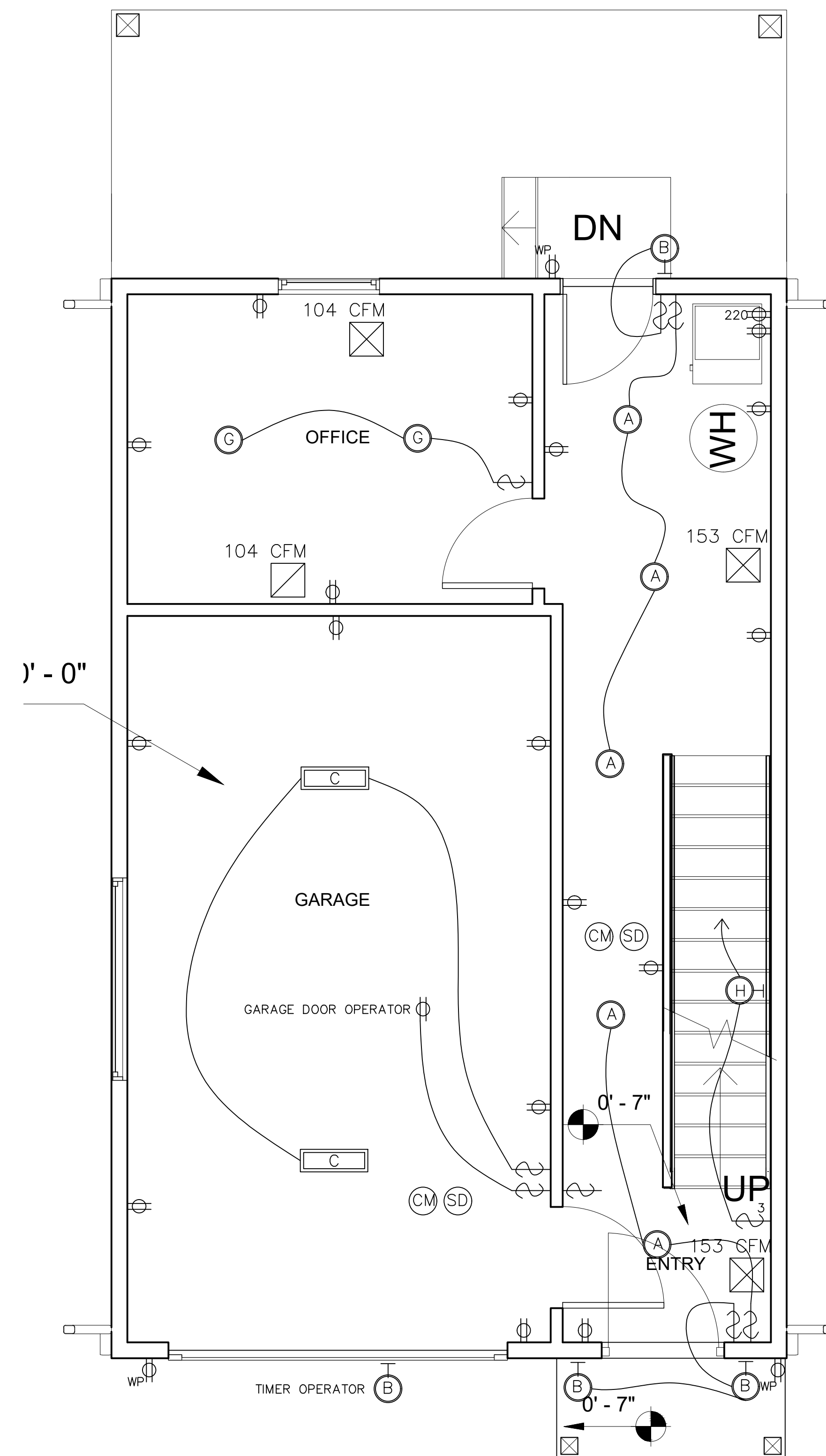
ELECTRICAL PLANS
ELECTRICAL LEGEND

A-5

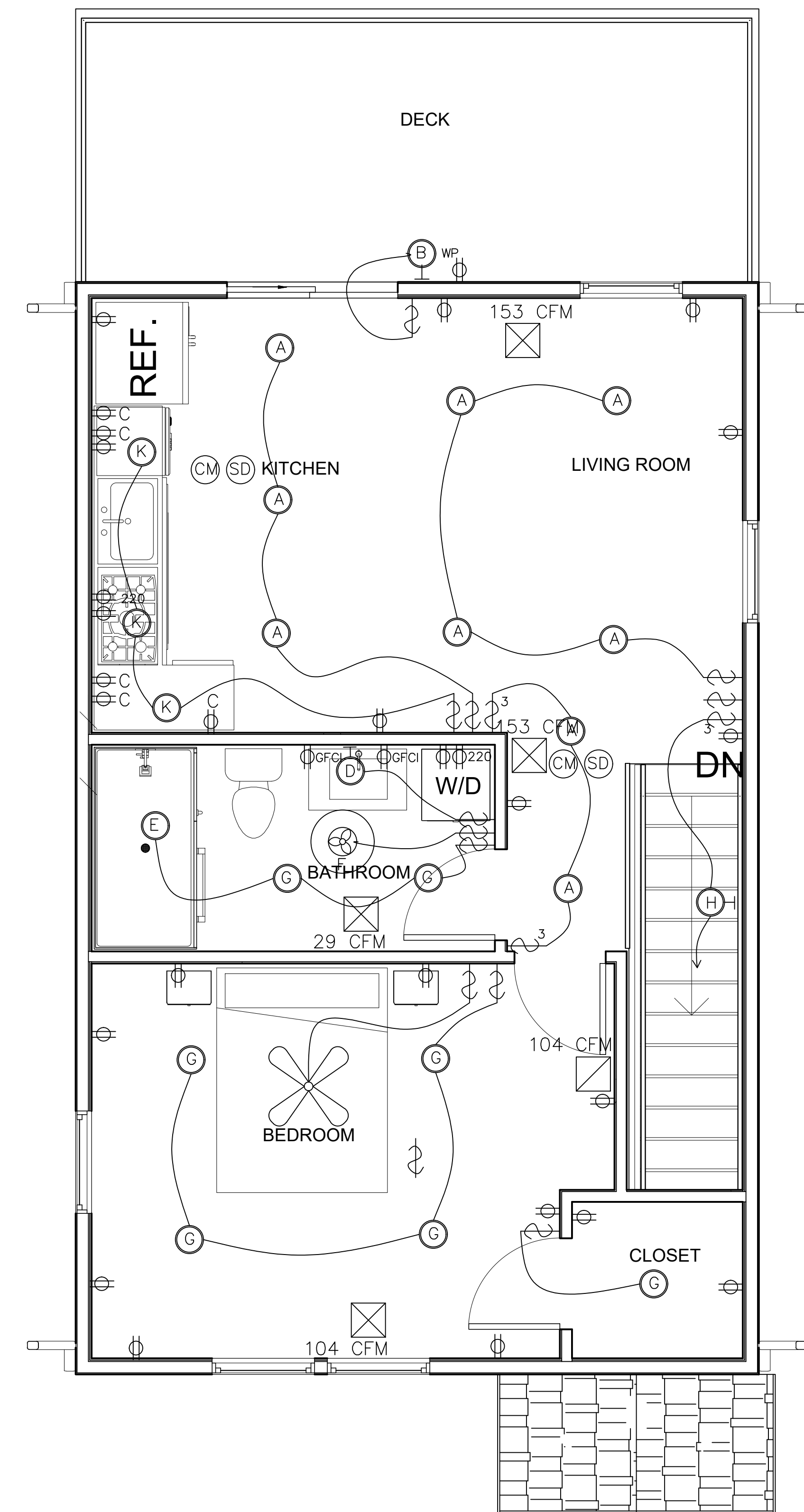
PROJECT NO. 2025 - XX

ELECTRICAL LEGEND

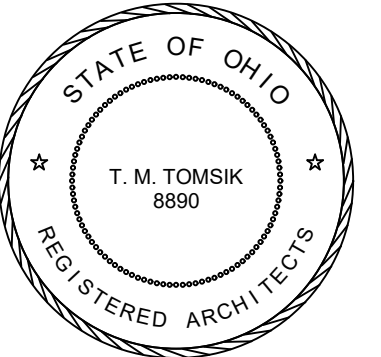
FIXT. TYPE	DESCRIPTION
	RECESSED CEILING
	EXTERIOR WALL LIGHT
	FLUORESCENT SURFACE MOUNTED
	WALL MOUNTED VANITY LIGHT
	RECESSED WET LOCATION
	LIGHT / FAN COMBO
	RECESSED FLAT CEILING
	DECORATIVE WALL SCONCE
	UNDER CABINET LIGHTS
	LIGHTALARMS CATALOG #ELF647-M6-6V OR EQUAL 120 VOLT CEILING OR WALL MOUNTED SMOKE DETECTOR WITH BATTERY BACK-UP & INTERLOCKING CAPABILITY- GENTEX CATALOG #GN-503F
	24VDC CARBON MONOXIDE DETECTOR STANDARD RANGE 0-100 PARTS PER MILLION (PPM) RESPONSE TIME 20.9 SECONDS TO 50% OF SCALE
	SINGLE POLE SWITCH
	3-WAY SWITCH
	SWITCH W.DIMMER
	125V, 20A TAMPER RESISTANT DUPLEX RECEPTACLE. "WP" DENOTES WEATHERPROOF. "C" DENOTES MOUNTED ABOVE COUNTER. "UC" DENOTES MOUNTED BELOW COUNTER "220" DENOTES 220 VOLT OUTLET TO MATCH EQUIPMENT. "GFI" DENOTES GROUND FAULT INTERRUPTER TYPE "C" ABOVE THE COUNTERTOP MOUNT RECEPTACLES AT 18" AFF UNLESS NOTED OTHERWISE
	DENOTES BATHROOM EXHAUST FAN/LIGHT COMBO
	CEILING FAN/LIGHT COMBO UNIT



FIRST FLOOR ELECTRICAL PLAN-BAILEY AVE.
SCALE:3/8"=1'-0"
NORTH



SECOND FLOOR ELECTRICAL PLAN-BAILEY AVE.
SCALE:3/8"=1'-0"
NORTH



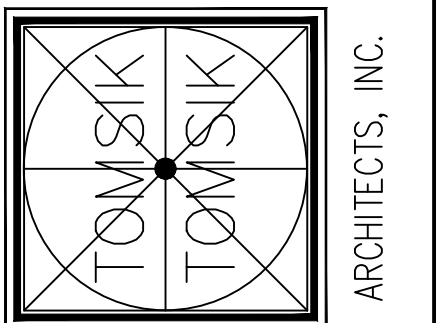
Thomas M Tomsik—License # 8890
Expiration Date 12/31/2026

ISSUED FOR: DATE:

PERMIT 01/05/2026

SINGLE FAMILY DWELLING
4310 BAILEY AVE
CLEVELAND, OH, 44113

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



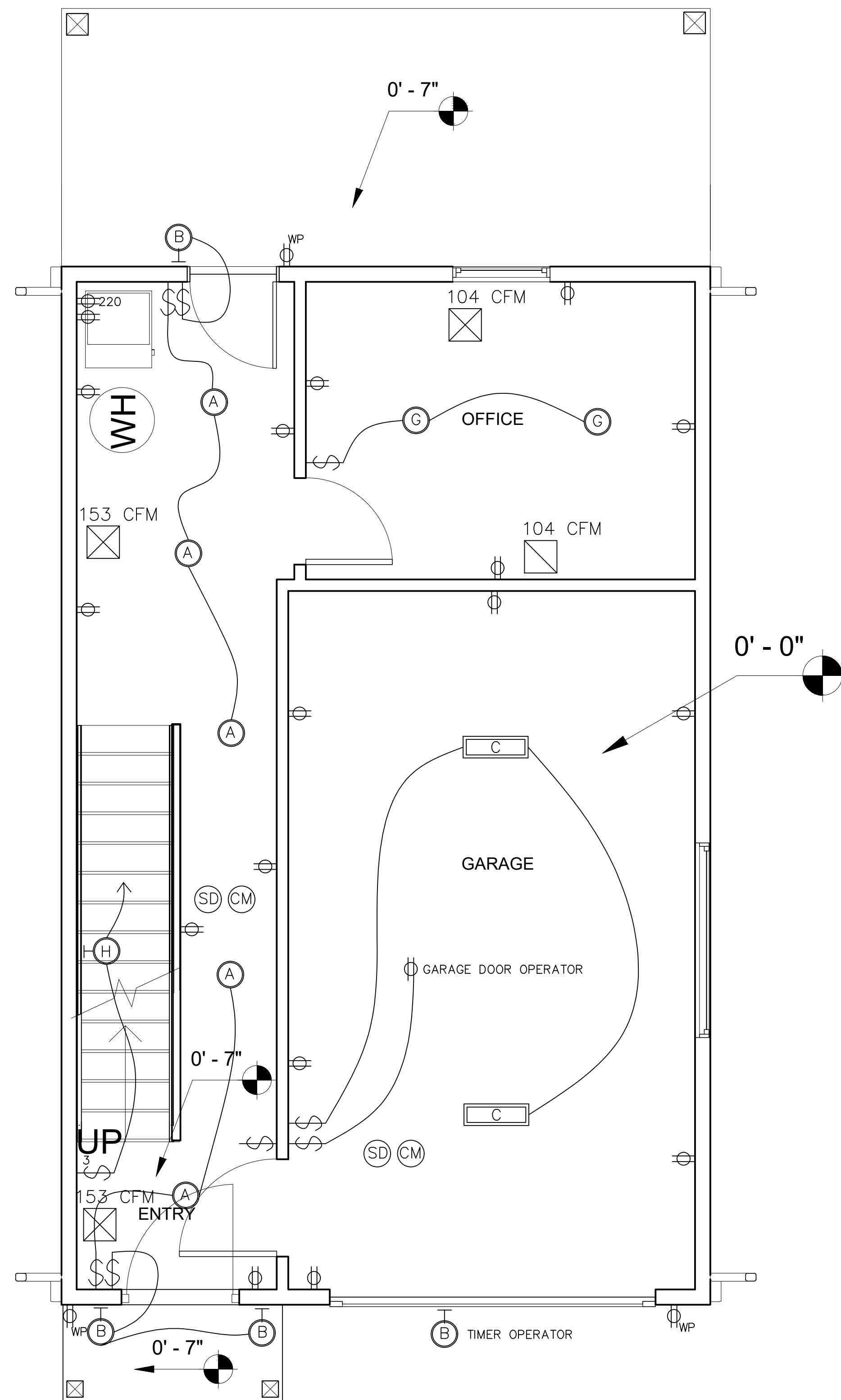
ELECTRICAL PLANS
ELECTRICAL LEGEND

A-5-A

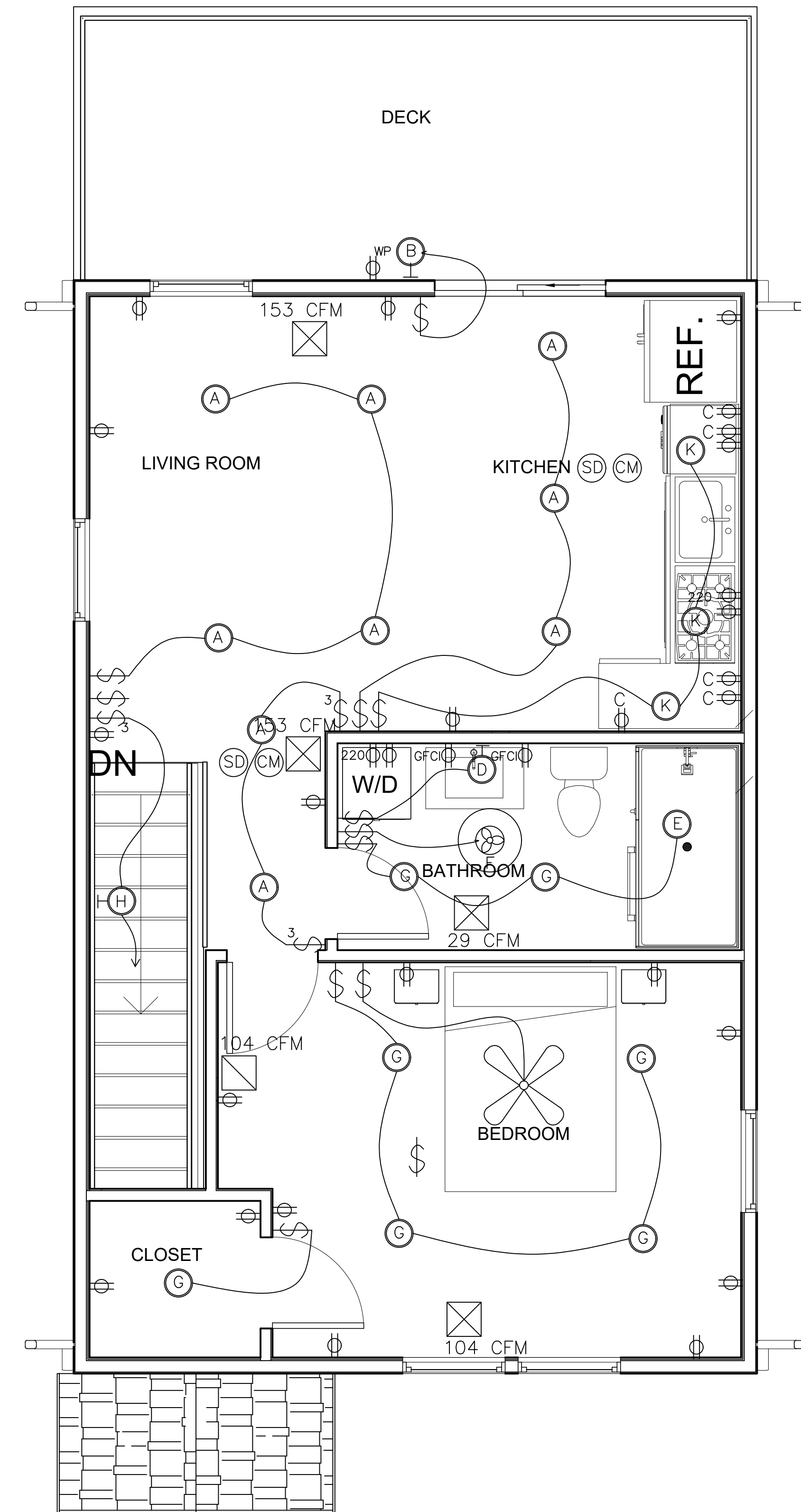
PROJECT NO. 2025 - XX

ELECTRICAL LEGEND

FIXT. TYPE	DESCRIPTION
(A)	RECESSED CEILING
(B)	EXTERIOR WALL LIGHT
(C)	FLUORESCENT SURFACE MOUNTED
(D)	WALL MOUNTED VANITY LIGHT
(E)	RECESSED WET LOCATION
(F)	LIGHT / FAN COMBO
(G)	RECESSED FLAT CEILING
(H)	DECORATIVE WALL SCONCE
(I)	UNDER CABINET LIGHTS
(J)	LIGHTALARMS CATALOG #ELF647-M6-6V OR EQUAL 120 VOLT CEILING OR WALL MOUNTED SMOKE DETECTOR WITH BATTERY BACK-UP & INTERLOCKING CAPABILITY- GENTEX CATALOG #GN-503F
(K)	24VDC CARBON MONOXIDE DETECTOR STANDARD RANGE 0-100 PARTS PER MILLION (PPM) RESPONSE TIME 20.9 SECONDS TO 50% OF SCALE
(L)	SINGLE POLE SWITCH
(M)	3-WAY SWITCH
(N)	SWITCH W.DIMMER
(O)	125V, 20A TAMPER RESISTANT DUPLEX RECEPTACLE. "WP" DENOTES WEATHERPROOF. "C" DENOTES MOUNTED ABOVE COUNTER. "UC" DENOTES MOUNTED BELOW COUNTER "220" DENOTES 220 VOLT OUTLET TO MATCH EQUIPMENT. "GFI" DENOTES GROUND FAULT INTERRUPTER TYPE "C" ABOVE THE COUNTERTOP MOUNT RECEPTACLES AT 18" AFF UNLESS NOTED OTHERWISE
(P)	DENOTES BATHROOM EXHAUST FAN/LIGHT COMBO
(Q)	CEILING FAN/LIGHT COMBO UNIT



FIRST FLOOR ELECTRICAL PLAN-PEACH COURT
SCALE:3/8"=1'-0"



SECOND FLOOR ELECTRICAL PLAN-PEACH COURT
SCALE:3/8"=1'-0"

1. GENERAL

- A. GENERAL CONDITIONS – Shall follow latest A.I.A. Document A201.
- B. CODES AND ORDINANCES – Comply with all applicable codes and ordinances.
- C. CLEAN UP
 - 1. Each subcontractor shall clean up daily at the completion of his part of the work remove all his tools, surplus materials and debris of any kind from his work, and leave all in a clean and perfect condition. All debris must be placed in rubbish containers by the respective trade as work progresses in dumpsters furnished and paid for by the General Contractor.
 - 2. Prior to occupancy by the Owner, the General Contractor shall have all waste material and debris removed from the site as well as the building cleared to the satisfaction of the Owner and Architect.
 - D. CUTTING AND PATCHING – Each subcontractor shall do their own cutting and patching. They shall not endanger the work of other tractors. Cutting and patching must be done under supervision of the General Contractor and with their approval
- E. PERMITS – Contractors shall be responsible for acquiring payment for all necessary permits.

SECTION 02500 – WALKS & CURBS

1 CONCRETE WALKS AND DRIVES

- A. Concrete walks shall be monolithic Portland Cement on an approved base, as shown on the Plans.
- B. Install concrete to grades shown. Slope as required for proper drainage. All concrete shall be of thickness specified, air entrained, 4000 PSI concrete; 6% air.
- C. Walks shall be 4" thick concrete over a compacted base, Ohio State Highway Spec. No. 606. A wire reinforcement is required.
- D. Provide expansion joints not more than 40' apart and where it abuts building walls. Expansion joints shall be filled with an impregnated fiber board. Saw or scored control joints shall be spaced not more than 6' apart dividing the walks into equal square fields where possible. Scoring patterns shall be as shown on the Drawings.
- E. All concrete shall receive wood float or soft broom finish to produce a fine non-slip surface, or as otherwise directed.
- F. All score liners shall be sowed joints; minimum depth 1/4 of the depth of the slab. Concrete walks shall have a broom finish.

SECTION 03300 – CAST-IN-PLACE CONCRETE

- 1. GENERAL
 - A. Submittals: In addition to Product Data, submit design mixes and the following for each concrete mix:
 - B. Quality Assurance: Comply with ACI 301, "Specification for Structural Concrete," and ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."
 - C. Installer Qualifications: An experienced installer who has completed concrete work similar in material, design, and extent to that indicated for this project and whose work has resulted in construction with a record of successful in-service performance.
 - Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.
- 2. PRODUCTS
 - A. Steel Reinforcement: As follows:
 - Select steel reinforcement from subparagraphs below.
 - B. Reinforcing Bars: ASTM A 615/A 615M, Grade 60 (Grade 420), deformed.
 - Plain-Steel Wire: ASTM A 82, as drawn.
 - Deformed-Steel Wire: ASTM A 496
 - Plain-Steel Welded Wire Fabric: ASTM A 185, flat sheets.
 - Deformed-Steel Welded Wire Fabric: ASTM A 497, flat sheet.
 - C. Concrete Materials: As follows:
 - Select concrete materials from subparagraphs below or revise to suit Project.
 - D. Portland Cement: ASTM C 150, Type I or II.
 - Aggregate: ASTM C 33, uniformly graded, from a single source.
 - Water: ASTM C 94.
 - Air-Entraining Admixture: ASTM C 260.
 - Water-Reducing Admixture: ASTM C 494, Type A.
 - High-Range, Water-Reducing Admixture: ASTM C 494, Type F.
 - Water-Reducing and Accelerating Admixture: ASTM C 494, Type E.
 - Water-Reducing and Retarding Admixture: ASTM C 494, Type D.
 - Synthetic Fiber: Fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete, complying with ASTM C 1116, Type III, 1/2 to 1-1/2 inches (13 to 38 mm) long.
 - E. Flexible Waterstops: Rubber, CE CRD-C 513, or PVC, CE CRD-C 572.
 - Self-Expanding Strip Waterstops: Rectangular or trapezoidal strip, sodium bentonite or other hydrophobic material.
 - Vapor Retarder: ASTM E 1745, Class C, not less than 7.8 mils (0.18 mm) thick; or polyethylene sheet, ASTM D 4397, not less than 10 mils (0.25 mm) thick.
 - Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulose fiber, or ASTM D 1752, cork or self-expanding cork.
 - Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
 - Epoxy-Bonding Adhesive: ASTM C 881, two-component epoxy resin, of type, class, and grade to suit requirements.
 - F. Curing Materials: As follows:
 - Select curing aids from subparagraphs below, retaining optional materials if applicable.
 - G. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.
 - Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. (305 g/sq. m) dry.
 - Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
 - Clear, Solvent-Borne, Membrane-Forming Curing Compound: ASTM C 309, Type I, Class B.
 - Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B.
 - Clear, Solvent-Borne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.
 - Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

- 3. Concrete Mixes: Prepare design mixes, proportioned according to ACI 211.1 and ACI 301, with the following properties:
 - Concrete mix below is an example only. Revise properties of mix to suit Project. If more than one concrete mix is required, add properties of other mixes.
 - Compressive Strength (28 Days): 3500 psi (24.1 MPa).
 - Slump: 4 inches (100 mm).
 - Air Content: 4.5 to 7.0 percent.
- Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94, and furnish batch ticket information.
 - Select paragraph above or below. Select below if synthetic fibers are required.
- Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94 and ASTM C 1116, and furnish batch ticket information.
 - Delete Project-site mixing if not permitted.

Project-Site Mixing: Measure, batch, and mix concrete materials and concrete according to ASTM C 94. Mix concrete materials in appropriate drum-type batch machine mixer.

SECTION 04220– CONCRETE MASONRY UNITS

- 1. Concrete masonry units astm c 90
 - Provide units with minimum average net-area compressive strength of 1900 psi
 - B. Weight classification: normal weight
 - C. Provide type I, moisture-controlled units
- 2. Mortar and grout
 - A. Portland cement: astm c 150, type i or ii
 - 3. Masonry joint reinforcement:astm a 951; mill galvanized, carbon steel wire.
 - A. Wire size for side rods: w.1.7 or 0.148 inch dia.
 - B. Wire size for cross rods: w.1.7 or 0.148 inch dia.
 - C. Provide ladder type or truss type with single pair of side rods and cross rods spaced no more than 16 inches on center

SECTION 05500 – MISCELLANEOUS METAL

- 1. Stock materials, patterns, products and standard methods of fabrication will be approved, provided they conform to or are better than the specified requirements and in general conform to details on Contract Drawings. Metals and accessories shall conform to applicable requirements of ASTM and AISC Standards, and to the following grades and qualities.
 - 2. Cast iron, soft, tough standard commercial quality, gray castings, true to patterns, clean, straight, out-of-wind and free from injurious defects. Wrought iron, standard commercial quality free from slivers, seams, crop ends and burns; pipe standard weight mild steel. Structural shapes, plates and bars, commercial standards. Wire, cold drawn steel. Paint with Thenech #99 red rust inhibitive paint.
 - 3. Fittings and Attachments: Fittings, attachments, screws, rivets, and the like, except as otherwise specified, shall be of like material to that which it is applied. In the case of two dissimilar metals being connected, the finish material shall be duplicated in the fastenings. In concealed work the fastenings in two dissimilar metals shall be of the metal having the highest number in the electrochemical series.
- 4. Aluminum shall be of composition and alloy as being best suited for the particular purpose intended and in no case less than the following qualities:
 - 1) Extrusions – 6063 alloy
 - 2) Sheets – 3003 alloy
 - 3) Aluminum to receive Duranodic finish shall be Anodized 11 alloy.
 - 4) Sheet aluminum shall be of gauges indicated and where not indicated not less than 14 gauge B&S.
- 5. Stainless steel shall be type 302-18 #4 finish, except as indicated otherwise, and all exposed surfaces shall be given a passivation treatment after fabrication. For welding, use stainless steel electrodes or filler rods stabilized with columbium. All stainless steel shall conform in quality, composition and finish to all applicable requirements as set forth in "Fabrication of U.S.S. Stainless and Heat Resisting Steels," as published by U.S. Steel Corp. (Latest Edition).
- 6. Carbon Steel: All rolled carbon steel forming rough frames, and lintels, stiffening and supporting cores, reinforcement supports, anchors and other concealed attachment members of stainless steel and aluminum work, shall be standard hot rolled shapes of structural steel conforming to ASTM Designation of A-36-60T.
- 7. All other materials shall be the best of their respective kinds as approved by the Architect.

- 6. Materials shall meet the requirements of the following standards unless otherwise noted. In case of conflict between the referenced standards and these specifications, the more stringent requirement shall govern.
 - a) Structural Steel: ASTM A-36.
 - b) Cast Steel: ASTM A-27 for grade 65-35 and ASTM A 148 for grade 80-50.
 - c) Malleable Iron: ASTM A-47 and A-197.
 - d) Cast Iron: ASTM A-48.
 - e) Bolts: ASTM A-307, A-325 or A-354 as applicable.
 - f) Filler Metal: ASTM A-233, E-60 or E-70 Series.
 - g) Steel Pipe: ASTM A-53.
 - h) Galvanizing using the hot-dip process after fabrication: ASTM A153, A386 or A525 as applicable, 1.25 oz./sq. ft. class, unless otherwise noted.
 - i) Aluminum alloy shall meet the requirements of AA Specifications for each alloy designation. Sheet – 3003-H14; Shops, tubes, pipe, bars or extrusions – 6063 -T5.
 - j) Quick Setting Cement: Por-Rok, as manufactured by Pink Industrial Products Division.
 - k) Prime Paint: Red lead iron oxide, raw linseed oil, alkyl paint complying with SSPC Paint 2-64 or red lead mixed pigment, alkyl varnish, linseed oil paint complying with FS TT P-86 Type 11.
 - l) Galvanizing Repair Paint: High zinc dust content paint for regalanizing welds and abrasions in galvanized steel, complying with MS Mil-P-21035 (Ships).

SECTION 06100 – ROUGH CARPENTRY

- 1. Lumber, General: Comply with DOC PS 20 and with applicable grading rules of inspection agencies certified by the American Lumber Standards Committee's (ALSC) Board of Review. Provide dressed lumber, S4S, with each piece factory marked with grade stamp of inspection agency.
- 2. For exposed lumber, furnish pieces with grade stamps applied to ends or back of each piece, or omit grade stamps and provide grade-compliance certificates issued by inspection agency. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal (38-mm actual) thickness or less, unless otherwise indicated. RETAIN ABOVE OR BELOW OR DELETE BOTH IF GREEN LUMBER IS ACCEPTABLE. VERIFY AVAILABILITY OF BELOW. Provide lumber with 15 percent maximum moisture content at time of dressing for 2-inch nominal (38-mm actual) thickness or less, unless otherwise indicated.
- 3. Wood-Preservative-Treated Materials: Comply with applicable requirements of AWPA C2 (lumber) and AWPA C9 (plywood). Mark each treated item with the Quality Mark Requirements of an inspection agency approved by ALSC's Board of Review.
- 4. Pressure treat aboveground items with waterborne preservatives to a minimum retention of 0.25 lb/cu. ft. (4.0 kg/cu. m). After treatment, kiln-dry lumber and plywood to a maximum moisture content of 19 and 15 percent, respectively. Treat indicated items and the following:
 - 5. Wood cants, nailers, cribs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
 - Wood framing members less than 18 inches (460 mm) above grade.
 - Wood floor plates installed over concrete slabs directly in contact with earth.
- 6. Pressure treat wood members in contact with ground or freshwater with waterborne preservatives to a minimum retention of 0.40 lb/cu. ft. (6.4 kg/cu. m).
- Complete fabrication of treated items before treatment, where possible. If cut after treatment, apply field treatment complying with AWPA M4 to cut surfaces. Inspect each piece of lumber or plywood after drying and discard damaged or defective pieces.

7. Dimension Lumber: Provide dimension lumber of grades indicated according to the ALSC National Grading Rule (NGR) provisions of the Inspection agency indicated.
TWO SUBPARAS BELOW REFER TO NON-LOAD-BEARING CONSTRUCTION. DESIGNATE LOAD-BEARING WALLS ON DRAWINGS.

Non-Load-Bearing Interior Partitions: Provide Standard, Stud, or No. 3 grade and any of the following species:

Species: Eastern softwoods; NELMA.
Species: Northern species; NLGA.
Species: Mixed southern pine; SPIB.
Species: Western woods; WCLB or WMPA.

8. Framing Other than Non-Load-Bearing Partitions: Provide any species and grade with a modulus of elasticity of at least 1,300,000 psi (8950 MPa) and an extreme fiber stress in bending of at least 850 psi (5.9 MPa) for 2-inch nominal (38 mm-actual) thickness and 12-inch nominal (286-mm actual) width for single member use.
RETAIN BELOW FOR HIGH-QUALITY APPEARANCE FOR EXPOSED WORK.
Exposed Framing: Provide material hand-selected from lumber of species and grade indicated below for uniformity of appearance and freedom from characteristics that would impair finish appearance.

Species and Grade: Spruce-pine-fir, Select Structural; NELMA, NLGA, WCLB, or WMPA.

9. Concealed Boards: Provide lumber with 19 percent maximum moisture content and any of the following species and grades:

Species and Grade: Eastern softwoods, No. 3 Common per NELMA rules.
Species and Grade: Northern species, No. 3 Common or Standard per NLGA rules.
Species and Grade: Mixed southern pine, No. 2 per SPIB rules.
Species and Grade: Western woods, Standard per WCLB rules or No. 3 Common per WMPA rules.

10. Miscellaneous Lumber: Provide No. 3 or Standard grade lumber of any species for support or attachment of other construction, including rooftop equipment curbs and support bases, cant strips, bucks, nailers, blocking, and similar members.

11. INSERT REQUIRED PROPERTIES HERE OR INDICATE ON DRAWINGS. Wood-Based Structural-Use Panels: Provide either oil-veneer, mat-former, or composite panels complying with DOC PS 2, "Performance Standard for Wood-Based Structural-Use Panels," unless otherwise indicated. Provide plywood panels complying with DOC PS 1, "U.S. Product Standard for Construction and Industrial Plywood," where plywood is indicated.

12. Trademark: Factory mark structural-use panels with APA trademark evidencing compliance with grade requirements.

Span Ratings: Provide panels with span ratings required to meet "Code Plus" provisions of APA Form No. E30, "APA Design/Construction Guide: Residential & Commercial."

Wall Sheathing: APA-rated Structural I sheathing, Exposure 1.
Roof Sheathing: APA-rated sheathing, Exterior.
Plywood Backing Panels: For mounting electrical or telephone equipment, provide fire-retardant-treated plywood panels with grade, C-D Plugged Exposure 1, in thickness indicated or, if not otherwise indicated, not less than 15/32 inch (11.9 mm) thick.

13. Fasteners: Size and type indicated. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of Type 304 stainless steel.

14. Power-Driven Fasteners: CABO NER-272.
Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Properly Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

15. Metal Framing Anchors: Provide galvanized steel framing anchors of structural capacity, type, and size indicated and as follows:

16. Adhesives for Field Gluing Panels to Framing: Formulation complying with APA AFG-01 that is approved for use with type of construction panel indicated by both adhesive and panel manufacturers.

17. STRUCTURAL LUMBER

1. A. STUDS: STRUCTURAL LUMBER: DOUGLAS FIR-LARCH SS, OR APPROVED EQUAL:					
SIZE	Fb	Ft	Fv	Fc	Fc
E 2x4	1,500	825	90	565	1,650
1,600,000					
2x6	1,250	725	90	565	1,600
1,600,000					
2x8	1,200	650	90	565	1,550
1,600,000					
2x10	1,050	600	90	565	1,500
1,600,000					
2x12	975	550	90	565	1,450
1,600,000					

B. ROOF/WALL: ORIENTED STRAND BOARD: STRUCTURAL 1, EXPOSURE 1, EXTERIOR.
GLUE FOR ROOF AND WALLS PANEL IDENTIFICATION INDEX 24/16 – 5/8 INCH OR

24/0 – 1/2 INCH (WITH PLYWOOD CLIPS AT ROOF).
C. ROOF/WALL: PLYWOOD: C-CPLUGGED, STRUCTURAL 1, EXPOSURE 1, EXTERIOR.
GLUE FOR ROOF AND WALL PANEL IDENTIFICATION INDEX 24/16-5/8 INCH OR

24/0-1/2 INCH (WITH PLYWOOD CLIPS AT ROOF).
D. SILL PLATES: (NO. 2 SPRUCE-PINE-FIR, OR EQUAL FC=675 PSI, FV=70 PSI, E= 1,200,000 PSI)

2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
A. NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
B. U.S. PRODUCT STANDARD PS-1 FOR SOFTWOOD PLYWOOD – CONSTRUCTION AND INDUSTRIAL.

SECTION 06160 – SHEATHING

1. WALL SHEATHING: Structural I provides increased racking resistance. See Evaluations for information about durability classifications of plywood. Oriented Strand Board: 7/16" thick board.

2. ROOF SHEATHING: Structural I provides increased racking resistance. See Evaluations for information about durability classifications of plywood. Plywood Roof Sheathing: Exterior, Structural I sheathing.

3. SUBFLOORING AND UNDERLAYMENT: For resilient flooring, APA recommends separate subflooring and underlayment rather than single-layer floor.
Cement Fiber Subfloor: 3/4" T&G structural cement-fiber board.

Plywood Underlayment: 1/4" thick Luan underlayment.

4. FASTENERS General: Provide fasteners of size and type indicated. For wall and roof sheathing panels, provide fasteners with corrosion-protective coating having a salt-spray resistance of more than 600 hours according to ASTM B 117.

5. WEATHER-RESISTANT SHEATHING PAPER

- A. Building Paper: ASTM D 226, Type 1 (No. 15 asphalt-saturated organic felt), unperforated.
- B. Building Wrap: ASTM E 1677, Type I air retarder; with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, when tested according to ASTM E 84; UV stabilized; and acceptable to authorities having jurisdiction.

- C. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
 - Dow Chemical Company (The): Styrofoam Weathermate Plus Brand Housewrap.
 - DuPont (E. I. du Pont de Nemours and Company): Tyvek HomeWrap.
 - Raven Industries, Inc.; Rufco-Wrap.
 - Reemay, Inc.; Tymar HouseWrap.

- Building-Wrap Tape: Tape recommended by building-wrap manufacturer.

SECTION 07210 – BUILDING INSULATION

- 1. General: Provide insulating materials that comply with requirements and with referenced standards. For preformed units, provide sizes to fit applications indicated, selected from manufacturer's standard thicknesses, widths, and lengths.

- 2. Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV, 1.60 lb/cu. ft., with maximum flame-spread and smoke-developed indices of 75 and 450, respectively.

- 3. Foil-Faced, Polyisocyanurate Board Insulation: ASTM C 1289, Type I, Class 1, with maximum flame-spread and smoke-developed indices of 75 and 450, respectively, based on tests performed on unfaced core on thicknesses up to 4 inches.

- 4. Closed cell Spray Foam– HEATLOK SOY 200 MD–C-200: Medium-density, conforming to ASTM 1622-08, ASTM 518-04; R=7.4 per 1 inch or approved equal.

- 5. Faced Mineral-Fiber Blanket Insulation: ASTM C 665, Type III, Class A; Category 1, faced with foil-scrim-kraft, foil-scrim, or foil-scrim-polyethylene vapor-retarder membrane on one face.

- 6. Vapor Retarders:
 - A. Polyethylene Vapor Retarder: ASTM D 4397, 6 mils thick, with maximum permeance rating of 0.13 perm.

7. WATERPROOFING.

- A. Concrete masonry units to have a fluid applied waterproofing .
- B. Aque Ventilation Troughs: Preformed, rigid fiberboard or plastic sheets designed and sized to fit between roof framing members and to provide cross ventilation between insulated attic spaces and vented eaves.

SECTION 07310 – FIBERGLASS SHINGLES
2.02 ASPHALT SHINGLES

- A. Shingles, UL Class "A": Mineral-surfaced, weight: 235 lbs./sq. (nom.), self-sealing, 3-tab asphalt fiberglass strip shingles complying with ASTM D3018, Type 1, and ASTM D 3018; ASTM-D-3161; ASTM-D-3462; ASTM-E-108. Provide shingles bearing UL Class "A" external fire exposure label and UL "Wind Resistant" label. Color as selected by Architect.
- B. Hip and Ridge Shingles: Manufacturer's standard factory precut units to match shingles-hip and ridge shingles.

- C. Colors, Blends and Patterns: Where manufacturer's standard products are indicated, provide asphalt shingles with the following requirements:
 - 1. Match colors, textures, and patterns indicated by reference to manufacturer's standard designations for these characteristics.

2.03 ACCESSORIES

- A. Felt Underlayment: No. 15; unperforated organic felt complying with ASTM D 226, Type 1; 36 inches wide. Apply per roofing manufacturer's written recommendations and per code.

- B. Underlayment: Underlayment used shall be approved by manufacturer of roofing shingles. Underlayment shall be rubberized asphalt sheet, self-stick back adhesive, slip resistant surface, warranty shall include manufacturer's total system warranty. When roof slopes are equal to or greater than 4-1/2" in 12", use 4" side lap with 2" top lap per manufacturer's written recommendation. Apply per manufacturer's written recommendations.
- C. Nails: Aluminum or hot-dip galvanized steel, 11- or 12-gage, sharp-pointed, conventional roofing nails with barbed shanks, minimum 3/8"-diameter head, and of sufficient length to penetrate 3/4" into solid decking or to penetrate through plywood sheathing. Material of nails in contact with flashing shall match materials selected for flashing to prevent galling action.

- D. Metal Drip Edge: Minimum 0.024" mill finish aluminum sheet, brakeformed to provide 3" roof deck flange and 1-1/2" fascia flangewith 3/8" drip at lower edge. Furnish in lengths of 8' or 10'.

- E. Metal Flashing: 0.024" mill finish sheet aluminum, job-cut to sizes and configurations required.

- F. Continuous Ridge Vents: 3005-H25 aluminum sheet. Minimum tensile strength 26,000 psi, minimum yield strength: 22,000 psi, minimum 18 sq. in. of free area per linear foot, maximum lengths to suit the condition, with inverted louvers and integral baffle to protect against rain and snow. Pre-finished process by manu-facturer, Alumurate 2000 finish, a two-coat applied in a two-phase operation which includes a corrosion-inhibiting primer and a baked-on, high performance, acrylic top coat. End plugs, by ridge vent manufacturer, shall be provided at connectorless ridge vent application.

- 1. Acceptable Manufacturer: "Vent-A-System" by Alcoa Building Products or CertainTeed Shinglevent (shingle-over ridge vent)
- 2. Protect dissimilar materials in contact with aluminum or when drainage from them passes over aluminum.
- 3. Certificate of Conformance: FHS requirement, 604, providing natural ventilation of attic spaces to minimize the effect of conditions conducive to decay and deterioration of the structure and to reduce attic heat in the summer.

SECTION 07460 – COMPOSITE SHAKE SIDING AND ACCESSORIES

1.0 MATERIALS

- A.1 Siding to be in compliance with ASTM specification for Polyvinyl chloride (PVC) Siding D 4477, D 4756, and the requirements of Section R 703.11 of the Ohio Residential Code"

- B. All accessories used shall be Manufacturers Accessories produced from the same quality material as used for siding.

SECTION 07841 – THROUGH-PENETRATION FIRESTOP SYSTEMS

- 1. Performance Requirements: Provide through-penetration firestop systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of assembly penetrated. Delete any requirements below that do not apply to through-penetration firestop systems required for Project.

- 2. For through-penetration firestop systems exposed to view, traffic, moisture, and physical damage, provide products that after curing do not deteriorate when exposed to these conditions both during and after construction.
Subparagraphs below are some examples of special requirements. Delete those not applicable; insert other special requirements applicable to Project.

- 4. For piping penetrations for plumbing and wet-pipe sprinkler systems, provide moisture-resistant through-penetration firestop systems. For floor penetrations with annular spaces exceeding 4 inches in width and exposed to possible loading and traffic, provide firestop systems capable of supporting floor loads involved either by installing floor plates or by other means.
For penetrations involving insulated piping, provide through-penetration firestop systems not requiring removal of insulation.
Delete subparagraph below if not applicable.

SECTION 08610 – VINYL WINDOWS

- 1. PELLA 350 SERIES or APPROVED

SECTION 07600 – SHEET METAL

- 1. STANDARDS
 - A. Sheet metal work shall be fabricated and installed in accord with the SMACNA Sheet Metal Standards Work Manual, and the AISI Stainless Steel Producers, Stainless Steel Data Manual and Specifications for Stainless Steel Roofing, Flashing and Accessories.

- 2. MATERIALS
 - A. Metal flashing, including roof and cap flashing, aluminum .032" thickness.
 - B. Sealant: Tremco Dynomic compound.
 - C. Gutter: .051"-thick aluminum –
 - D. Downspouts: 3" x 4" aluminum – color as selected by Architect.
- 3. GUTTER
 - A. Furnish and install all Gutters/Scuppers and down spouts where indicated.

SECTION 07610– PREFORMED METAL ROOFING

2.02 SHEET MATERIALS

- A. Prefinished metal shall be Aluminum-Zinc Alloy Coated (AZ-50 Galvalume?) Steel Sheet, 24-Gauge or 22-Gauge, ASTM 792-08, Grade 40, yield strength 40 ksi min.

- B. Finish shall be full strength Kynar 500? or Hylar 5000? fluoropolymer coating applied by the manufacturer on a continuous coil coating line, with a top side dry film thickness of 0.75 ± 0.05 mil over 0.20 ± 0.05 mil prime coat; to provide a total top side dry film thickness of 0.95 ± 0.10 mil. Bottom side shall be coated with a primer (non-metals only) and beige urethane coating with a total dry film thickness of 0.35 ± 0.05 mil. Finish shall conform to all tests for adhesion, flexibility, and longevity as specified by the Kynar 500? or Hylar 5000? finish supplier.

- C. Strippable film shall be applied to the top side of all prefinished metal to protect the finish during fabrication, shipping and field handling. This strippable film MUST be removed immediately before installation.

- D. Unpainted metal shall be Aluminum-Zinc Alloy Coated (AZ-55 Acrylic Coated Galvalume?) Steel Sheet, 24-Gauge or 22-Gauge*, ASTM 792-08, Grade 40, yield strength 40 ksi min., with clear acrylic coating on both sides of material.

- E. Flashing maybe factory fabricated or field fabricated. Unless otherwise specified all exposed adjacent flashing shall be of the same material and finish as panel system.

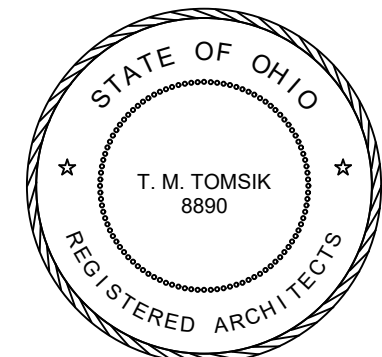
2.03 ACCESSORY MATERIALS

- A. Fasteners: [Galvanized Steel] or [Stainless Steel] with washers at exposed fasteners where approved by architect.

- B. Sealant: Sealant shall be an ultra low modulus, high performance, one-part, moisture curing silicone joint sealant. [Tremco Spectrum One] or [Dow 790] or [Pacor 890NS1] or [Durulink] or [Titebond Metal Roof Sealant] (Do not use a clear sealant or sealants which release a solvent or acid during curing).

- C. Sealant must be resistant to environmental conditions such as wind loading, wind driven rain, snow, sleet, acid rain, ozone, ultraviolet light and extreme temperature variations.

- D. Vinyl Weatherseal Insert.



Thomas M Tomšik-License # 8890
Expiration Date 12/31/2026

ISSUED FOR:

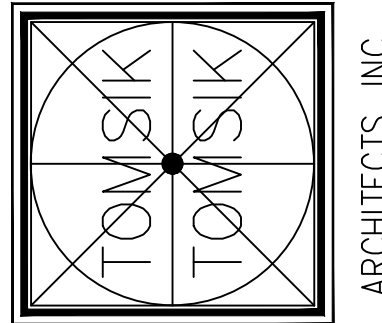
DATE:

PERMIT 01/05/2026

SINGLE FAMILY DWELLING

4310 BAILEY AVE
CLEVELAND, OH, 44113

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



SPECIFICATIONS

S-1

PROJECT NO. 2025 - XX

Lot Split @ 4310 Bailey Ave

February 6, 2026

Variances Required for Non-Conformances:

Proposed lots have less than 4800 sqft in total area and have less than 40 ft frontage on a public right-of-way.

City Planning Staff:

Planning staff has flagged multiple variances that will require BZA approval for the infill housing proposed and would recommend the applicant reduce variances by providing an alternative garage design.

Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

NW2025-021 – 30 West Apartments

February 6, 2026

Project Address: W 30th & Seymour Ave

Type: New Construction – Residential

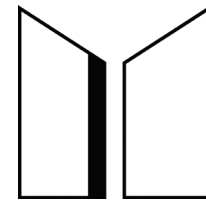
Project Representatives: Alex Quinones, Fred Wolfe

Approval: Schematic

Ward 14: Council Member Jasmin Santana

SPA: Clark-Fulton

30 WEST APARTMENTS



YOUNG
DESIGN
STUDIO

30 West Apartments

ENV Properties is developing 30 West Apartments, a 21-unit residential infill project located at West 30th and Seymour in Cleveland's Westside Density Corridor.

The development sits on approximately 9,000 sq ft, including two parcels acquired through the Cleveland Land Bank. The Clark-Fulton Community Development Corporation and Councilwoman Jasmin Santana, have supported the need for increased density, more housing units, and responsible neighborhood-scale development.

The project footprint is planned as a 3-story building with an optimized layout to maximize space and efficiency near a major road connected to Cleveland's Opportunity Corridor.

Unit mix:

19 one-bedroom units

2 two-bedroom units, including ADA-accessible options

Key pre-development work completed so far includes:

Boundary and topographic surveys

Phase I Environmental Site Assessment

Architectural plans and floor-plan design

Design and architecture are led by Young Design Studio under the leadership of Brandon Young, whose team specializes in residential and multifamily infill design and adaptable unit layouts.

ENV Properties highlights:

Local developer leadership

Community impact and neighborhood stability

Walkable, transit-friendly housing

Modern, efficient rental units for the local workforce and transit-based renters

Minority-led development perspective and long-term neighborhood outcomes

Project goals and outcomes:

Increase neighborhood housing density

Deliver new, quality rental housing

Support transit-based urban living

Create stable long-term residential occupancy

Maintain efficient and lender-friendly development performance

As a local Cleveland developer, ENV Properties is committed to building attainable multifamily housing that strengthens the community and supports continued neighborhood growth.

Project Summary

30 West

West 30th St. Cleveland, Oh 44113





Site Map
30 West
West 30th St. Cleveland, Oh 44113



Southwest Corner



Northeast Corner



Northwest Corner



Southeast Corner

Existing Conditions

30 West
West 30th St. Cleveland, Oh 44113



Lot to the North



Lot to the East



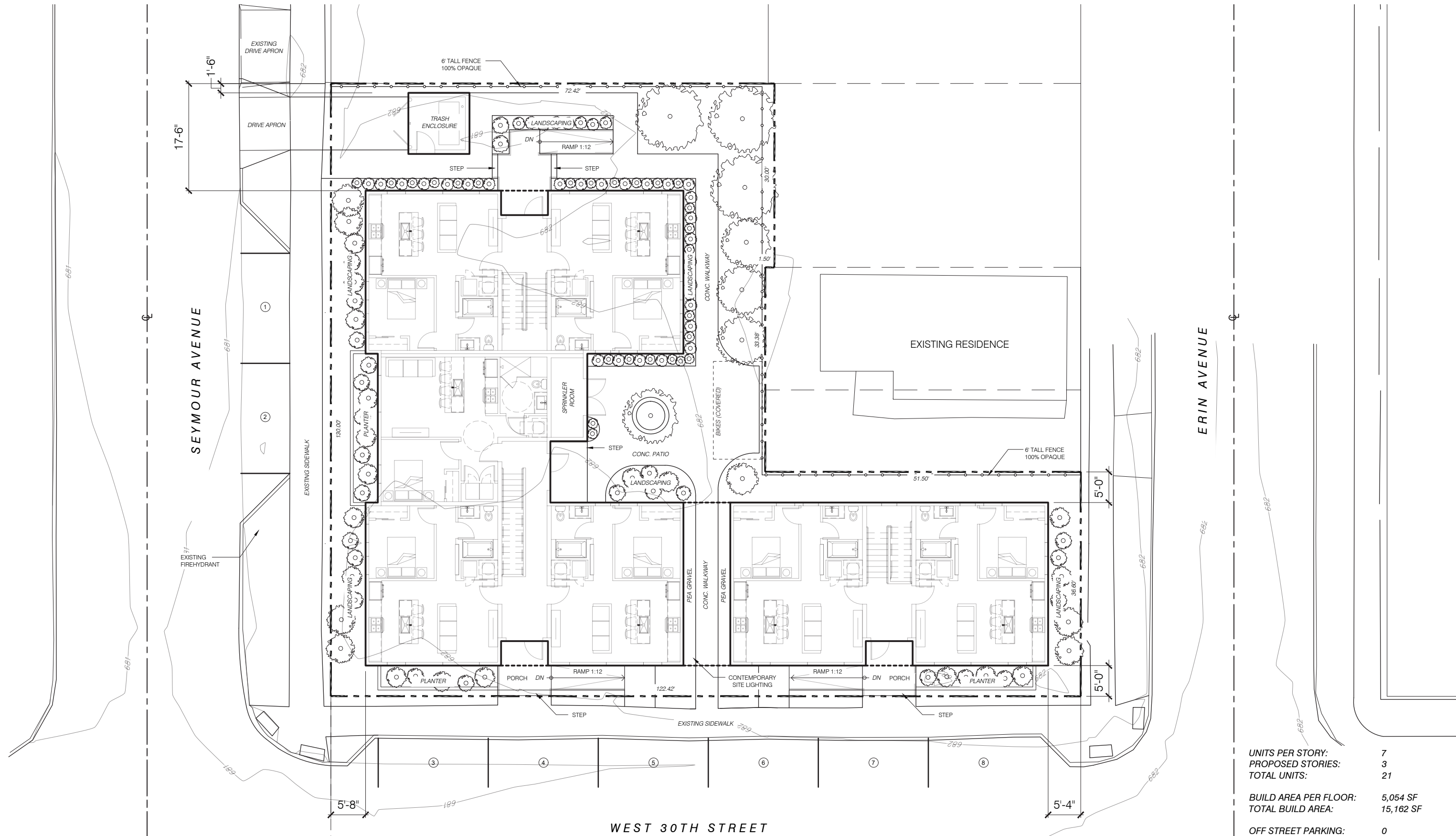
Lot to the South



Lot to the West

Existing Conditions

30 West
West 30th St. Cleveland, Oh 44113



ARCHITECTURAL SITE PLAN
SCALE: 1 = 15'-0" N

UNITS PER STORY: 7
PROPOSED STORIES: 3
TOTAL UNITS: 21

BUILD AREA PER FLOOR: 5,054 SF
TOTAL BUILD AREA: 15,162 SF

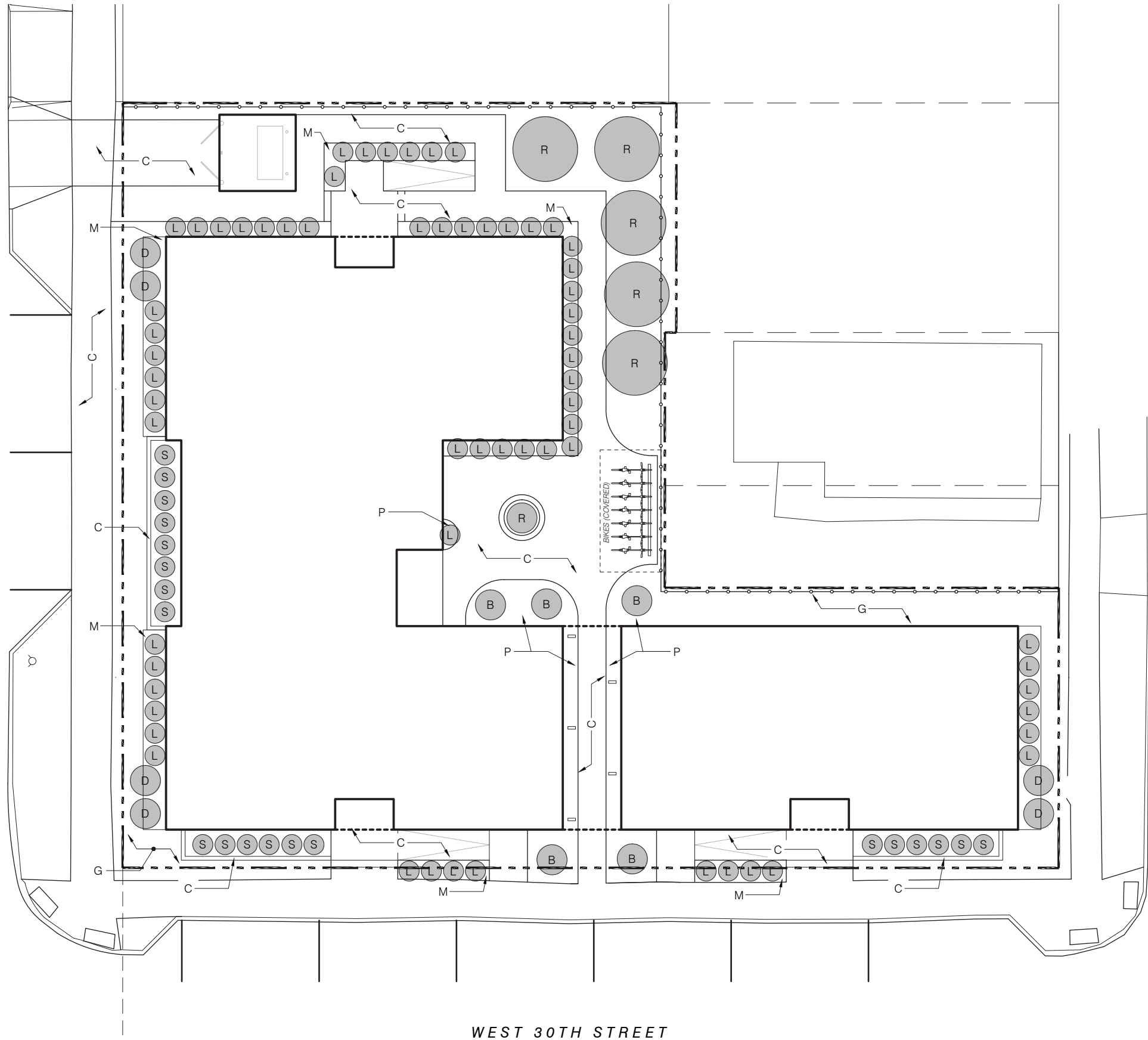
OFF STREET PARKING: 0
ON STREET PARKING: 8
PARKING SPACED TOTAL: 8

Site Plan

30 West
West 30th St. Cleveland, Oh 44113



YOUNG
DESIGN
STUDIO



LANDSCAPE PLAN
SCALE: 1" = 15'-0" N

LANDSCAPE LEGEND	
GROUND COVER	
G	GRASS
C	CONCRETE
M	MULCH BED (MIN. 3" DEEP)
P	PEA GRAVEL BEDS
PLANTINGS	
D	PAGODA DOGWOOD (<i>CORNUS ALTERNIFOLIA</i>)
B	BOXWOOD SHRUB (<i>BUXUS SEMPERVIRENS</i>)
R	RIVER BIRCH (<i>BETULA NIGRA</i>)
S	SWITCHGRASS (<i>PANICUM VIRGATUM</i>)
L	LITTLE BLUE STEM (<i>SCHIZACHYRIUM SCOPARIUM</i>)

Landscape Plan
30 West
West 30th St. Cleveland, Oh 44113

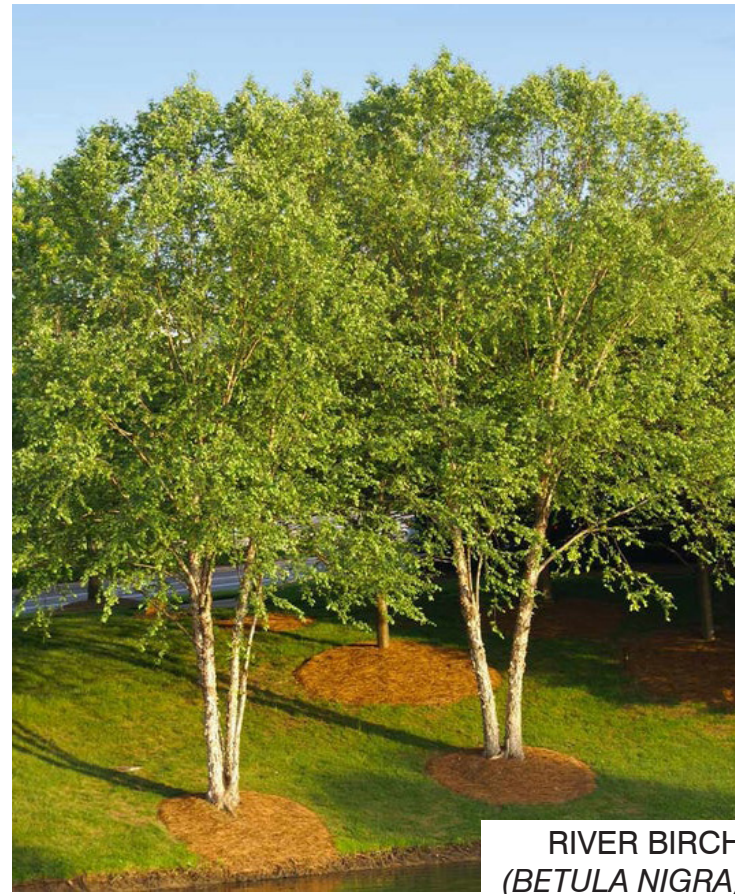




PAGODA DOGWOOD
(*CORNUS ALTERNIFOLIA*)



BOXWOOD SHRUB
(*BUXUS SEMPERVIRENS*)



RIVER BIRCH
(*BETULA NIGRA*)



SWITCHGRASS
(*PANICUM VIRGATUM*)

LITTLE BLUE STEM
(*SCHIZACHYRIUM SCOPARIUM*)



Site Rail



Concrete Planter



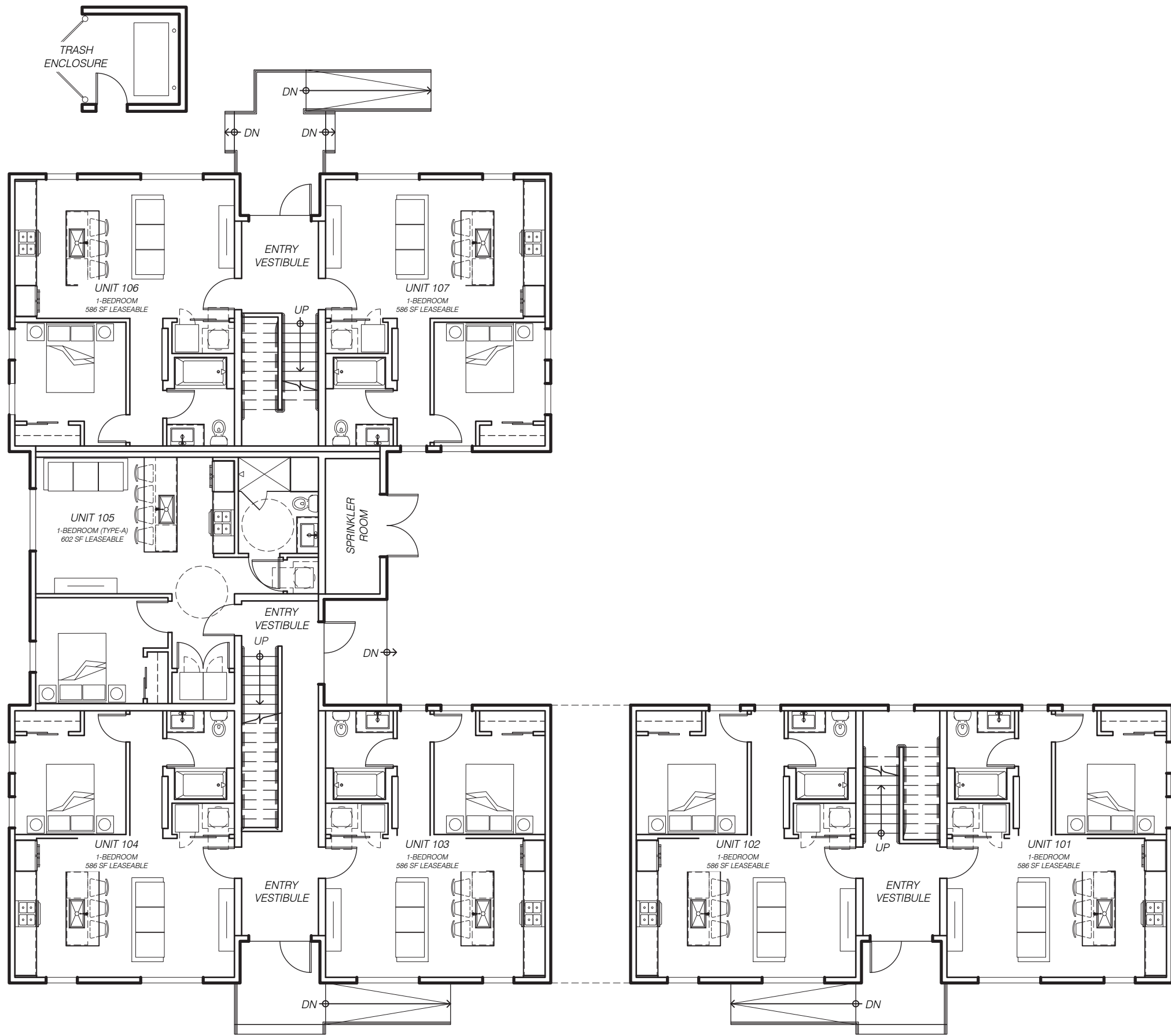
Covered Bike Parking



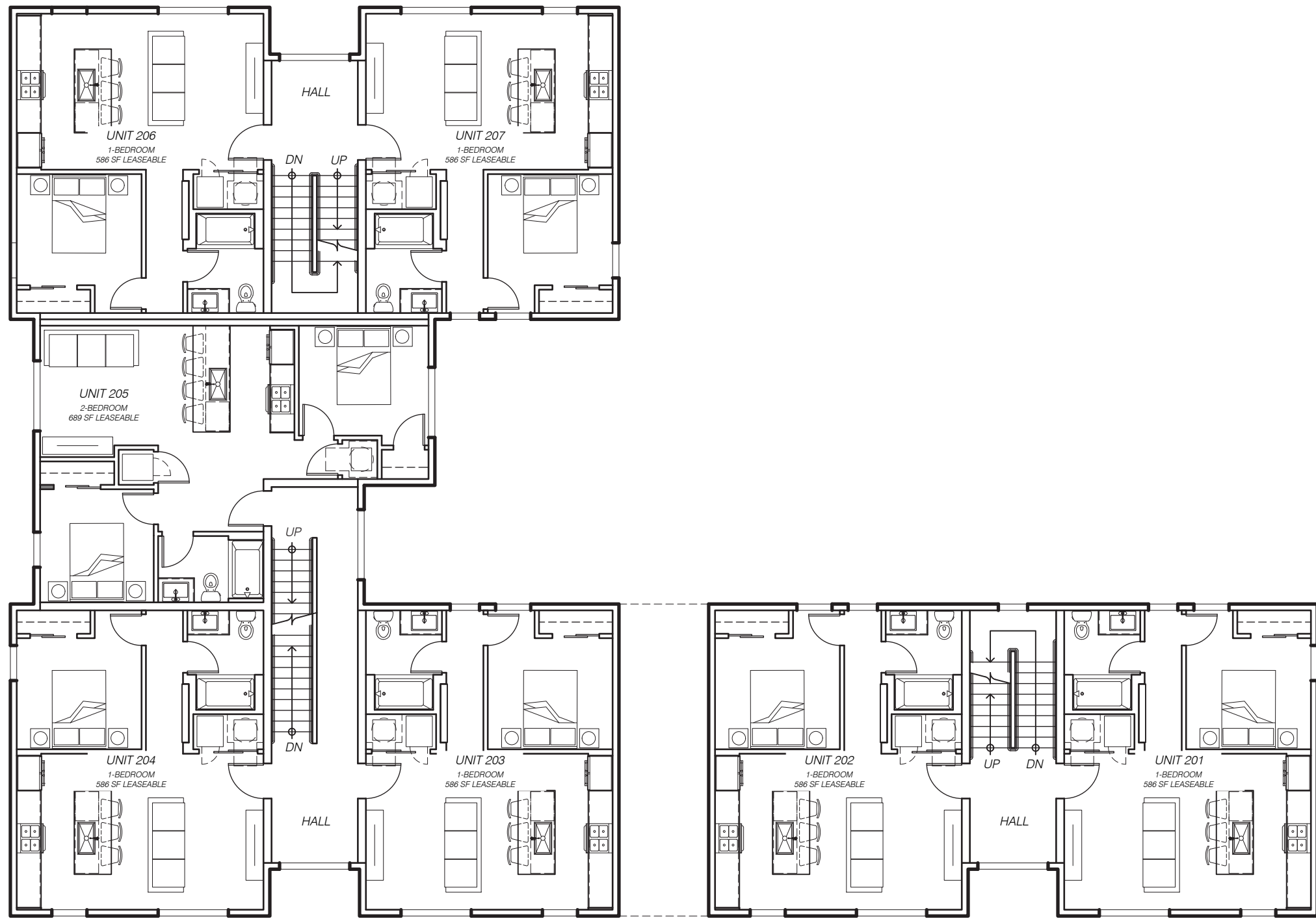
Bike Stand

Site Features

30 West
West 30th St. Cleveland, Oh 44113



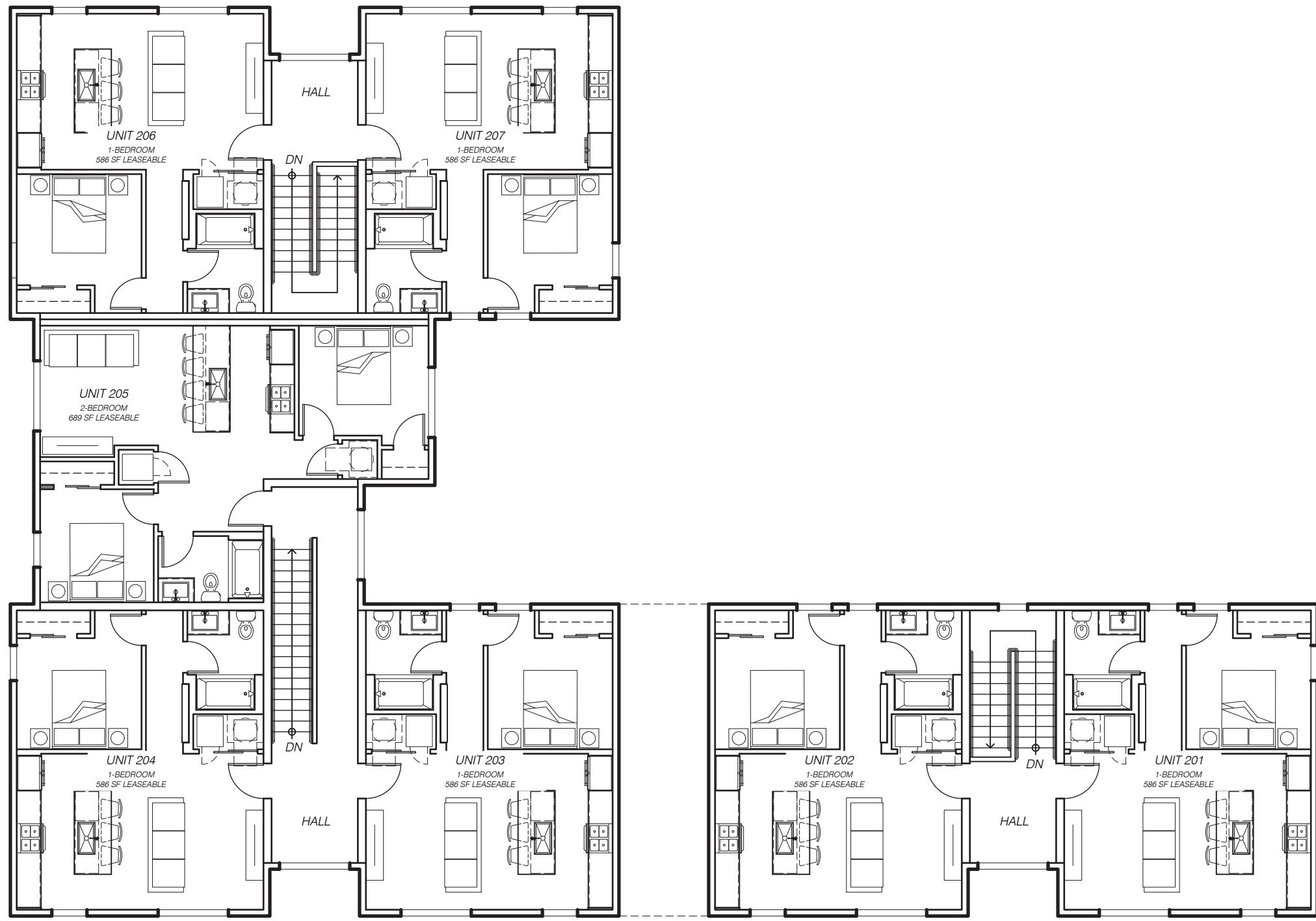
FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



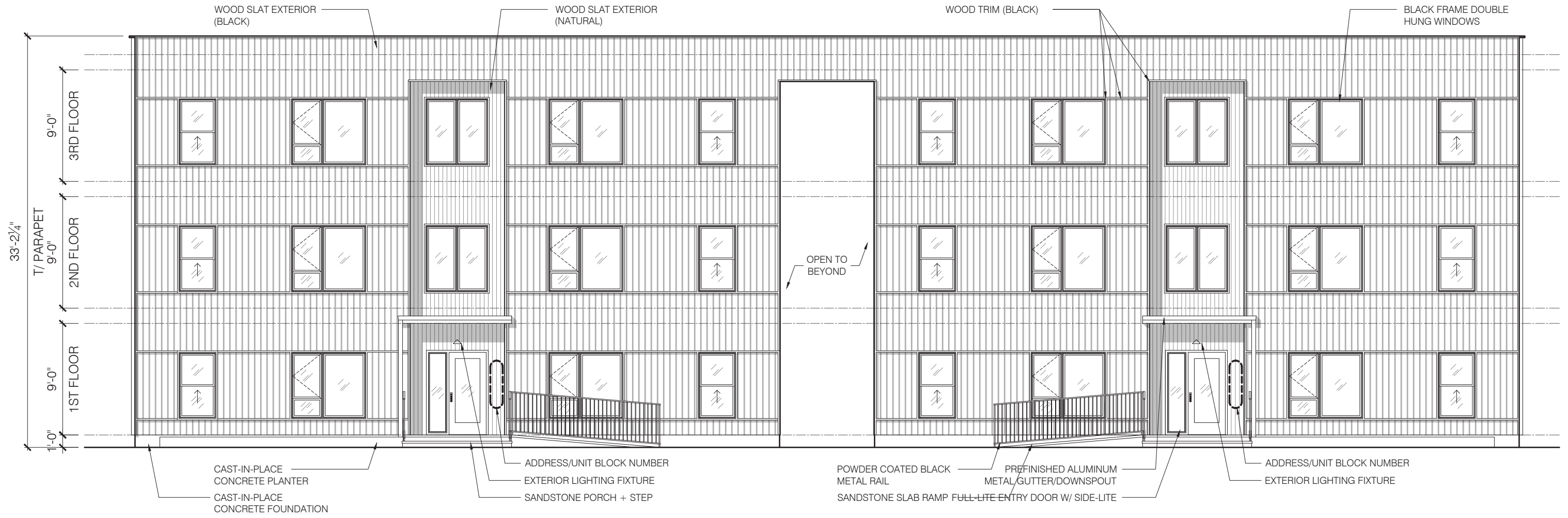
SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

Floor Plans
30 West
 West 30th St. Cleveland, Oh 44113





THIRD FLOOR PLAN
 SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Front View

30 West

West 30th St. Cleveland, Oh 44113



Side 1 View 1

30 West
West 30th St. Cleveland, Oh 44113



Side 1 View 2

30 West
West 30th St. Cleveland, Oh 44113



Side 2 View 1
30 West
West 30th St. Cleveland, Oh 44113



Courtyard View

30 West
West 30th St. Cleveland, Oh 44113

NW2025-021 – 30 West Apartments

February 6, 2026

DRAC Recommendations:

NWDRAC did not have quorum on 1/28/26, but those in attendance recommended schematic approval.

City Planning Staff:

Planning staff is in support of the new 21-unit apartment, and recommends the applicant consider adjusting the location of dumpster, bike enclosure, fencing height, and lighting in their final submission.

Cleveland City Planning Commission

Northeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

NE2026-001 – 10702 and 10708/12 Superior Ave Demolition

February 6, 2026

Project Address: 10702 and 10708/12 Superior Ave

Type: Demolition

Project Representative: Caylen Payne, Cuyahoga Land Bank

Approval: Final

Ward 9: Council Member Kevin Conwell

SPA: Glenville

**Proposed Demolition of 10702 and
10708-12 Superior Ave.**

PPN 120-01-010 and 120-01-011

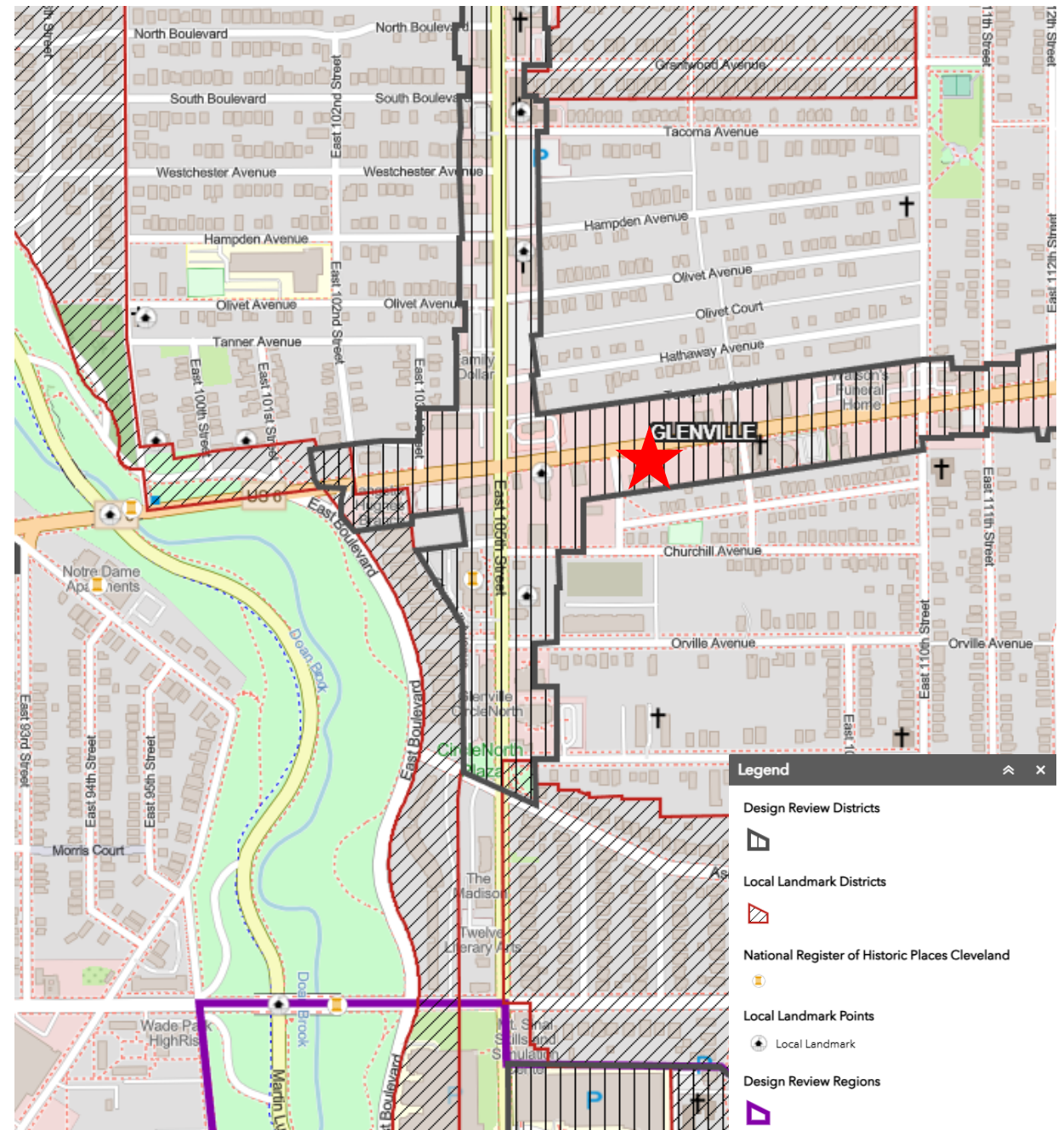
Design Review Region – Glenville/Superior

Submitted December 22, 2025

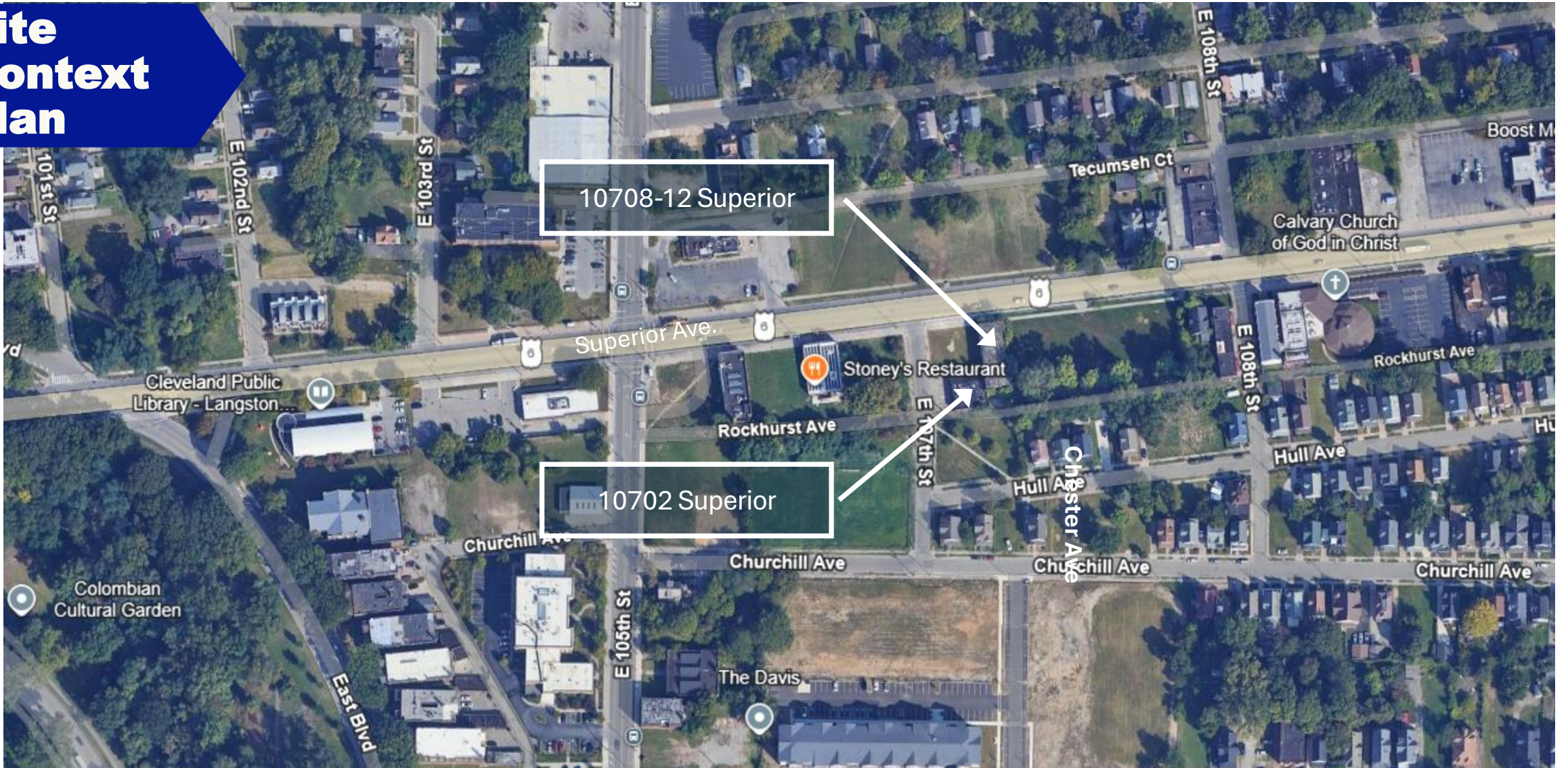
Site Location Map

District Level

- 10702 and 10708-12 Superior Ave.
- Located 500 Ft from Superior and E 105th
- One Story Garage/Warehouse built in 1920 and an Unfinished 2 Story Retail/Office (date unknown)
- 7,964 Sq/Ft on a combined 17,082 Sq/Ft
- No outbuildings – No basements



Site Context Plan



Site Context Plan



Existing Conditions – Street Level

10702 Superior – Garage/Warehouse



Existing Conditions – Street Level 10708/12 Superior – Concrete Building



Existing Conditions – Exterior 10702 Superior Garage/Warehouse

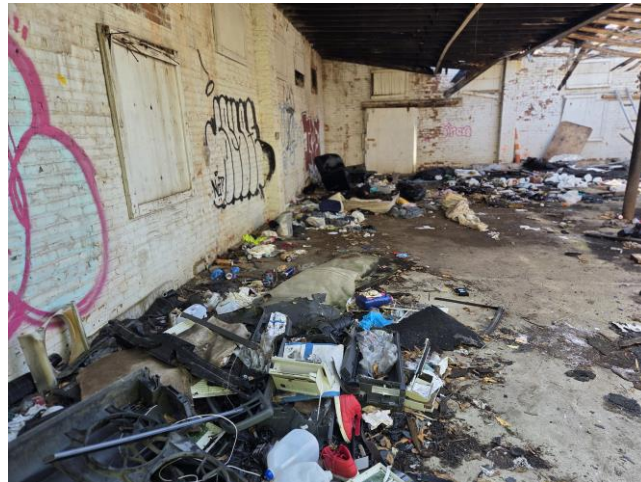


Existing Conditions – Exterior

10708/12 Superior Concrete Building



Existing Conditions – Interior 10702 Superior Garage/Warehouse

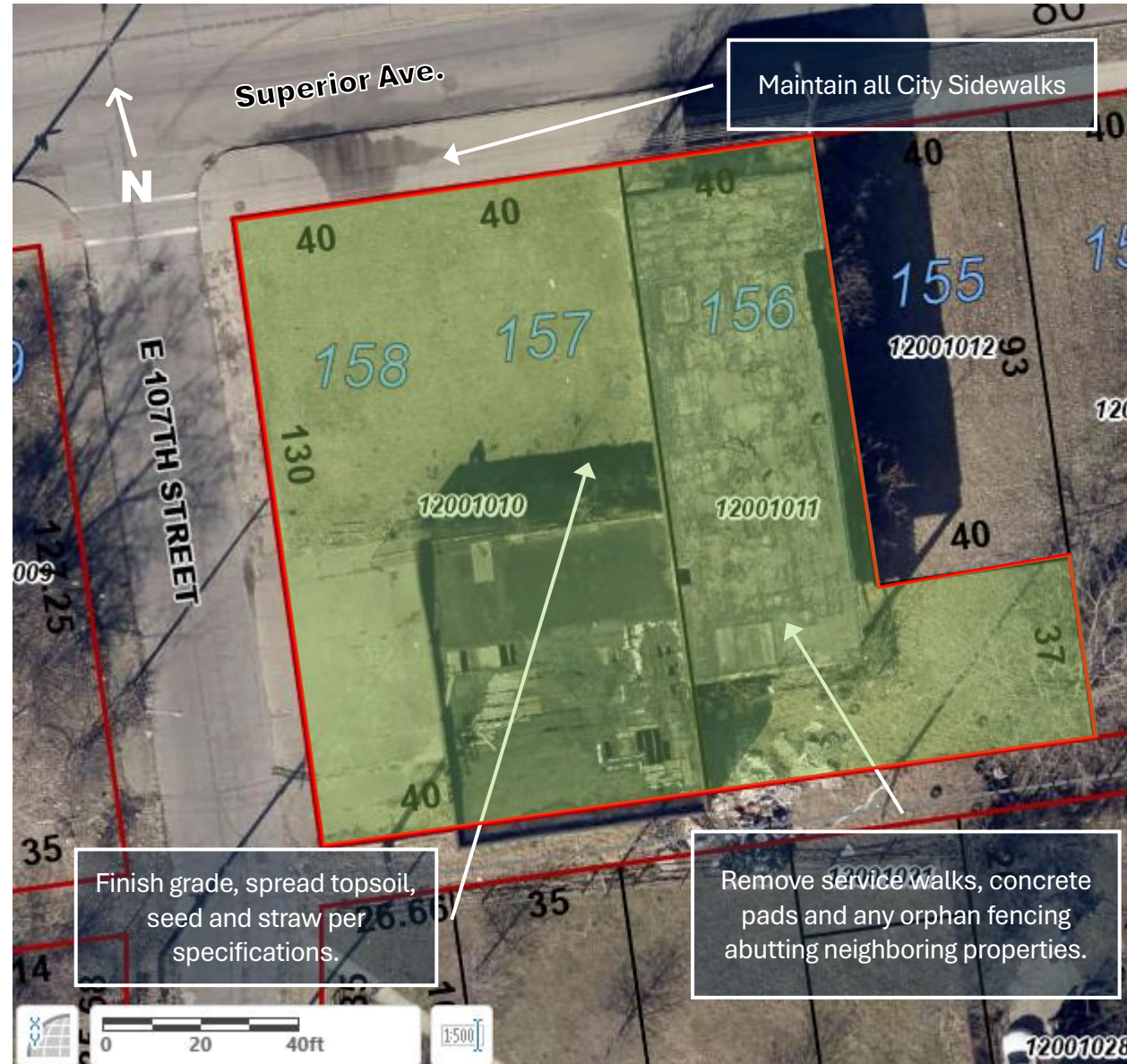


Existing Conditions – Interior

10708/12 Superior Concrete Building



Final Site Plan Proposal



NE2026-001 – 10702 and 10708/12 Superior Ave Demolition

February 6, 2026

DRAC Recommendations:

NEDRAC recommended final approval as presented on 1/20/26.

City Planning Staff:

Planning staff is also in support of this demolition.

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

FW2026-02 – Battery Park Apartments

February 6, 2026

Project Address: West 73rd St & Battery Park Blvd

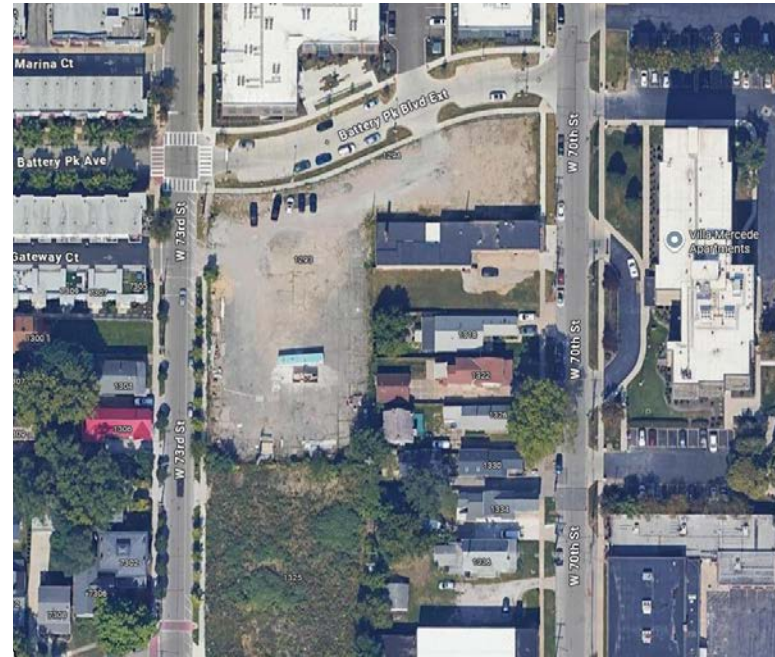
Type: New Construction – Residential

Project Representative: Adam Comer, J Roc & Bill Neburka, EAO

Approval: Schematic

Ward 7: Council Member Austin N. Davis

SPA: Detroit Shoreway

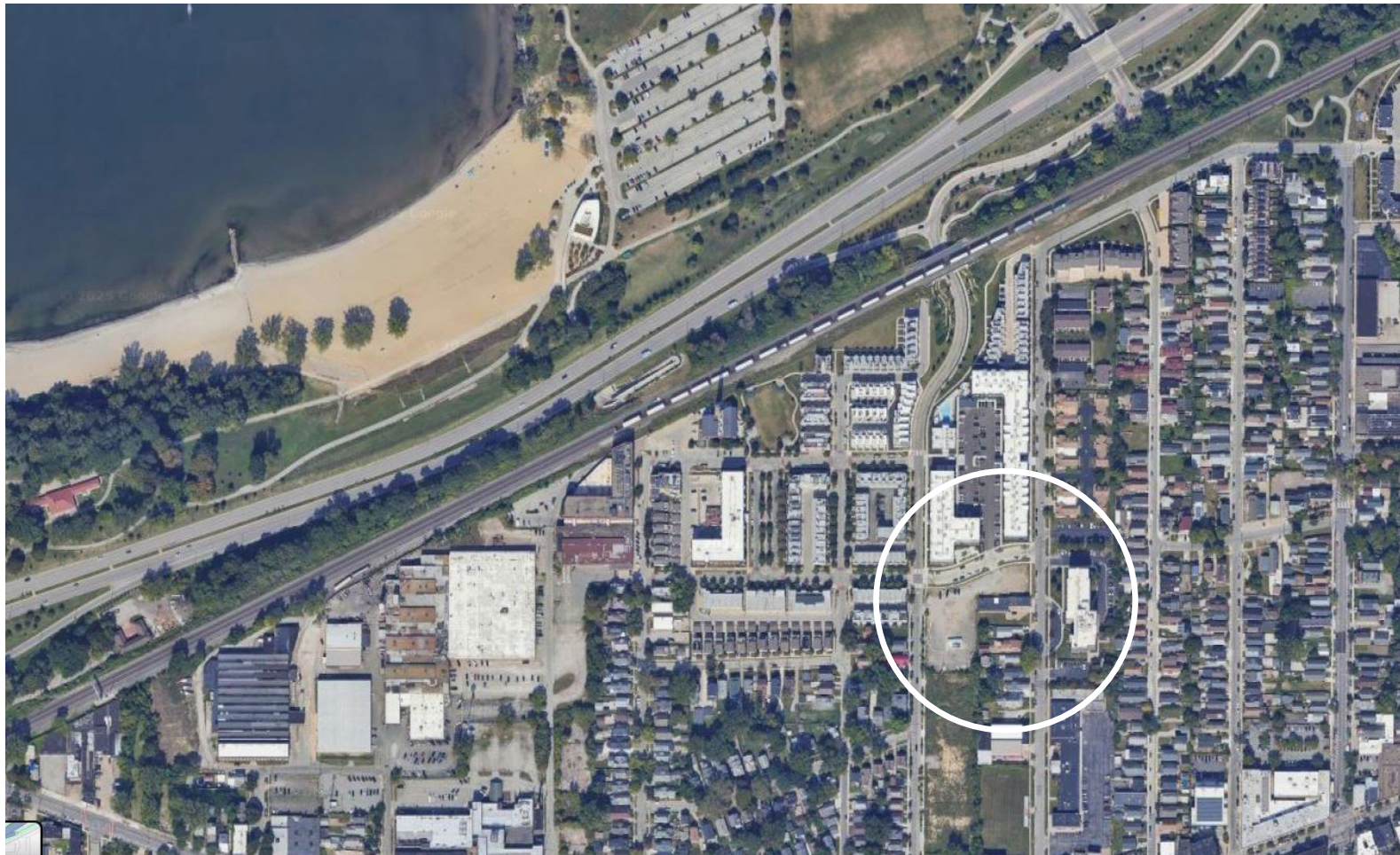


Battery Park Apartments
W73rd Street

Schematic Design Review Submittal Package

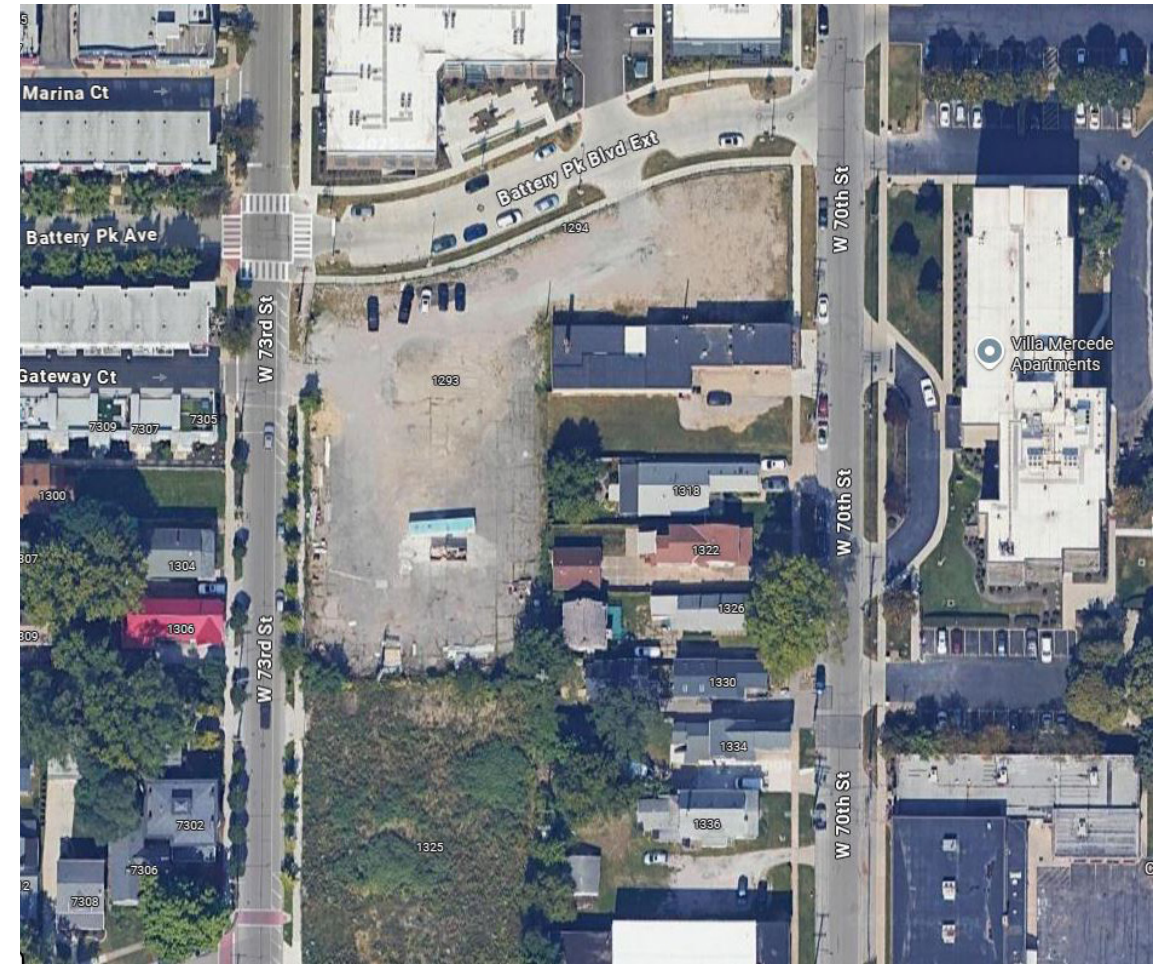
12.24.2025.EAO





District Aerial & Site Location

Parcel: 002-07-058
 W 73rd ST, Cleveland, OH 44102



Existing Site Aerial



View of Site From Northeast (Corner of Battery Park Blvd & West 71st Street)

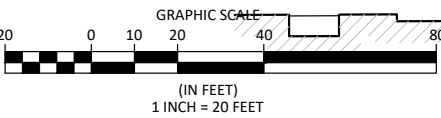
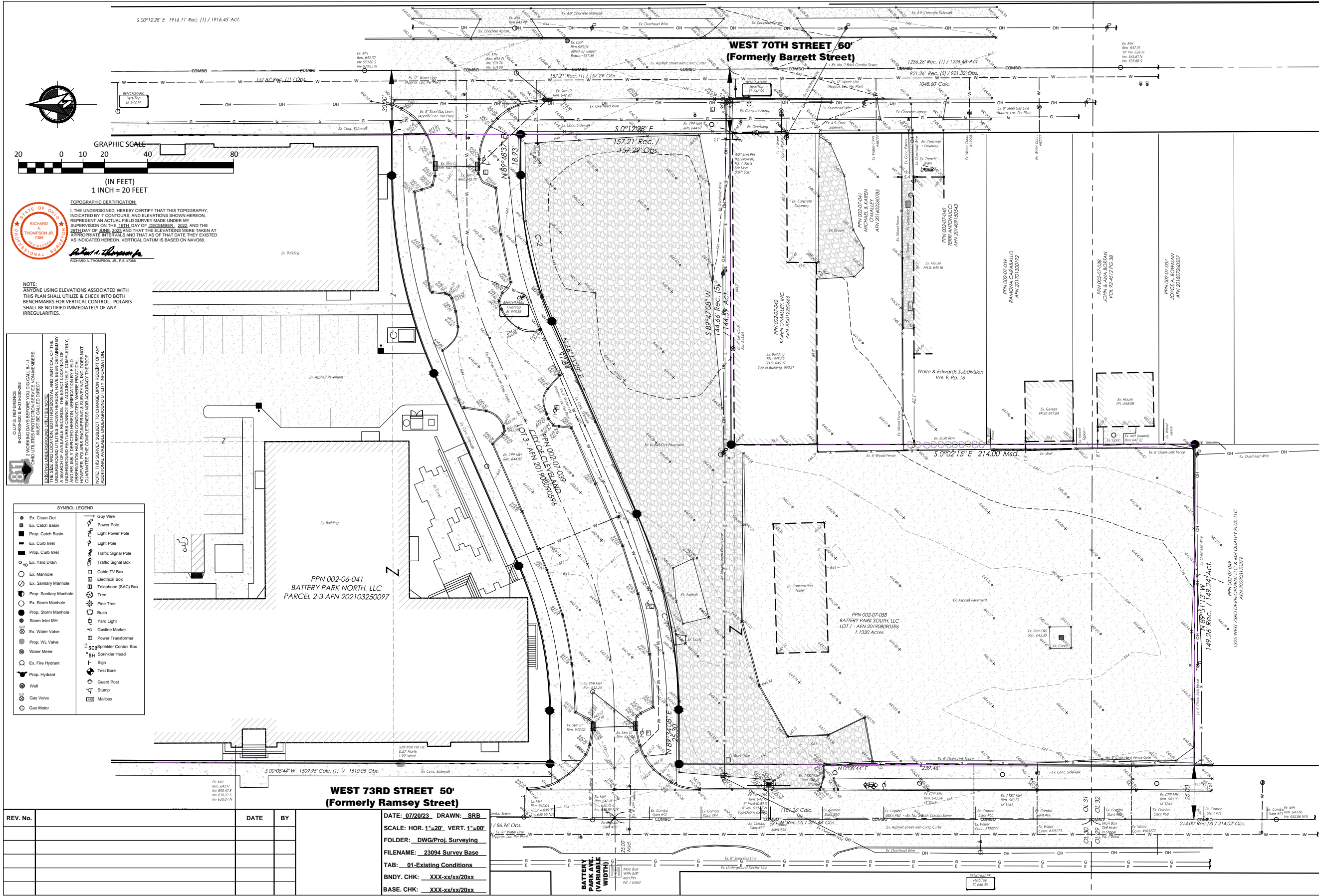


View of Site From Northwest (Corner of Battery Park Blvd & West 73rd Street)



View of Site From West 73rd Street

Existing Site Photos



TOPOGRAPHIC CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY T CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON THE 18TH DAY OF DECEMBER, 2022, AND THE 20TH DAY OF JUNE, 2023 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD83.

Richard A. Thompson, Jr.
 RICHARD A. THOMPSON, JR., P.E. 52358

NOTE:
 ANYONE USING ELEVATIONS ASSOCIATED WITH THIS PLAN SHALL UTILIZE & CHECK INTO BOTH BENCHMARKS FOR VERTICAL CONTROL. POLARIS SHALL BE NOTIFIED IMMEDIATELY OF ANY IRREGULARITIES.

811
 CALL BEFORE YOU DIG
 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
 OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT
 THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A LICENSED SURVEYOR. THE INFORMATION IS NOT COMPLETELY ACCURATE. UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR GUARANTEED. POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS OR NECESSARY THROUGH-PUT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

SYMBOL LEGEND

● Ex. Clean Out	○ Guy Wire
■ Ex. Catch Basin	○ Power Pole
■ Prop. Catch Basin	○ Light Power Pole
○ Ex. Curb Inlet	○ Light Pole
■ Prop. Curb Inlet	○ Traffic Signal Pole
○ Ex. Yard Drain	○ Traffic Signal Box
○ Ex. Manhole	○ Cable TV Box
○ Ex. Sanitary Manhole	○ Electrical Box
○ Prop. Sanitary Manhole	○ Telephone (SAC) Box
○ Ex. Storm Manhole	○ Tree
○ Prop. Storm Manhole	○ Pine Tree
○ Storm Inlet MH	○ Bush
○ Ex. Water Valve	○ Yard Light
○ Prop. WL Valve	○ Gasline Marker
○ Water Meter	○ Power Transformer
○ Ex. Fire Hydrant	○ Sprinkler Control Box
○ Prop. Hydrant	○ Water Meter
○ Well	○ Sprinkler Head
○ Gas Valve	○ Sign
○ Gas Meter	○ Test Bore
	○ Guard Post
	○ Mailbox

REV. No.	DATE	BY

DATE: 07/20/23 **DRAWN:** SRB
SCALE: HOR. 1"=20' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: 23094 Survey Base
TAB: 01-Existing Conditions
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx

**BATTERY PARK SOUTH
 W. 70th & W. 73rd STREETS**
 CITY OF CLEVELAND - CUYAHOGA COUNTY - OHIO

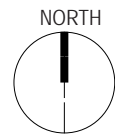
POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARLTON ROAD - SUITE D
 CLEVELAND, OHIO 44130
 (440) 944-4833 (440) 944-3722 (Fax)
 www.polaris-es.com



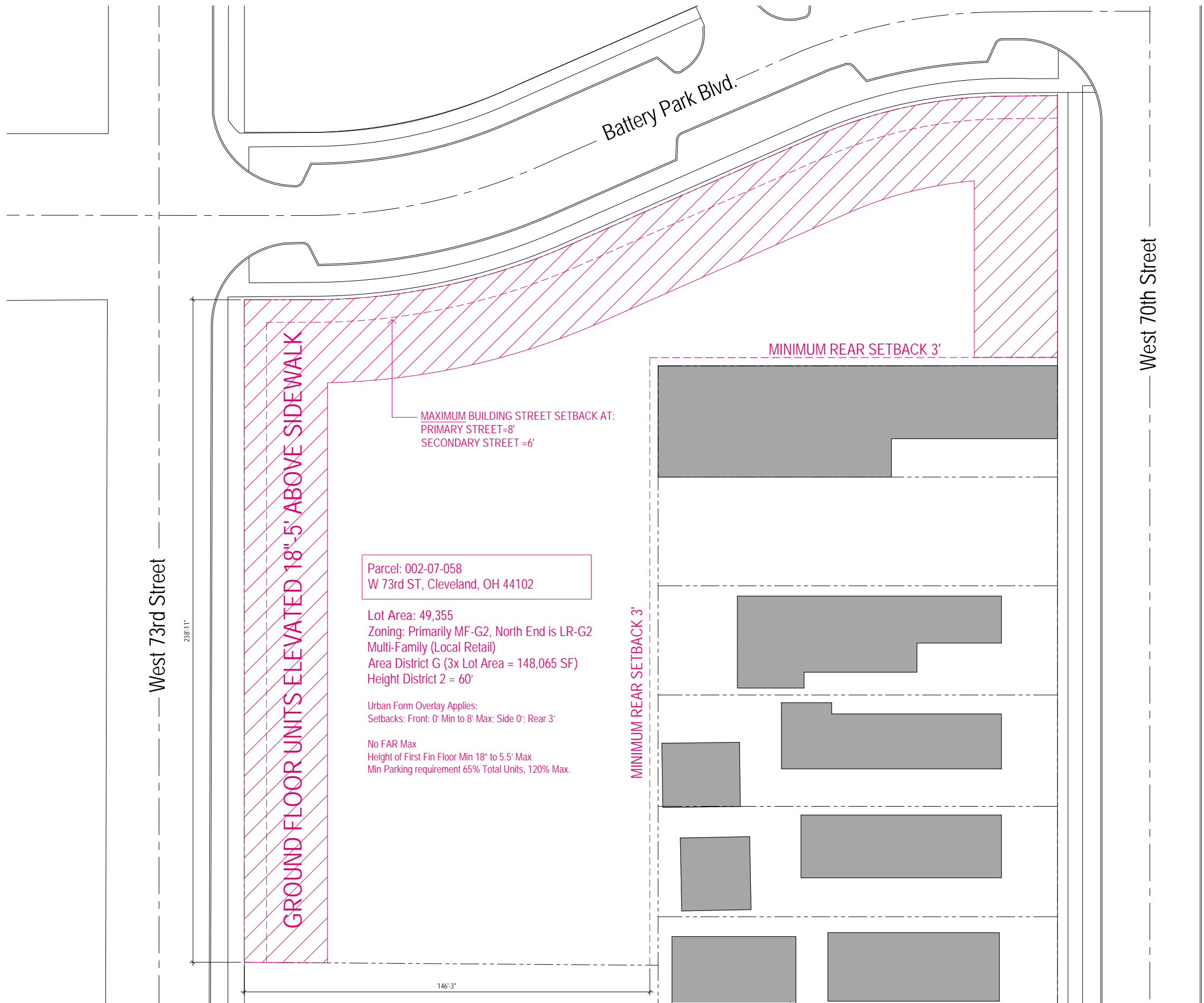
**TOPOGRAPHIC
 SURVEY**

CONTRACT No.
23094

SHEET	OF
01	01



Site Summary





Project Summary

The Battery Park Apartments is an 82 Unit Multi-Family project on a 49,000 Sf Level lot in the Battery Park Neighborhood. The project will provide 76 secured parking spots on site as well as a central, dedicated bike room facility.

PROJECT OBJECIVES:

1. Create a hybrid typology that blends the economy of walk-up units with the ability to foster a strong tenant community typically only found in larger multi-family projects. It is anticipated stronger communities are formed where informal gathering spaces are interspersed along daily circulation routes.
2. Create high quality units that have ample access to fresh air and sunlight by weaving the landscaping through the individual structures.
3. Create a new paradigm for service elements of the program such as the parking areas and circulation spaces to become true community spaces. Provide the ability for those spaces to create an elevated sense of identity, entry, and community on a daily basis for the residents and the larger neighborhood.



Grasscrete Pervious Paving Ornamental Trees at Gardens



Board-Fomed Concrete Planters Street Trees and Larger Planted Areas

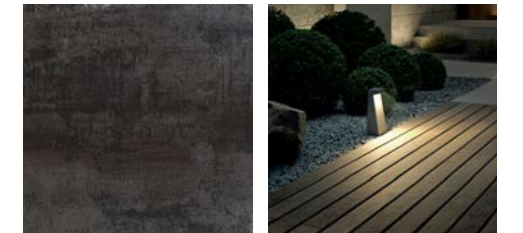
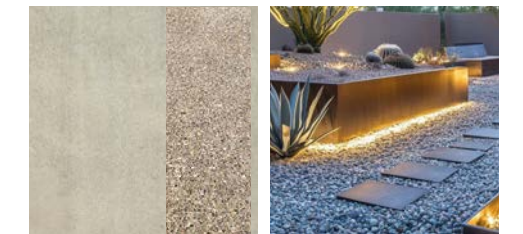
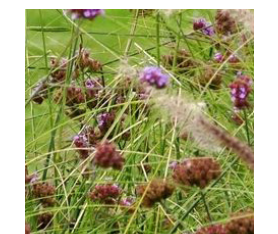


Plate Steel Planters Low-Level Path Lighting



Concrete Flatwork, Broom Finish & Exposed Aggregate Accents Architectural Site Lighting

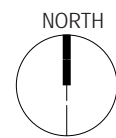


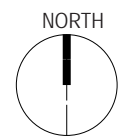
Ornamental Grasses



Flowering Shrubs

Landscape Materials
 Focus on durable, tactile materials to elevate the ground-plane as a signature element of the project. Orient the design strategy to incorporate a comprehensive stormwater system as a signature feature.

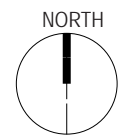




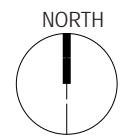
Ground Floor Plan

West 73rd Schematic Design Review Submittal.12.24.2025.EAO

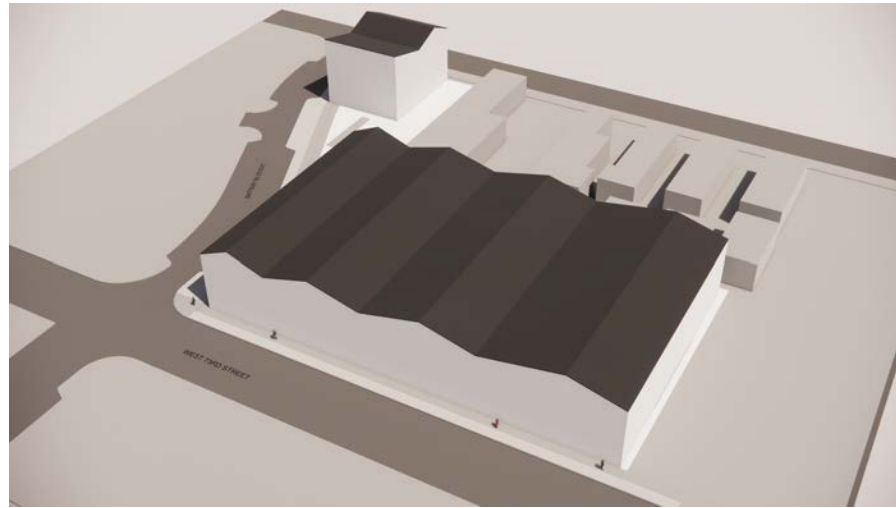




Second Floor Plan

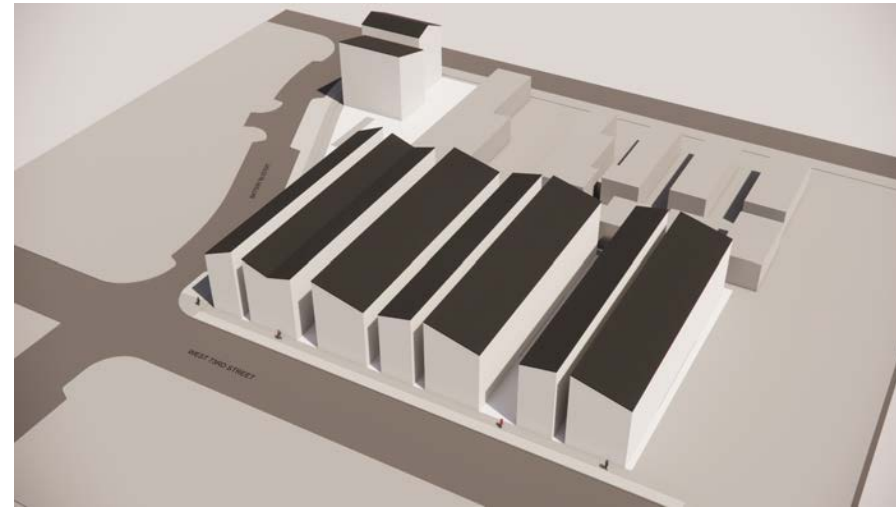


Third Floor Plan



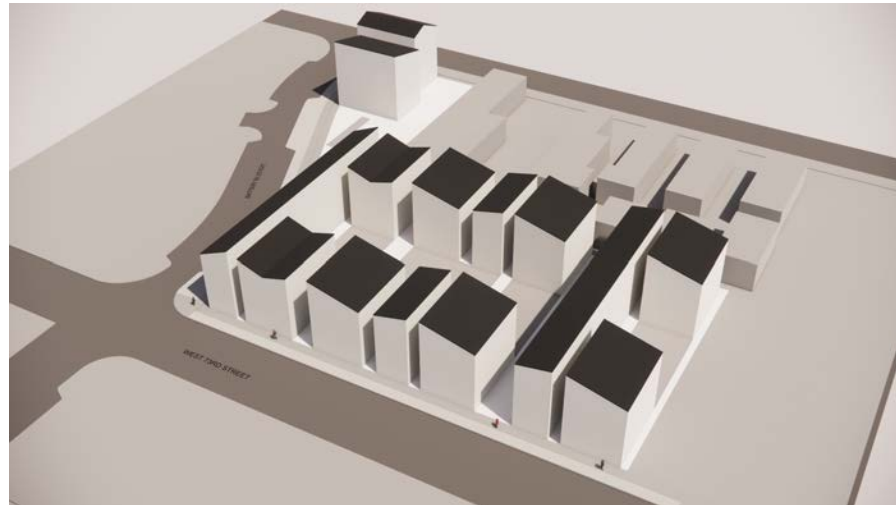
1. Collective Roof

The site approach is focused on building community amongst the structures and residents, and to take neighboring residential form cues from the surrounding historic structures.



2. Graining the Site

The site is grained in a manner that matches the scale of the neighboring residential sites to the east by creating swaths of green spaces and gardens that provide private green spaces for residents as well as creating opportunities for light and air, allowing the site to breathe.



3. Courtyard for Parking

The project approach seeks to shift the paradigm of the central parking area to make emblematic collective spaces at the center of the project that can be adapted for community activities. These central courts will be utilized as a component of the project's stormwater management response.

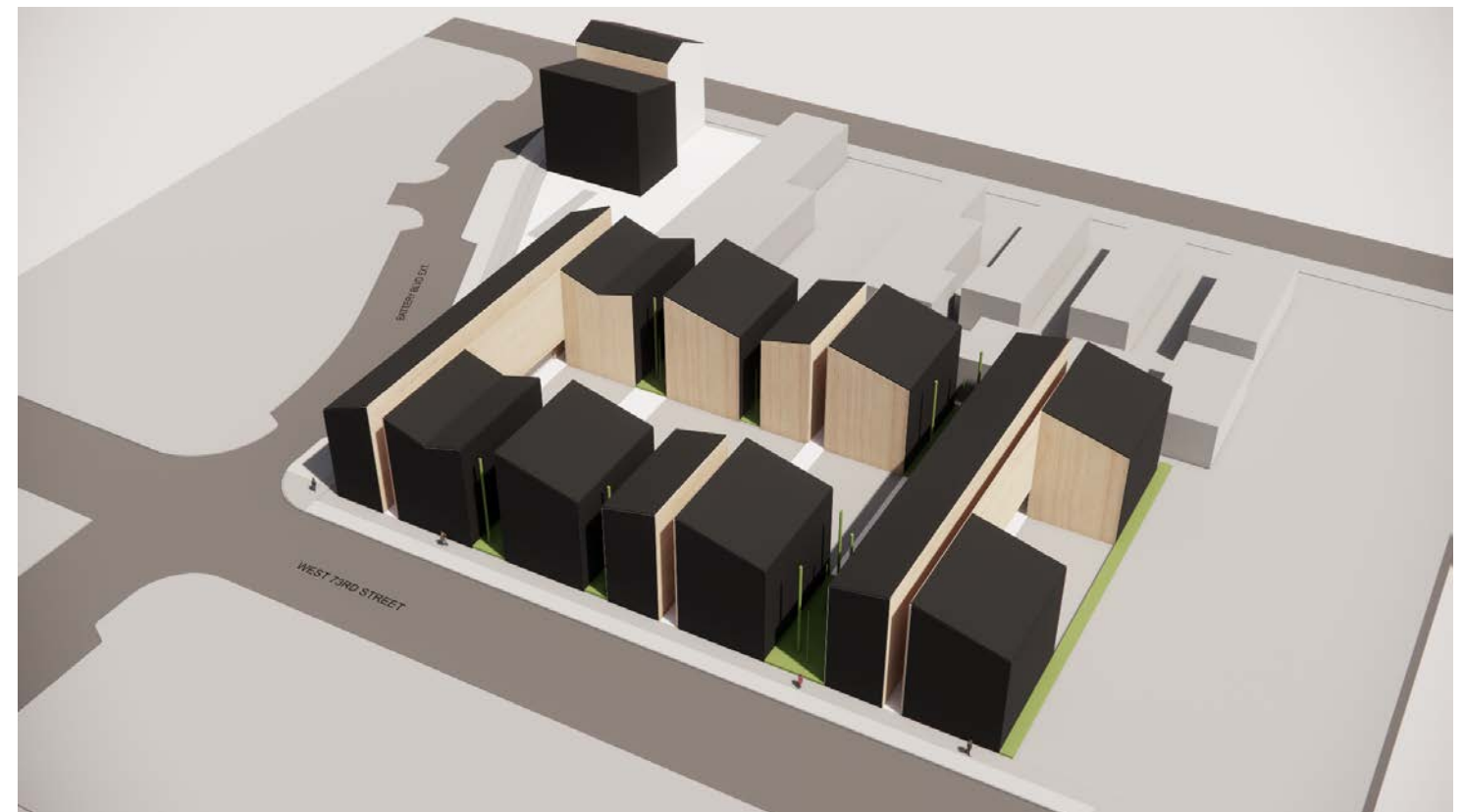


4. Site Entry Points

Gated pedestrian corridors are created along the grain of the site to provide individual resident access points to the now independent group of structures. Materiality of these surfaces will be highlighted as touch-points for the residents.

SITE MASSING

The project works to combine the community aspects of larger structures into the residential scale of the surrounding neighborhood. The site massing approach groups individual residential structures around central parking courts that not only satisfy functional requirements, but also become adaptable collective spaces for the community of residents. The understanding of the structures fluctuates in scale between the individual and the village.



View of Interior Pedestrian Walkway



Garden Fronting W 73rd Street



Parking Court





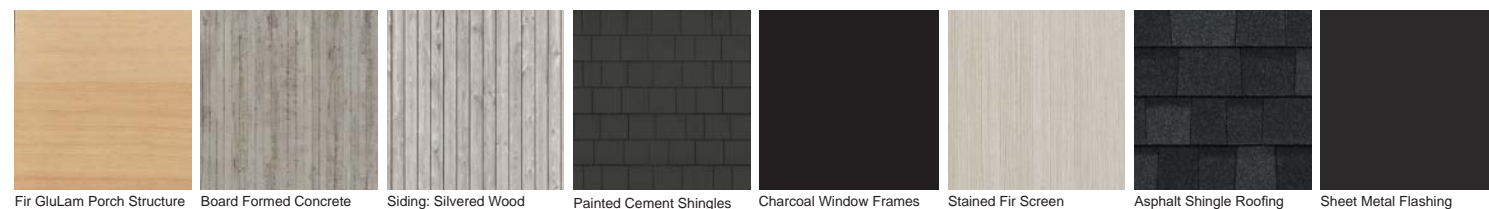
West Elevation (west 73rd Street)



South Elevation



North Elevation (Battery Park Boulevard)



Fir GluLam Porch Structure

Board Formed Concrete Structural Piers

Siding: Silvered Wood Vertical Siding

Painted Cement Shingles

Charcoal Window Frames

Stained Fir Screen

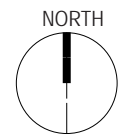
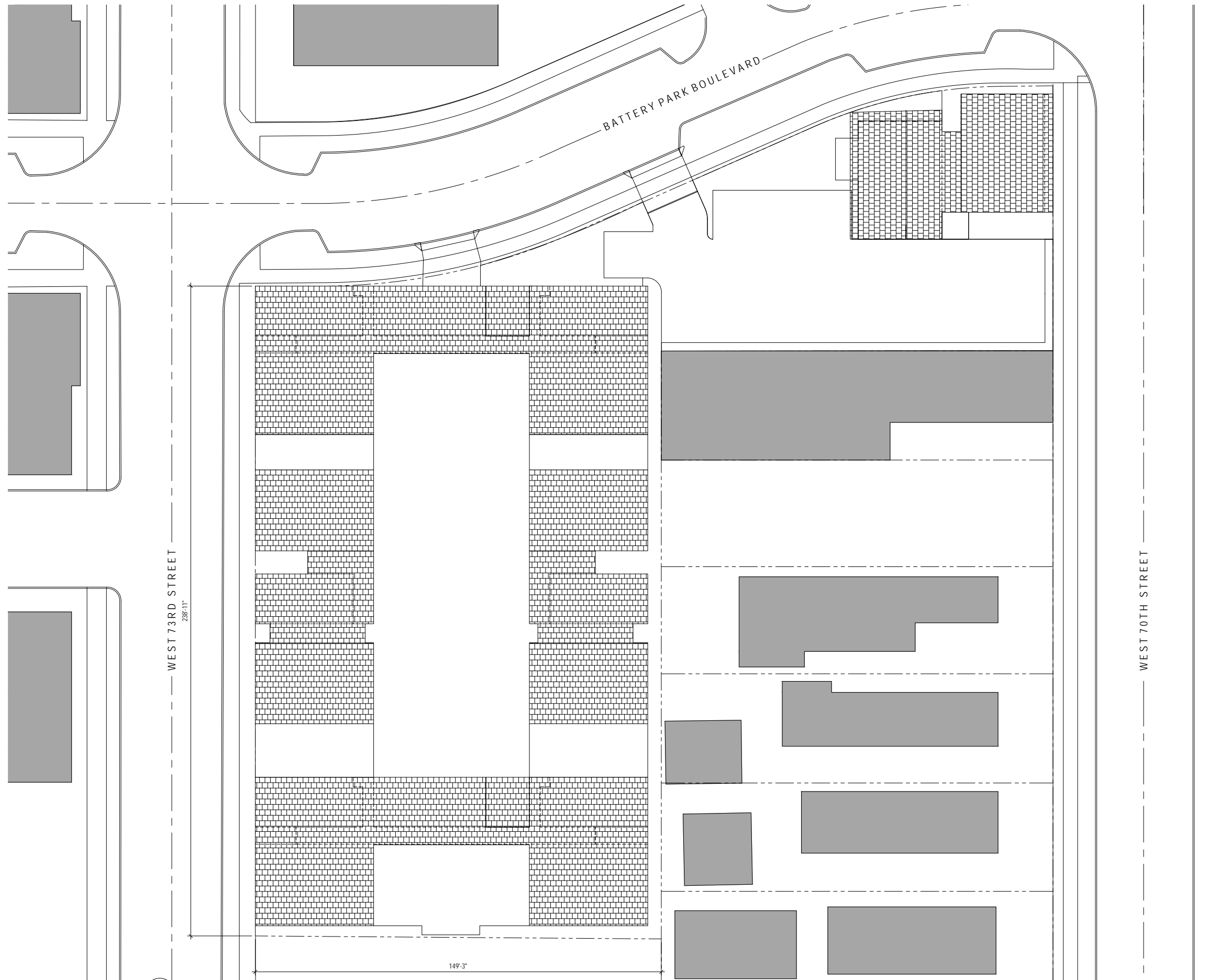
Asphalt Shingle Roofing

Sheet Metal Flashing

Exterior Materials

Focus on cost-effective, textural fields of materials with natural exposed structural materials at central circulation areas. Enhance opportunities for better thermal envelope, solar orientation, and cross-ventilation.

Schematic Project Elevations



Roof Plan



View of Northwest Corner (Battery Park Boulevard & West 73rd Street)



Overview From Northwest (Corner of Battery Park Blvd & West 73rd)



Battery Park Blvd Frontage





Primary Paking Court



Paking Court Porches



Paking Court In The Evening



View of Communal Porch From Walkway



Bridge Walkway Detail



View of Primary Parking Court From Communal Porch

Overview From Southwest



View From Corner of Battery Park Blvd Looking West



View From Corner of Battery Park Blvd & W 73rd Street

FW2026-02 – Battery Park Apartments

February 6, 2026

DRAC Recommendations:

FWDRAC recommended schematic approval with conditions on 1/21/26:

- Look at using a warmer palette, explore ways to make the building feel less insular through green space, entranceways, unique plantings, etc.
- Consider moving bike storage closer to main building, ensure parking lot layout complies with code, provide detailed elevations upon return for Final Approval.

City Planning Staff:

Planning staff requests that the applicant bring detailed elevations to final so we can review for UFO compliance, need for 45% glazing. Staff also has concerns with the internal parking areas (consider turnaround for vehicles, snow clearance, fire access)

FW2026-03 – Smyrna Church

February 6, 2026

Project Address: 1433 W 57th St

Type: New Construction

Project Representative: Matt Stevenson, AODK

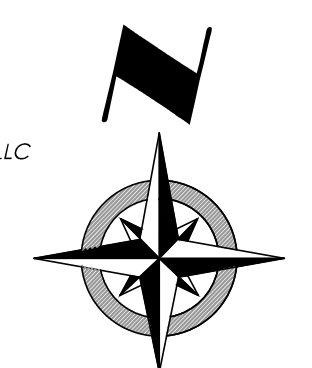
Approval: Schematic

Ward 7: Council Member Austin N. Davis

SPA: Detroit Shoreway

SMYRNA CHURCH

SCHEMATIC DESIGN REVIEW



SYMBOL LEGEND

●	Ex. Clean Out	—	Guy Wire
■	Ex. Catch Basin	—	Power Pole
■	Prop. Catch Basin	—	Light Power Pole
■	Ex. Curb Inlet	—	Light Pole
■	Prop. Curb Inlet	—	Prop. Light Pole
○	Ex. Yard Drain	—	Traffic Signal Pole
○	Ex. Manhole	—	Traffic Signal Box
○	Ex. Sanitary Manhole	—	Yard Light
○	Prop. Sanitary Manhole	—	Cable TV Box
○	Ex. Storm Manhole	—	Electrical Box
○	Prop. Storm Manhole	—	Telephone (SAC) Box
○	Storm Inlet MH	—	Power Transformer
○	Ex. Water Valve	—	Electrical Outlet
○	Prop. WL Valve	—	Tree
○	Water Meter	—	Pine Tree
○	Ex. Fire Hydrant	—	Bush
○	Prop. Hydrant	—	Gasline Marker
○	Well	—	Irrigation Valve
○	Gas Valve	—	SCB Sprinkler Control Box
○	Gas Meter	—	SH Sprinkler Head
○	Ex. Monument Box	—	Sign
○	Mailbox	—	Test Bore
		—	Guard Post
		—	Stump

811 O.U.P.S. REFERENCE
A-518-903-166

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED, WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

SMYRNA CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE
CITY OF CLEVELAND - CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
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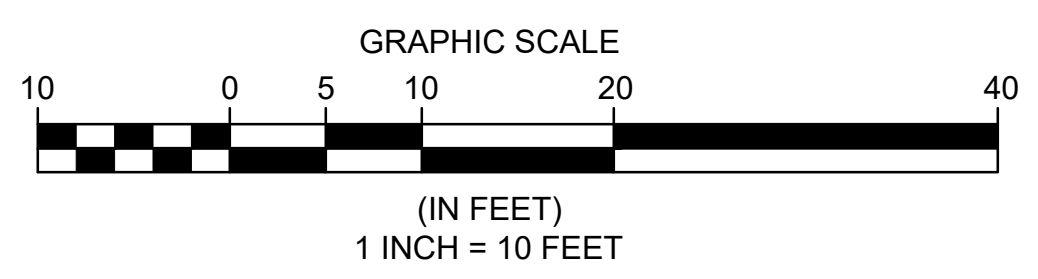
EXISTING CONDITIONS

PREPARED FOR:
CRAVEN CONSTRUCTION COMPANY
PHONE: (330) 329-6709
CONTACT: JEFF CRAVEN

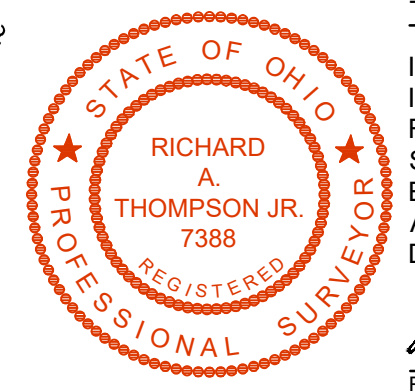
CONTRACT No.
25106
SHEET **01** OF **01**

REV. No.	DATE	BY	

DATE: 09/17/25 DRAWN: SRB
SCALE: HOR. 1"=10' VERT. N/A
FOLDER: DWG/Proj. Surveying
FILENAME: 25106 Survey Base
TAB: 01-Existing Conditions
BNDRY. BY: XXX
BASE. BY: SRB



NOTE:
ANYONE USING ELEVATIONS ASSOCIATED WITH THIS PLAN SHALL UTILIZE & CHECK INTO BOTH BENCHMARKS FOR VERTICAL CONTROL. POLARIS SHALL BE NOTIFIED IMMEDIATELY OF ANY IRREGULARITIES.



TOPOGRAPHIC CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON THE 15TH DAY OF AUGUST, 2025, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR., P.S. #7388



VIEW FROM W 57TH ST



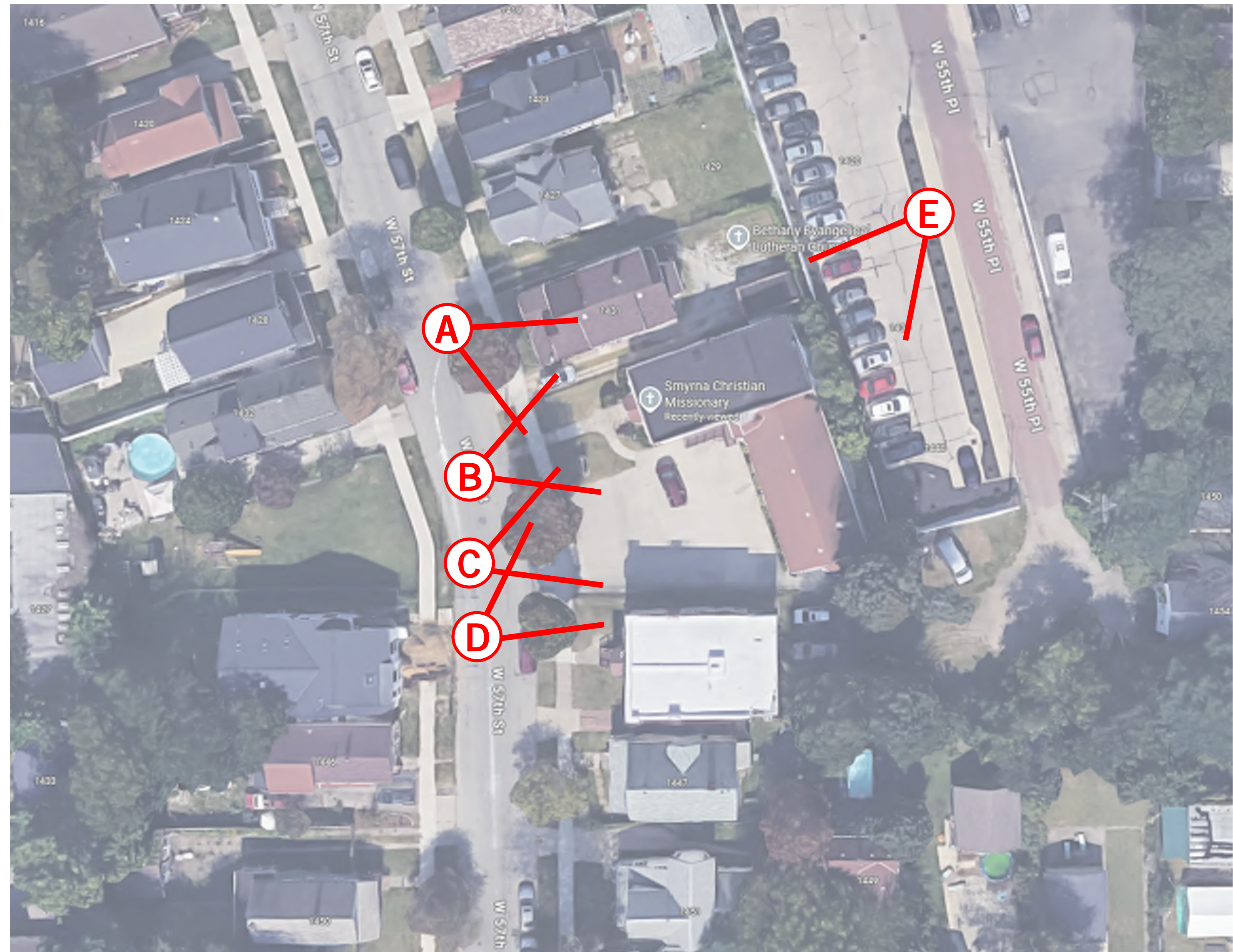
VIEW FROM W 57TH ST



VIEW FROM W 57TH ST



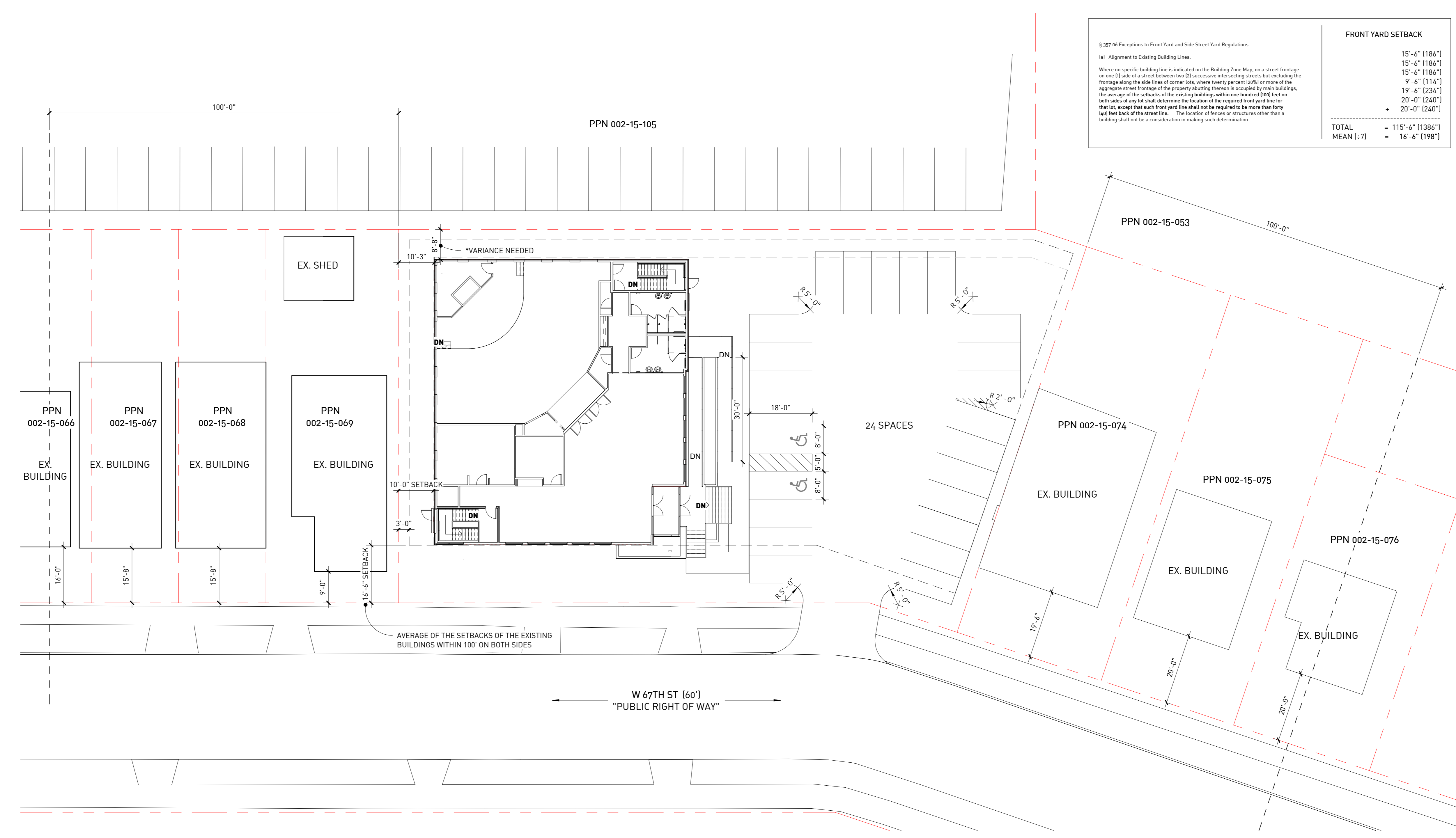
VIEW FROM W 57TH ST



PROJECT VIEW MAP



VIEW FROM W 55TH PL



1
AS101 ARCHITECTURAL SITE PLAN SCALE: 1/8" = 1'-0"

PROJECT SUMMARY

The project consists of the construction of a new 5,856 sf church facility at 1433 W 57th St in Cleveland, Ohio, replacing the existing church. The building will include a sanctuary, classrooms, and support spaces and is classified primarily as Assembly Group A-3. The project provides required parking, accessible routes, and site improvements and will comply with applicable Ohio Building Code and accessibility requirements.

ZONING DATA

ADDRESS	1433 W 57TH ST, CLEVELAND, OH 44102	
PARCEL ID	00215973	
ZONING DISTRICT	2F-B1	
OVERLAY DISTRICTS	DESIGN REVIEW	N/A
	LOCAL LANDMARK	N/A
	PUD	N/A
USE	EXISTING	A-3 PLACE OF WORSHIP
	PROPOSED	A-3 PLACE OF WORSHIP
SITE METRICS	LOT AREA	19,399 SF (0.4453 AC)
	BUILDING FOOTPRINT	5,856 SF
	LOWER LEVEL	5,673 SF
	GROUND LEVEL	5,856 SF
	GROSS FLOOR AREA	11,529 SF
	PARKING LOT AREA	6,782 SF
	HARDSCAPE AREA	1,174 SF
	DISTRICT B FAR/MAX GFA LIMIT	0.50 x LOT AREA
	FAR ALLOWED	0.50 x 19,399 SF 9,700 SF
	FAR PROPOSED	0.59 x 19,399 SF 11,529 SF
		VARIANCE REQUIRED

SETBACKS	REQ'D FRONT YARD	APPROX. 10'-0" (MIN.)	PROVIDED 12'-6"
	REQ'D SIDE YARD	3'-0" (MIN.)	PROVIDED 10'-3"
	REQ'D REAR YARD	20'-0" (MIN.)	PROVIDED 12'-8"
HEIGHT	HEIGHT DISTRICT	1	35'-0"
	MAX. HEIGHT ALLOWED		27'-4, 1/2"
	PROPOSED		
PARKING	REQ'D SPACES CALC.	1	1 SPACE : 6 SEATS (142 SEATS TOTAL)
	TOTAL REQ'D SPACES	24	
	PROVIDED	24	
	REQ'D ACCESSIBLE	1	
	PROVIDED	2	
NOTES	SOURCES	CLEVELAND ZONING CODE	
		CITY ZONING MAP	
	SURVEY REFERENCE	BOUNDARY/TOPO BY RICHARD THOMPSON JR.	
		DATED 09.17.2025	

SITE LOCATION MAP



GENERAL PLAN NOTES

- A. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL DRAWINGS/SHEETS WITH ALL TRADES TO PROVIDE A COMPLETE AND INCLUSIVE PROJECT WITH THE DESIGN INTENT. MISCELLANEOUS COORDINATION OF DRAWINGS/TRADES THAT WOULD BE CONSIDERED STANDARD CONSTRUCTION PRACTICES MUST BE INCLUDED.
- B. ALL WORK SHALL CONFORM TO THE OBC AND OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- C. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITHIN THIS DRAWING SET IMMEDIATELY. DO NOT PROCEED WITH WORK IN AREA IN QUESTION UNTIL DISCREPANCY IS RESOLVED.
- D. ALL PLAN DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
- E. MASONRY CONTRACTOR SHALL PROVIDE LINTELS OVER NEW MASONRY OPENINGS. COORDINATE WITH STRUCTURAL DRAWINGS.
- F. CONTRACTOR SHALL SEAL AROUND WALL, FLOOR, AND CEILING PENETRATIONS WITH FIRE SEALANT PUTTY IN RATED WALLS.
- G. WHERE CONCEALED WOOD BLOCKING OR FRAMING IS REQUIRED, CONTRACTOR SHALL USE ONLY FIRE RETARDANT TREATED WOOD MATERIALS OR METAL BACKING.
- H. REFER TO PARTITION TYPES AND EGRESS PLANS FOR WALL TYPES AND FIRE RATINGS.
- I. SEE FINISH PLANS AND FINISH SCHEDULE FOR ALL INTERIOR FINISHES.
- J. REFER TO ENLARGED PLANS FOR INDIVIDUAL UNIT LAYOUT AND DETAILS.
- K. PROJECT PERMITTING: THE CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS.
- L. CONTRACTOR TO ACCOMMODATE ALL ROOF PENETRATIONS INDICATED ON MEP DRAWINGS.
- M. REFER TO FLOOR/ROOF ASSEMBLY SHEET FOR MORE INFORMATION.

OCCUPANCY

FLOOR	USE	DETAILS	OCCUPANTS
LOWER FLOOR	(E) EDUCATION	CLASSROOM 7,347 SF / 20 NET	+188 OCCUPANTS
	(E) ACCESSORY	OFFICES 798 GROSS SF / PERSON 479 SF / 190	+4 OCCUPANTS
		STORAGE 300 GROSS SF / PERSON 425.53 SF / 300	+2 OCCUPANTS
GROUND FLOOR	(A-3) ASSEMBLY	SANCTUARY SEATING (LOOSE, MOVABLE) 5 NET SF / PERSON 1,423 SF / 95	+95 OCCUPANTS
	(A-3) ACCESSORY	SANCTUARY STAGE ASSEMBLY (STANDING) + 95 GROSS SF 295 SF / 95	+95 OCCUPANTS
		BACKSTAGE STORAGE 14.45 SF / 200 GROSS	+1 OCCUPANT
		RESTROOM 9.6 SF / 200 GROSS	+1 OCCUPANT
		AV ROOM 25 SF / 100 GROSS	+1 OCCUPANT
		MEETING ROOM PERSON / SEAT	+8 OCCUPANTS
			+10 OCCUPANTS
TOTAL BUILDING OCCUPANT LOAD			+236 OCCUPANTS

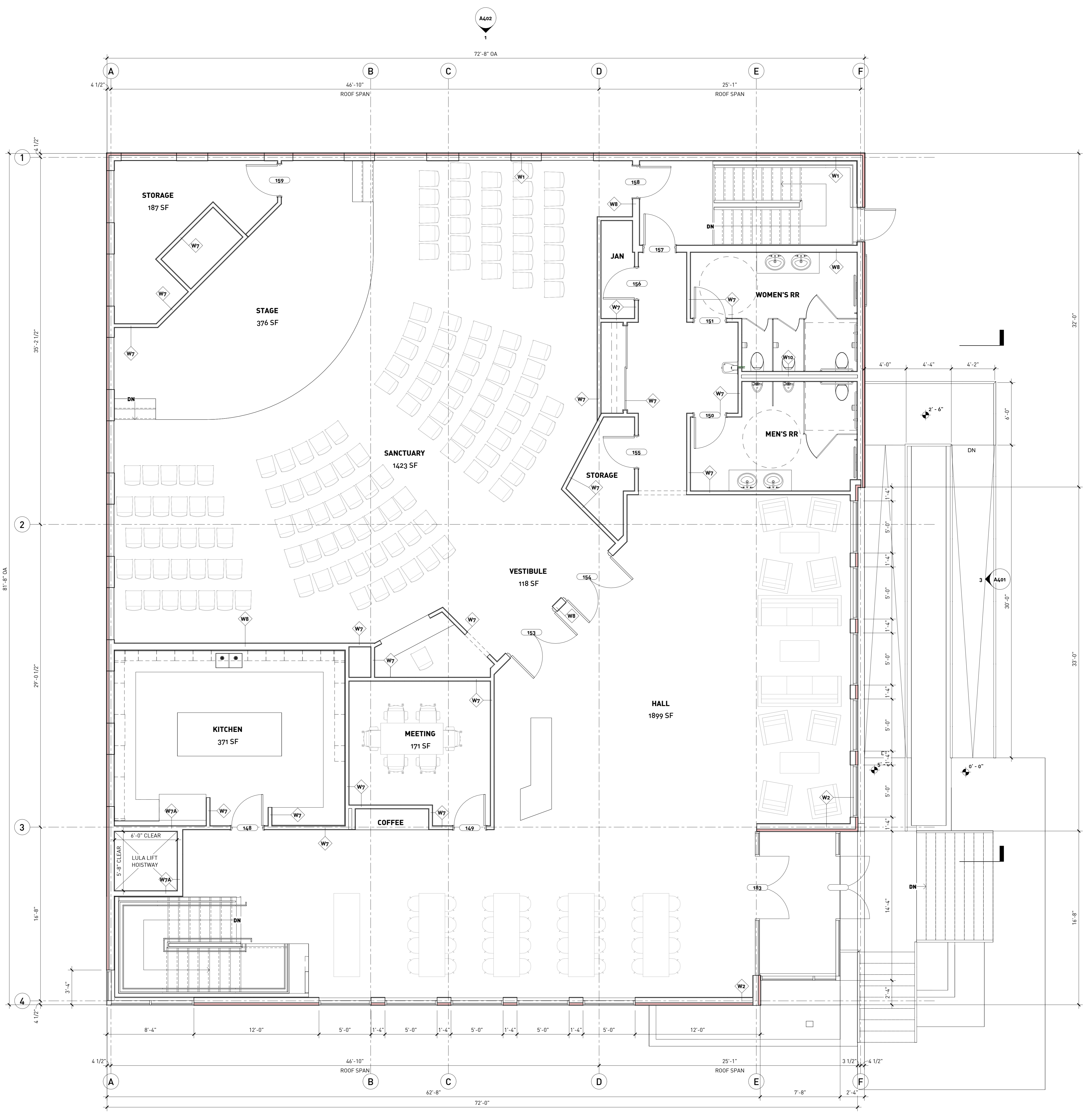


AREA LEGEND

LOWER LEVEL	5,673 SF
GROUND LEVEL	5,864 SF
GROSS FLOOR AREA	11,529 SF

LOWER LEVEL FLOOR PLAN

1 A101 SCALE: 1/4" = 1'-0"



AREA LEGEND

LOWER LEVEL	5,673 SF
GROUND LEVEL	5,864 SF
GROSS FLOOR AREA	11,529 SF

GROUND LEVEL FLOOR PLAN

1
A102
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

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OCCUPANCY

FLOOR	USE	NET AREA	OCCUPANCY
LOWER FLOOR	(E) EDUCATION	CLASSROOM 7,347.78 SF / 20 NET	= 188 OCCUPANTS
	(E) ACCESSORY	OFFICES 798 GROSS SF / PERSON 479 SF / 190	= 4 OCCUPANTS
		STORAGE 300 GROSS SF / PERSON 425.53 SF / 300	= 2 OCCUPANTS
GROUND FLOOR	(A-3) ASSEMBLY	SANCTUARY SEATING (LOOSE, MOVABLE) 9 NET SF / PERSON 1423 SF / 95	= 95 OCCUPANTS
	(A-3) ACCESSORY	SANCTUARY STAGE ASSEMBLY (STANDING) 295 SF / 29	= 8 OCCUPANTS
		BACKSTAGE STORAGE 1445 SF / 208 GROSS	= 10 OCCUPANTS
		RESTROOM 94 SF / 200 GROSS	= 1 OCCUPANT
		AVZ ROOM 29 SF / 200 GROSS	= 1 OCCUPANT
		MEETING ROOM PERSON / 1 SEAT	= 6 OCCUPANTS
TOTAL BUILDING OCCUPANT LOAD			= 204 OCCUPANTS

AODK

PROGRESS SET
NOT FOR CONSTRUCTION

SMYRNA
CHRISTIAN + MISSIONARY ALLIANCE CHURCH

PROJECT ADDRESS
1423 WORTH ST
CLEVELAND, OH 44102

PRICING SET
12.20.2025

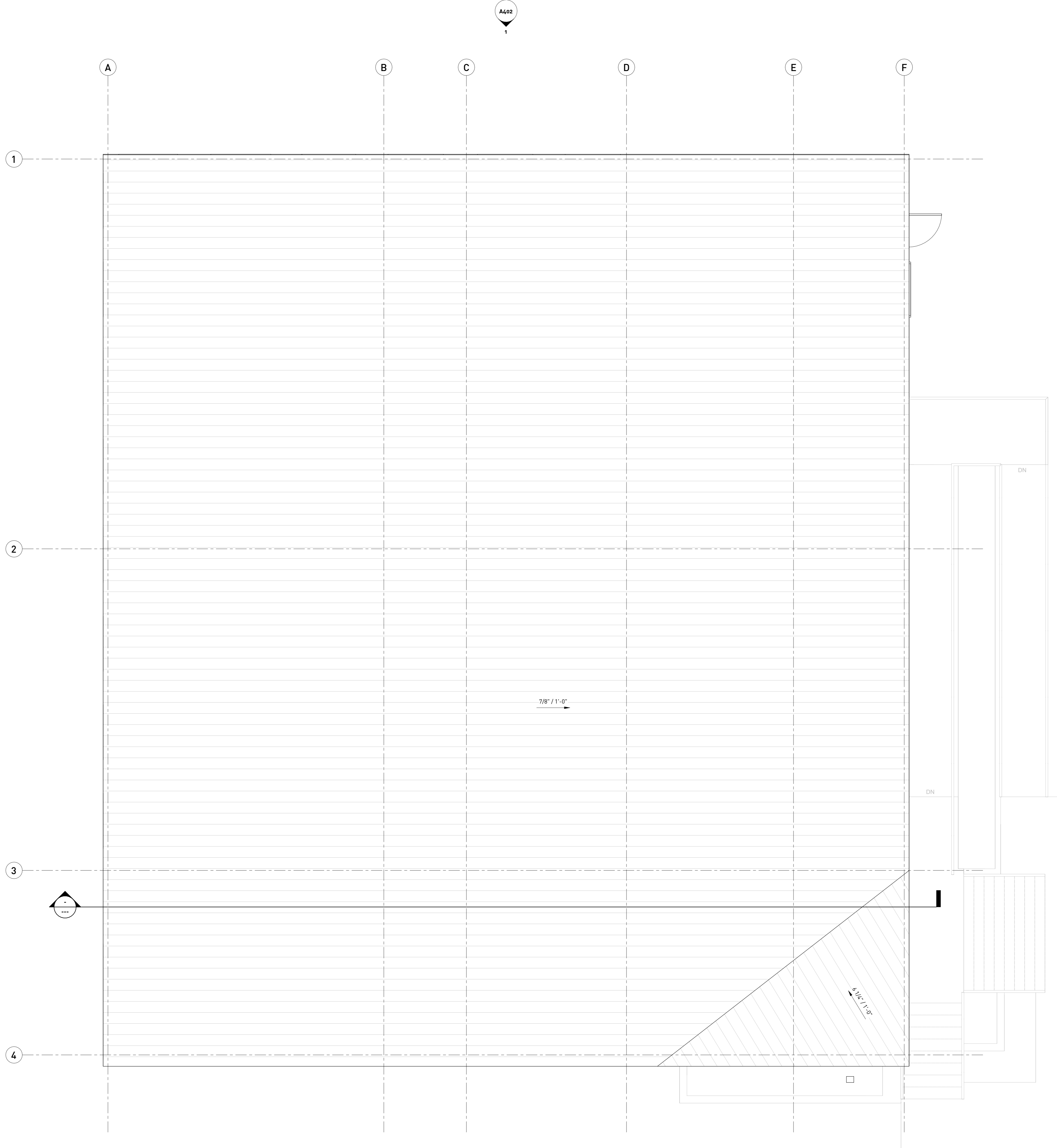
ISSUANCE

AUTHORIZATION

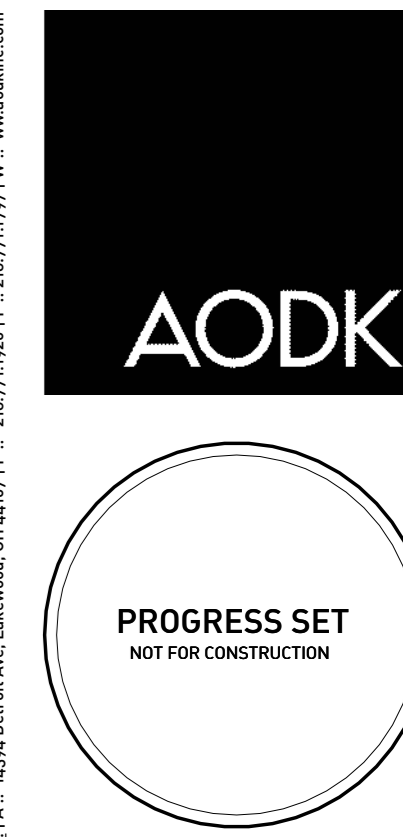
JOB NO.
25.23

SHEET TITLE
GROUND LEVEL FLOOR PLAN

A102



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- M. KEYNOTE LEGEND**
- L. REFER TO FLOOR/ROOF ASSEMBLY SHEET FOR MORE INFORMATION.



SMYRNA
CHRISTIAN + MISSIONARY ALLIANCE CHURCH

PROJECT ADDRESS
1433 WORTH ST
CLEVELAND, OH 44102

ISSUANCE
PRICING SET 12.20.2025

AUTHORIZATION
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JOB NO.
25.23

SHEET TITLE
ROOF PLAN

SHEET NO.
A103

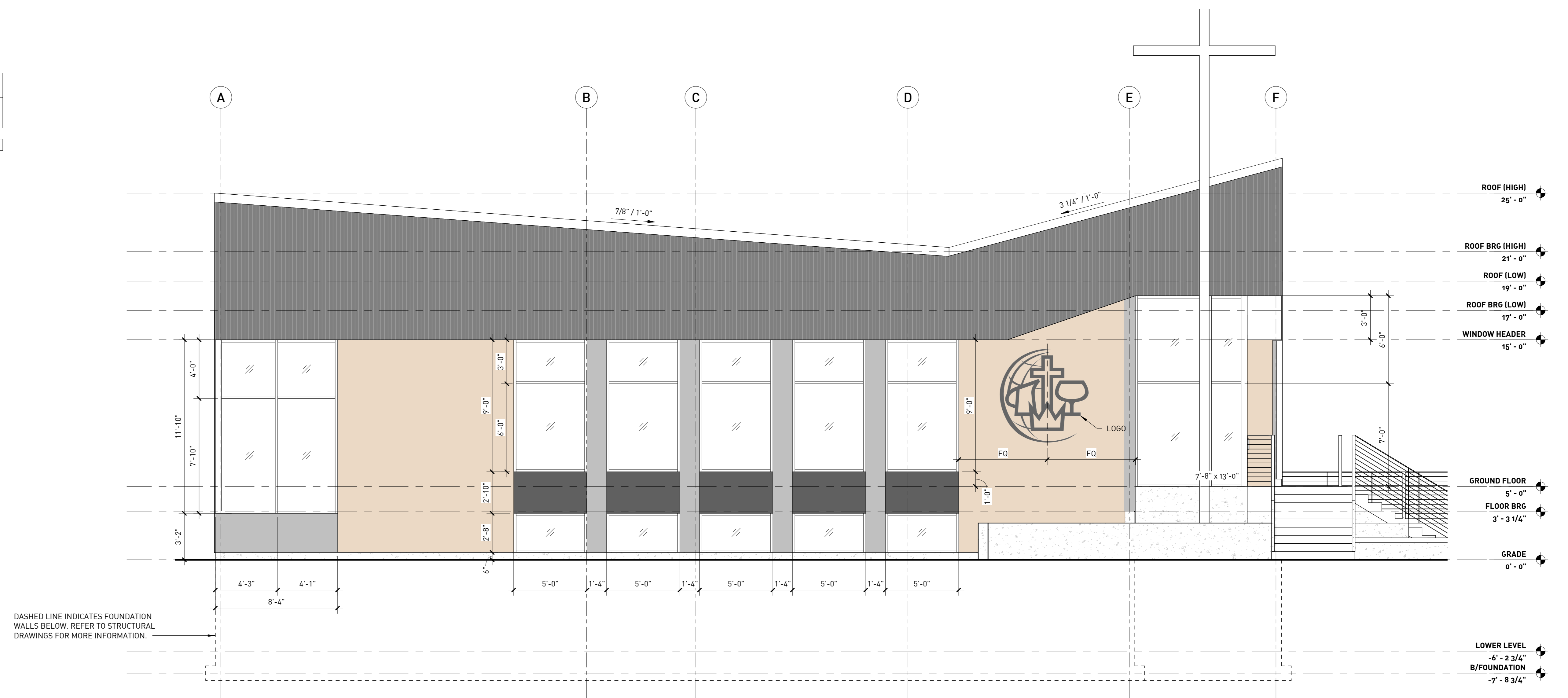
1
A103 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE								
EXTERIOR MATERIAL DIVISION	SYMBOL	MANUFACTURER	CONTACT	COLLECTION	FINISH	COLOR	SIZE	COMMENTS
CMP-1	TBD			TBD	TBD	TBD	TBD	

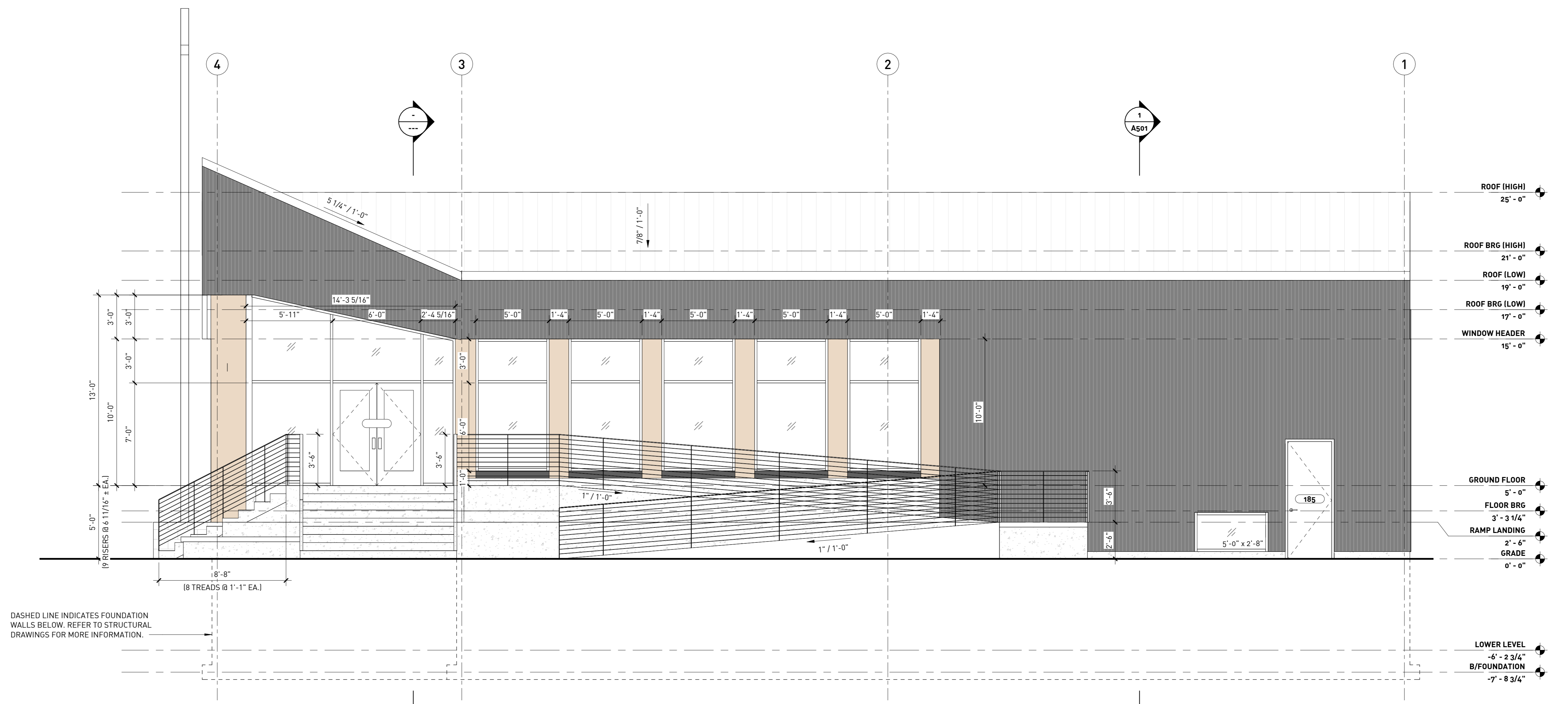
GENERAL ELEVATION NOTES

- A. PROVIDE SAFETY GLAZING AS REQUIRED BY CODE, PER OBC SECTION 2406.
 - a. OBC 2406.4.1: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS
 - b. OBC 2406.4.2: GLAZING ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER THE VERTICAL EDGE OF THE DOOR
 - c. OBC 2406.4.3: GLAZING IN WINDOWS MEETING THE FOLLOWING CONDITIONS: AREA IS GREATER THAN 9 SF, BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR, AND/OR A WALKING SURFACE IS WITHIN 36" OF THE PLANE OF GLAZING
- B. PROVIDE MASONRY EXPANSION JOINTS AT MINIMUM SPACING AS RECOMMENDED BY THE MASONRY INSTITUTE OF AMERICA.
- C. EXTERIOR BUILDING SIGNAGE TO BE PROVIDED BY OWNER.

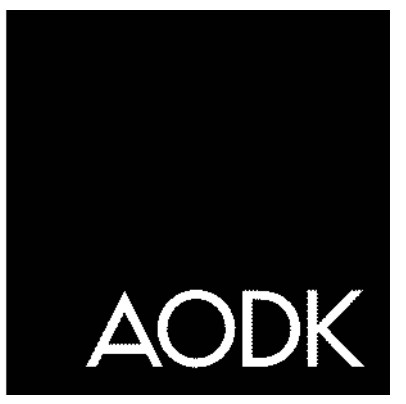
KEYNOTE LEGEND



2 SOUTH ELEVATION
 A401 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
 A401 SCALE: 1/4" = 1'-0"



AODK, INC. 14150 Lorain Drive, Lakewood, OH 44122 P: 216.771.0200 F: 216.771.0207 W: www.aodk.com

SMYRNA
 CHRISTIAN + MISSIONARY ALLIANCE CHURCH

PROJECT ADDRESS: 1433 WORTH ST CLEVELAND, OH 44102

PRICING SET: 12.20.2025

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JOB NO. 25.23

SHEET TITLE: EXTERIOR ELEVATIONS

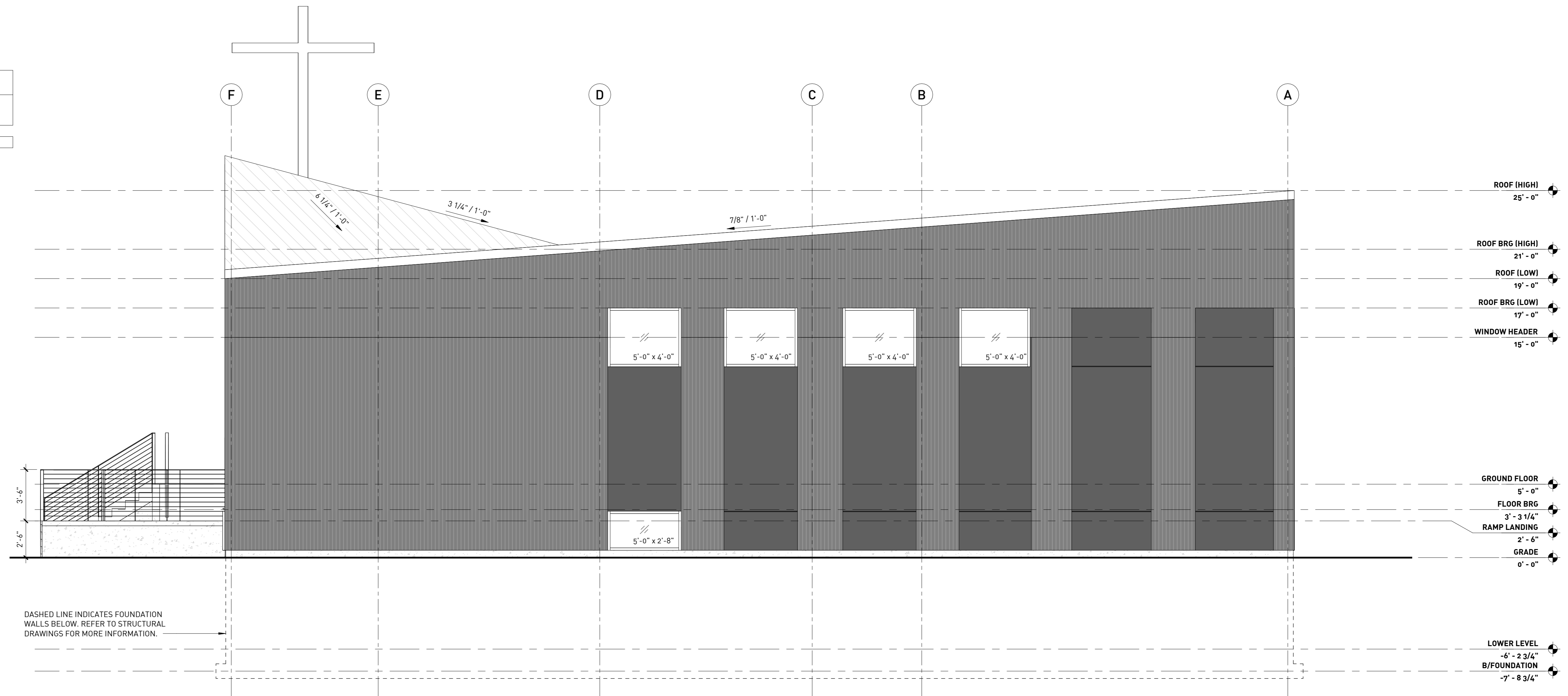
SHEET NO. **A401**

EXTERIOR FINISH SCHEDULE								
EXTERIOR MATERIAL DIVISION	SYMBOL	MANUFACTURER	CONTACT	COLLECTION	FINISH	COLOR	SIZE	COMMENTS
CMP-1	TBD			TBD	TBD	TBD	TBD	

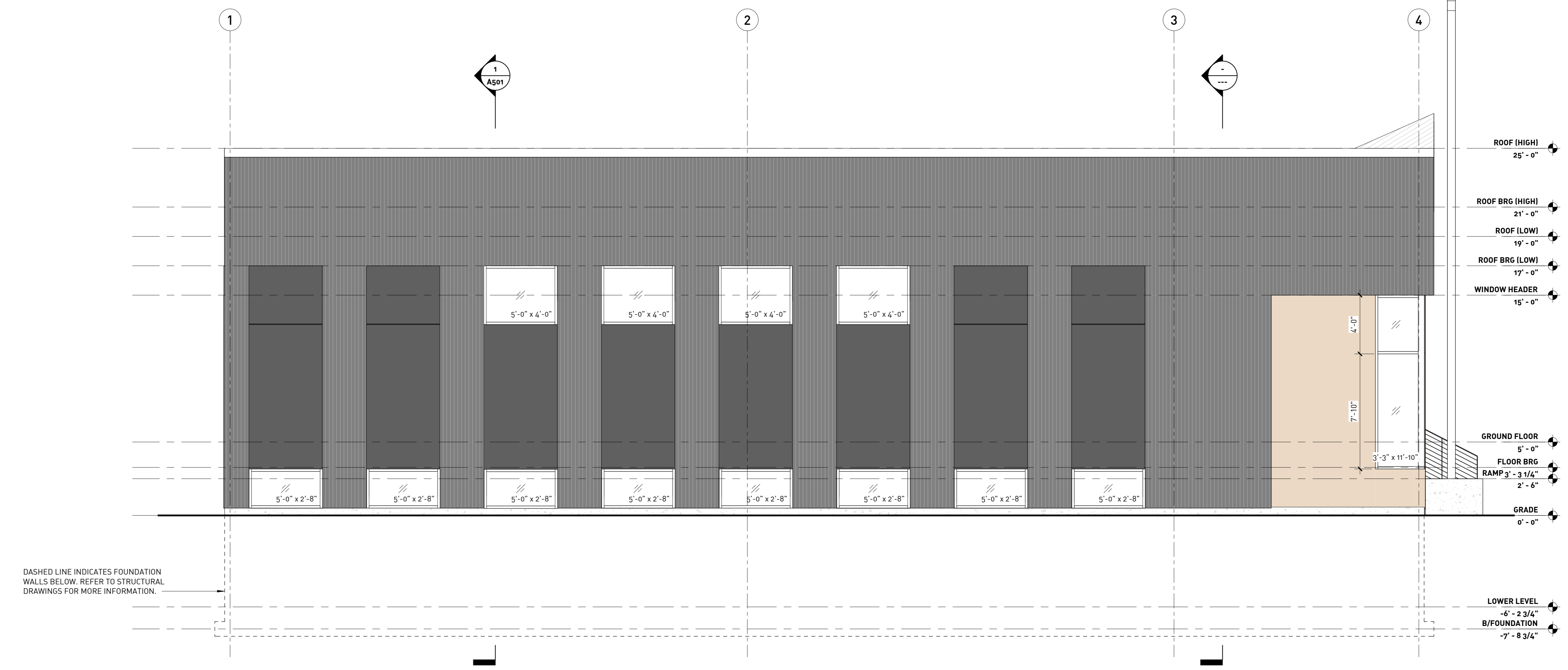
GENERAL ELEVATION NOTES

- A. PROVIDE SAFETY GLAZING AS REQUIRED BY CODE, PER OBC SECTION 2406.
 - a. OBC 2406.4.1: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS
 - b. OBC 2406.4.2: GLAZING ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER THE VERTICAL EDGE OF THE DOOR
 - c. OBC 2406.4.3: GLAZING IN WINDOWS MEETING THE FOLLOWING CONDITIONS: AREA IS GREATER THAN 9 SF, BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR, AND/OR A WALKING SURFACE IS WITHIN 36" OF THE PLANE OF GLAZING
- B. PROVIDE MASONRY EXPANSION JOINTS AT MINIMUM SPACING AS RECOMMENDED BY THE MASONRY INSTITUTE OF AMERICA.
- C. EXTERIOR BUILDING SIGNAGE TO BE PROVIDED BY OWNER.

KEYNOTE LEGEND



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

SMYRNA
CHRISTIAN + MISSIONARY ALLIANCE CHURCH

PROJECT ADDRESS
1423 WORTH ST
CLEVELAND, OH 44102

PRICING SET 12.20.2025

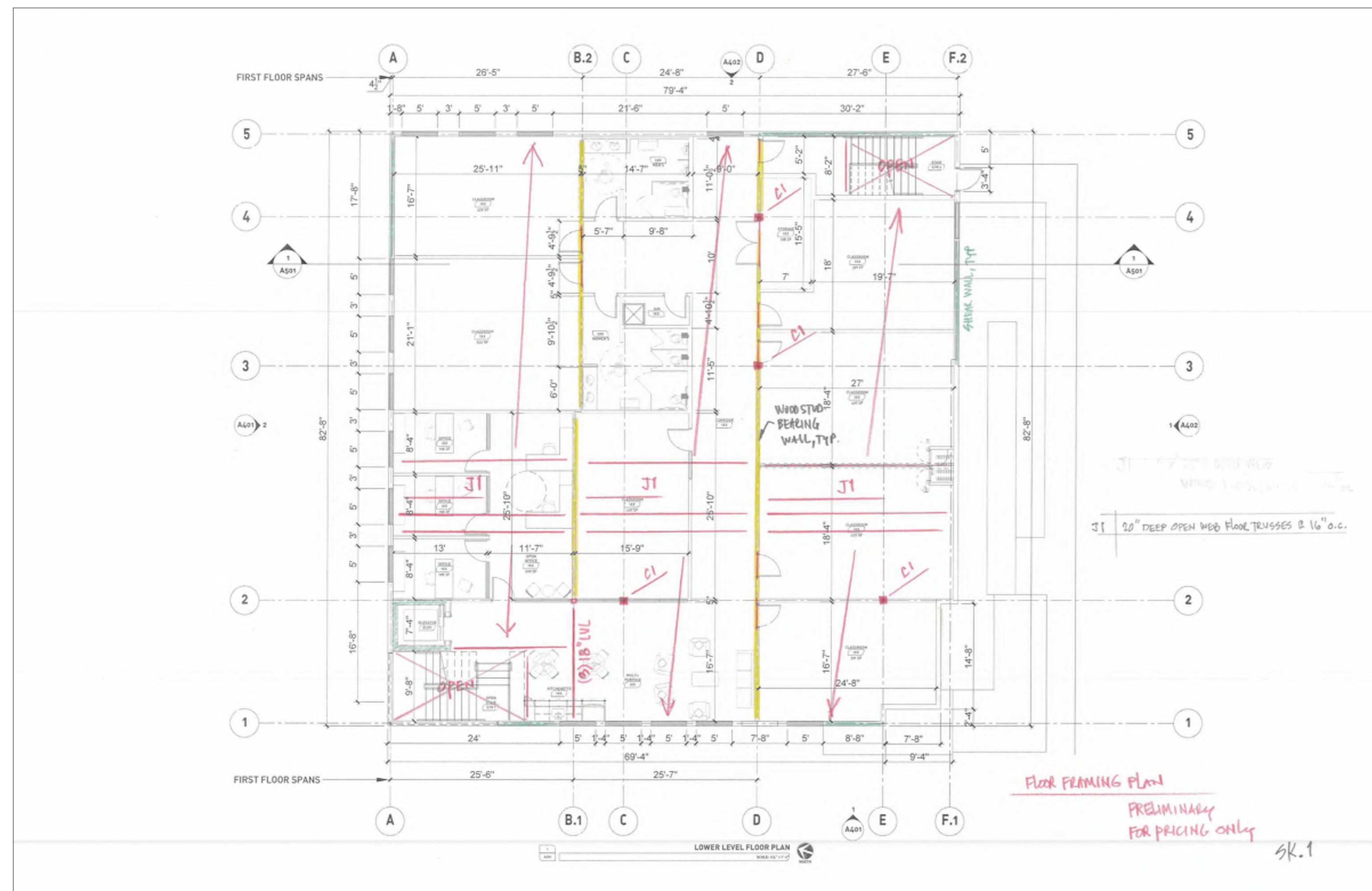
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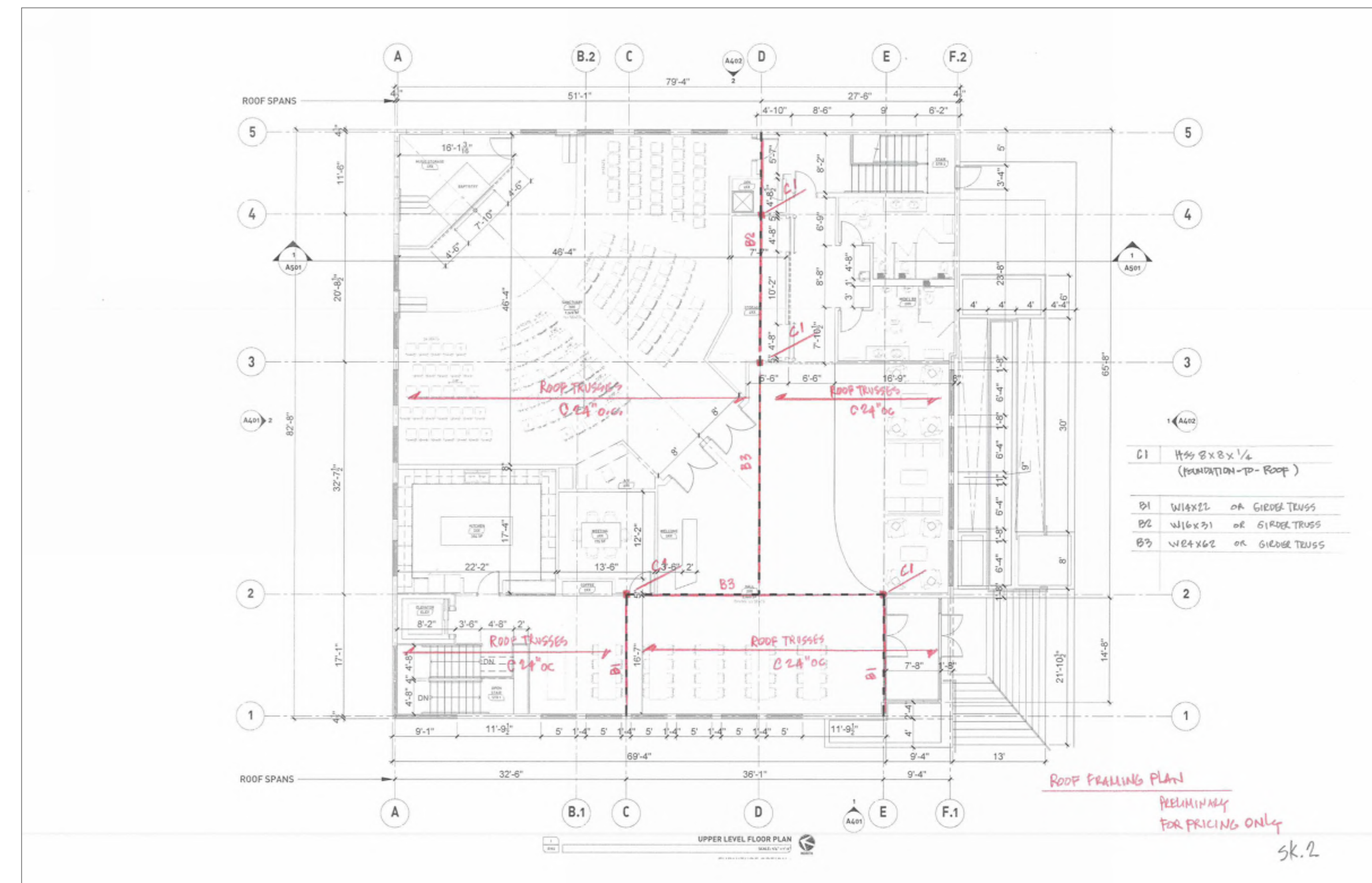
JOB NO. 25.23

SHEET TITLE EXTERIOR ELEVATIONS

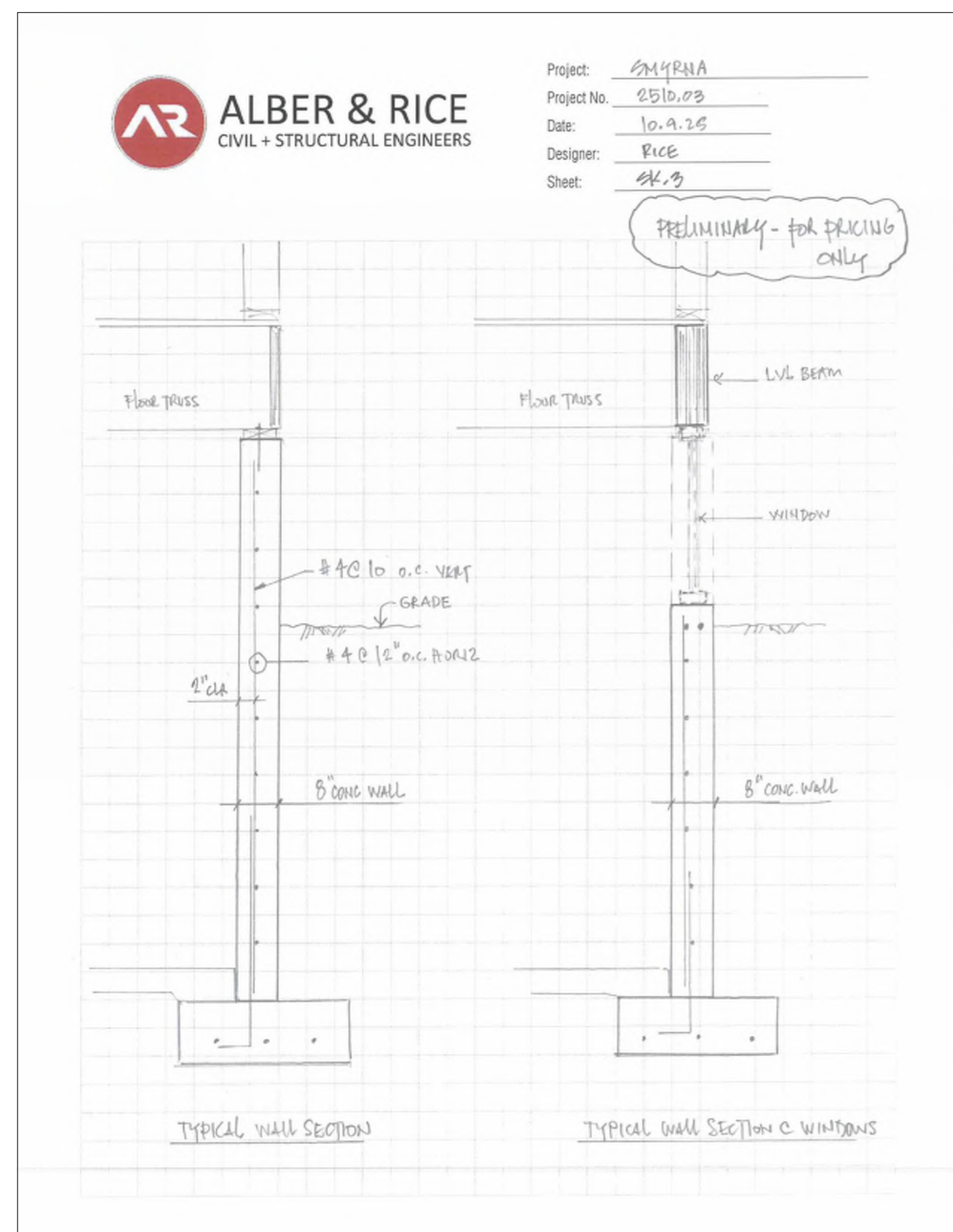
A402



FLOOR FRAMING PLAN
NOT TO SCALE



ROOF FRAMING PLAN
NOT TO SCALE

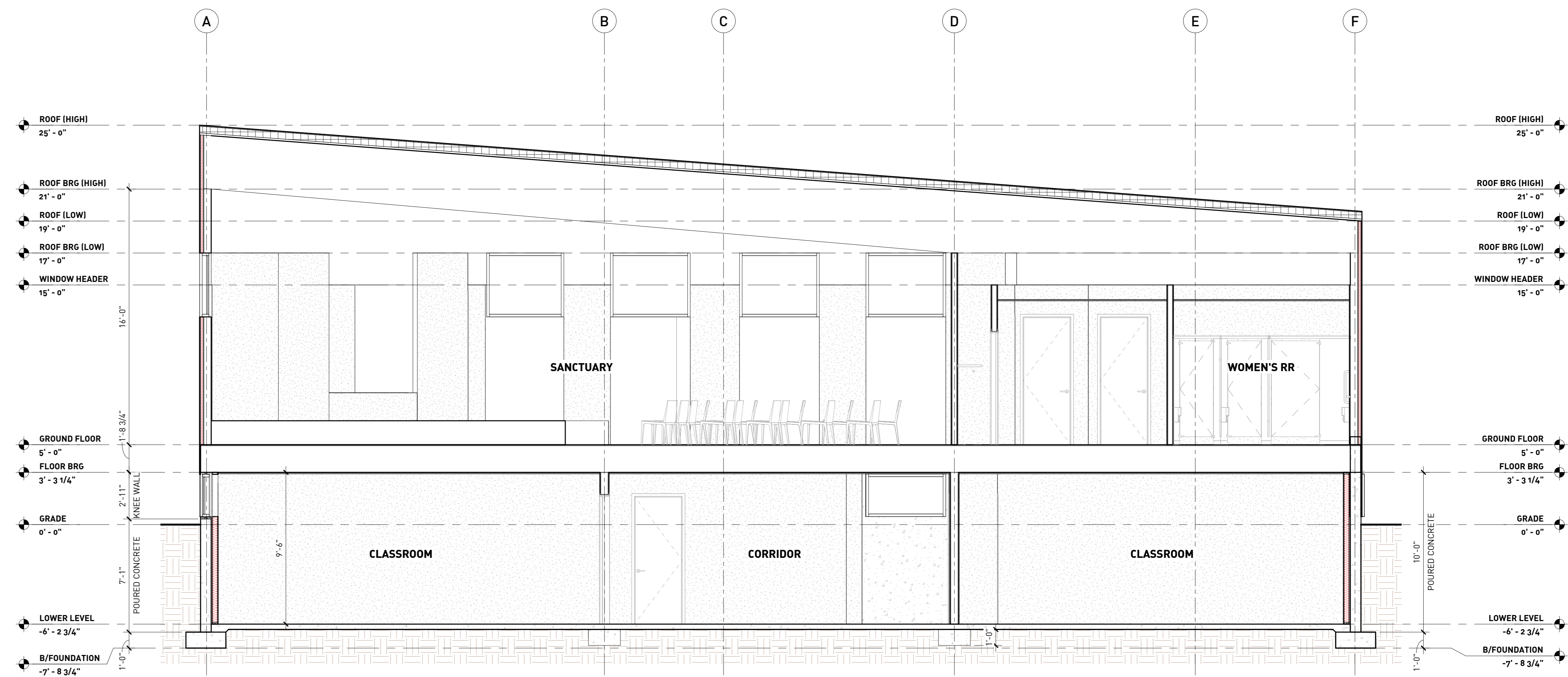


FOUNDATION WALL DESIGN
NOT TO SCALE

NOTES:

- EXTERIOR FOOTING: 1'-0" x 2'-0" w/ (3) #5
- INTERIOR FOOTING: 1'-0" x 2'-0" w/ (3) #5
- LOWER LEVEL BEARING WALLS: 2x6 WOOD STUDS @ 16" O.C.
- EXTERIOR WALLS SHEATHED WITH 5/8" PLYWOOD

REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.



E/W BUILDING SECTION
SCALE: 1/4" = 1'-0"

1
A501



Smyrna Church

Exterior Rendering, view from W 57th St



Smyrna Church

Exterior Rendering, view from W 57th St



Smyrna Church

Exterior Rendering, view from W 57th St



Smyrna Church

Exterior Rendering, entry view from parking lot

FW2026-03 – Smyrna Church

February 6, 2026

DRAC Recommendations:

FWDRAC recommended schematic approval with conditions on 2/4/26:

- Provide materials sheet and detail on front canopy entrance
- Remove old curb cuts no longer in use
- Explore secondary access off West 55th Pl
- Committee is supportive of rear yard variance for development

City Planning Staff:

Planning staff recommends approval with recommendations to:

- Improve screening and/or move parking further away from south house
 - Provide adequate dumpster access
 - Note that project will require rear yard variance
-

Cleveland City Planning Commission

Mandatory Legislative Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

Ord. No. 96-2026 (introduced by Council Member Starr) Designating the Wellman-Seaver-Morgan Company Building as a Cleveland Landmark.

February 6, 2026

NAYLORWELLMAN, LLC

HISTORIC PRESERVATION CONSULTING

RETAIN ✧ RESTORE ✧ REVIVE

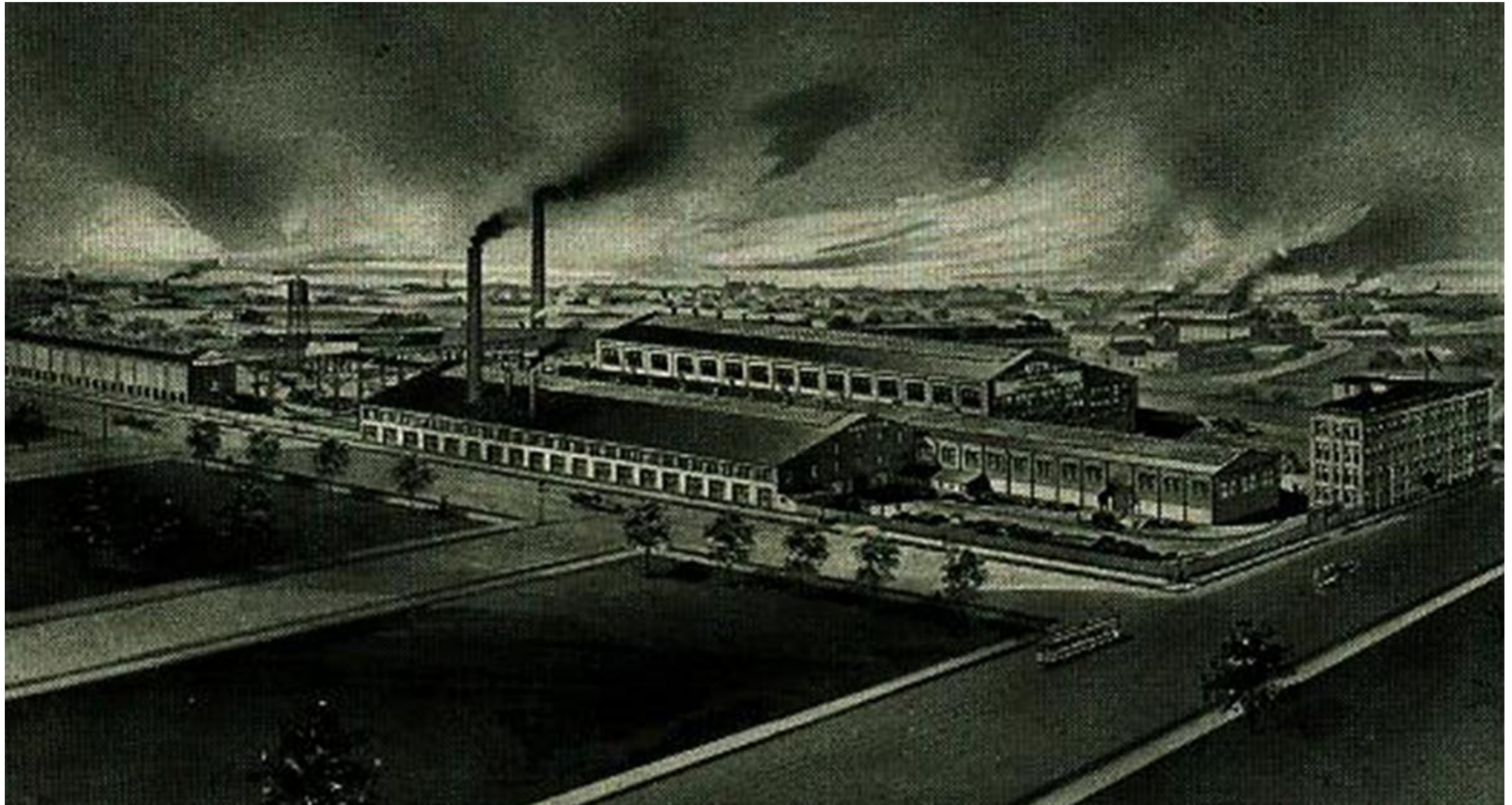
**Wellman-Seaver-Morgan Co. Building
Cleveland, Ohio
Cleveland Landmarks Designation**

January 8, 2025

Historic Building Preservation ✧ Architectural History ✧ Historic Preservation Planning

naylorwellman.com

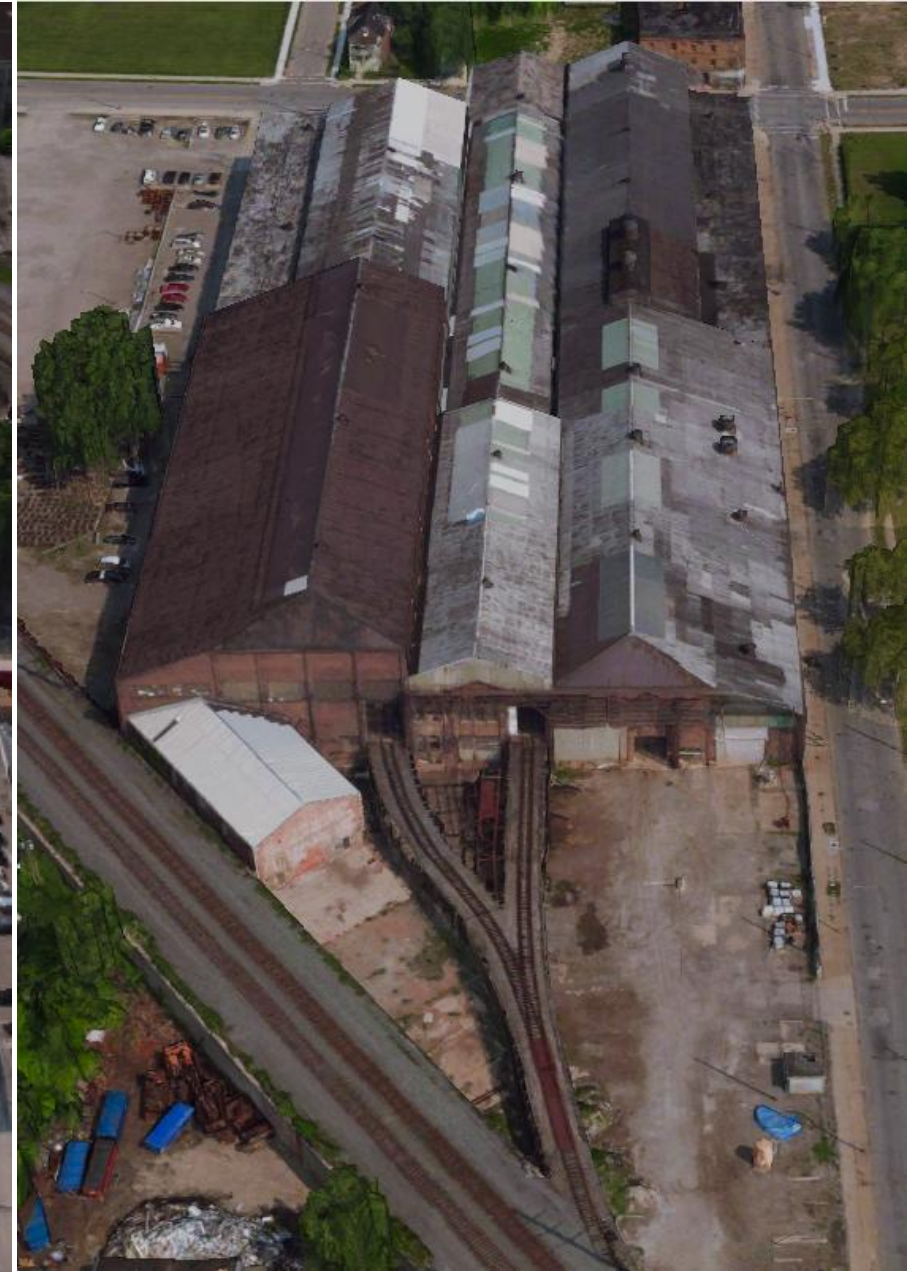
Wellman Seaver Morgan Company – Hydraulic Turbines Catalogue 1915 – *Cleveland Works*



W-M-S

7000 Central Ave

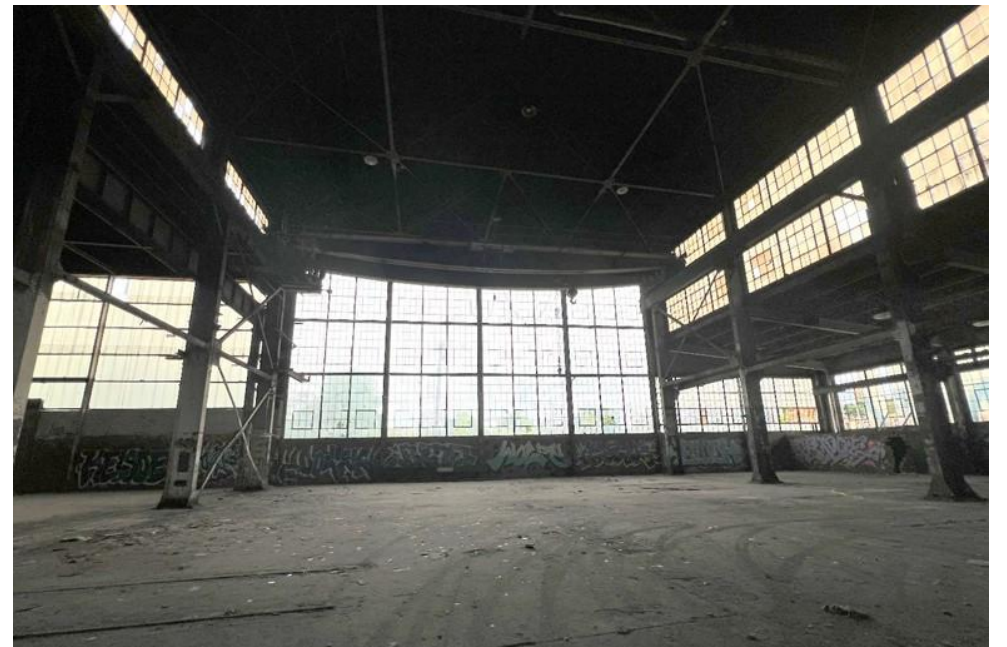
**1902-03, 1917, 1931, ca. 1950s, one to three-story
Manufacturing and Foundry complex is irregular in plan, made up of rectangular brick and steel frame buildings designed and built by and for the Wellman-Seaver-Morgan Engineering Company.**



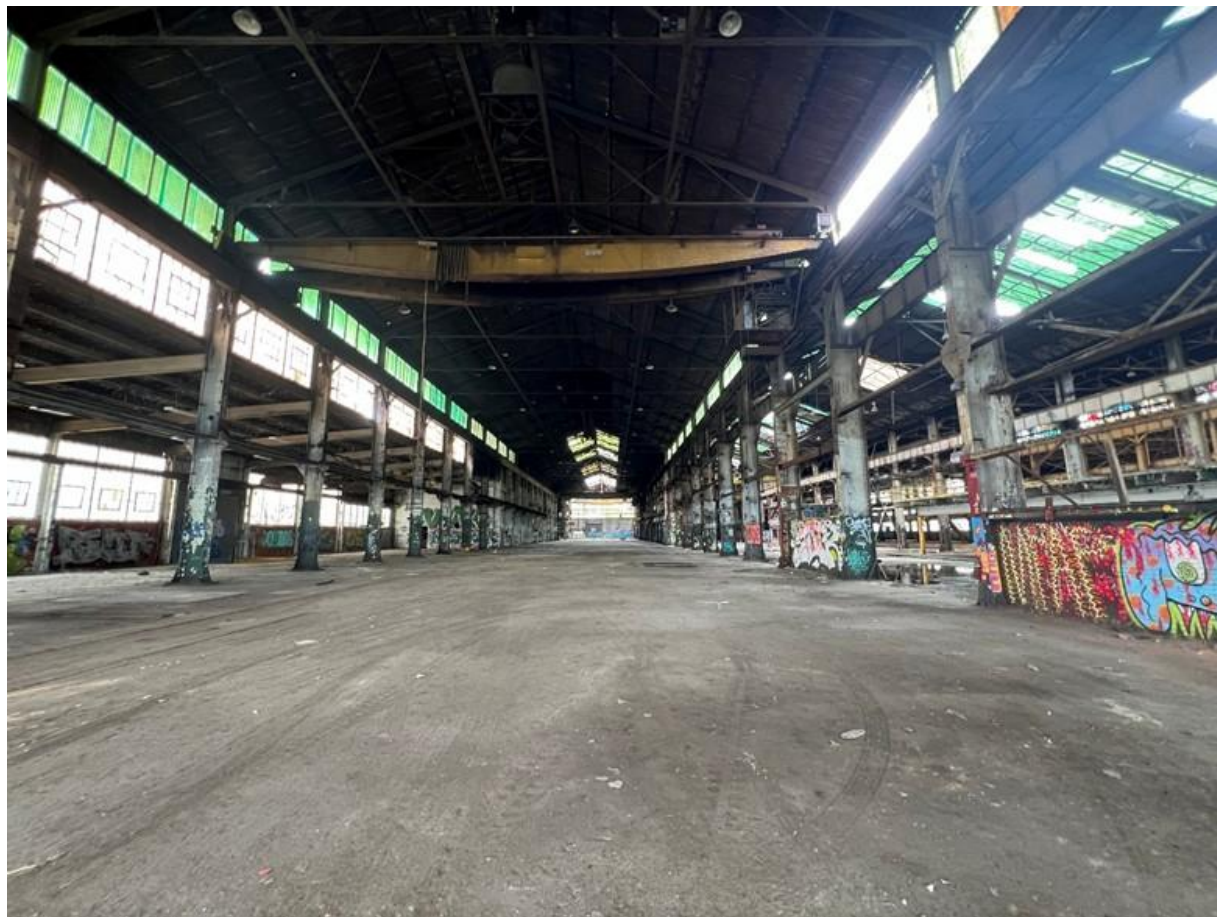
W-M-S 7000 Central Ave.



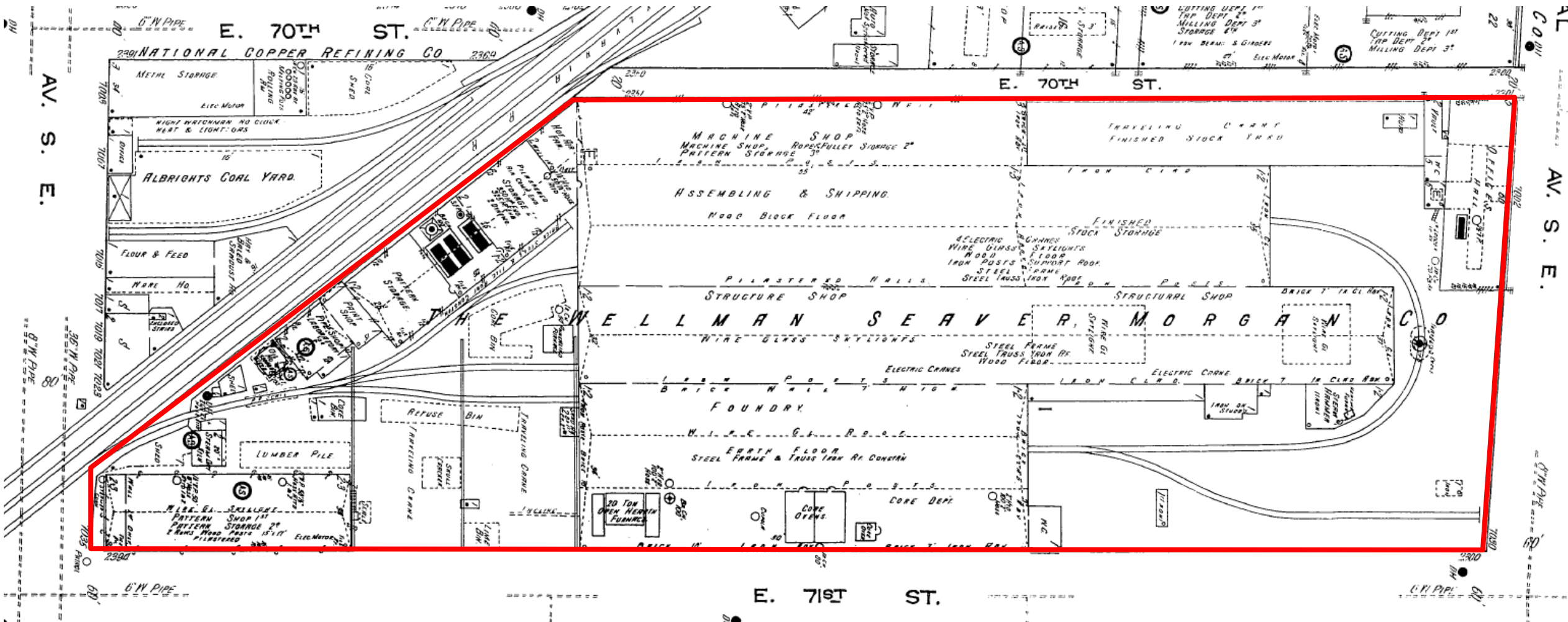
W-M-S 7000 Central Ave.



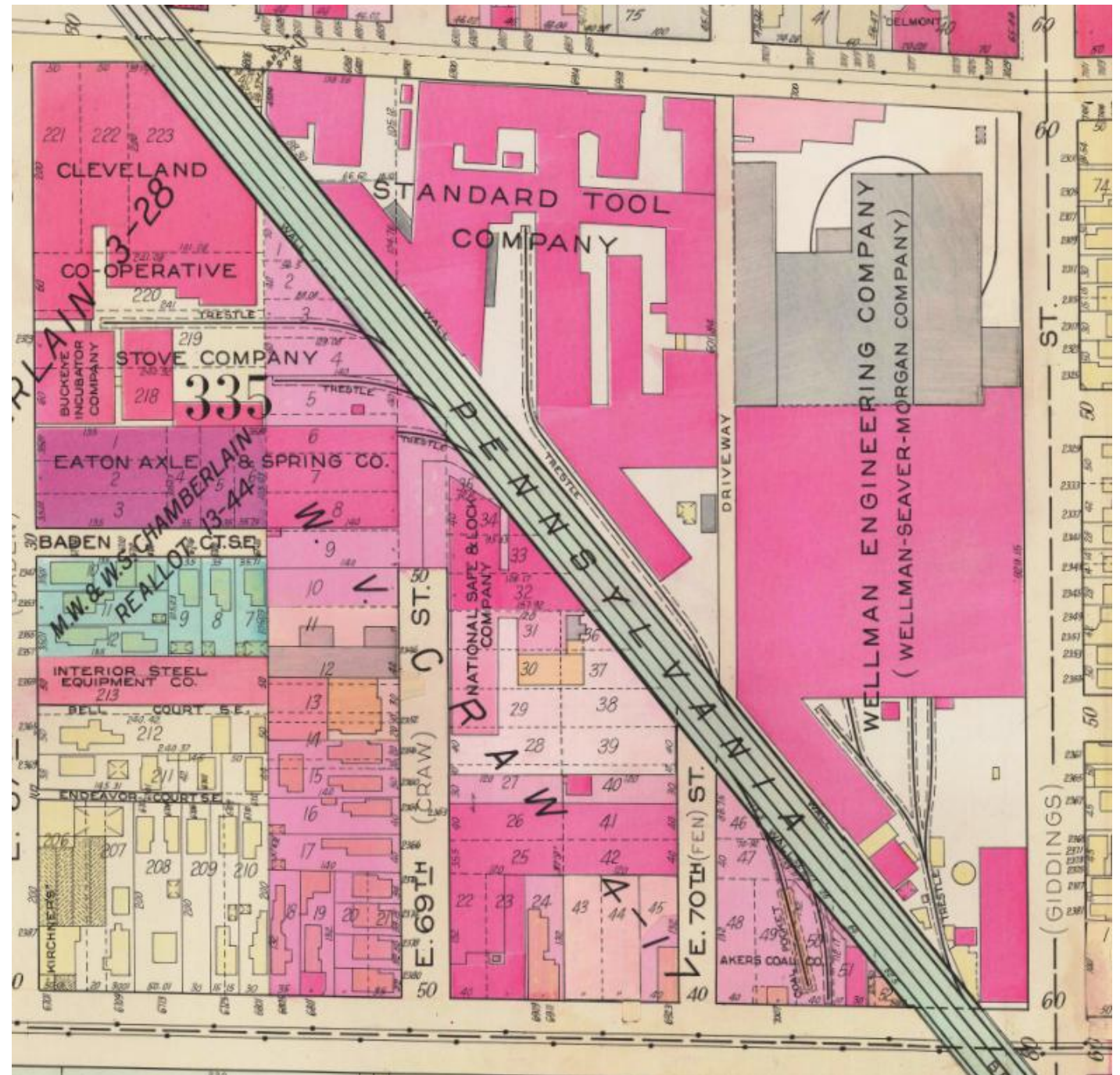
W-M-S 7000 Central Ave.



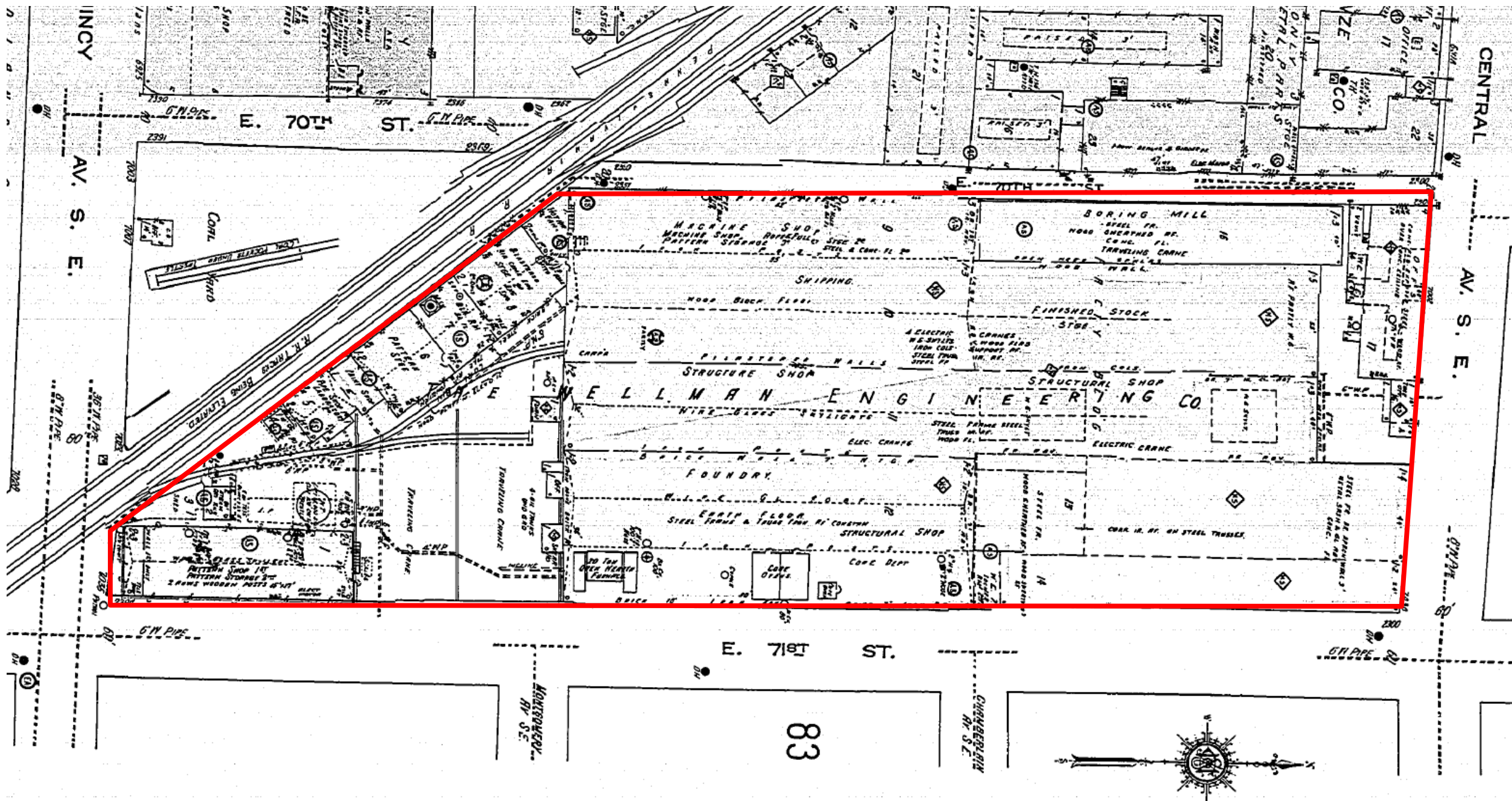
1913 Sanborn

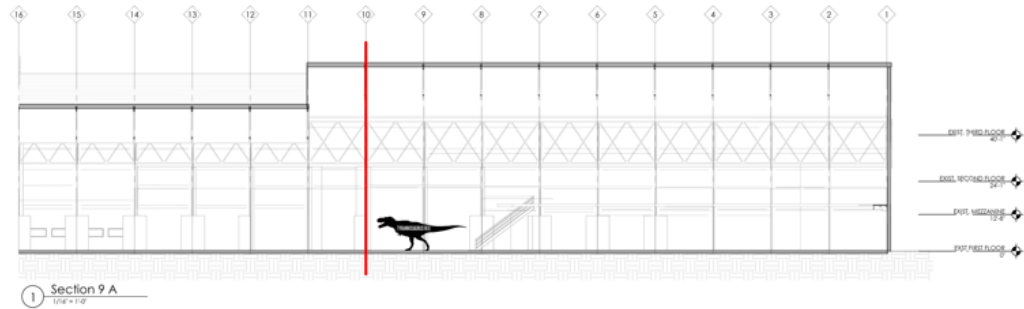


1927 Hopkins

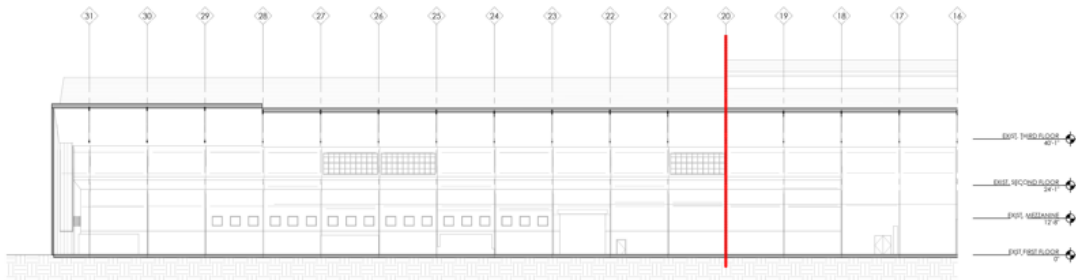


1953 Sanborn

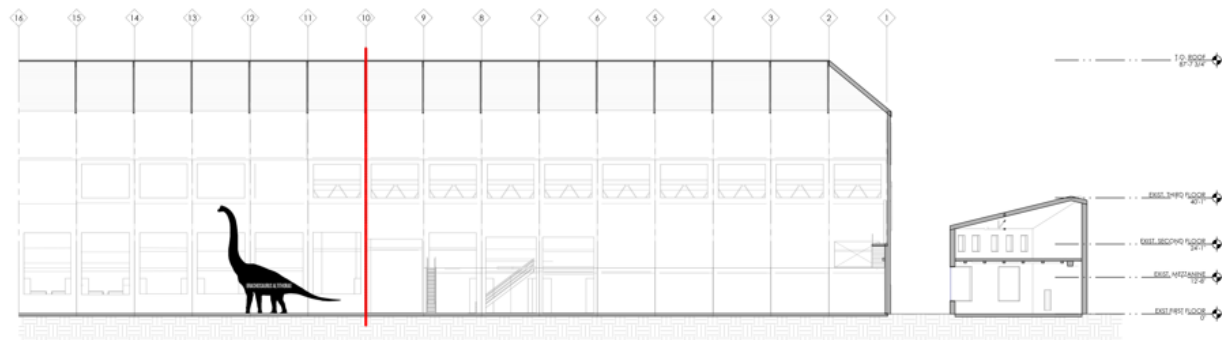




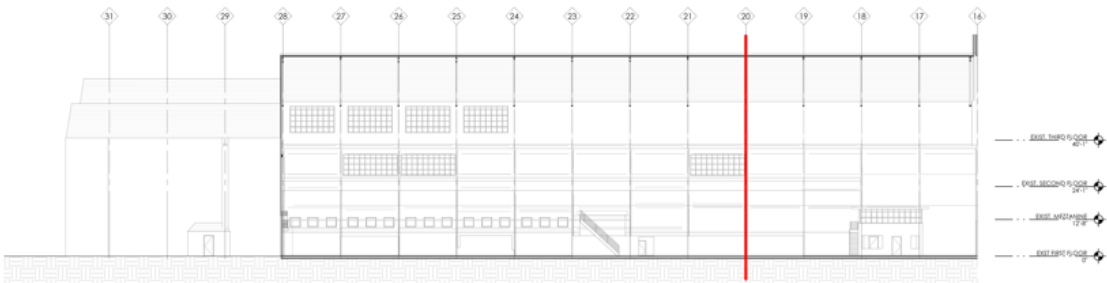
1 Section 9 A
 1/8" = 1'-0"



2 Section 9 B
 1/8" = 1'-0"



3 Section 10 A
 1/8" = 1'-0"



4 Section 10 B
 1/8" = 1'-0"

- Consultant 4:
 Consultant 4 Name
 XXXX Road
 XXXX, OH XXXXX
 T: XXX XXX XXXX
 F: XXX XXX XXXX
- Consultant 3:
 Consultant 3 Name
 XXXX Avenue
 XXXXX, OH XXXXX
 T: XXX XXX XXXX
 F: XXX XXX XXXX
- Consultant 2:
 Consultant 2 Name
 XXXX Road
 XXXXXX, OH XXXXX
 T: XXX XXX XXXX
 F: XXX XXX XXXX
- Consultant 1:
 Consultant 1 Name
 XXXX Street
 XXXXX, OH XXXXX
 T: XXX XXX XXXX
 F: XXX XXX XXXX

Rev:

PROGRESS SET

Organization

THE WELLMAN-SEAVER ENGINEERING CO.

New England Building, CLEVELAND, OHIO

This is a Stock Company incorporated under the laws of the State of Ohio for the purpose of transacting a general Engineering and Manufacturing business.



The Officers of the Company are as follows:

S. T. WELLMAN, President

J. W. SEAVER, Vice-President

T. R. MORGAN, Secretary

JOHN McGEORGE, Engineer

C. H. WELLMAN, General Manager

A. D. HATFIELD, Treasurer

C. W. COMSTOCK, Purchasing Agent



The illustrations in this catalogue show in part the wide range of work of this company since its organization in 1896.

Significance under Criterion A

Industry & Invention

Designers and builders of complete steel works, specialized metallurgical plants. The company had an international reputation for engineering some of the largest material-handling projects ever constructed.

- **1896** The Wellman-Seaver Engineering Company was founded by the inventor of the first open-hearth furnace in the U.S.A., Samuel T. Wellman, his brother, Charles H. Wellman, and John W. Seaver, to engineer and design steel mills and industrial plant equipment.
- **1900** Descriptions of the Wellman-Seaver semi-automated electrically operated charging system for open hearth furnaces in USA, a labour-saving device which handled a half ton charge at a time^[1] and the Wellman tilting furnace^[2].
- **1903** Thomas R. Morgan joined the firm, which was incorporated as the Wellman-Seaver-Morgan Company. That enabled it to acquire the Webster, Camp & Lane Company of Akron, manufacturer of mining machinery and iron- and coal-handling equipment.
- Vice President, George Hulett, invented the Hulett unloader, which revolutionized the Great Lakes ore industry.
- Wellman-Seaver-Morgan won contracts from all over the world, so it concentrated on expanding its material-handling equipment.
- **1930** Name changed to the Wellman Engineering Company.
- **1931** Added excavating buckets to its product line when the firm acquired the G. H. Williams Company of Erie, Pennsylvania.
- **1954** McDowell, Inc., also of Cleveland, an international construction and engineering firm, acquired Wellman; this enabled McDowells to achieve its goal of erecting turnkey plants for basic industries.
- **1963** The companies were merged as the [McDowell-Wellman Engineering Company](#), with its headquarters in the Vulcan Building at 113 St. Clair Avenue, Cleveland.
- Throughout the 1960s and 1970s, McDowell-Wellman built coal docks and port loading facilities.
- **1978** Helix Technology Corp. of Massachusetts purchased McDowell-Wellman and sold its bulk material-handling unit and research centre to the Dravo Corporation of Pittsburgh.
- **1980** Dravo reorganized the Cleveland units as the Dravo Wellman Company, which was sold off to Blyden-Alice in 1988.

Significance under Criterion A

Industry & Invention

The company made “marvelous and invaluable” contributions to steel making producing equipment such as:

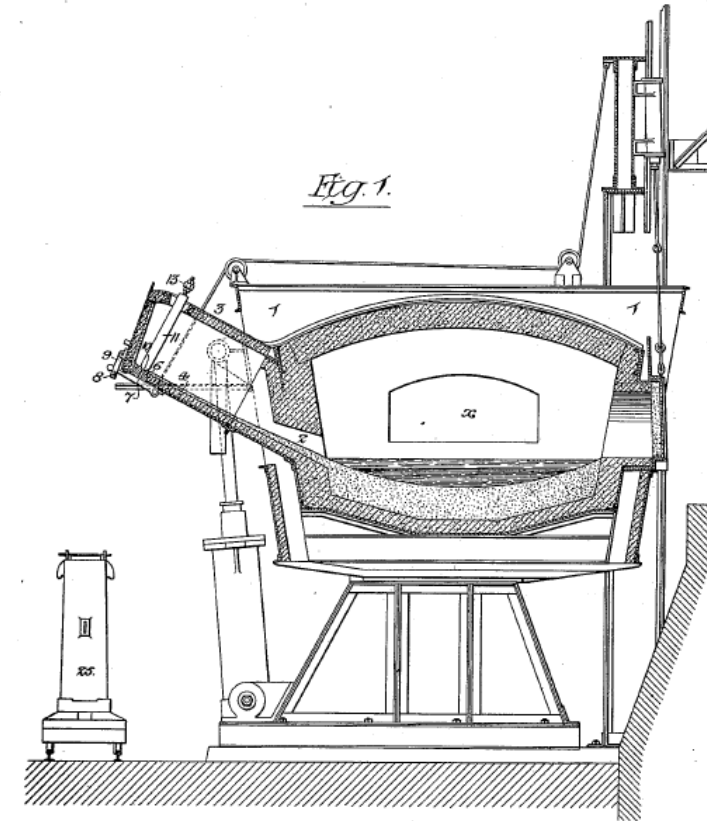
- Blast-Furnace Skip Hoists
- Bridges Ore, Coal Stocking, Rehandling
- Buckets: Clamshell and Draglines
- Cars: Ore and Coke Transfer, Coal Charging, Larry, Ingot, Open Hearth Charging, Car dumping
- Coke Oven Machinery
- Cranes: Gantry, Shipbuilding, Hammerhead, Floating
- Furnaces: Open Hearth, Soaking Pig, Continuous, Annealing, and Reheating
- Gas Producers
- Hoists
- Ore-Handling Machinery
- Uploaders (Ore, Coal, Limestone from Boats)
- Hydraulic Turbines
- Valves – Gas and Air Reversing
- Welded Structures

No. 676,643.

S. T. & C. H. WELLMAN. Patented June 18, 1901.
MANUFACTURE OF OPEN HEARTH STEEL.
(Application filed Sept. 22, 1900.)

(No Model.)

2 Sheets—Sheet 1.



Witnesses:-
Frank A. Graham,
Samuel H. Wellman.

Inventors:-
Samuel T. Wellman,
Charles H. Wellman,
by their Attorneys:-
Howard & Howard

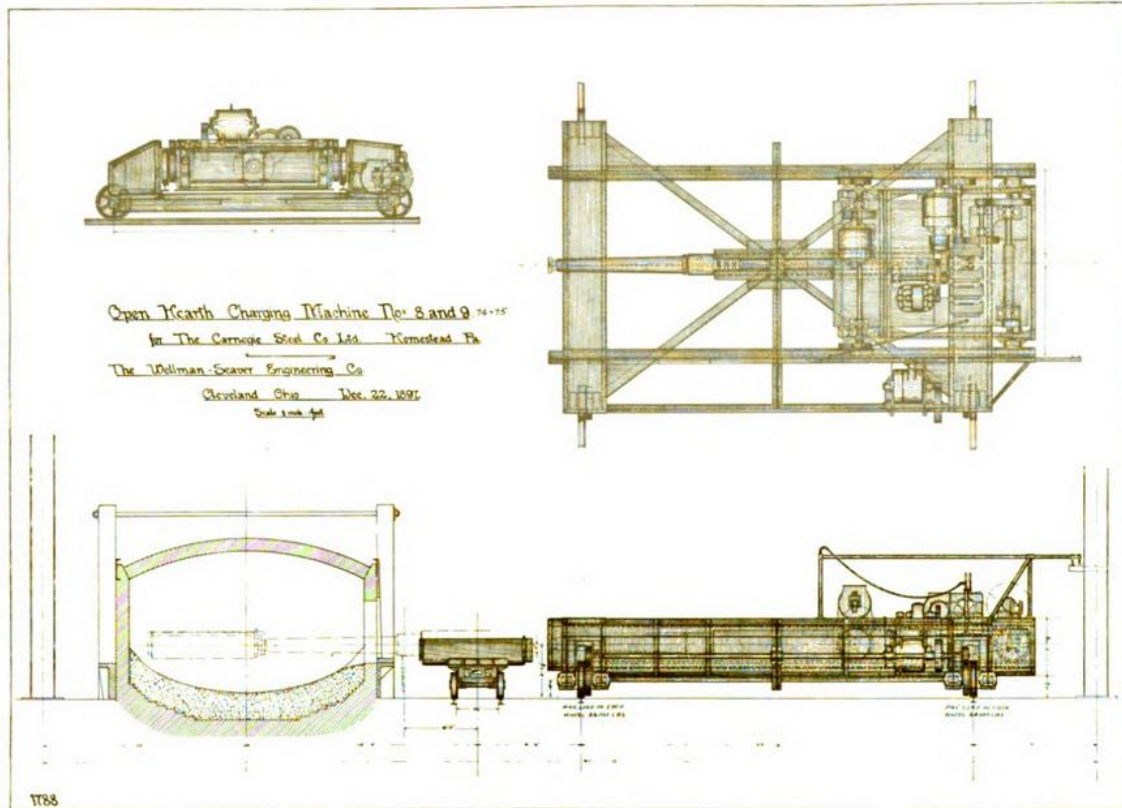
JAMES PETERSON CO. PHOTO/ENG. WASHINGTON, D. C.

LIST OF WELLMAN PATENTED ROLLING MELTING FURNACES

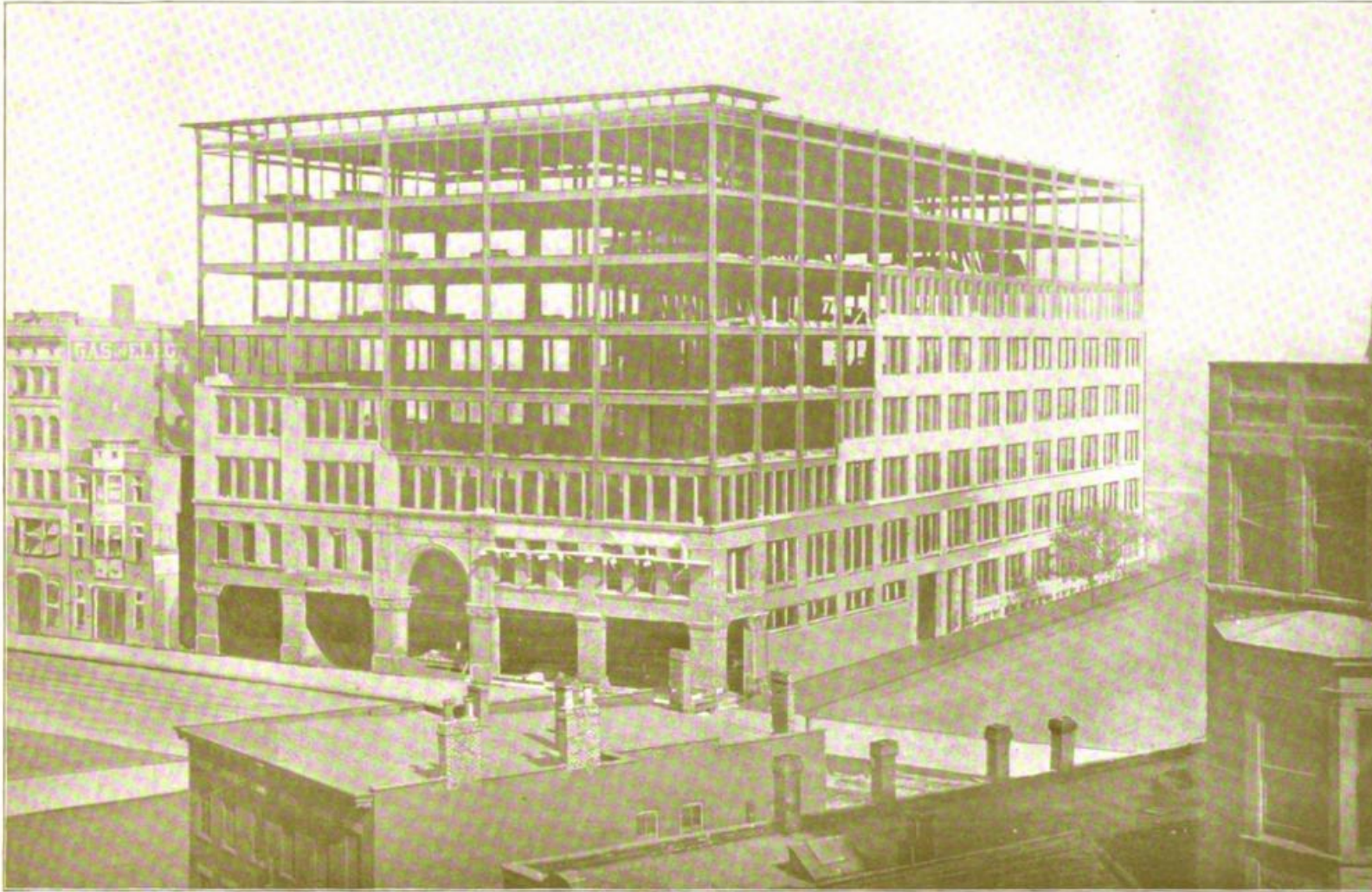
For Whom Built	Capacity	No.	Kind of Work
Illinois Steel Co., South Chicago, Ill.	50 tons	4	Rolling mill
Illinois Steel Co., South Chicago, Ill.	25 tons	2	Rolling mill
J. A. & P. E. Dutcher Co., Milwaukee, Wis.	3 tons	1	Steel castings
Pencoyd Iron Works, Pencoyd, Pa.	70 tons	1	Talbot process
Standard Steel Works, Burnham, Pa.	15 tons	3	Steel tires and steel castings
Cambria Steel Co., Johnstown, Pa.	20 tons	2	Rolling mill
Compania Industrial Mexicana, Chihuahua, Mexico	10 tons	1	Steel casting and rolling mill
Crane Co., Chicago, Ill.	5 tons	1	Malleable iron
American Steel & Wire Co., Cleveland, Ohio	50 tons	4	Rolling mill
American Steel & Wire Co., Worcester, Mass.	50 tons	4	Rolling mill
The Falk Co., Milwaukee, Wis.	15 tons	1	Steel castings
Hamilton Steel & Iron Co., Hamilton, Ont.	15 tons	2	Rolling mill
Lorain Steel Co., Johnstown, Pa.	5 tons	1	Steel castings
Nova Scotia Steel Co., New Glasgow, N. S.	50 tons	1	Rolling mill
Page Woven Wire Fence Co., Monessen, Pa.	15 tons	2	Rolling mill
Tennessee Coal, Iron & R. R. Co., Ensley, Ala.	50 tons	10	Rolling mill
Shickle, Harrison & Howard Iron Co., St. Louis, Mo.	15 tons	4	Steel castings

IN PROCESS OF CONSTRUCTION

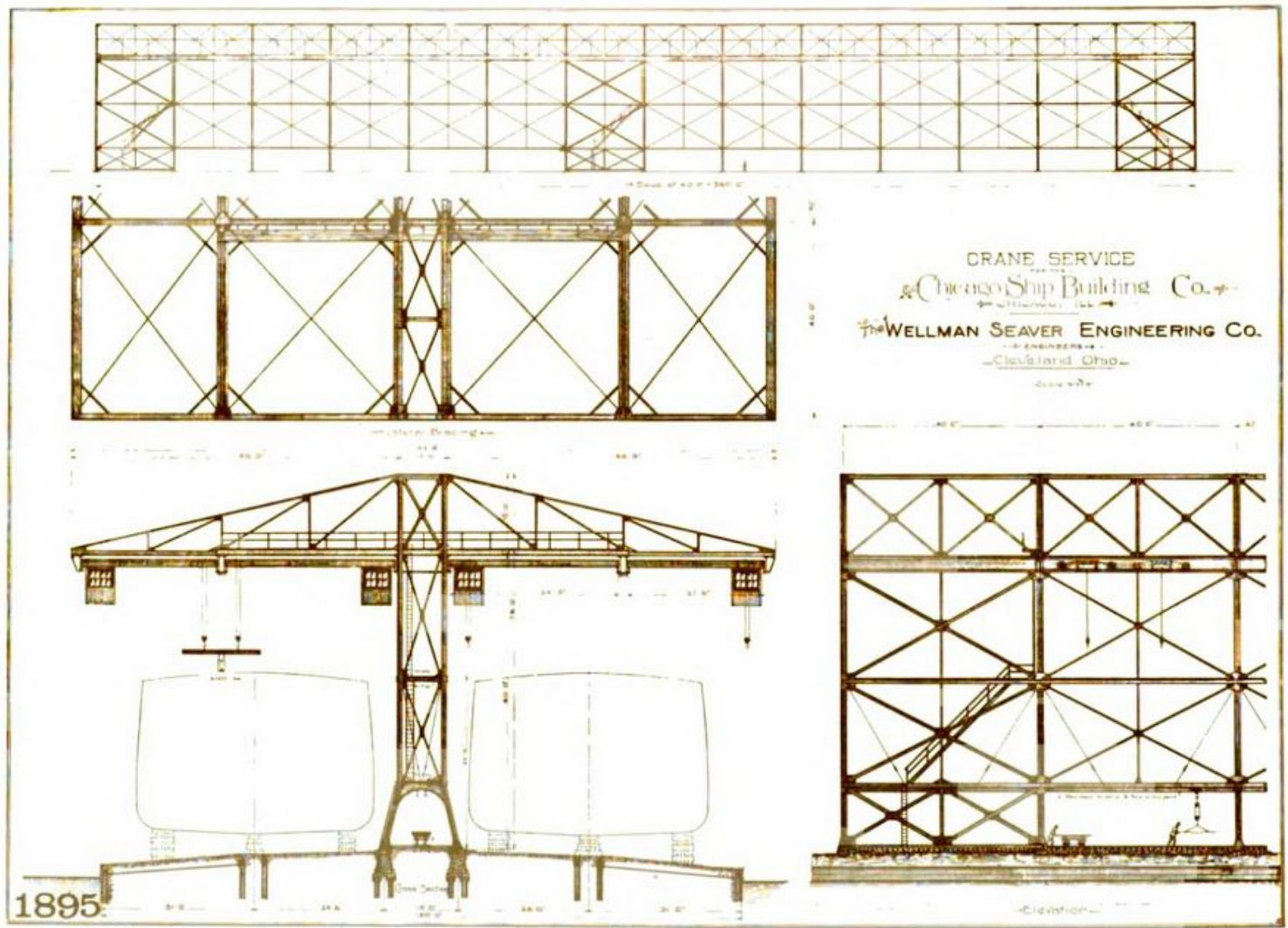
For Whom Built	Capacity	No.	Kind of Work
Brymbo Steel Works, Ltd., Wrexham, England	20 tons	2	Bertrand-Thiel process
Frodingham Iron & Steel Co., Frodingham, England	100 tons	1	Talbot process
Northeastern Steel Works, Middlesbrough, England	20 tons	2	Bertrand-Thiel or Talbot processes
Vickers Sons & Maxim, Sheffield, England	20 tons	1	Steel forgings and armor plant
Washburn Wire Co., Phillipsdale, R. I.	15 tons	2	Wire works
Brown-Bayley's Steel Works, Sheffield, England	30 tons	1	Talbot process
Earl of Dudley's Round Oak Works, Dudley, England	25 tons	2	Bertrand-Thiel process



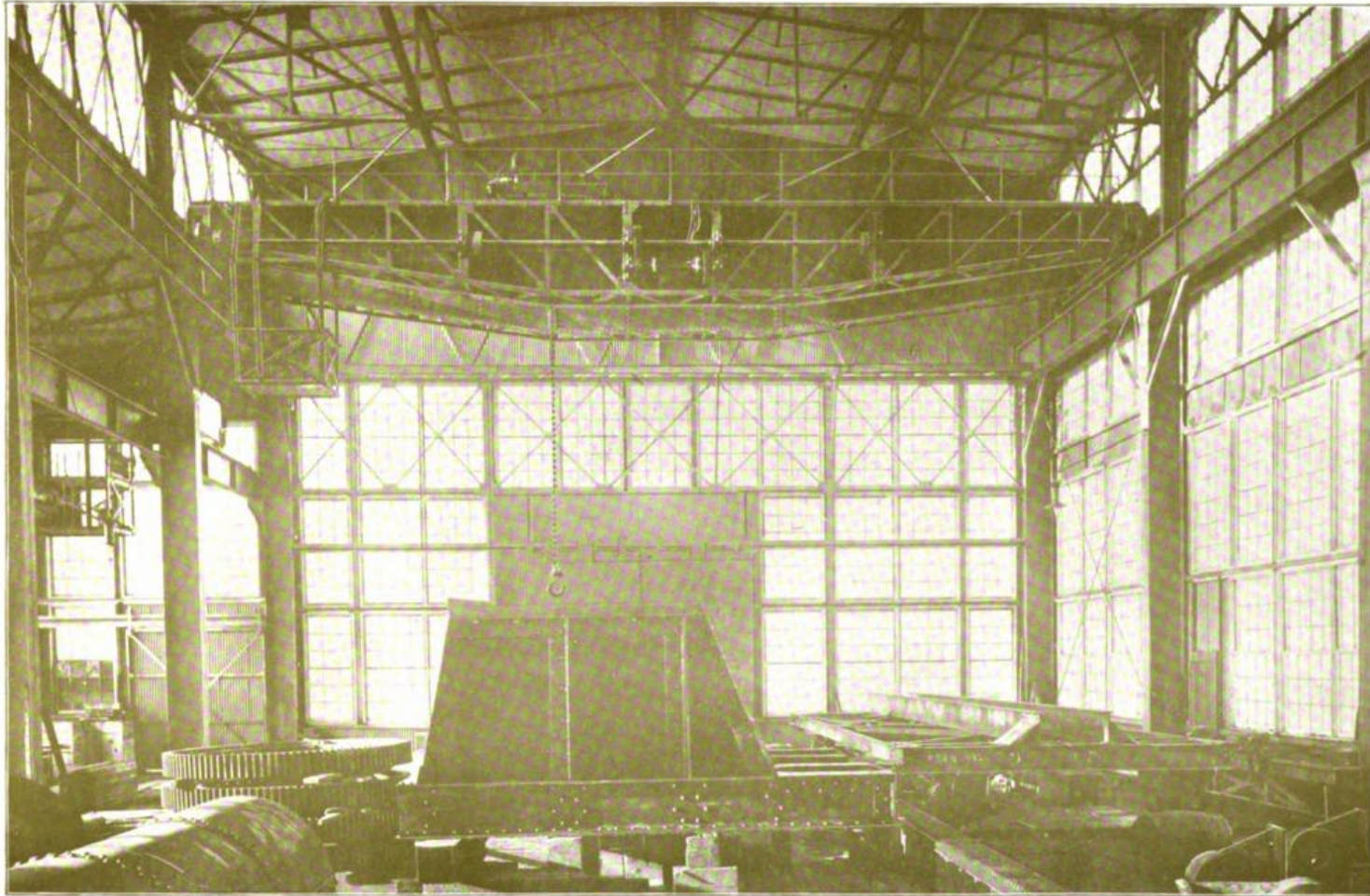
Low Type Wellman Patented Open-Hearth Furnace Charging Machine



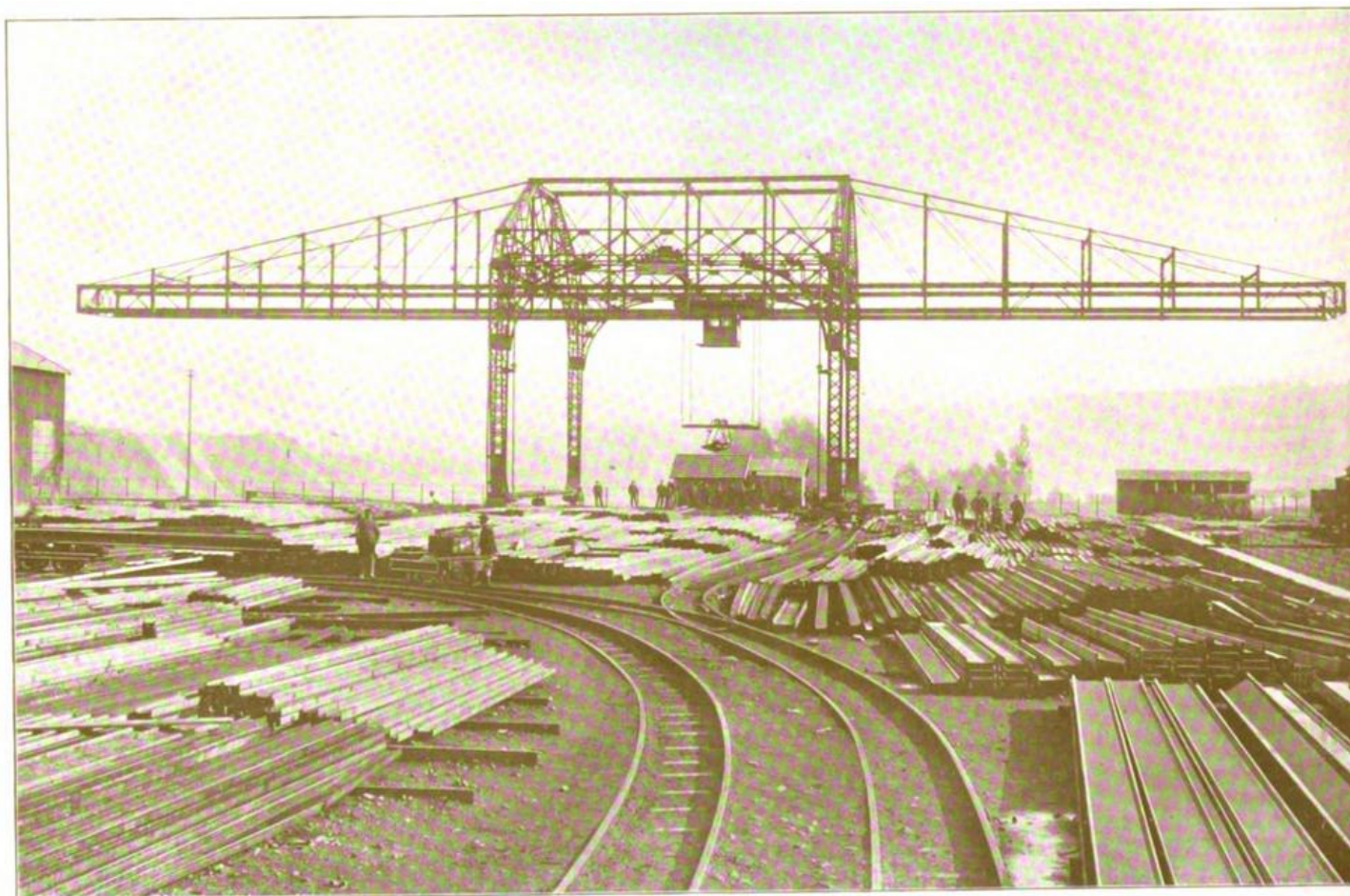
The Caxton Building, Cleveland, O.
The Wellman-Seaver Engineering Company, Engineers for the Steel Framework



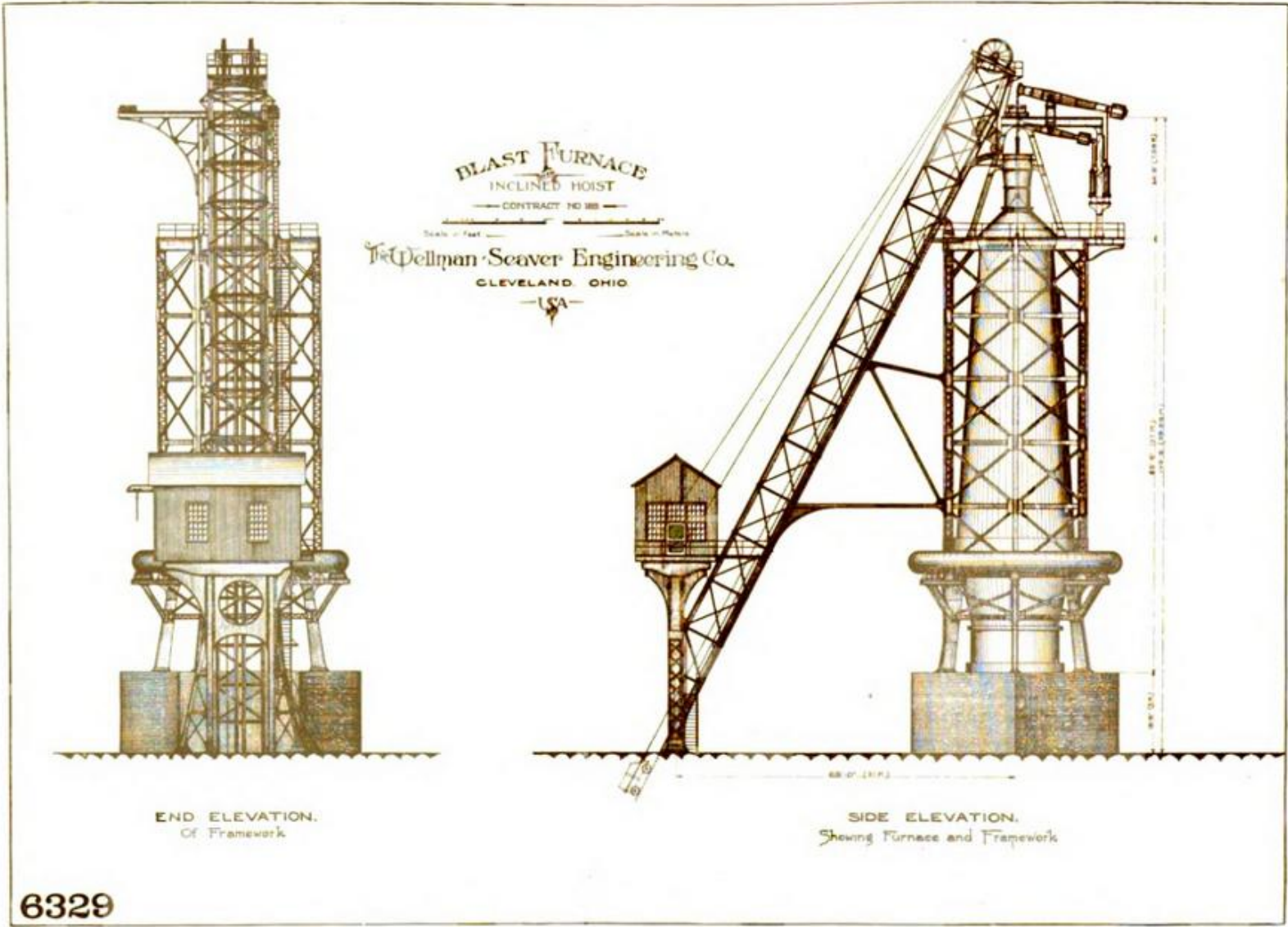
Crane Service designed for American Shipbuilding Co.'s yards at South Chicago, Ill.



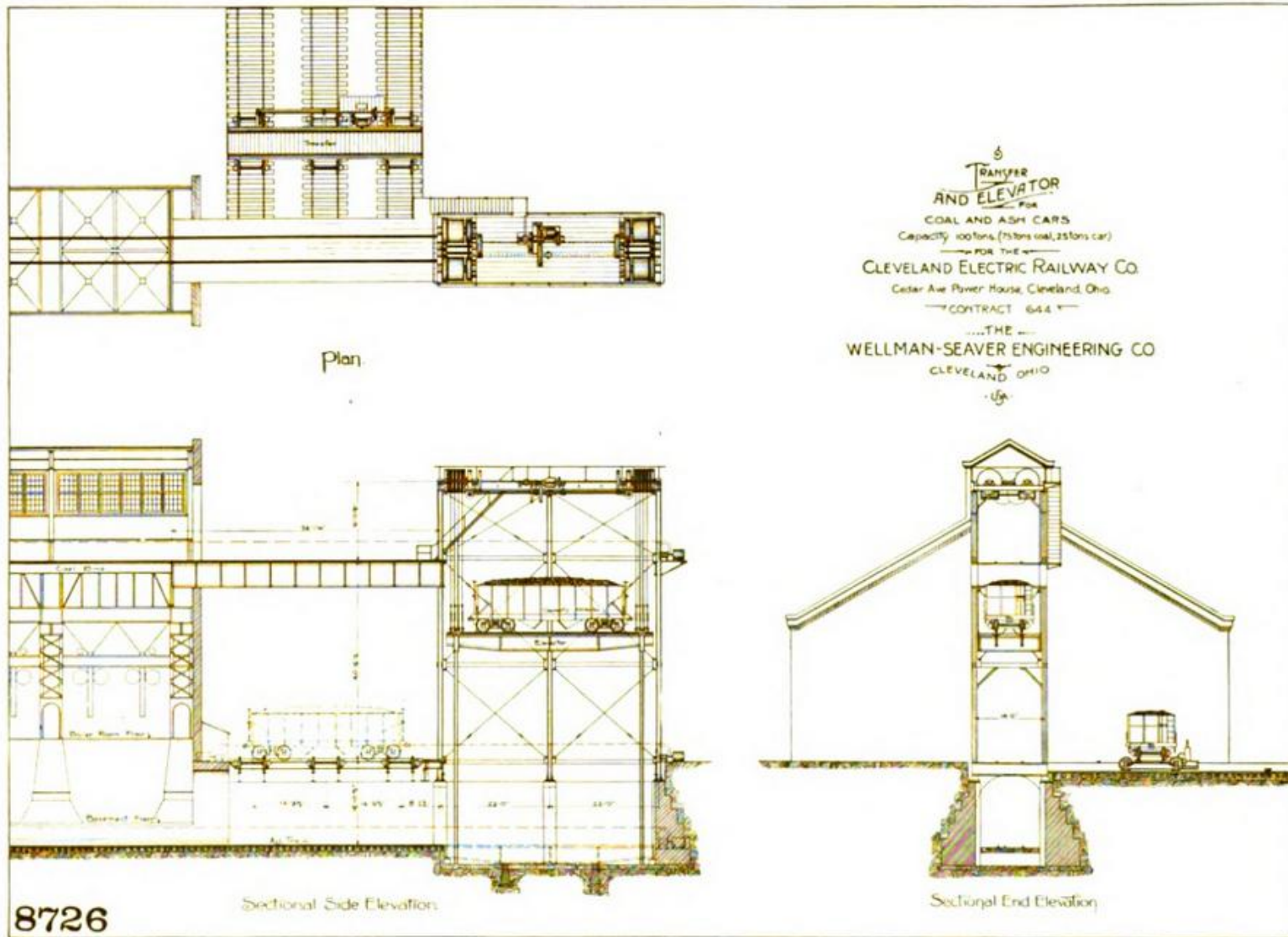
Standard 10-ton Electric Overhead Traveling Crane



200-foot Granty Crane for Societe Anonyme des Acieries de Micheville, Micheville, France.
Arranged for handling long beams and shapes in stock yard



Electric Incline Stock Hoist for blast furnace of the Rombacher Huttenwerke, Rombach, Germany

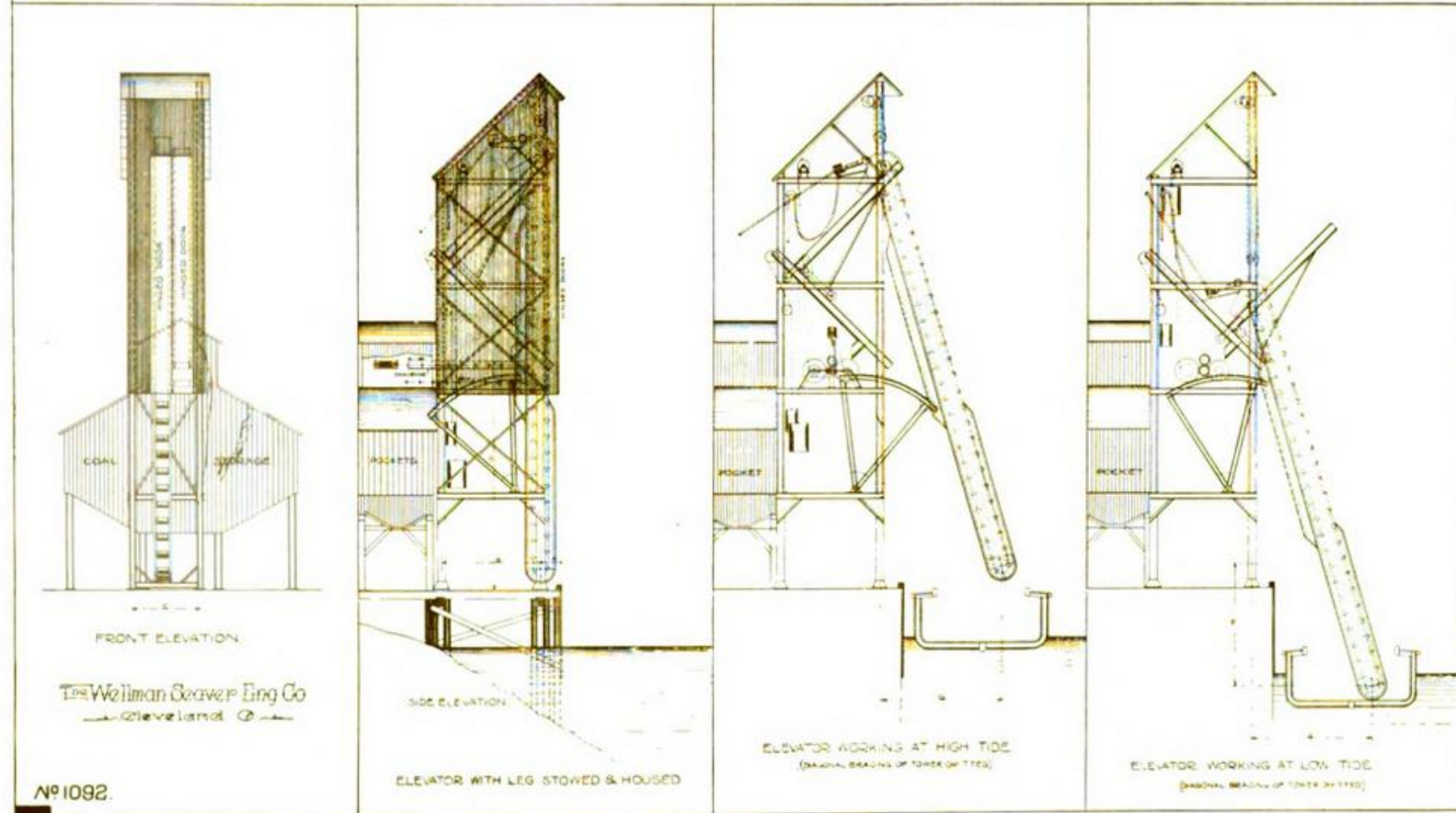


Elevator and Transfer Table designed and built for the Cleveland Electric Railway Co's.
Cedar Ave. Power House, Cleveland, O.

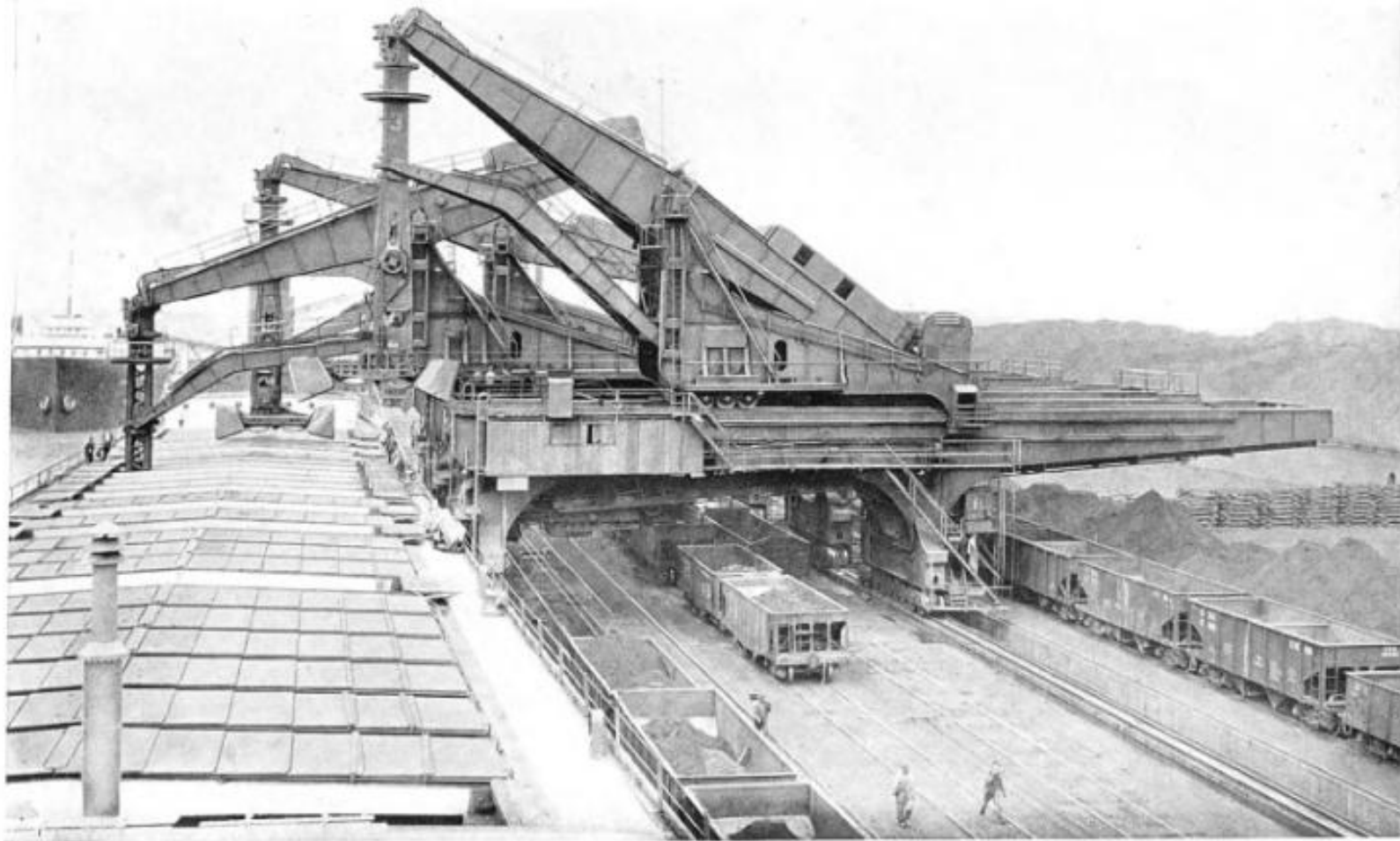
JW. SEAWER'S COAL ELEVATOR.

PAT. OCT. 27 1894
JW. SEAWER ENGINEER No 1.

SKETCHES SHOWING RANGE OF MOTION OF LEG, GEARING, ETC

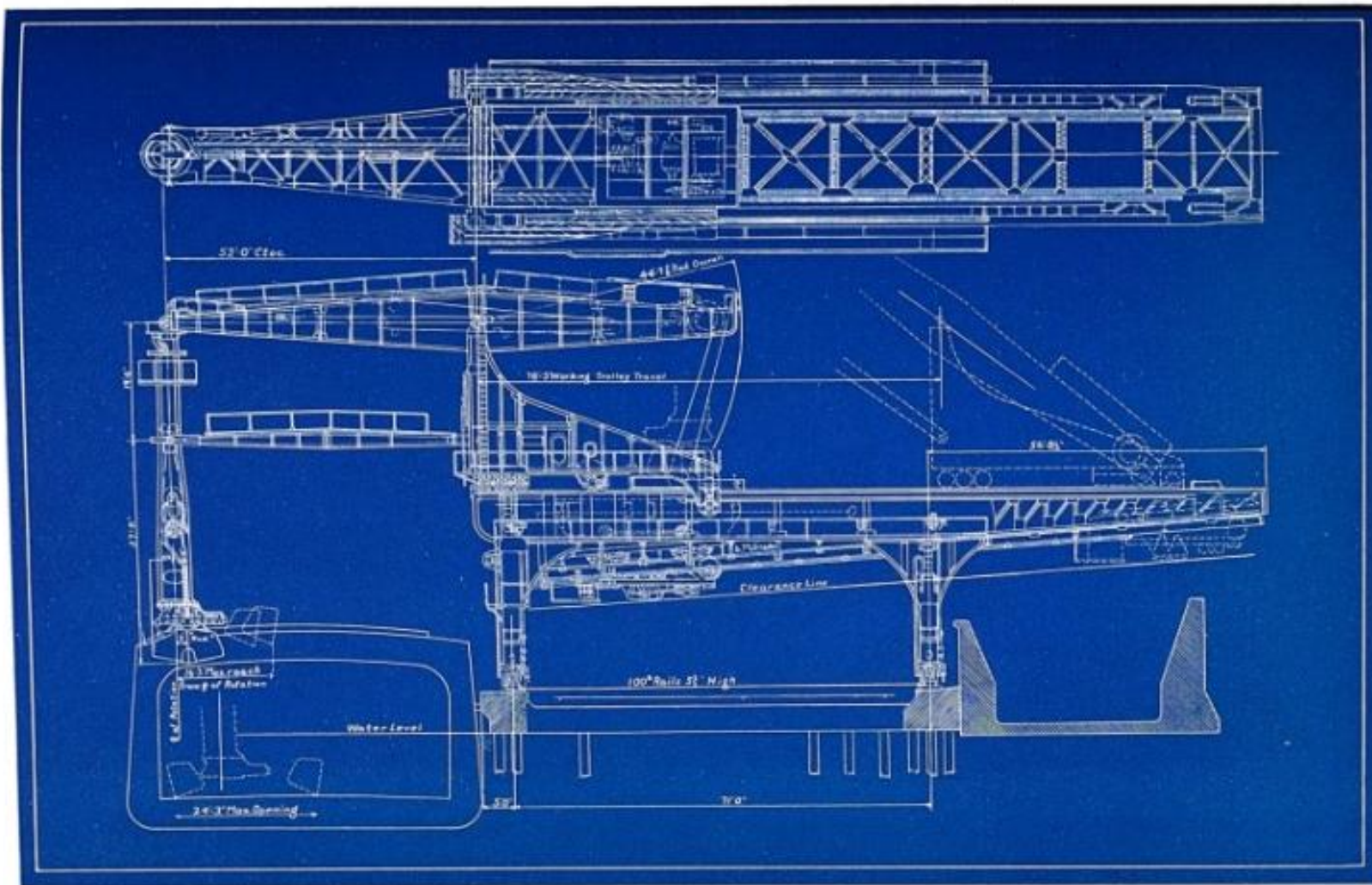


The Seaver Patented Coal Elevator



W-S-M AUTOMATIC ORE UNLOADER

Over fifty of these machines are in use on the Great Lakes unloading ore steamers. This view shows part of a fleet of seven W-S-M unloaders working at the docks of the United States Steel



COAL AND ORE HANDLING MACHINERY

Corporation, Conneaut, Ohio. These seven machines have discharged 11,000 tons of ore from the steamship W. P. Palmer to railroad cars in two hours and fifty-eight minutes. Only three men are required to operate one machine. Each machine accurately weighs the ore it handles.



UNLOADER LEG AND BUCKET OF W-S-M UNLOADER

Unloader legs and buckets of two 17-ton W-S-M unloaders are shown cleaning up the cargo of a modern ore steamer. The leg rotates about a vertical axis, allowing the bucket to reach out in all



They also assisted with World War II war efforts receiving the Army-Navy E Award for war production. One unique wartime production item was the Mooring Mass for Dirigibles, Telescope, and Traveling Types.

W-M-S 7000 Central Ave.



Prominent Cleveland engineers meeting at the Warner & Swasey Company Building, 5701 Carnegie Ave., Building Entry, Photo 1916

include:

First Row left to right:

Edward P. Burrell, Leslie P. Stauffer, Dr. Charles S. Hastings, Alexander Duval, James P. McDowell, ? Pearce, Jr., Dr. John S. Plaskett, Ambrose Swasey, Worcester R. Warner, Dr. W.J. Hussey, Samuel T. Wellman, Charles F. Brush, Major P.S. Pond, Frank A. Scott

Rear Row left to right:

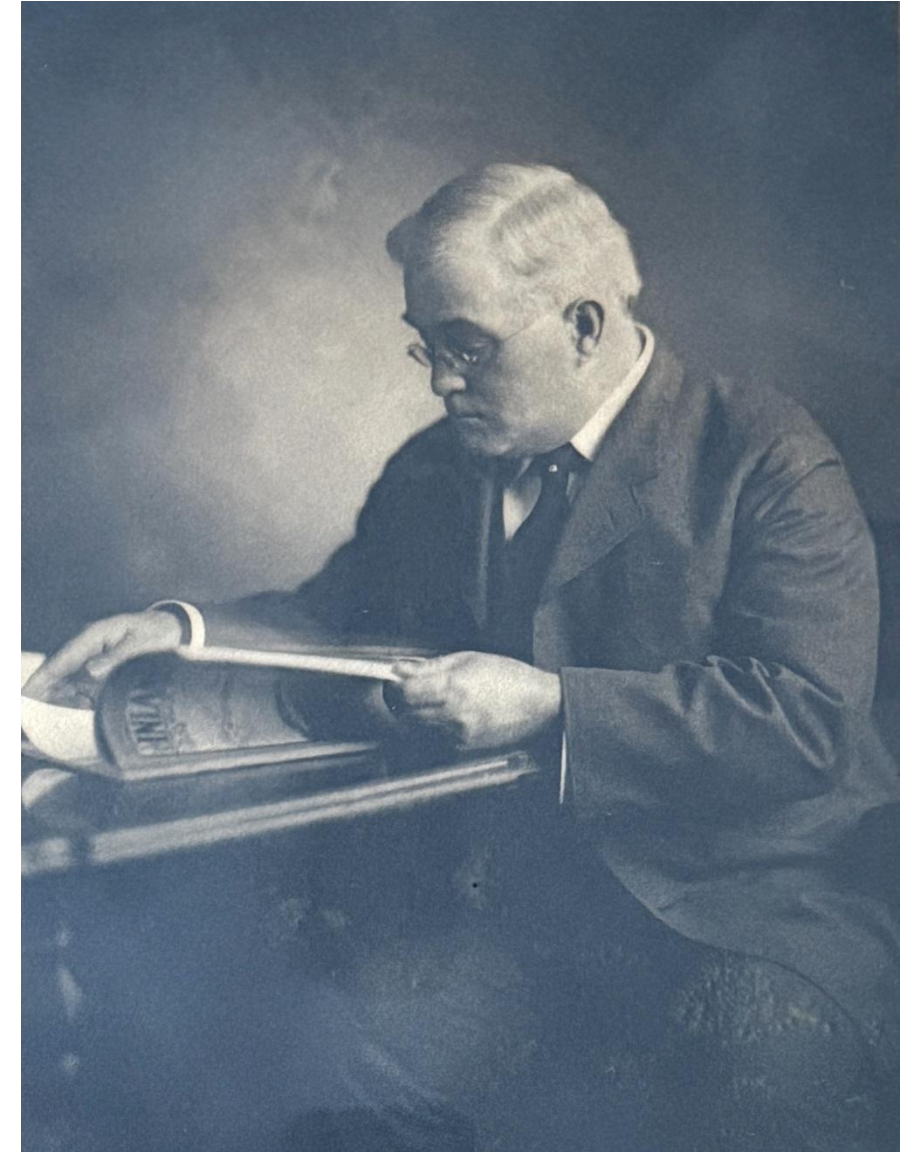
Dr. R.H. Curtis, George A. Decker, E.D. Pearce, Dr. Hyde, Dr. John A. Prashear, Francis F. Prentiss, A.C. Cook, Elbert H. Baker, William D.P. Alexander, Lyman H. Treadway

Source: Cleveland Public Library Photo

Samuel T. Wellman

Samuel T. Wellman was an American steel industry pioneer, industrialist, and prolific inventor. Charles M. Schwab of Bethlehem Steel described Samuel T. Wellman as "the man who did more than any other living person in the development of steel." He was granted nearly 100 patents, including the Wellman Hydraulic Crane, the Open-Hearth Charging Machine, the Rolling Mill Manipulator, and the Electro-Magnet for lifting iron and steel.

He was also the founder of the Wellman Bronze & Aluminum Company, located at Woodland & 93rd Street (demolished) which made parts for the Peerless Auto Company



**Samuel T. Wellman
1909**



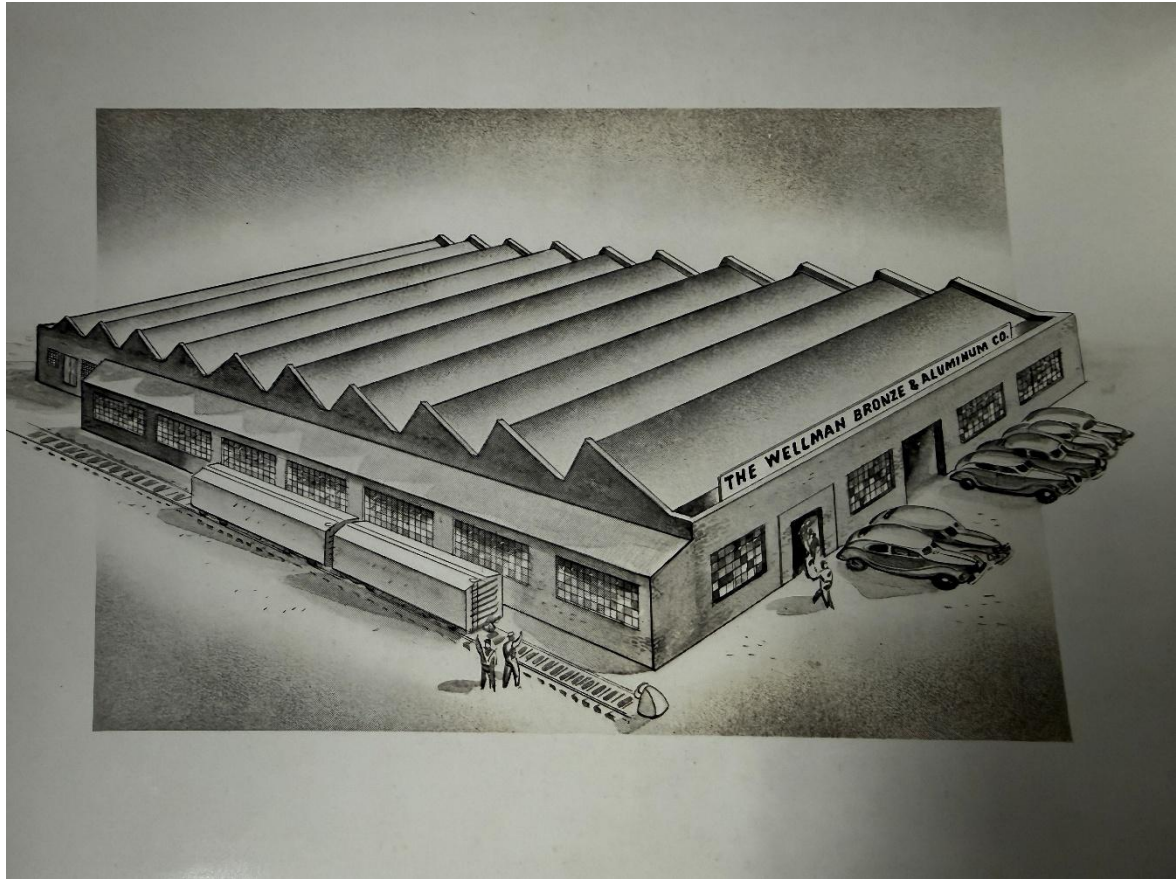
Samuel K. Wellman, Holly G., William, Samuel T. 1886
Born in Wareham, Mass – son of a Nashua Iron Co.
Superintendent, attended Norwich University,
Vermont



Samuel T. 2/5/1847 – 7/11/1919



Wellman Bronze & Aluminum Company, located at Woodland & 93rd Street (demolished) which made parts for Peerless Auto Company.



Holly G. Wellman



Ambrose Swasey & Wife, Samuel T. and Wife 1900, Egypt

["The country estates of Cleveland men: views and descriptive matter illustrating the country seats of prominent Cleveland business men | Kelvin Smith Library." digital.case.edu.](#)

WELLCOMFIELD—ESTATE OF MR. S. T. WELLMAN, AT MENTOR



Barns and Creamery From Road.



View of Windmill and Pump House.



Unique Japanese Bungalow.

His 8803 Euclid Avenue home (now stands the CCF Police Dept) and his country estate in Lake County – Wellcomfield have been razed.

Ord. No. 95-2026 (introduced by Council Member Polensek) Designating the Beachland Ballroom and Tavern (former Croatian Liberty Home) as a Cleveland Landmark.

February 6, 2026



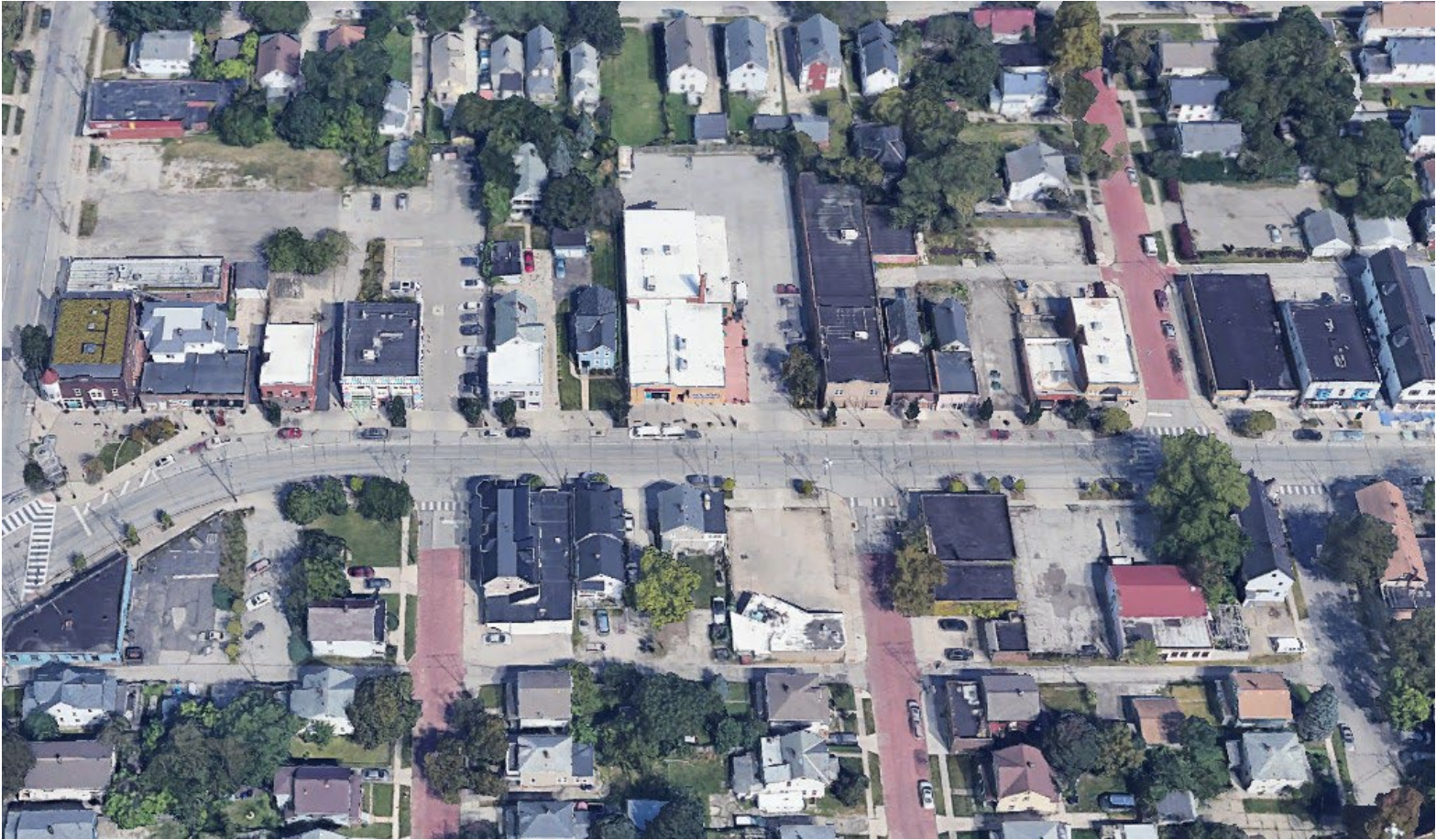
CITY OF CLEVELAND
Mayor Justin M. Bibb

Beachland Ballroom and Tavern (former Croatian Liberty Home)

15711 Waterloo Avenue



Site Overview



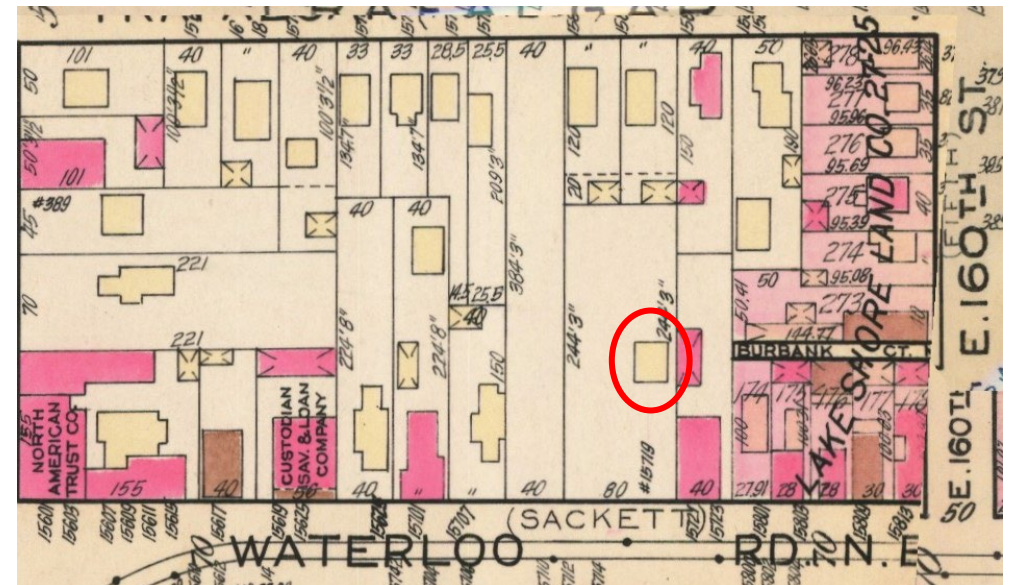
History

- Immigration to America
- Large numbers settling in Pittsburgh and Cleveland
- Peaked in 1910
- Settled near industrial centers



History

- Creation of religious, fraternal, social and political groups
- Croatian Liberty Group
 - 1906
- Croatian Club opened on lot in 1937



Architects

- Paul Matzinger & Rudolph Grosel
 - 1948-1957
- Paul Matzinger
 - 1870-1964
 - Six-decade career
- Rudolph Grosel
 - 1909-1974
 - 30-year career
 - Grosel and Jencen



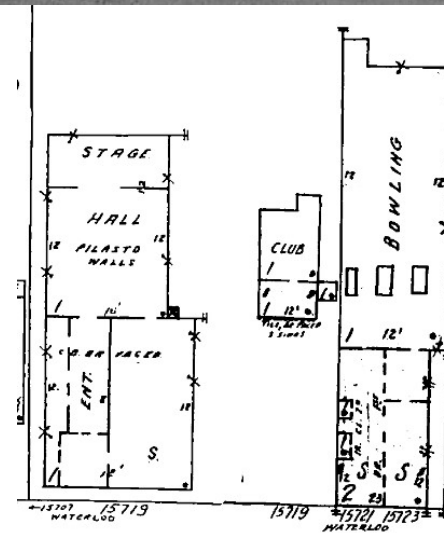
Cinematreaures.org



Cleveland Memory Project

New Building

- \$100,000 building
- Opened April 16, 1950
- Rear addition in 1976
- American Croatian Lodge
 - 1984 – Eastlake
- First put on the market in 1991



A Second Life

- Cindy Barber and Mark Leddy purchase property from Croatian Liberty Home
- March 2, 2000 – Free Event
 - DJ Count Birdbrain
- March 3, 2000
 - Tavern opening
- April 8, 2000
 - Ballroom opening

Newest hot spot is Beachland Ballroom

The word "Beachland" is an old slang term for the Euclid Beach area. At 9 tomorrow night, a 1940s building in that North Collinwood area, formerly the Croatian Liberty Home, 15711 Waterloo Rd., will become the newest music club in Cleveland — the Beachland Ballroom.

The new owners will be Mark Leddy, booking director at Pat's in the Flats for the past three years, and Cindy Barber, editor of Northern Ohio Live. They plan to have shows every Friday and Saturday, with one or two weeknight performances. The ballroom, with a 400-person capacity, has hardwood floors, a stage, an 18-foot ceiling and an attached tavern-restaurant section. The owners hope to add country, hillbilly, blues and polka as well as rock. Beginning tomorrow the club will book shows in the smaller room. The ballroom opens April 8.

DJ Count Birdbrain (Tom Fallon) will spin old R&B, soul and rock 'n' roll 45s tomorrow night, free. The regular opening will be at 10 Friday night with two Columbus power pop bands, Pat Dull and the Media Whores and the Marbles. Local act the Tellers open. Admission is \$5. The ballroom will mark its grand opening on April 8 with the New Salem Witchhunters and the mod rock band from Detroit, the Numbers.

Doug Neimczura, Leddy's booking partner at Pat's in the Flats, will join Barber and Leddy in their new venture.

JANE SCOTT



BACKSTAGE PASS

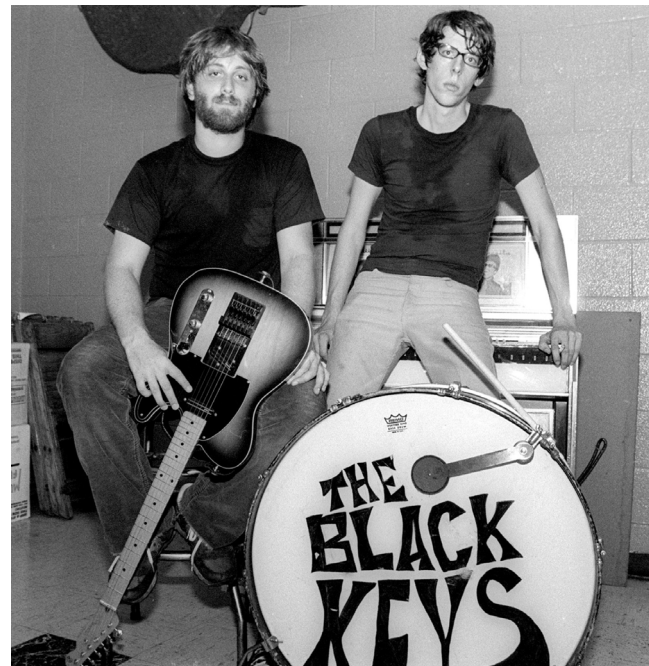
Cleveland Plain Dealer



Photo: John Kuntz, *The Plain Dealer*

Beachland Ballroom and Tavern

- Hosted thousands of musicians from around the world
- The White Stripes – March 25, 2000
- The Black Keys – March 31, 2002
 - First live performance



Photos Courtesy of Cindy Barber

Selected Performances

- Jimmy Scott 75th birthday concert
July 8, 2000
- Drive-By Truckers - Oct 23, 2001
- Robert Lockwood and Honeyboy
Edwards - June 29, 2002
- Brave Combo - July 10, 2002
- Joe Bonamassa (tavern) - Dec 17,
2002
- Sharon Jones and the Dap Kings
(tavern) - April 13, 2003
- The Decemberists (tavern) - May
16, 2003
- Country legend Wanda Jackson -
April 22, 2004
- Hold Steady (tavern) - July 31, 2004
- Van Hunt (tavern) - Aug 8, 2004
- Love and the Zombies - Oct 11,
2004
- Arcade Fire - Nov 16, 2004
- Ray LaMontagne - Feb 11, 2005
- Kings of Leon - May 13, 2005
- James Gang Reunion - June 23 and
24, 2005

Neighborhood Stabilization

- 2002 – WaterlooArts non-profit
- 2003 – First Waterloo Arts Festival
- 2009 – Waterloo Arts District



Photo by Phil Kidd

2020



Photos by Julia LaPlaca

Renovations

- Worked with the Storefront Renovation Program in 2023
 - Addition of the awning on the east side of the building
 - Masonry repairs
 - Addition of operable windows to the front glass block window
 - A new window opening on the east wall
 - Restoration of the “Beachland” and “Tavern” neon signs

Current Conditions





Beachland

BALLROOM

THIS WAY OUT
FRIDAY
SATURDAYS
MON TO 4PM
SUNDAYS
TEAM TO 4PM
MUSIC 201-222-1234

Tavern



Rear Bar Area



Ballroom







Thank You

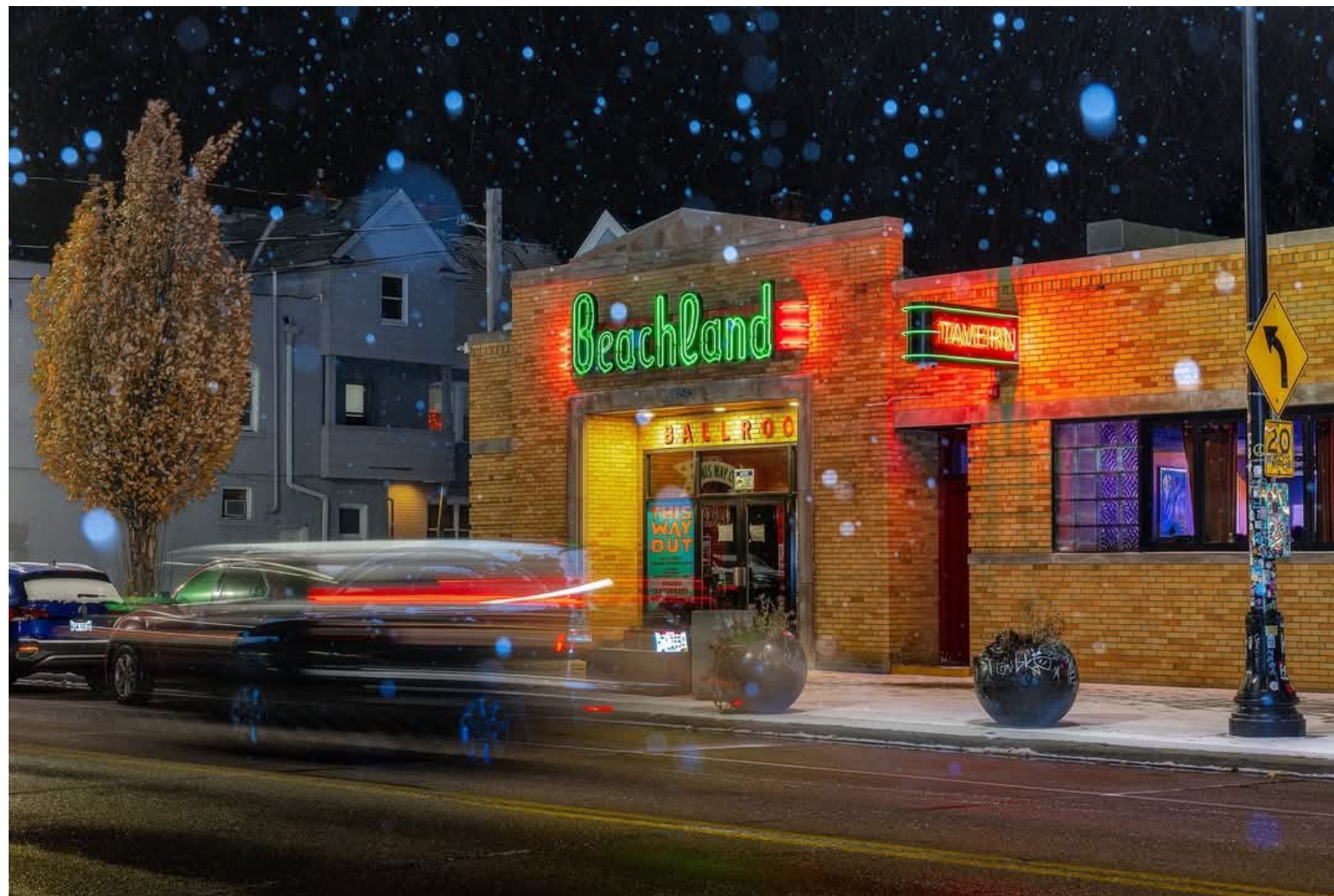


Photo by Matt Shiffler courtesy of Cindy Barber

Ord. No. 27-2026 (introduced by Council Member Conwell) Designating
Mount Moriah Baptist Church as a Cleveland Landmark.

February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

Mount Moriah Baptist Church

10101 St. Clair Avenue



Site Overview



Mount Moriah History

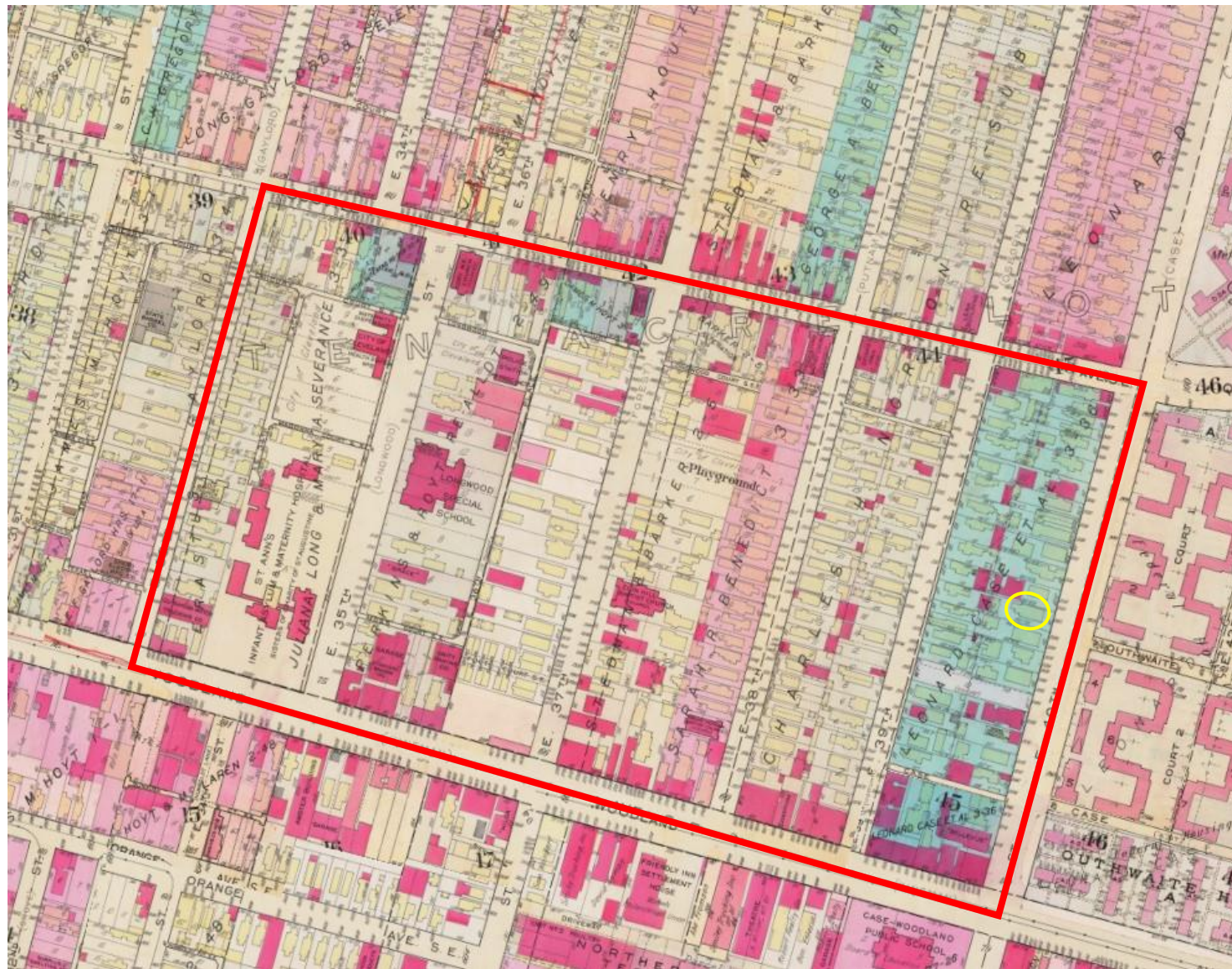
- 1946 – Beginnings as a mission meeting at the home of Mr. and Mrs. Catley
- January 8, 1947 – Officially Organized
- February 19, 1948
 - Maxberry's Tabernacle
 - 2522 East 40th St



Cleveland Public Library Digital Collection



Urban Renewal

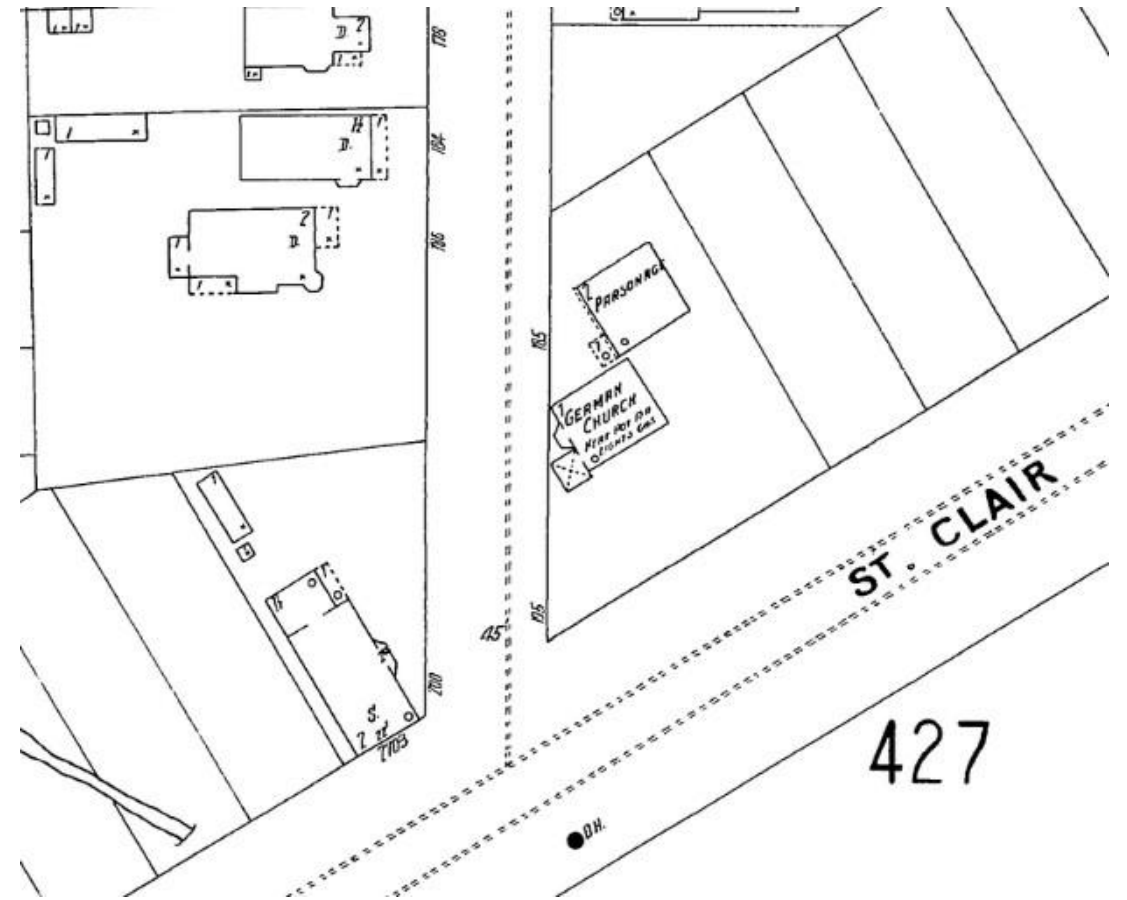


Urban Renewal



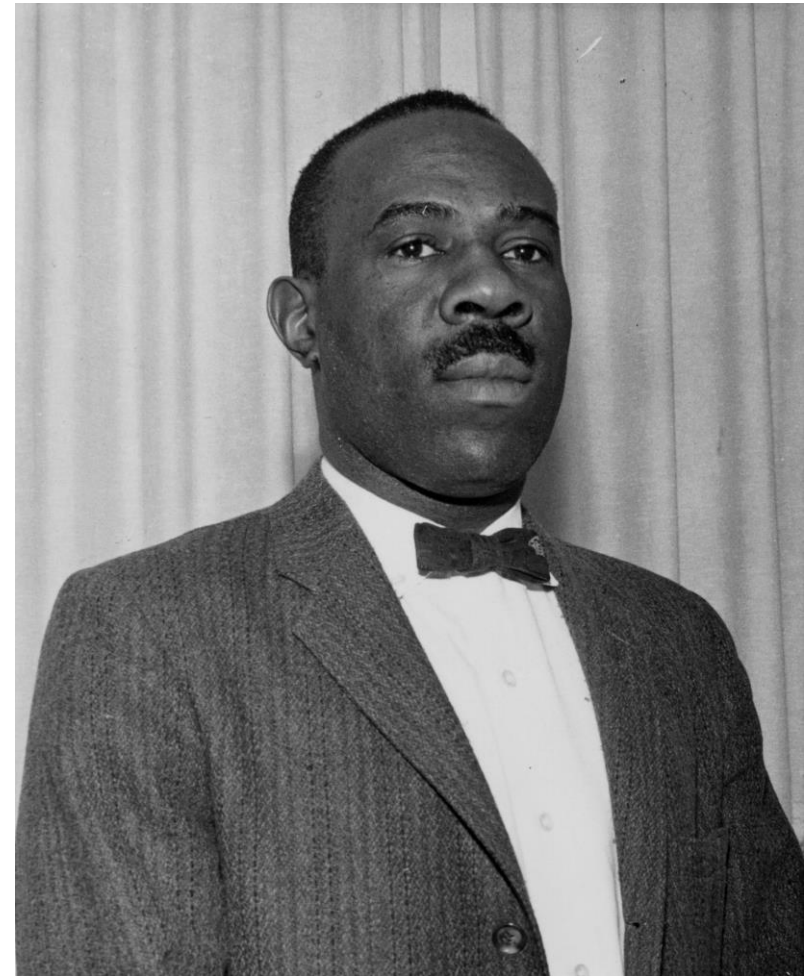
Tenth Reformed Church

- 1896 – Organized
- 1934 – Glenville Evangelical and Reformed Church
- 1945 – Merger with North Congregational Church
- 1954 – Split and mergers with other congregations



A New Home

- 1962 – Membership increase
 - Old building no longer adequate
 - Decision to create a new church
- Robert P. Madison
 - Groundbreaking African American Architect
- 1963 – Congregation begins worship in the new edifice in May



Cleveland Public Library Digital Collection

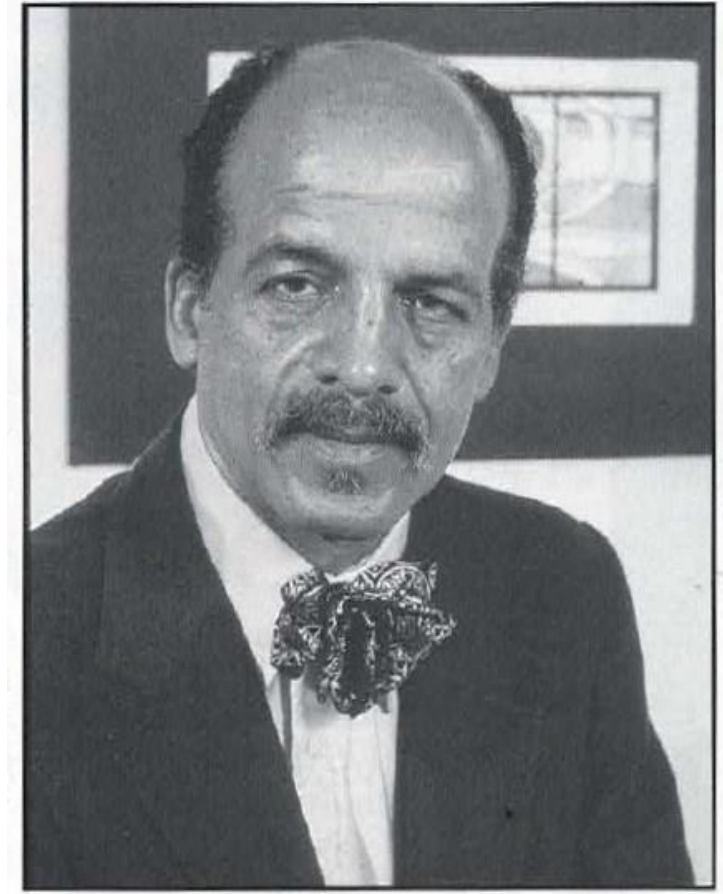


Stained Glass

- Douglas Phillips
- African American artist



Margaret Lann, Cleveland Restoration Society



Stained Glass Association of America





Mt. Moriah Baptist
Church Facebook

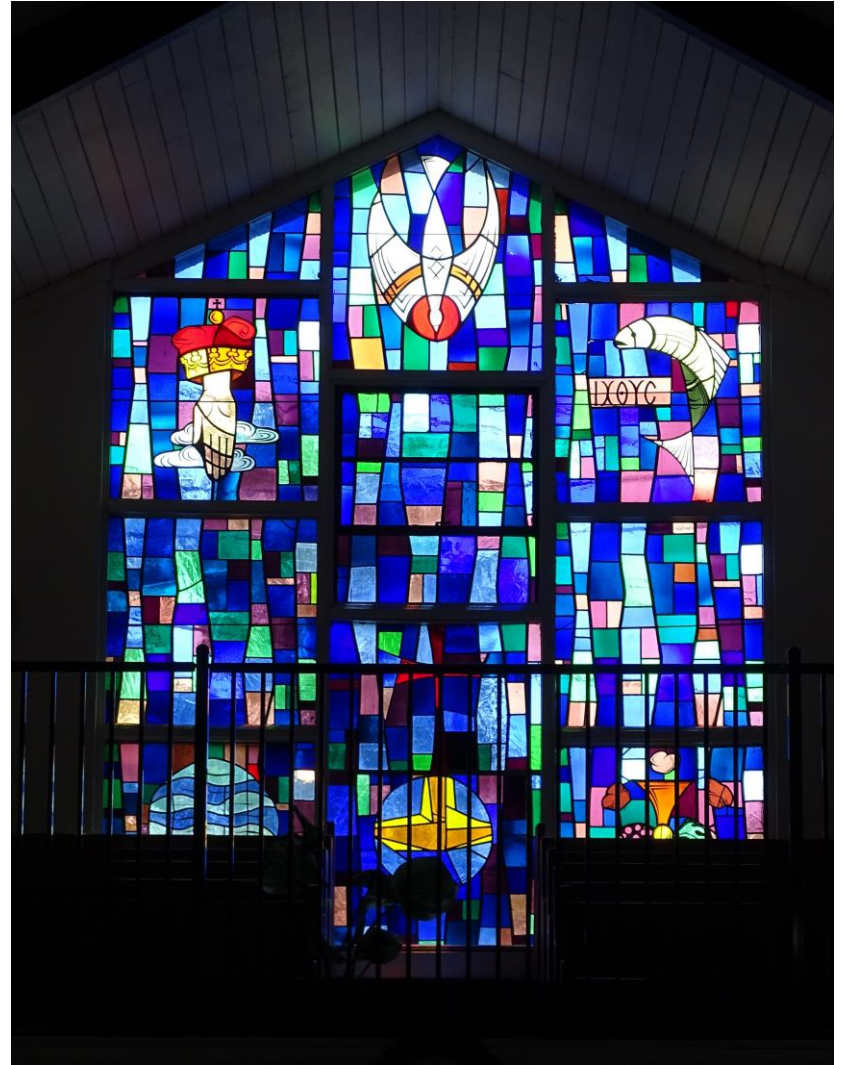
















Ord. No. 34-2026 (introduced by Council Members Bishop, Slife, and Griffin

February 6, 2026

– by departmental request) Authorizing the Director of Capital Projects to enter into a license and right-of-entry agreement granting the National Railroad Passenger Corporation, also known as AMTRAK, or its designee, the right to use and occupy City-owned property located adjacent to the Cleveland Memorial Shoreway to operate its rail passenger station for a period of two years continuing month-to-month thereafter and to make the public improvement of installing and maintaining Americans with Disabilities Act, or ADA-compliant, improvements at the site.

Cleveland City Planning Commission

Real Estate Legislation
February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb



Ord. No. 34-2026

License Agreement for Amtrak to complete ADA Improvements at their Rail Passenger Station located on City owned property adjacent to the Cleveland Memorial Shoreway

Legislative Purpose

Authorizing the Director of Capital Projects to enter into a license and right-of-entry agreement granting AMTRAK, or its designee, the right to use and occupy City-owned property located adjacent to the Cleveland Memorial Shoreway to operate its rail passenger station for a period of two years continuing month-to-month thereafter and to make the public improvement of installing and maintaining Americans with Disabilities Act, or ADA-compliant, improvements at the site.



CITY OF CLEVELAND
Mayor Justin M. Bibb



Ord. No. 34-2026

License Agreement for Amtrak to complete ADA Improvements at their Rail Passenger Station located on City owned property adjacent to the Cleveland Memorial Shoreway



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Ord. No. 34-2026

License Agreement for Amtrak to complete ADA Improvements at their Rail Passenger Station located on City owned property adjacent to the Cleveland Memorial Shoreway

- Amtrak has ADA responsibility for the passenger platform adjacent to the tracks and paths of travel from the platform to the station building and parking lot. The scope of this project includes raising the existing platform and improving existing track crossings/pathways, portions of which are on City Property.
- During construction, Amtrak will also require access across City Property and the ability to have contractor laydown/parking within City Property.
- Amtrak plans to start the project in Spring 2026 and anticipates completing it within 24 months.
- Construction work will not affect the daily operations of the station and customer parking.
- All disturbed areas will be restored to current conditions upon completion of construction.



Ord. No. 35-2026 (introduced by Council Members Santana, Bishop, Slife, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to rehabilitate the Old Detroit Road Bridge; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; and authorizing agreements.

February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Monday February 2, 2026



Project Location



Project Scope

- Clearing and grubbing
- Install perforated drainpipes and aggregate base inside tunnels
- Fill tunnels with grout
- Install site drainage and perforated structure drainage pipes
- Repair and seal sandstone walls
- Install new guardrail and fencing



Budget and Schedule for PID 123855 (CUY-Old Detroit Rd.)

- Construction Estimate = \$1,500,000
- Milestones
 - Project File = February 2, 2026
 - Sale = May 7, 2026
 - Award = May 18, 2026
 - Estimated Begin Construction = August 2026
 - Estimated End Construction = August 2027



Questions & Feedback?



Ord. No. 36-2026 (introduced by Council Members Howse-Jones, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct multi-modal transportation enhancements along East 66th Street from Chester Avenue to Superior Avenue; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.

February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

CUY-East 66th Complete Street

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

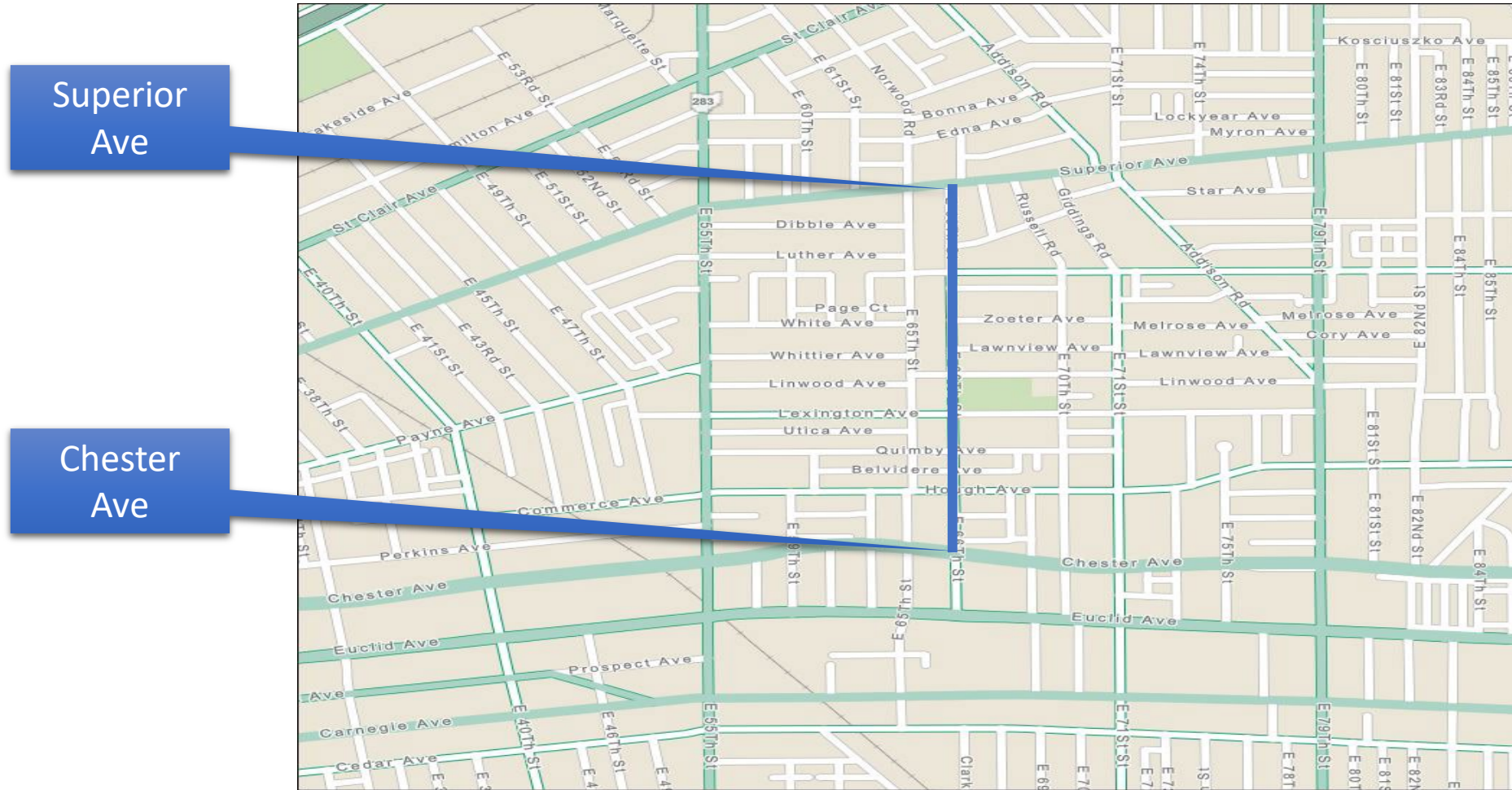
Division of Engineering & Construction

February 6, 2026



Project Location

From Chester Ave. to Superior Ave.



Project Information

Ord. No. 36-2026

- Roadway Improvements Include:
 - Full and partial base repairs, and complete asphalt resurfacing of road
 - Improvements to sidewalks, curbs, drive aprons, and drainage
 - Installing ADA compliant curb ramps
 - New shared use path on the west side of the street
 - Streetscaping with landscaping and trees
 - 119 new trees and 43 curbed planters with perennial shrubs/flowers
 - New traffic signals, controls, and pedestrian lighting
 - Updated signing and pavement markings— including on-street parking



Budget & Schedule

Funding

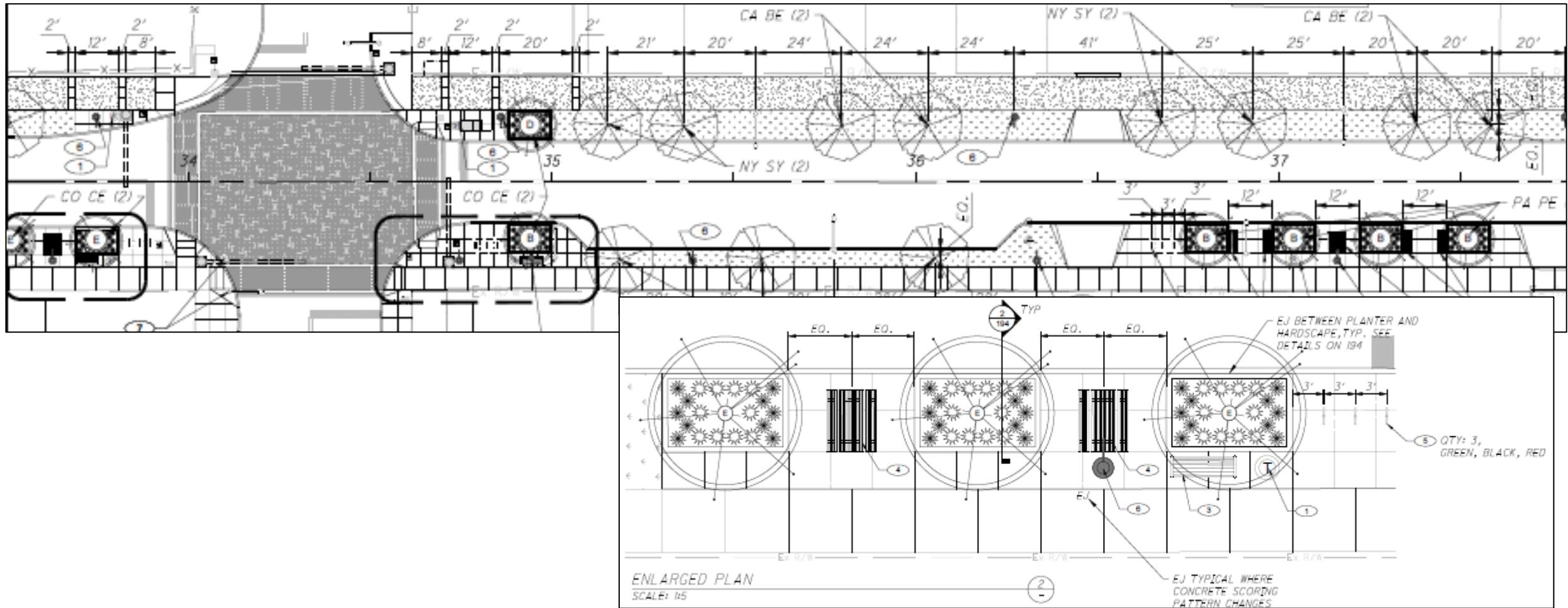
- Construction Cost Estimate: \$8.3 Million (Federal- NOACA TLCI, Cleveland Foundation Grant, City Road & Bridge Bonds)

Schedule (ODOT Construction)

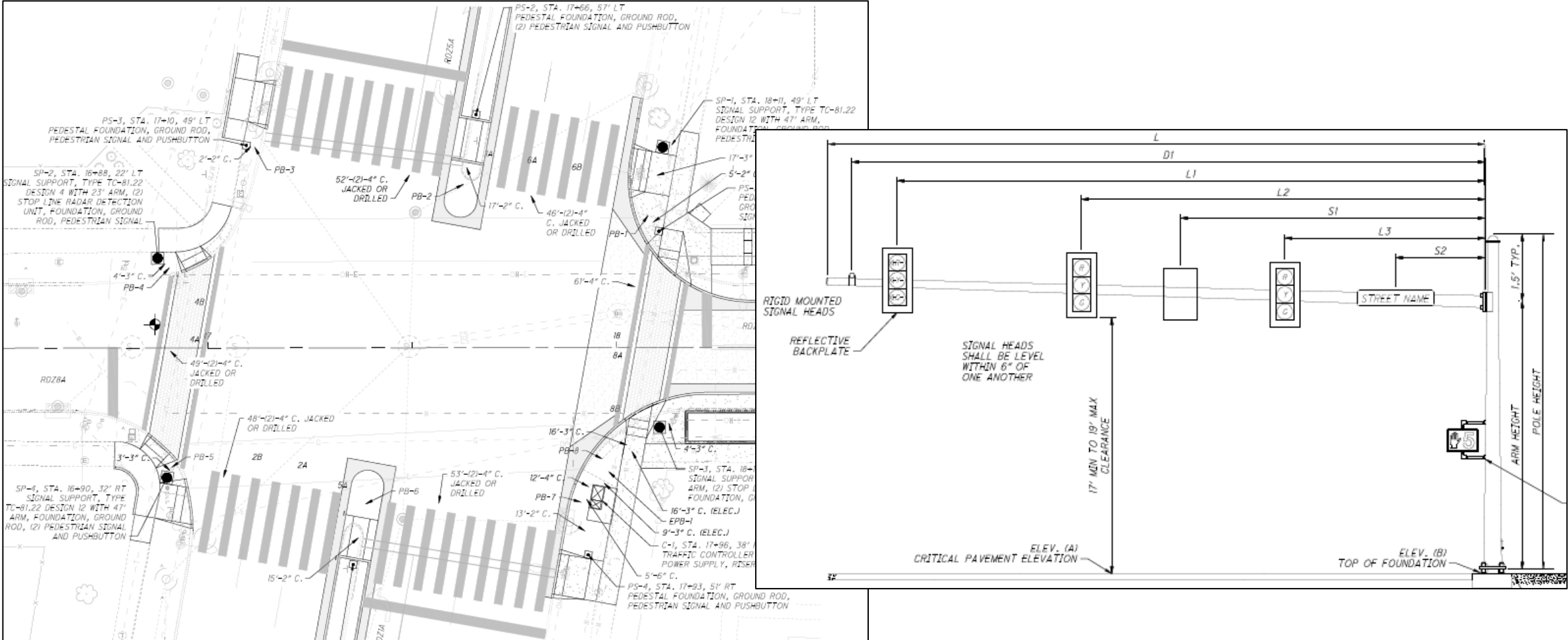
- Estimated Advertise for Bids: April 2026
- Estimated Start Construction: June 2026
- Estimated End Construction: December 2027



Project Plans | Streetscape Elements



Project Plans | Signals and Traffic Control



Questions & Feedback?



Ord. No. 71-2026 (introduced by Council Members Bishop, Slife, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the improvement to CUY Memorial Bridges Loop Project; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.

February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

CUY-Memorial Bridges Loop

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

February 6th, 2026

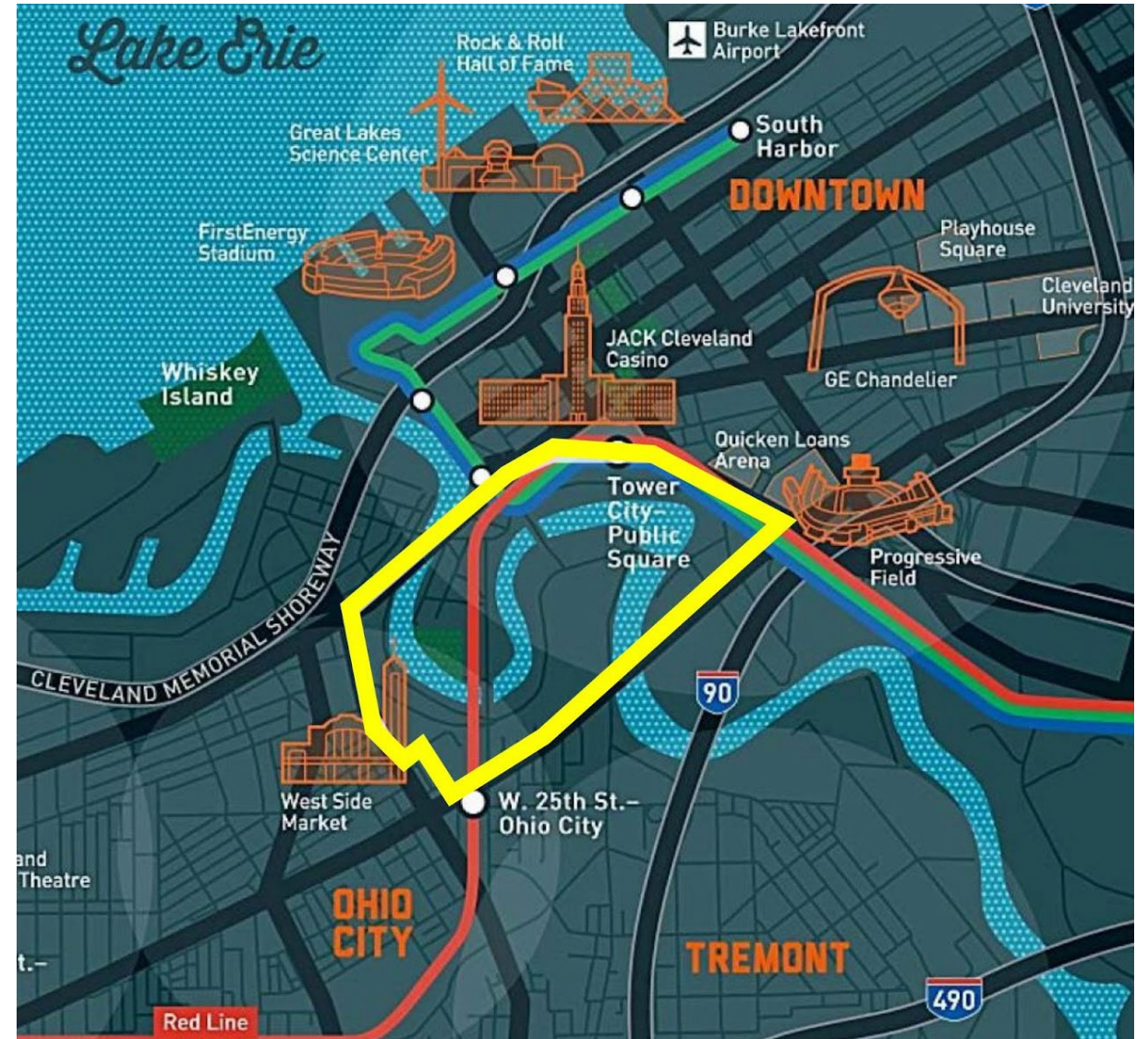


Memorial Bridges Loop

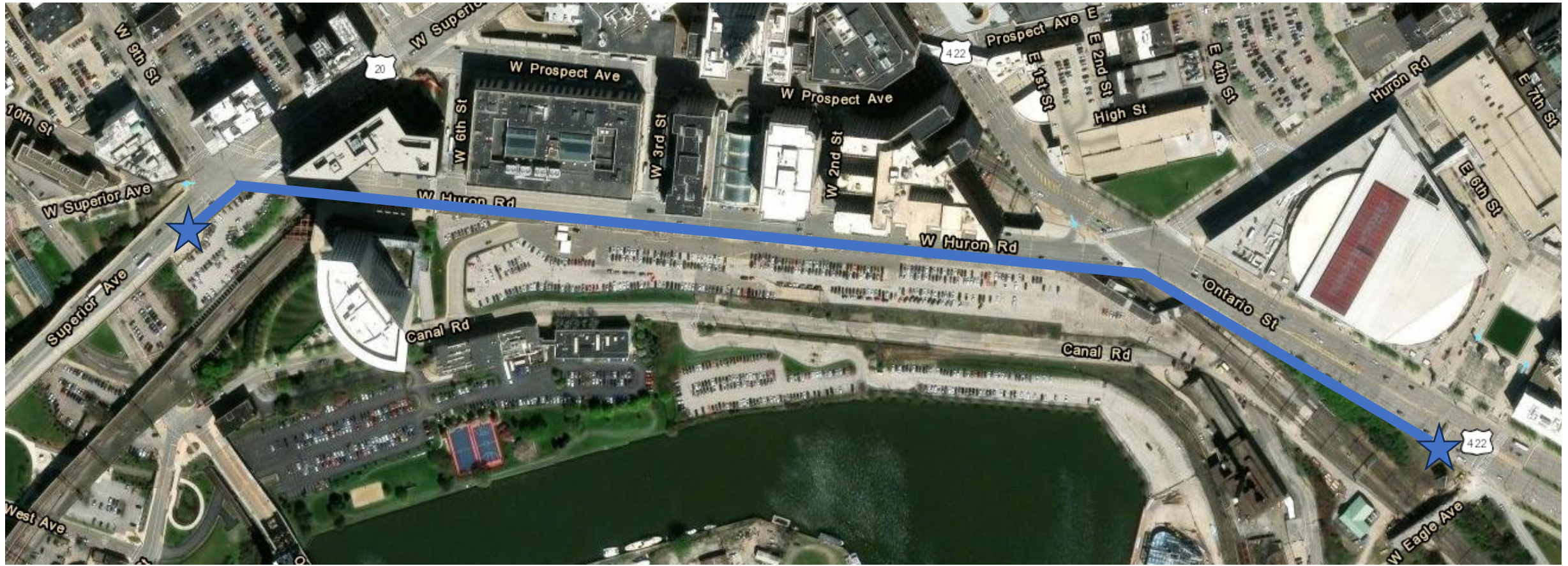
Distance: approx. 3 miles

Route:

- Veterans Memorial Bridge
- West 25th Street
- Hope Memorial Bridge
- Ontario Street
- Huron Road



Project Location



Project Budget & Schedule

Funding

- Federal funding
 - \$800,000 NOACA Transportation Alternatives
 - \$432,000 Community Project Funding (Rep. Brown-Earmark OH-430)
- Local funding
 - \$769,575 City Road and Bridge Bonds

Schedule (ODOT Construction)

- Construction to begin in June 2026
- Construction estimated to finish in November 2026



Project Information

Ord. No. 71-2026

The Cleveland Memorial Bridges Loop will create a shared-use/multi-purpose path on Huron Rd. and Ontario Ave., linking the protected bicycle lane & sidewalk on the Detroit-Superior (Veterans Memorial) Bridge with the existing separated multi-use path on Ontario and the Lorain-Carnegie (Hope Memorial/Guardians) Bridge.



Project Scope

- Expanded curb & sidewalk area at Superior and Huron to improve safety.
- New 11'-12' shared-use path with + 5'-6' buffer from vehicles on Huron Rd.
- Additional pedestrian crossing locations on Huron Rd.
- Improved pedestrian crossings and refuge island at Ontario and Huron.
- Expansion of the existing sidewalk to 14.5 feet on Ontario to create a sidewalk-level, shared-use path with connection to the Hope Memorial (Guardians) Bridge.





CUY MEMORIAL BRIDGES LOOP TRAIL

W HURON ROAD, CLEVELAND, OHIO

ALL COLORS AND MATERIALS REPRESENTED ARE A CLOSE APPROXIMATION AND SHOULD BE CONSIDERED VISUAL DESIGN INTENT ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BID, RELIANCE, OR IMPLEMENTATION.





W HURON ROAD

HURON ROAD E

ONTARIO STREET

CUY MEMORIAL BRIDGES LOOP TRAIL

W HURON ROAD, CLEVELAND, OHIO





ONTARIO STREET

CUY MEMORIAL BRIDGES LOOP TRAIL

W HURON ROAD, CLEVELAND, OHIO



Questions & Feedback?



Ord. No. 90-2026 (introduced by Council Members Polensek, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to repair and resurface S. Waterloo Road from East 140th Street to East 152nd Street; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.

February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

CUY-S. Waterloo Rd Resurfacing

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

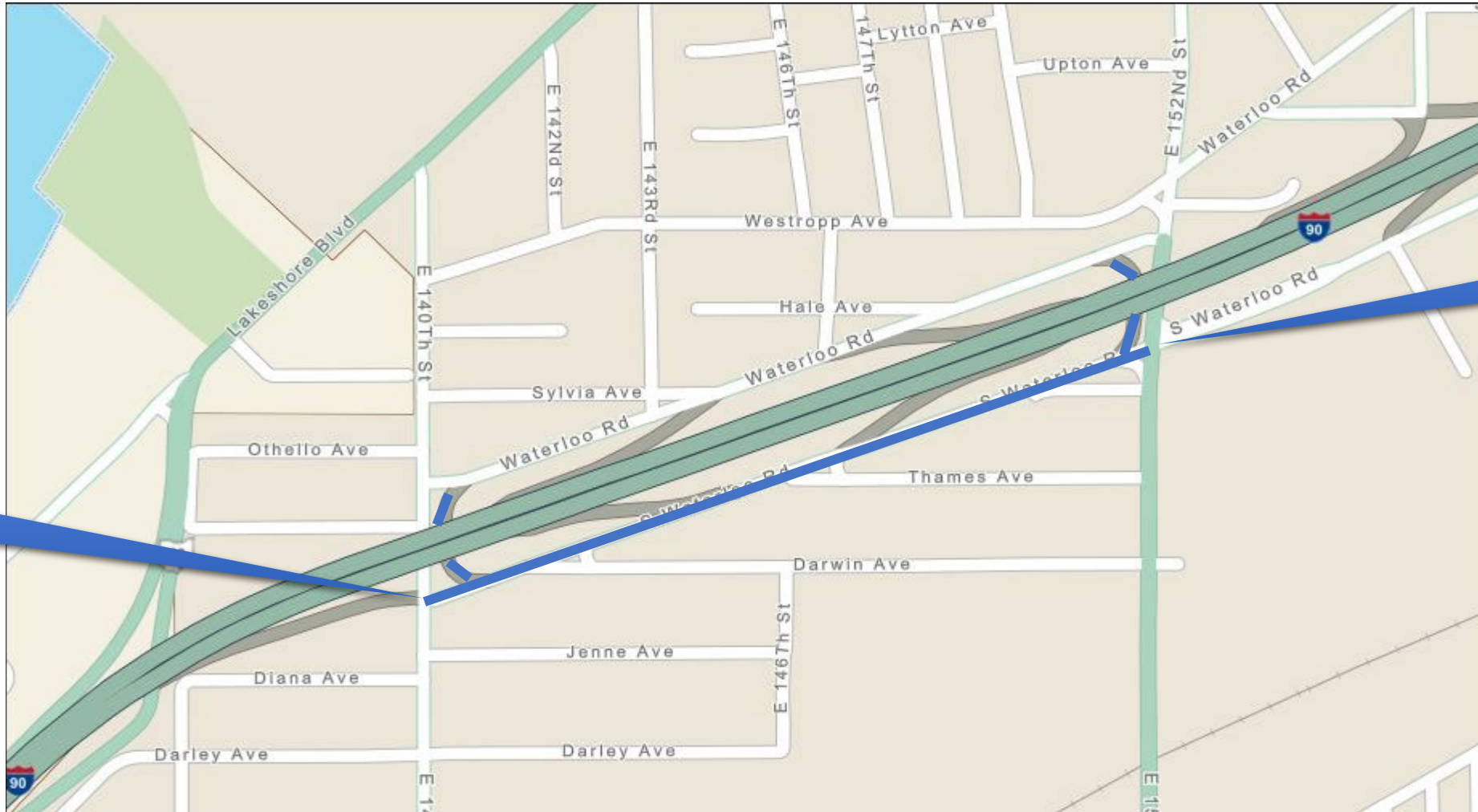
Division of Engineering & Construction

February 6, 2026



Project Location

From E. 140th St. to E. 152nd St. including ramps to and from Waterloo Rd



E 140th St

E 152nd St



Project Information

Ord. No. 90-2026

- Roadway Improvements Include:
 - Resurfacing of 0.7 miles of S. Waterloo including ramps to and from Waterloo Rd.
 - Full and partial base repairs, and complete asphalt resurfacing
 - New sidewalk, curbs, and ADA compliant curb ramps as needed
 - Utility casting adjustments
 - Pavement markings



Budget & Schedule

Funding

- Construction Cost Estimate: \$1.3 Million (Federal, State, City Road & Bridge Bonds)

Schedule (ODOT Construction)

- Estimated Advertise for Bids: April 2026
- Estimated Start Construction: May 2026
- Estimated End Construction: October 2026



Questions & Feedback?



Ord. No. 91-2026 (introduced by Council Members Gray, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the improvement of resurfacing Van Aken Boulevard; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing agreements; and causing payment to the State for the City's share of the improvement.

February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

CUY-Van Aken Blvd Resurfacing

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

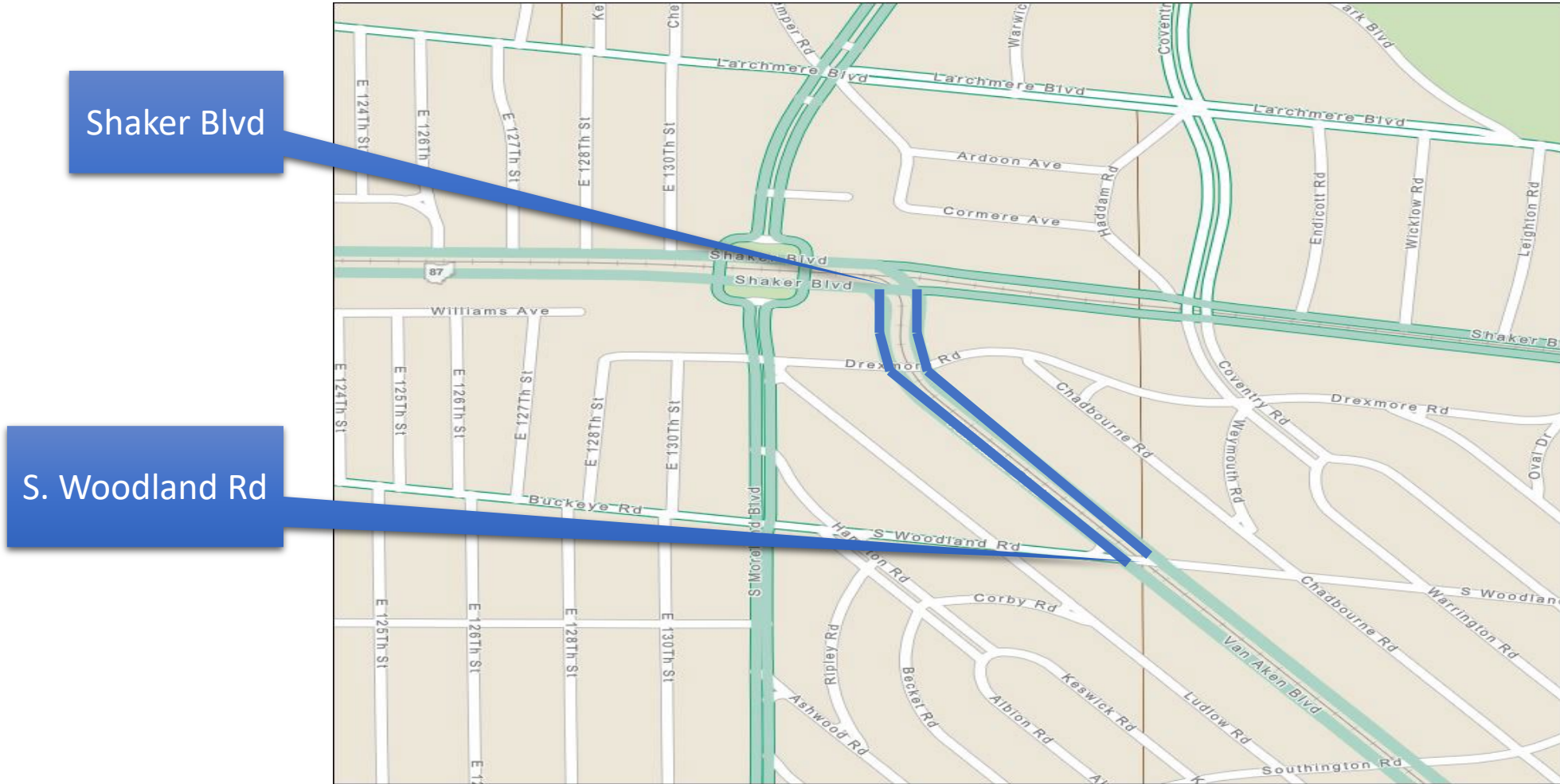
Division of Engineering & Construction

February 6, 2026



Project Location

From S. Woodland Rd. to Shaker Blvd (SR-87)



Project Information

Ord. No. 91-2026

- Roadway Improvements Include:
 - Full and partial base repairs, and complete asphalt resurfacing
 - New sidewalk, curbs, and ADA compliant curb ramps as needed
 - Utility casting adjustments
 - Pavement markings



Budget & Schedule

Funding

- Construction Cost Estimate: \$1.3 Million (Federal, State, City Road & Bridge Bonds)

Schedule (ODOT Construction)

- Estimated Advertise for Bids: April 2026
- Estimated Start Construction: May 2026
- Estimated End Construction: October 2026



Questions & Feedback?



Ord. No. 122-2026 (introduced by Council Members Bishop and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct the CUY Cleveland Downtown Connector Trail 1 Project; accepting gifts and grants; acquiring, accepting, and recording necessary rights-of-way; authorizing an agreement with the Village of Newburgh Heights and authorizing other agreements; and causing payment to the State for the City’s share of the improvement.

February 6, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

CUY-Downtown Connector

Richard J. Switalski, PE
Administrative Manager
Mayor's Office of Capital Projects
Division of Engineering & Construction

February 6th, 2026



Project Location



Project Budget & Schedule

Funding

Construction Cost Estimate: \$1,733,625

- \$1,386,900 NOACA Transportation Alternatives Program (Federal)
- \$346,725 City Road and Bridge Bonds (Local)

Schedule

Construction is anticipated to start in May 2026 and conclude in October 2026.



Project Information

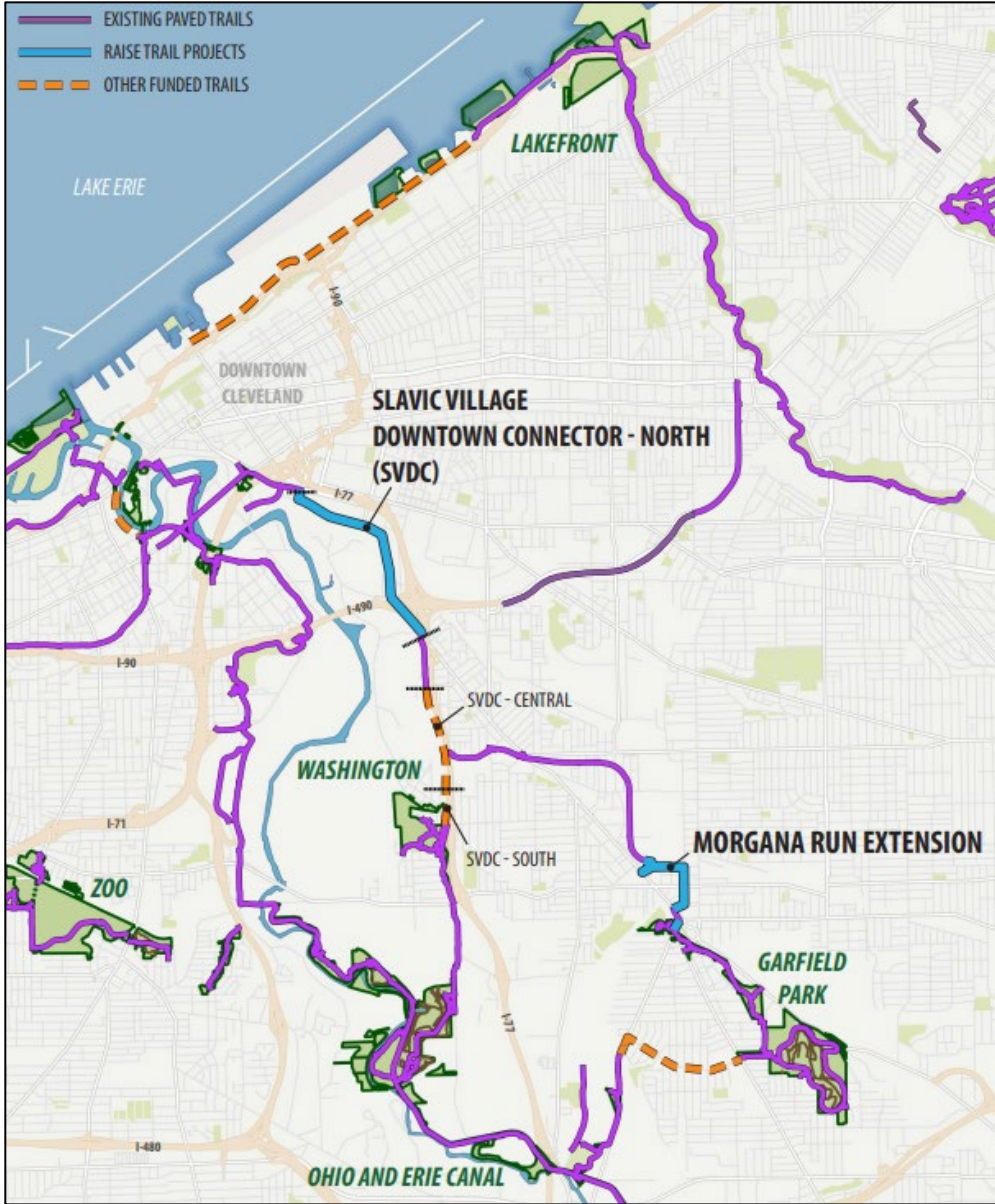
Ord. No. 122-2026

Downtown Connector Trail Ph 1 (Slavic Village Downtown Connector South) is a segment of multipurpose trail that will connect to existing trail on Washington Park Blvd & Fleet Avenue on the eastside of Crete Avenue to E. 48th Street. Future phases of the SVDC will be constructed along I-77 and Broadway Avenue.

SVDC will be a continuous shared-use path fully separated from the roadway connecting trails from the Slavic Village neighborhood to the existing Downtown trail connections at E. 14th Street and Orange Avenue.



Project Trail Segments & Network Connections



Questions & Feedback?



Cleveland City Planning Commission

Administrative Approvals Of Legislative Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

Administrative Approvals of Legislative Referrals

Ord. No. 98-2026 (introduced by Council Members Davis, Santana, and Griffin – by departmental request) Authorizing the Director of Development to enter into a Tax Increment Financing Agreement with Westinghouse-Breakwater Properties, LLC, or its designee, TW58 Cleveland, LLC, and/or another designee, to assist with the financing of the Westinghouse Redevelopment Project to be located at 1200 West 58th Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

February 6, 2026

Cleveland City Planning Commission

Special Presentations – For Information Only



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

2025 Public Art Program (Chapter 186) Review

February 6, 2026

Tarra Petras, Public Art Project Coordinator





CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING

City of Cleveland Public Art Program

2024-2025 Years in Review Presentation to CPC

Tarra Petras, Public Art Project Coordinator

Chapter 186: City of Cleveland Public Art Program (% for Art)

- Adopted by City Council in 2003, and administered by the City Planning Commission, along with the Mayor's Office of Capital Projects.
- Dictates that for certain City-generated capital projects that have a construction budget of \$300,000 or more, it will have **1.5% of the total construction cost allocated for a public art component**. At least 50% of the installations are to be by artists living or working in the City of Cleveland.
- Purpose is to promote the welfare and prosperity of the community through the experience of art in public places by giving residents of all ages, incomes, backgrounds and ability levels access to high-quality art as part of daily life in the city; giving expression to the history, values, identity and diversity of the City, its neighborhoods, districts, and buildings; promoting the revitalization of the City and its neighborhoods; providing opportunities for artists to share their work with the public; involving residents in the process of providing public art; and integrating public art into the design of buildings and public spaces.



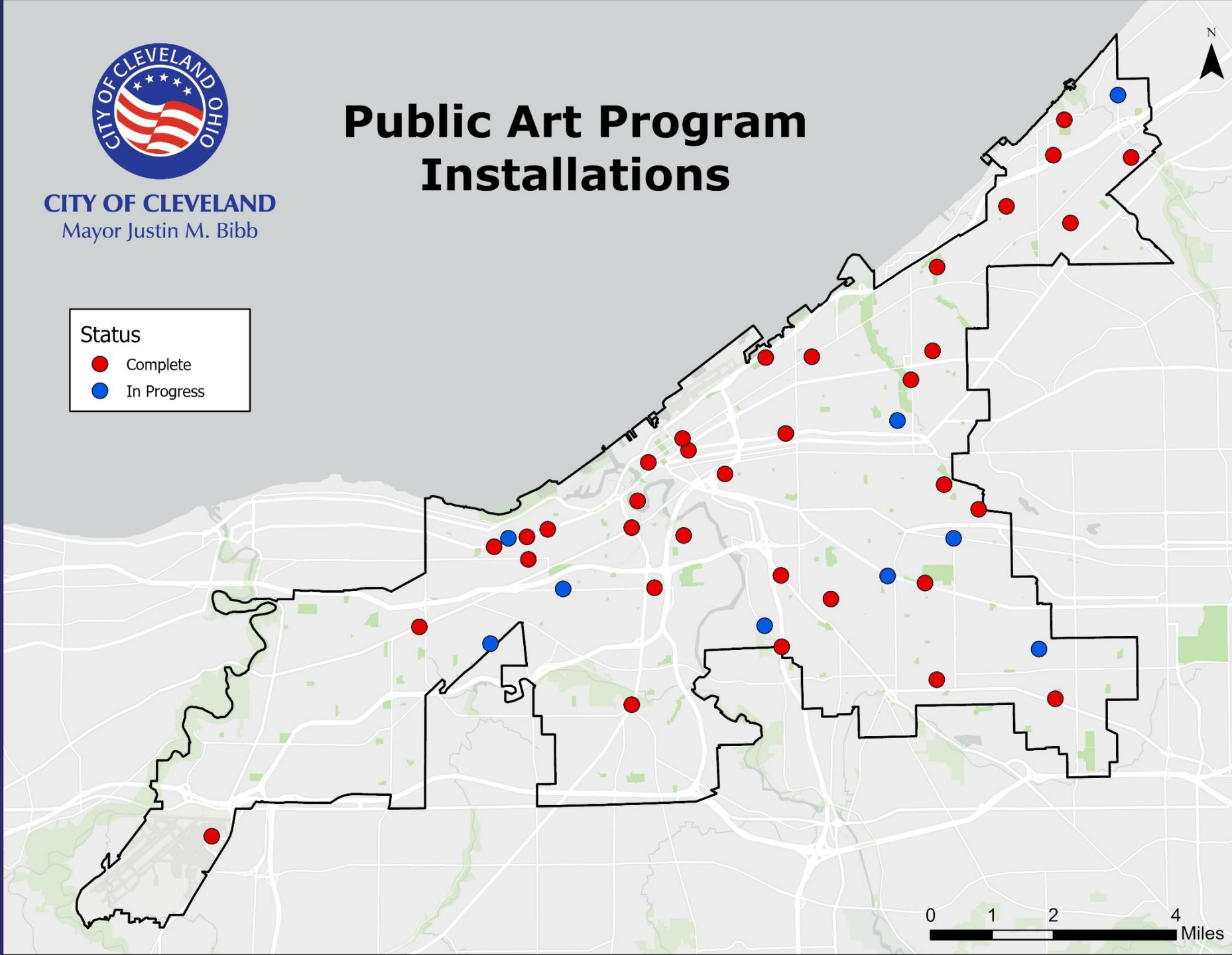


CITY OF CLEVELAND
Mayor Justin M. Bibb

Public Art Program Installations

Status

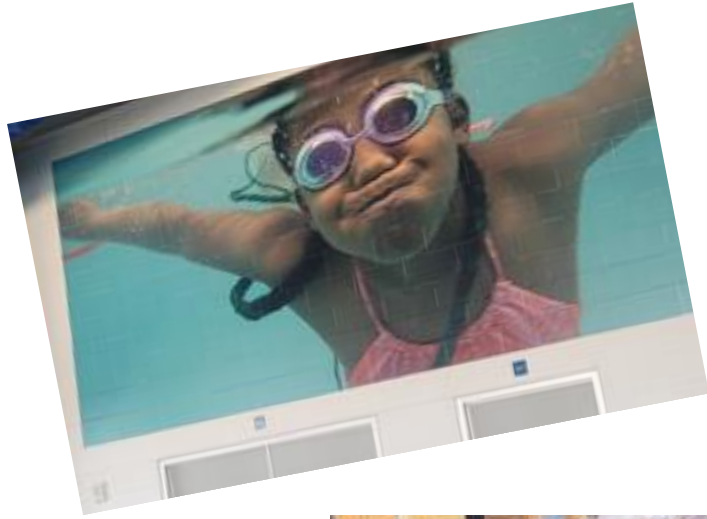
- Complete
- In Progress



Through Chapter 186 (with budgets ranging from \$11K to \$185K) :

- We've completed **over 33 public art installations** in the City of Cleveland – mostly on the East and West sides – and two Downtown.
- We've worked with around **35 local artists/firms on over 20 projects**.
- We've worked with another 9 or 10 artists from Ohio, California, New York, and Massachusetts.
- Women and other minorities make up approximately 50% of those numbers.
- We have **another 12 projects at various stages** (with 9 artists under contract or in the process of being contracted) – and 3 more for which we will soon issue RFQs.





Frederick Douglass Family Resource & Recreation Center

15401 Miles Ave.

Three local and regional artists contracted

Total Project Budget of \$185,000



Frederick Douglass Family Resource & Recreation Center

15401 Miles Ave.

"POOL FUN"

Artist: Sankofa Fine Art Plus (Robin Robinson)

2024



Frederick Douglass Family Resource & Recreation Center

15401 Miles Ave.

"A Legacy of Leadership: Icons That Inspire"

Artist: Evan Laisure

2024



Frederick Douglass Family Resource & Recreation Center

15401 Miles Ave.

"The Watcher"

Artist: Darius Steward

2025



Cleveland Kennel

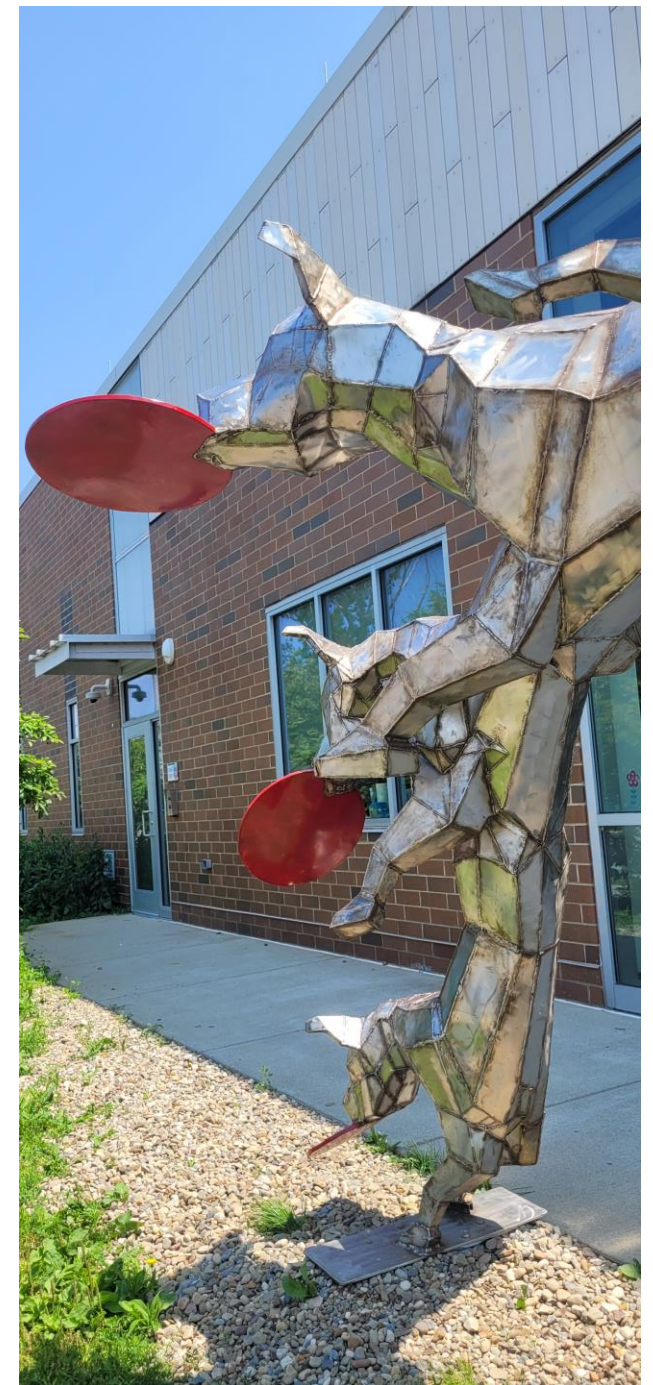
9203 Detroit Ave.

"Happy Dog Equal Happy Dog"

Artist: Steven Gutierrez

2024

Total Project Budget of \$58,147



Cleveland Kennel

9203 Detroit Ave.

"Gazebones"

Artist: Steven Gutierrez





E. 140th St. Streetscape

E. 140th & Diese

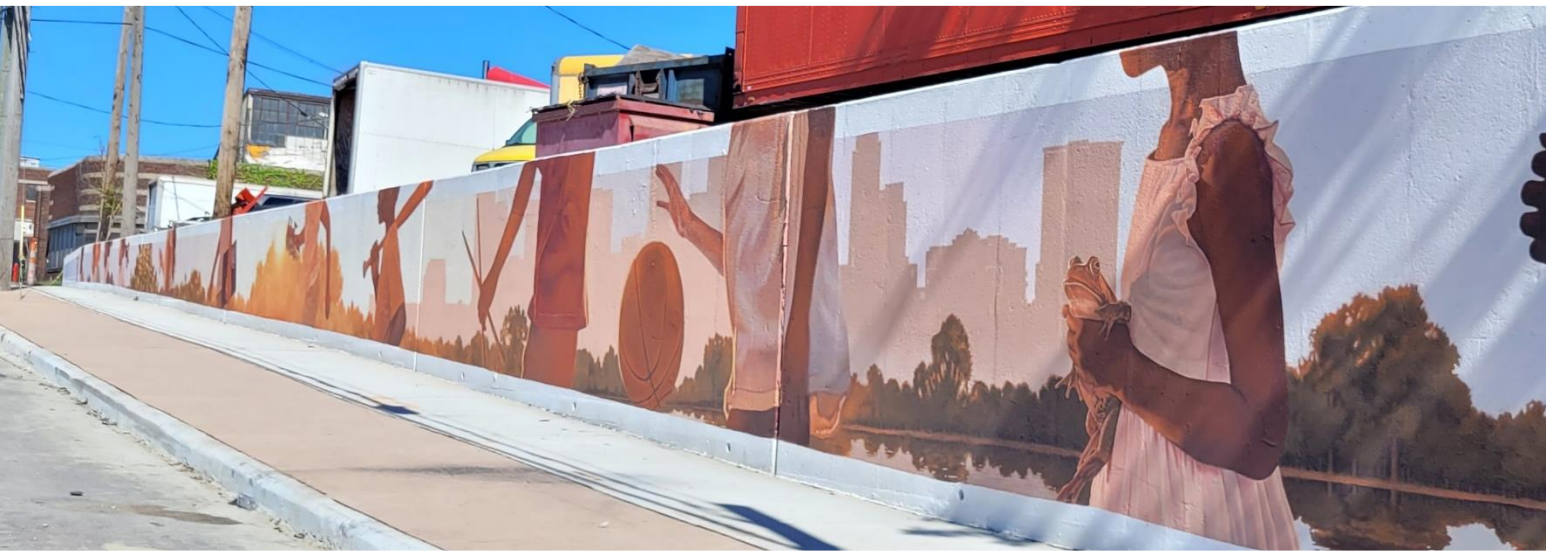
"Collinwood"

Artist: Nate Frizzell

2024

Total Project Budget: \$54,375





E. 140th St. Streetscape

E. 140th & Diese

"Collinwood" by
Artist Nate Frizzell

Upcoming Contracted Projects – Anticipated 2026 Completion

- Clark Recreation Center – 5706 Clark Ave, Artist: Shelly Svonavec
- Sterling Recreation Center – 1380 E. 32nd Street, Artist: Lauren Herzak-Bauman
- Buckeye Road Streetscape (MLK to S. Moreland), Artist: James Simon
- E. 185th Street Streetscape (E. 185th St. & LaSalle), Artists: Master Collective
- Fire Station #26 – 9026 Kinsman Ave; Artist: Virginia Kistler
- Lake Pool Park – 1341 W. 85th St; Artist: Lizzi Aronhalt
- Mercedes Cotner Park – 9417 Maywood Ave; Artist: Eileen Dorsey
- Orr Park – 9605 Lamont Ave; Artist: DayzWhun
- Glendale Park – 3813 E. 149th St; Artists: Snack Break Studio
- Forest City Park – 3510 Kimmel Rd; Artist Terrence Hubbard

(All but two are local area artists)





THANK YOU!



Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 6, 2026

City Planning Departmental Updates:

February 6, 2026

- Welcome new staff member, Abby Jakobsky!
 - Senior Assistant City Planner – Zoning & Technology
 - Abby is from Berea, and is a recent graduate from Cleveland State University with a degree in Urban and Regional Planning
 - Her interests include middle housing initiatives and traffic calming implementations

 - City Planning's departmental budget hearing is scheduled for February 17, 2026
-

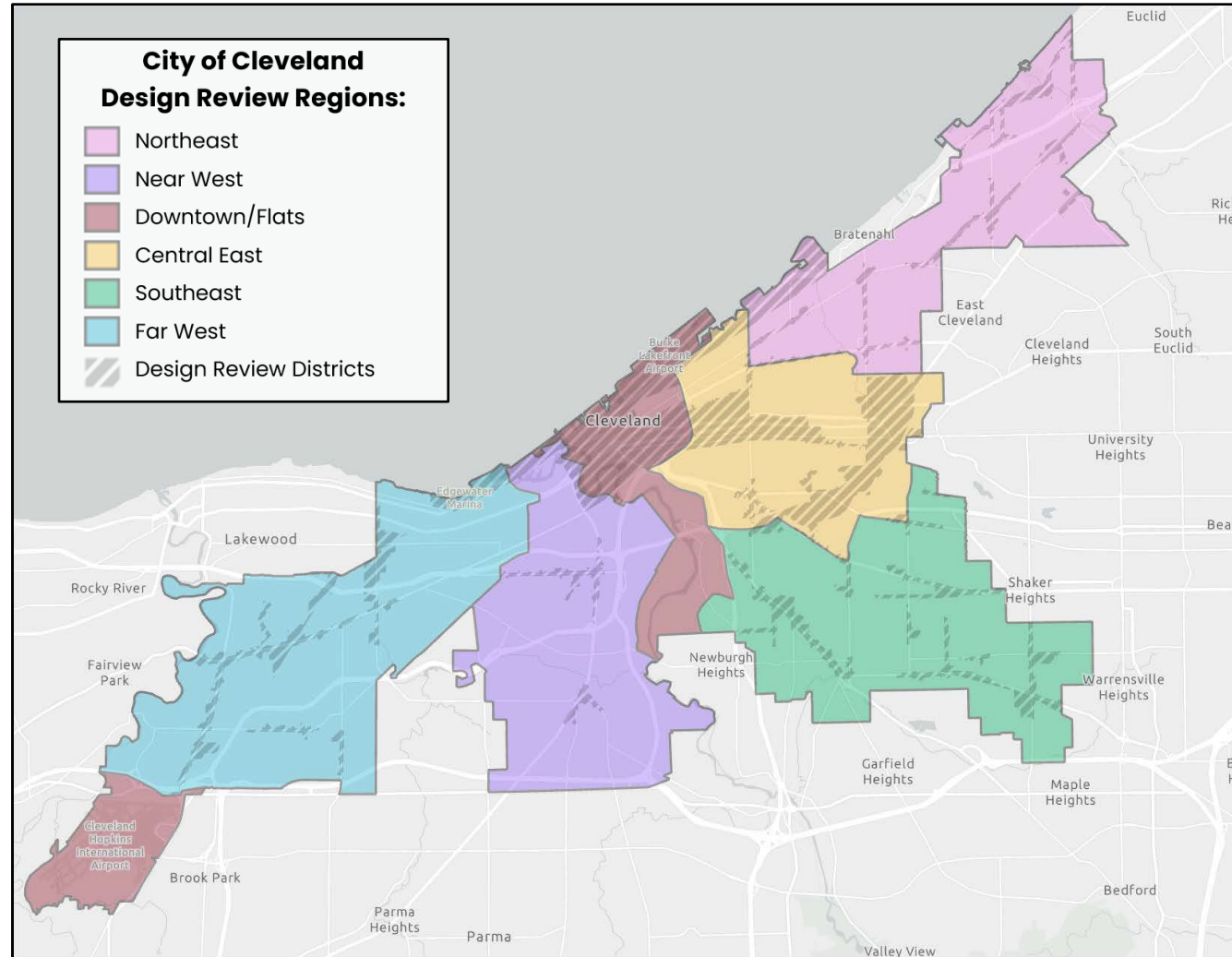
Design Review

Region Updates:

Cleveland's central and southeast

neighborhoods have new design review region boundaries:

Central East & Southeast Design Review Regions



February 6, 2026

Staff has begun transitioning committees, projects, and responsibilities. Region updates will be reflected online and communications will be shared in the following weeks.

Design Review Region Updates:

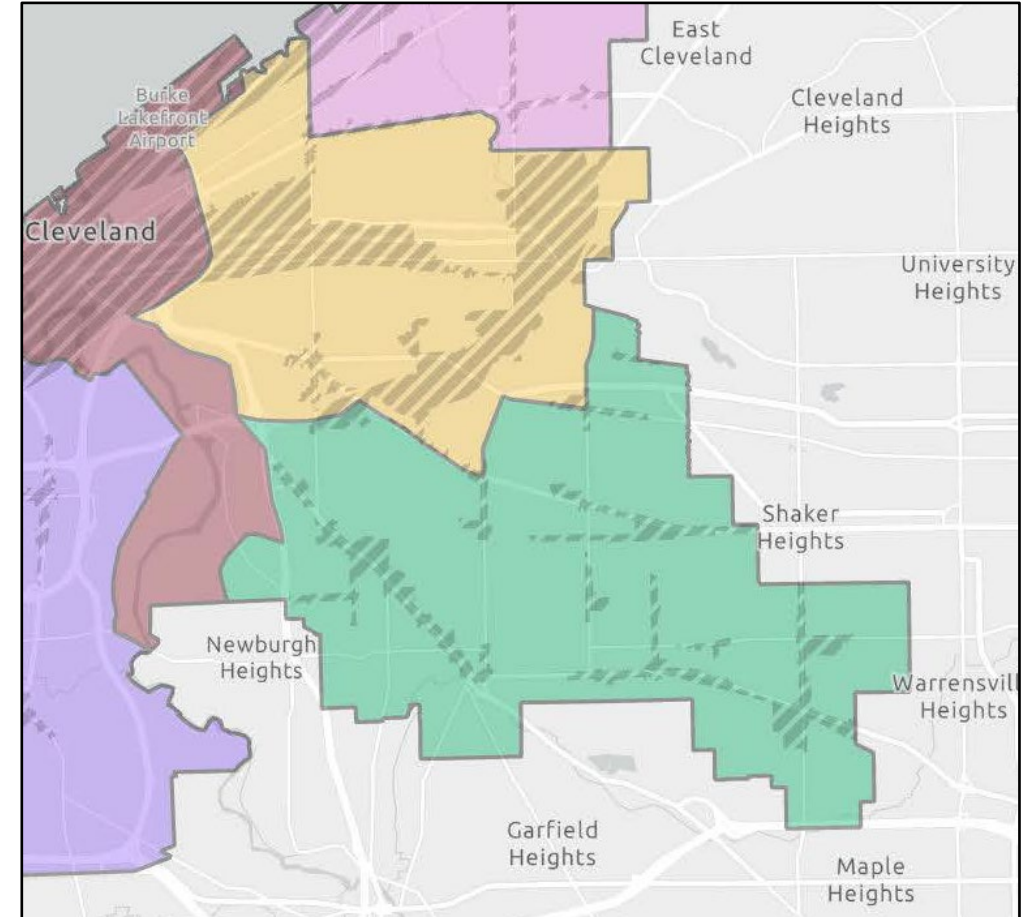
February 6, 2026

Central East Design Review Region

<p>CE Neighborhood Planner: Kenya Gray (216) 420-8392 kgray2@clevelandohio.gov</p>	<p>The Central East Design Review Region generally includes the area east of the Innerbelt freeway, north of Buckeye Ave and south of Superior Ave, and includes the following Design Review Districts:</p>
<p>CE DRAC Meeting Schedule: 2nd and 4th Thursday of the month, at 8:30 am (virtual only)</p>	<ul style="list-style-type: none"> - Midtown - University Circle - Opportunity Corridor - Buckeye Road (north) - Cedar Avenue

Southeast Design Review Region

<p>SE Neighborhood Planner: Kim Scott (216) 664-3803 kscott@clevelandohio.gov</p>	<p>The Southeast Design Review Region generally covers the area east of I-77 and south of Buckeye Road, and includes the following Design Review Districts:</p>
<p>SE DRAC Meeting Schedule: 2nd and 4th Tuesday of the month, at 8:30 am (virtual only)</p>	<ul style="list-style-type: none"> - Larchmere Blvd. - Buckeye Road (south) - Burten, Bell, Carr - Mount Pleasant - Broadway - Union Miles - Lee-Harvard



Design Review Meeting Schedule Updates:

February 6, 2026

	January		February		March		April		May		June		July		August		September		October		November		December	
City Planning Commission Room 514, City Hall - 601 Lakeside Ave 1st & 3rd Fridays @ 9:15 am		16	6	20	6	20	2*	17	1	15	5	26*	10*	24*	7	21	4	18	2	16	6	20	4	18
Design Review Advisory Committees	January		February		March		April		May		June		July		August		September		October		November		December	
Downtown/Flats Virtual Meeting 2nd & 4th Thursdays @ 9:00am	8	22	12	26	12	26	9	23	14	28	11	25	9	23	13	27	10	24	8	22	12		10	
Southeast Virtual Meeting 2nd & 4th Tuesdays @ 8:30 am	13	27	10	24	10	24	14	28	12	26	9	23	14	28	11	25	8	22	13	27	10	24	8	22
Central East Virtual Meeting 2nd & 4th Thursdays @ 8:30 am	1	15	12	26	12	26	9	23	14	28	11	25	9	23	13	27	10	24	8	22	12		10	
Far West Virtual Meeting 1st & 3rd Wednesdays @ 9:00 am	7	21	4	18	4	18	1	15	6	20	3	17	1	15	5	19	2	16	7	21	4	18	2	16
Near West Virtual Meeting 2nd & 4th Wednesdays @ 8:30 am	14	28	11	25	11	25	8	22	13	27	10	24	8	22	12	26	9	23	14	28	11	25	9	23
Northeast Virtual Meeting 1st & 3rd Tuesdays @ 8:00 am	6	20	3	17	3	17	7	21	5	19	2	16	7	21	4	18	1	15	6	20	3	17	1	15

*Meeting date adjusted for Holiday

CPC will meet on **Thursday, April 2nd**, as City Hall will be closed for Good Friday (4/3)

Central East DRAC Meetings moved to **2nd & 4th Thursdays at 8:30am** (virtual only)

The **Building Brighter Futures** team will be hosting community conversations where **residents impacted by future CMSD building closures** may:

- share comments, concerns, and questions about the future uses of vacated sites with city staff
- discuss goals and strategies for identifying reuse plans that enhance the wellbeing of their families and communities
- submit feedback at any time through the online questionnaire

Community Meetings Scheduled:

February 5 | 5:30–7:00 PM | Collinwood NRRC (16300 Lakeshore Blvd)
Discussion Focus: Collinwood High School, Hannah Gibbons–Nottingham, and Euclid Park

February 10 | 5:30–7:00 PM | Pilgrim Church (2592 W 14th St #309)
Discussion Focus: Tremont Montessori School

February 10 | 5:30–7:00 PM | Eastman Library (11602 Lorain Ave)
Discussion Focus: Mary Church Terrell, Brook Lawn (New Tech), and Louisa May Alcott

February 12 | 5:30–7:00 PM | Frederick Douglass NRRC (15401 Miles Ave)
Discussion Focus: Miles, Charles Dickens Elementary, and Adlai Stevenson

February 17 | 5:30–7:00 PM | Estabrook NRRC (4125 Fulton Rd)
Discussion Focus: Charles A. Mooney and Valley View Boys' Leadership Academy

February 19 | 5:30–7:00 PM | Thurgood Marshall NRRC (8611 Hough Ave)
Discussion Focus: Mary B. Martin, Michael R. White, Bolton, and Kenneth Clement

February 24 | 5:30–7:00 PM | Thurgood Marshall NRRC (8611 Hough Ave)
Discussion Focus: Dike School of the Arts and Alfred A. Benesch

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: February 20, 2026