



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.

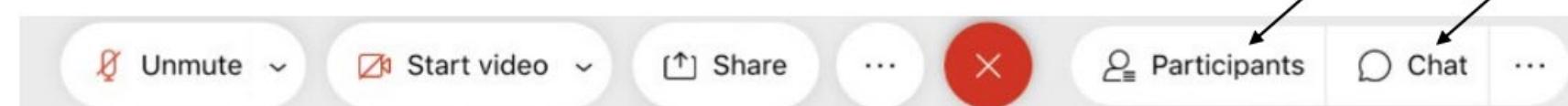
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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





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.

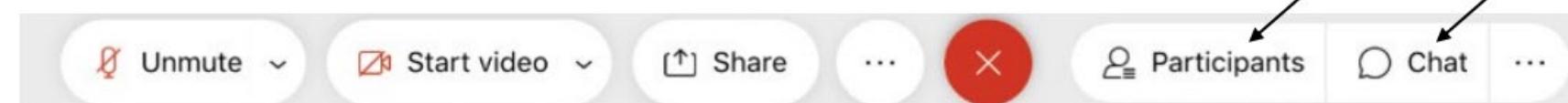
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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





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



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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

All amendments and additions have been reviewed by CPC staff, commission members, and the Law Department

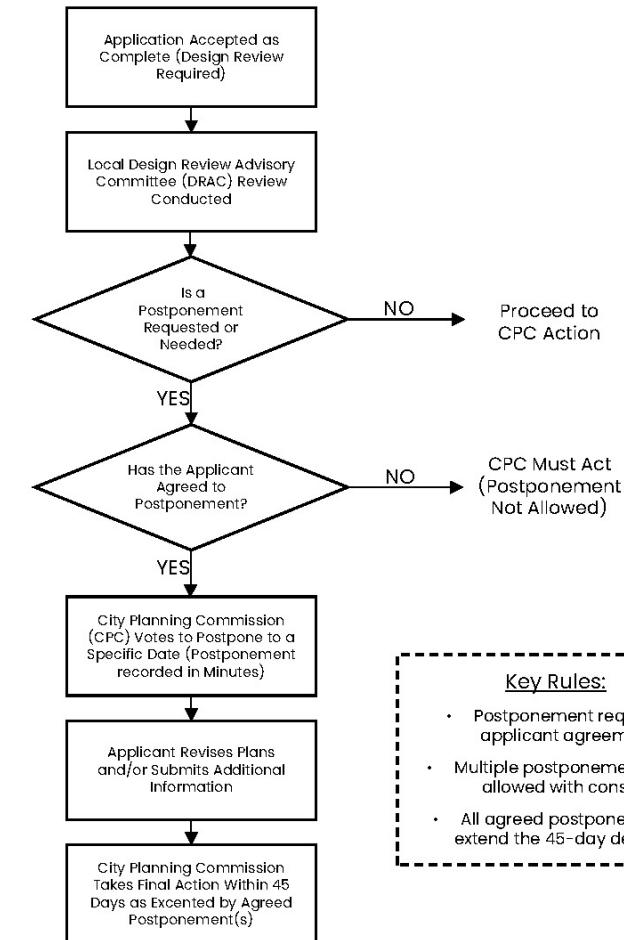
Additions to Rules of the City Planning Commission

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

Key Rules:

- Postponement requires applicant agreement.
- Multiple postponements are allowed with consent.
- All agreed postponements extend the 45-day deadline.

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

Ward 7: Council Member Austin N. Davis

SPA: Detroit Shoreway

5019 Detroit Ave.

Conditional Use

City Planning Commission Hearing

February 06, 2026

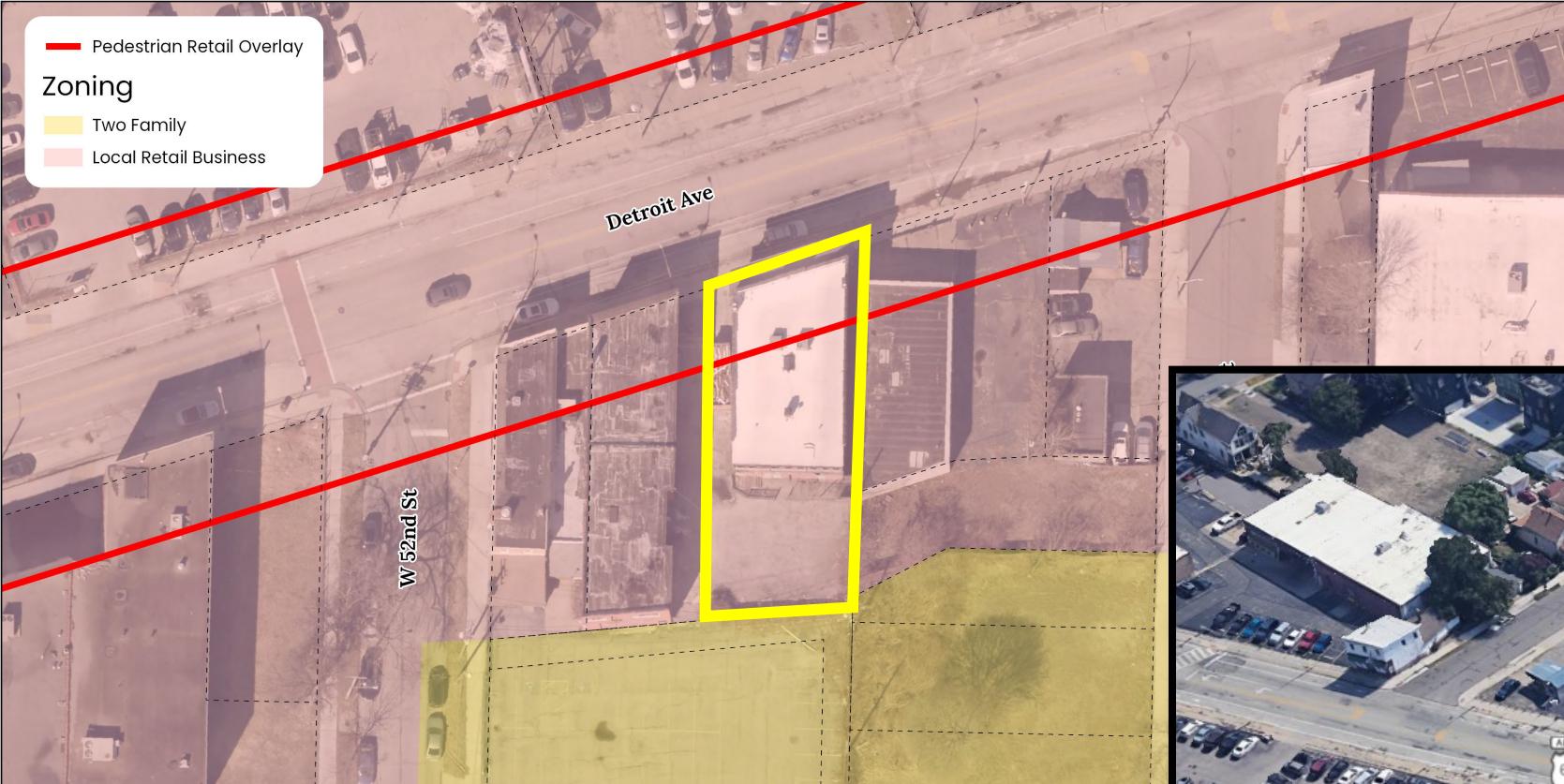


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

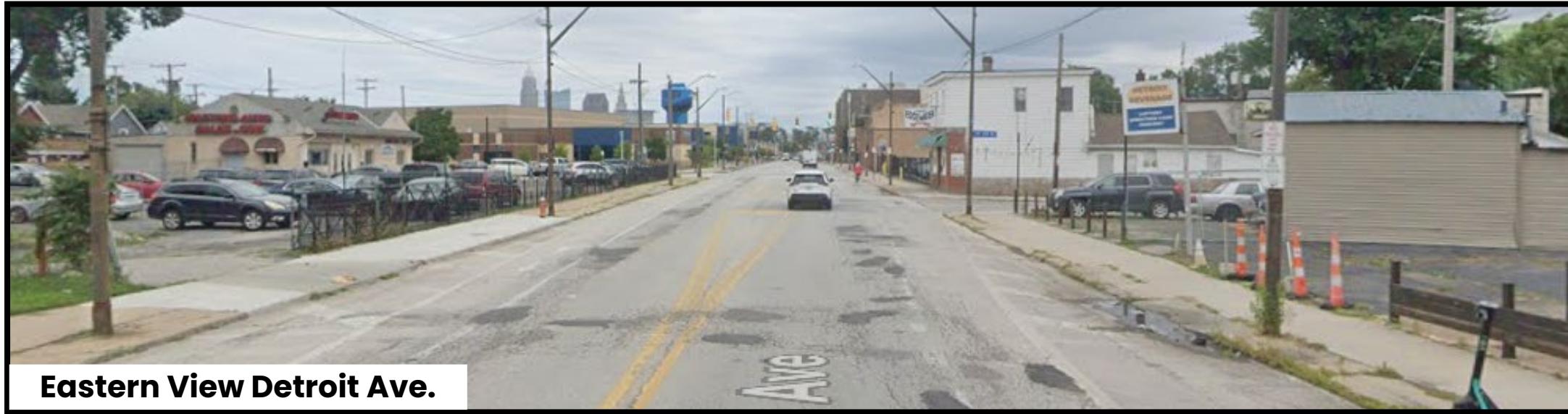
Proposal

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

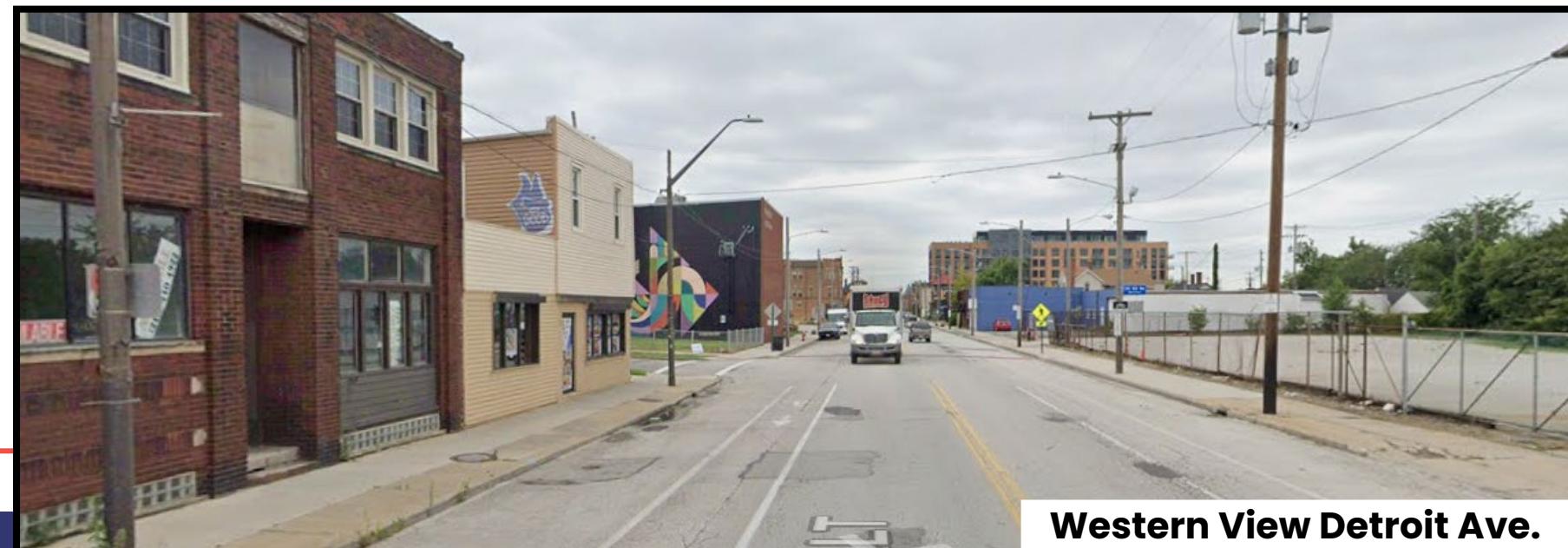


**5019 Detroit Ave.
Conditional Use PRO**

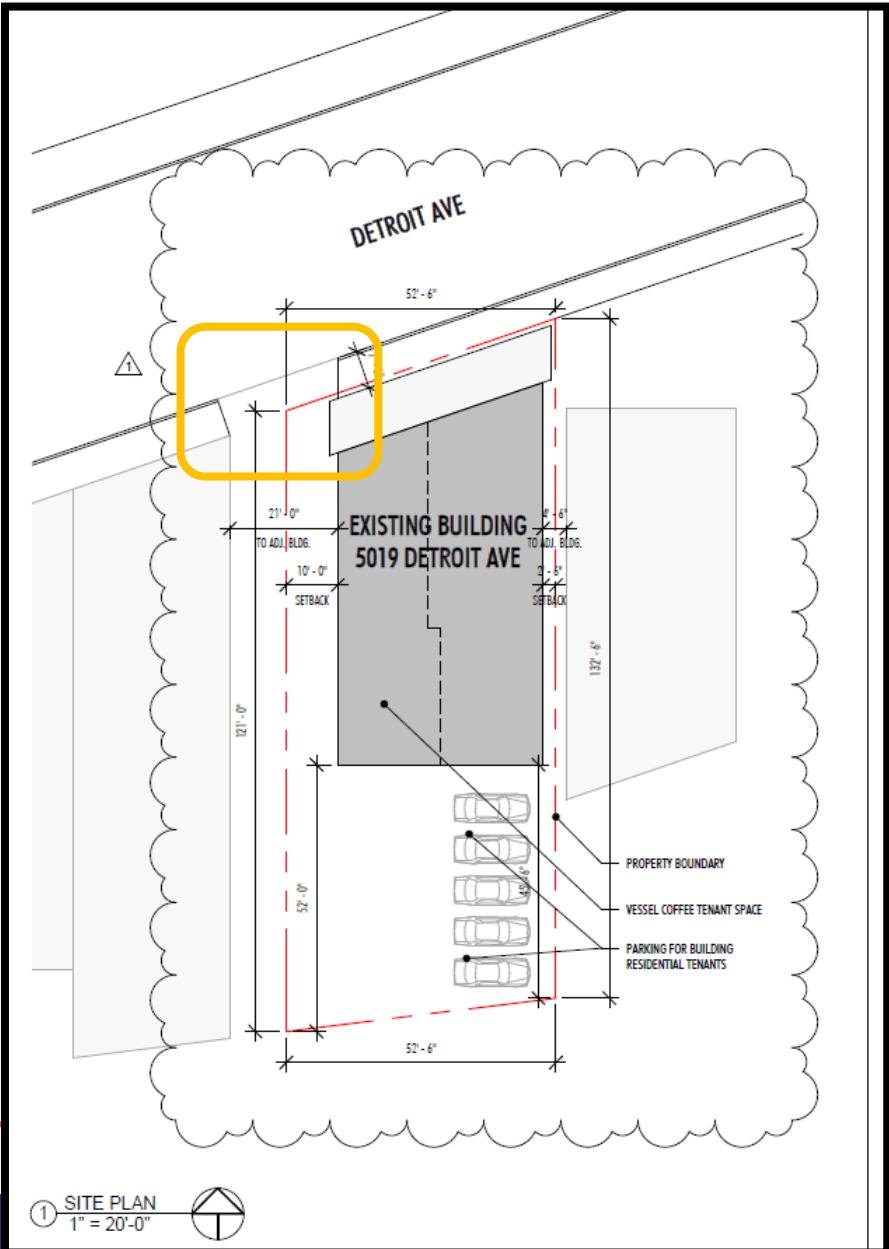




Eastern View Detroit Ave.

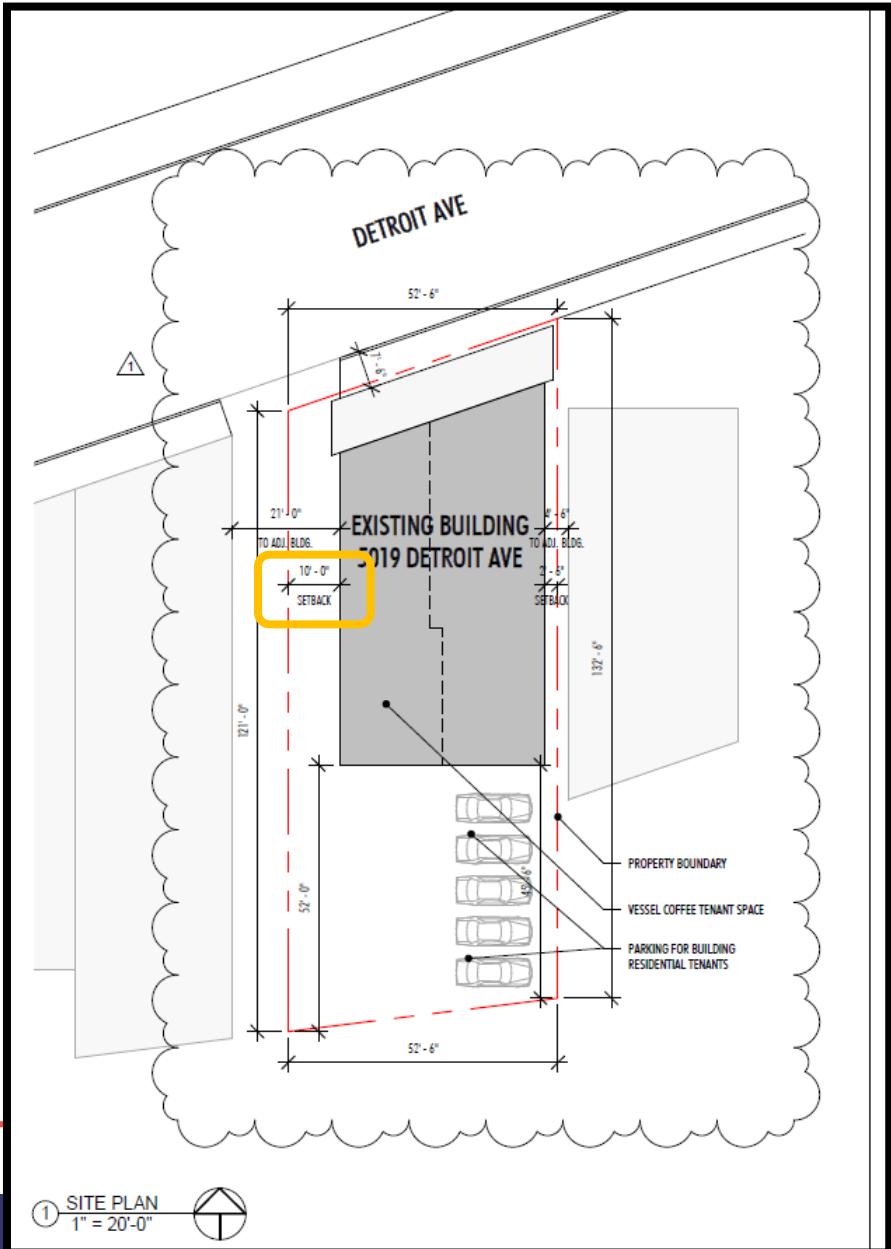


Western View Detroit Ave.



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.

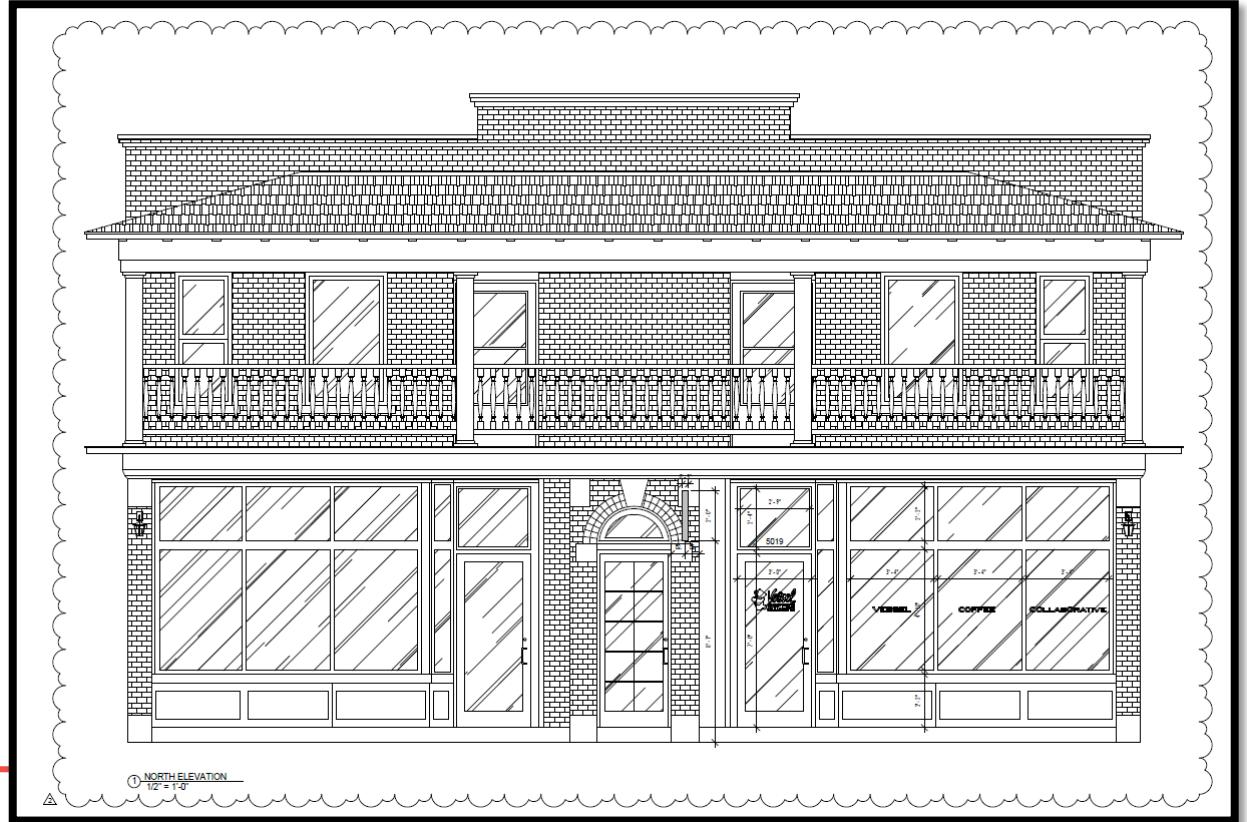
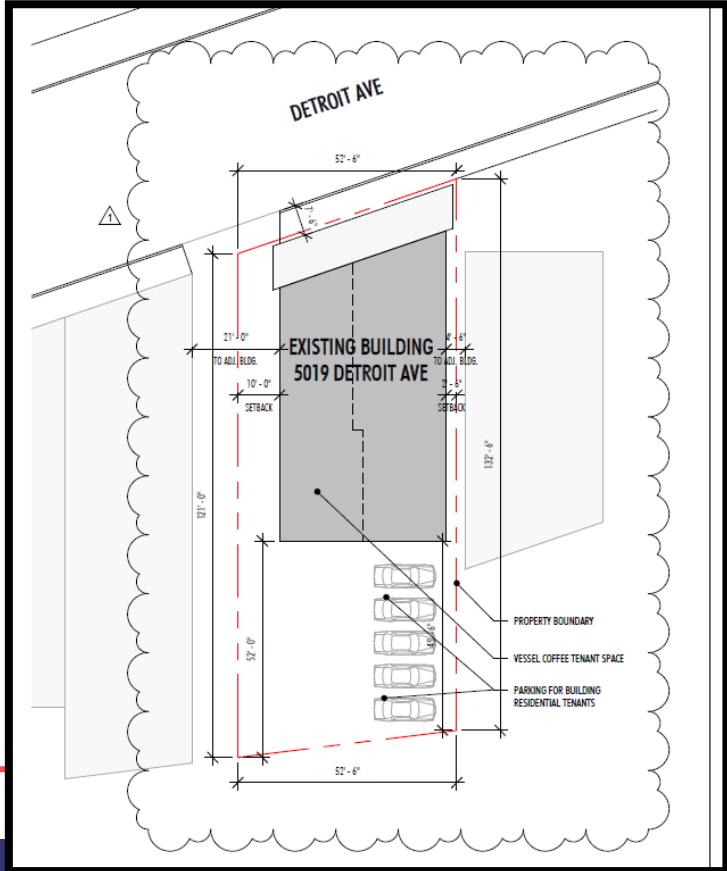


E. A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

- 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 | 1/12/2026 |

GENERAL INFORMATION

SCOPE OF WORK:

- CURRENT ZONING DESIGNATION - LOCAL RETAIL
- SQUARE FOOTAGE - 1,059 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 CONCERN 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 A COMPLETE LIST OF 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 DRAWINGS ARE FOR BENCHMARK FRAMING OR BENCH 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 FURRING IF THE EXTERIOR SIDING 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 |
| STRUCTURAL CODE: | 2024 PLATEAU STRUCTURAL 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 OCCUPANT LOAD LESS THAN 50 PERSONS

CHAPTER 5 - GENERAL BUILDING HEIGHT AND AREA

(CONSTRUCTION TYPE V-B, NON-SPRINKLED)

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

| ALLOWABLE BUILDING AREA (506.2) | | | | |
|---------------------------------|-------------|----------------------------------|-------------|---|
| OCCUPANCY | CONST. TYPE | ALLOWABLE AREA (A ₁) | ACTUAL AREA | ALLOWABLE AREA FACTOR (A _a) |
| 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.

| INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (803.13) | | | |
|---|--|--|---------------------------|
| SPRINKLERED | | | |
| GROUP | INTERIOR EXIT STAIRWAYS AND EXIT PASSAGeways | CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS | 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 1004.5.1 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

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

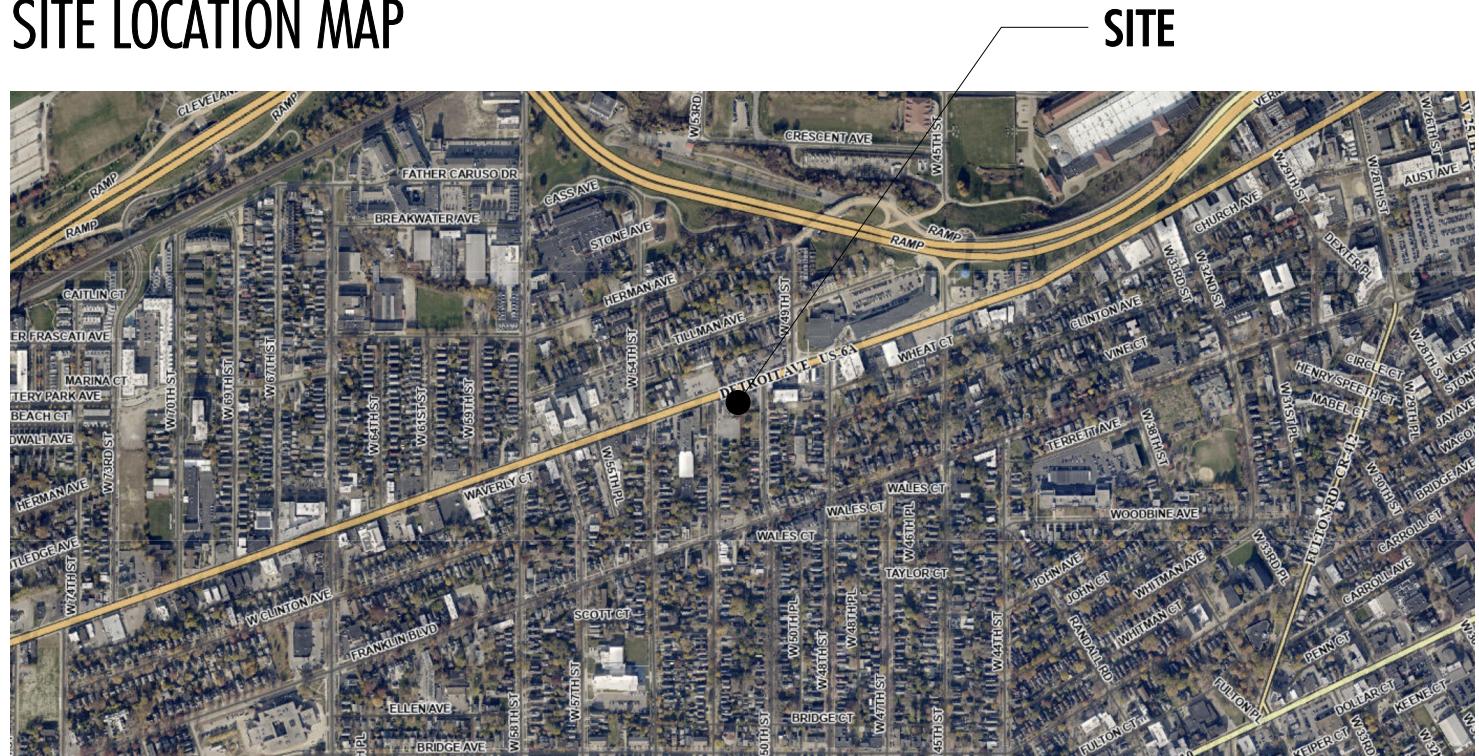
11 TOTAL OCCUPANTS

| 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 | |
| | 1 | 1 | 1 | 1 | 1 | 1 | |
| PROVIDED | 1 UNISEX | | 1 UNISEX | | 1 | 1 | |

OEBC CHAPTER 3 - COMPLIANCE METHODS

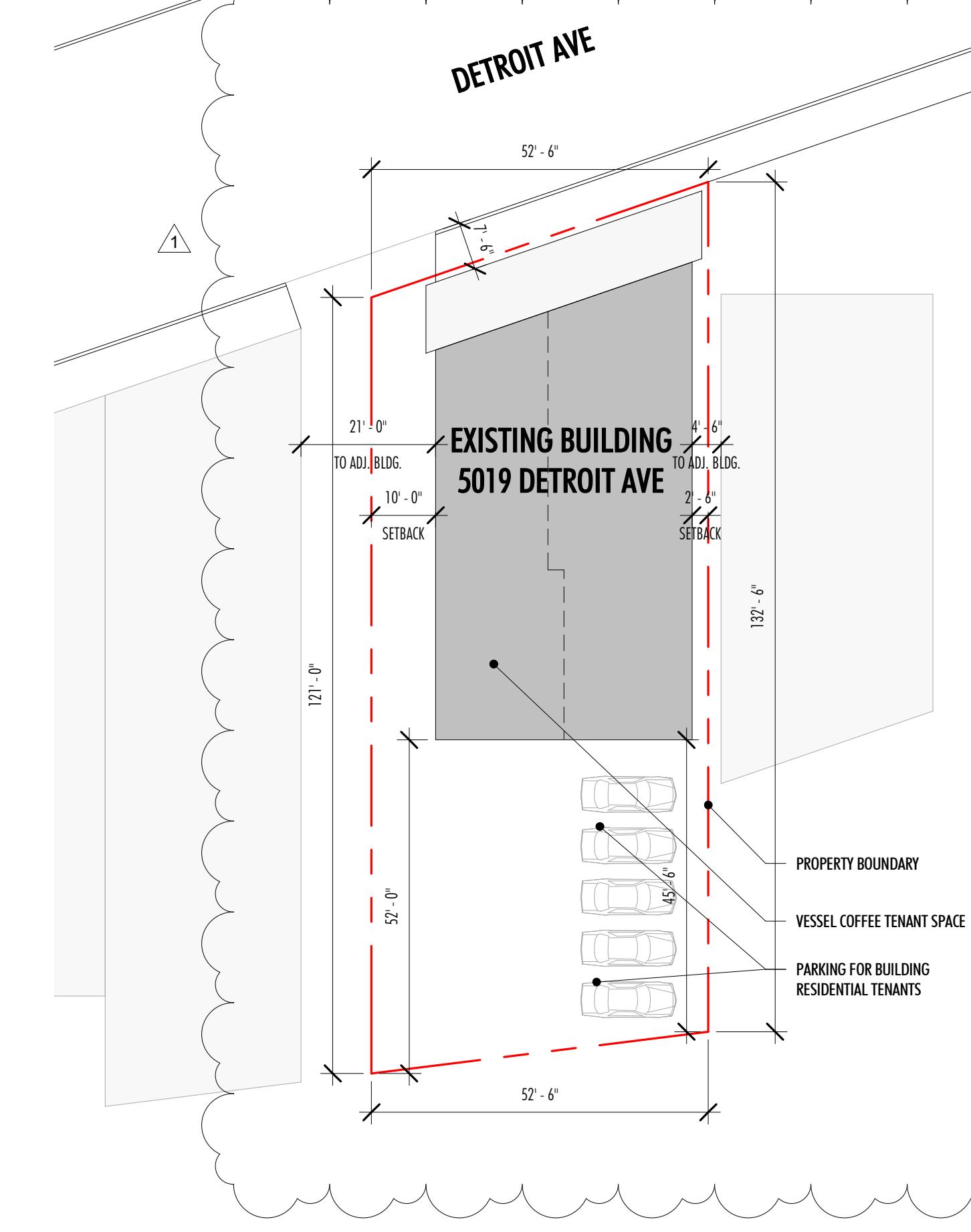
THIS BUILDING ALTERATION FOLLOWS THE PRESCRIPTIVE COMPLIANCE METHOD

SITE LOCATION MAP



ARCHITECTURAL SITE PLAN

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



① SITE PLAN
1" = 20'-0"

DATE
1/1/2026
12/11/2025

HEART
DESIGN GROUP
JASON ROHAL
OH-ARC-2018012
REGISTERED ARCHITECT

VESSEL COFFEE
5019 DETROIT AVE
CLEVELAND, OH 44102

PROJECT #: 11/18/2025
ISSUE DATE: 11/18/2025
DRAWN BY: JTR
SCALE: As indicated
SHEET NAME: SITE PLAN & GENERAL INFORMATION
SHEET #: G001

G001

DATE _____
REVISIONS _____

HEART
DESIGN GROUP



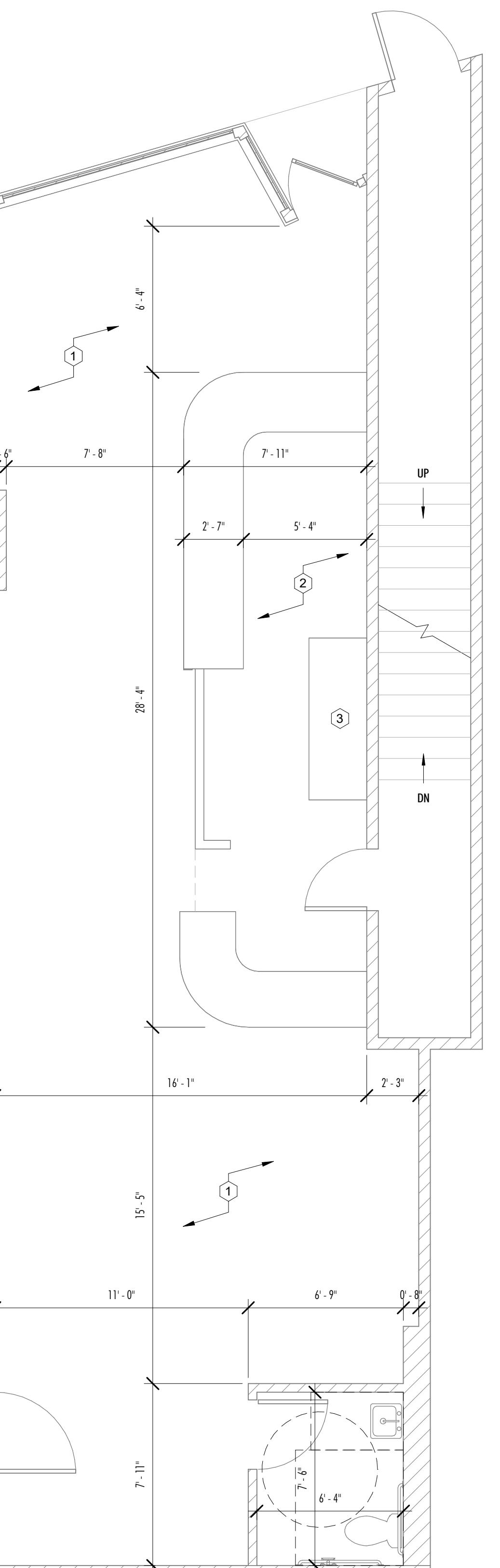
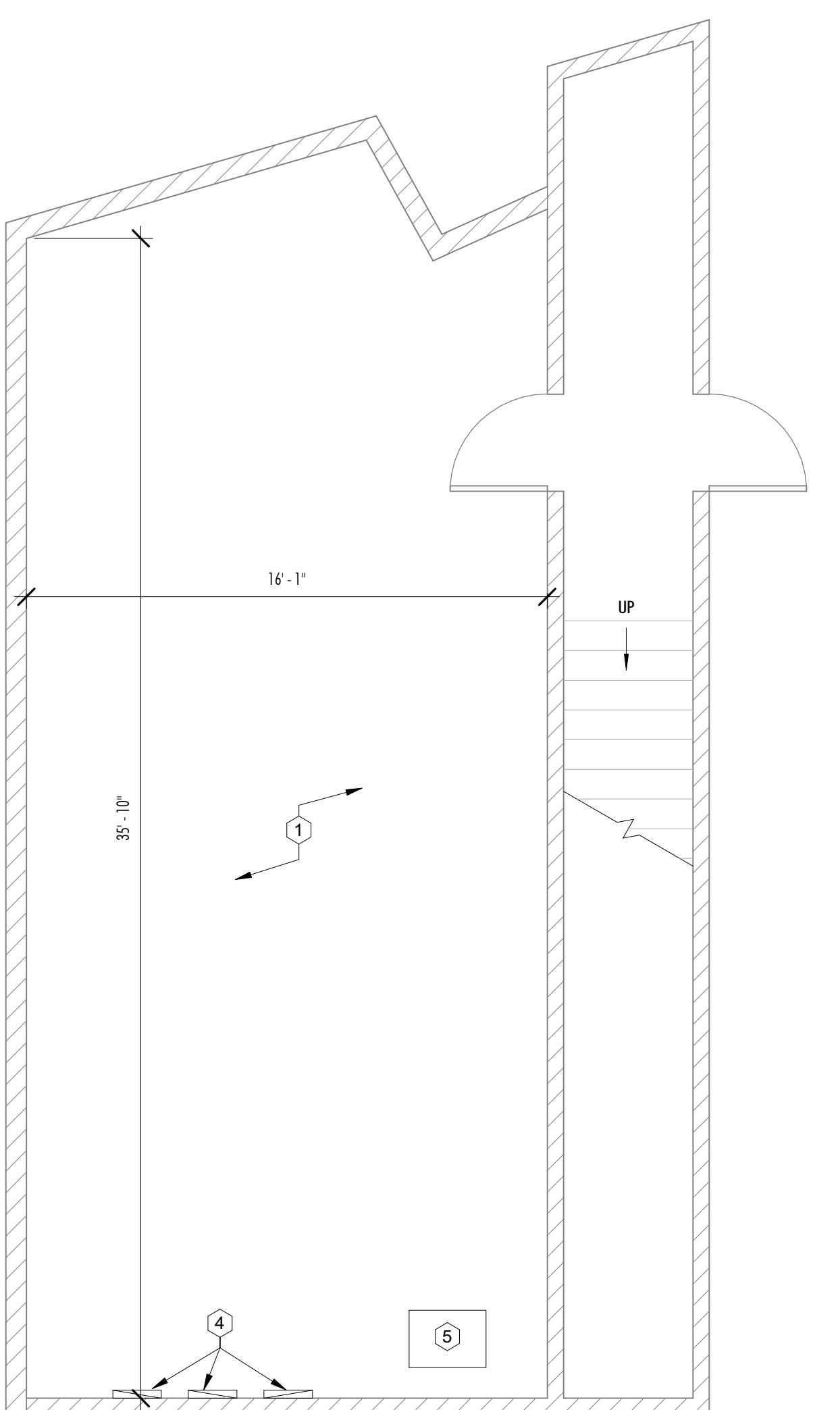
VESSEL COFFEE
5019 DETROIT AVE
CLEVELAND, OH 44102

CONTRACTOR RESPONSIBILITIES WITH REGARD TO EXISTING CONDITIONS

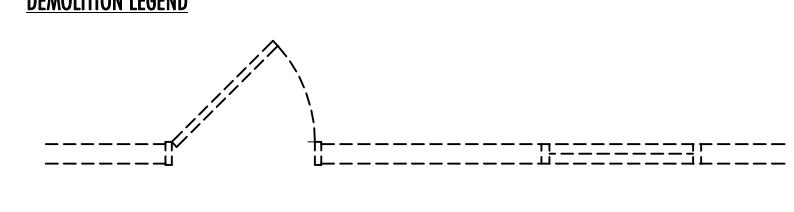
- THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO, THE CONTRACTOR HAS AGREED THAT THEY HAVE INVESTIGATED THE EXISTING CONDITIONS TO BE DEMOLISHED AND COMPARE THEM TO THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL FEEMLY LOCATE THE LOCATIONS AND EXTENT OF THE LIFE SAFETY SYSTEM 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.
- 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 IMPEDE NORMAL OPERATIONS, INCLUDING ANY ACTIVITY THAT CREATES EXCESSIVE NOISE.

CUTTING AND PATCHING GENERAL NOTES

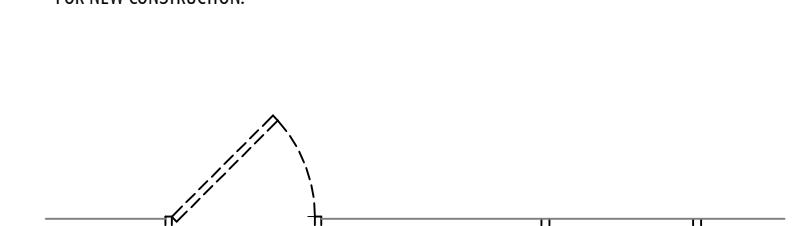
- THE CONTRACTOR SHALL REPLACE OR REPAIR ANY COATING TO REMAIN MATERIALS AND FINISHES WHICH ARE DAMAGED DURING ANY WORK PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL PATCH, REPAIR AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR.
- WHERE LEVEL CHANGES, HOLES, 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 COMPATIBLE WITH SPECIFIED FINISH FLOORING.
- 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.
- 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.



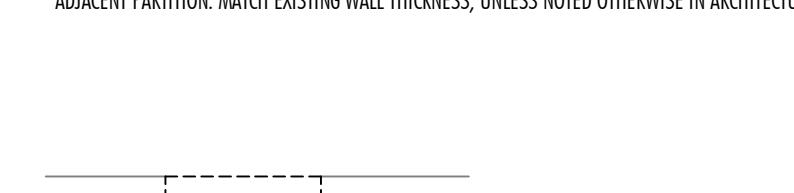
DEMOLITION LEGEND



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'-0" C.O. 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

- ALL WALLS AND DOORS EXISTING TO REMAIN
- EXISTING MILLWORK BAR TO REMAIN
- EXISTING COOLER TO REMAIN
- EXISTING ELECTRICAL PANELS
- EXISTING FURNACE

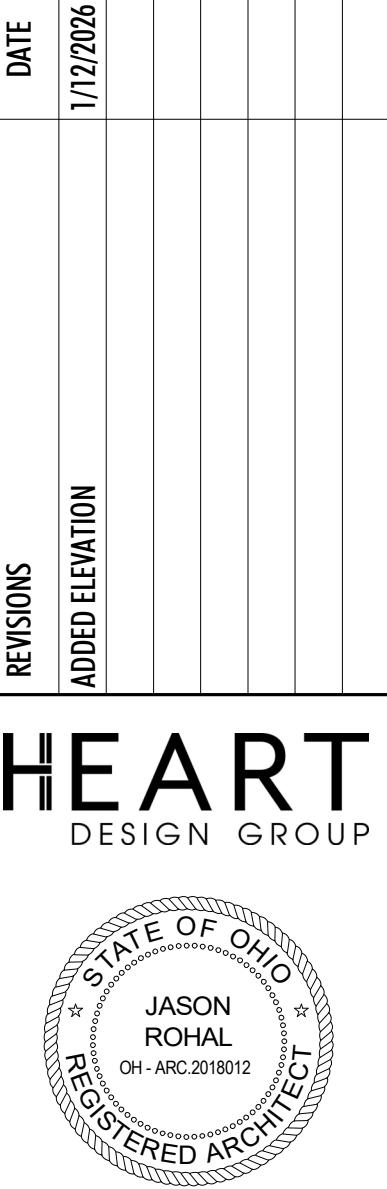
① BASEMENT - EXISTING
1/4" = 1'-0"

① LEVEL 1 - EXISTING
1/4" = 1'-0"

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

SHEET NAME: EXISTING FLOOR PLANS
SHEET #: A100

A100



VESSEL COFFEE

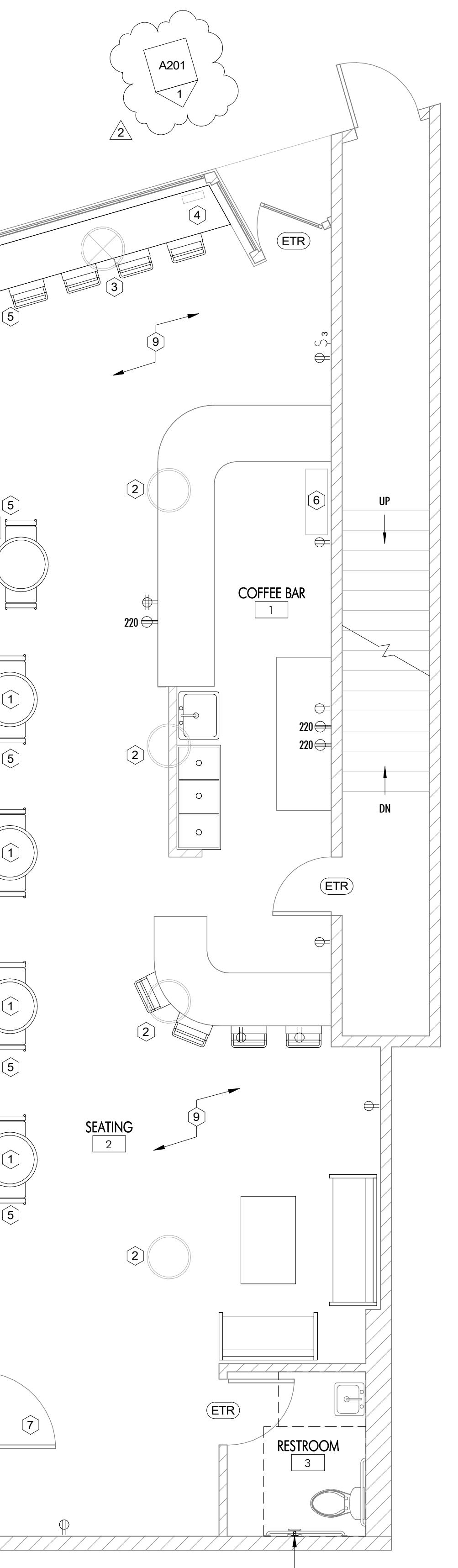
5019 DETROIT AVE
CLEVELAND, OH 44102

CONSTRUCTION KEYNOTES

| | |
|---|--|
| 1 | NEW WALL SCONCE |
| 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 |

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 EXCUSED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER, LANDLORD, OR TENANT FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR 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 OWNERS' 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. NOTIFY 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 CONCERN, DISCREPANCIES OR CONFLICTS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
9. 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.
10. 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 CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR OF IMPROPER MATERIALS.
11. 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.
12. KEEP THE PROJECT SITE CLEAN & ORDERLY. COORDINATE REGULAR DEBRIS REMOVAL WITH TRADES. BURNING MATERIALS NOT PERMITTED.
13. CLEAN AND PROTECT INSTALLED MATERIALS IN ACCORDANCE WITH MANUFACTURERS' 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.
14. 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.
15. WORK HOURS SHALL BE ESTABLISHED IN COORDINATION WITH THE OWNER AND/OR THE LANDLORD.
16. 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 ALLEGE THE CONTRACTOR FROM RESPONSIBILITIES, OBLIGATION TO SECURE QUALITY OR WORK AND RATE OF PROCESS SPECIFIED IN CONTRACT.
17. 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.
18. 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 ALIGNMENT 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 "WIF 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.

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

SHEET NAME:
PROPOSED FLOOR
PLANS

SHEET #:

A101

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

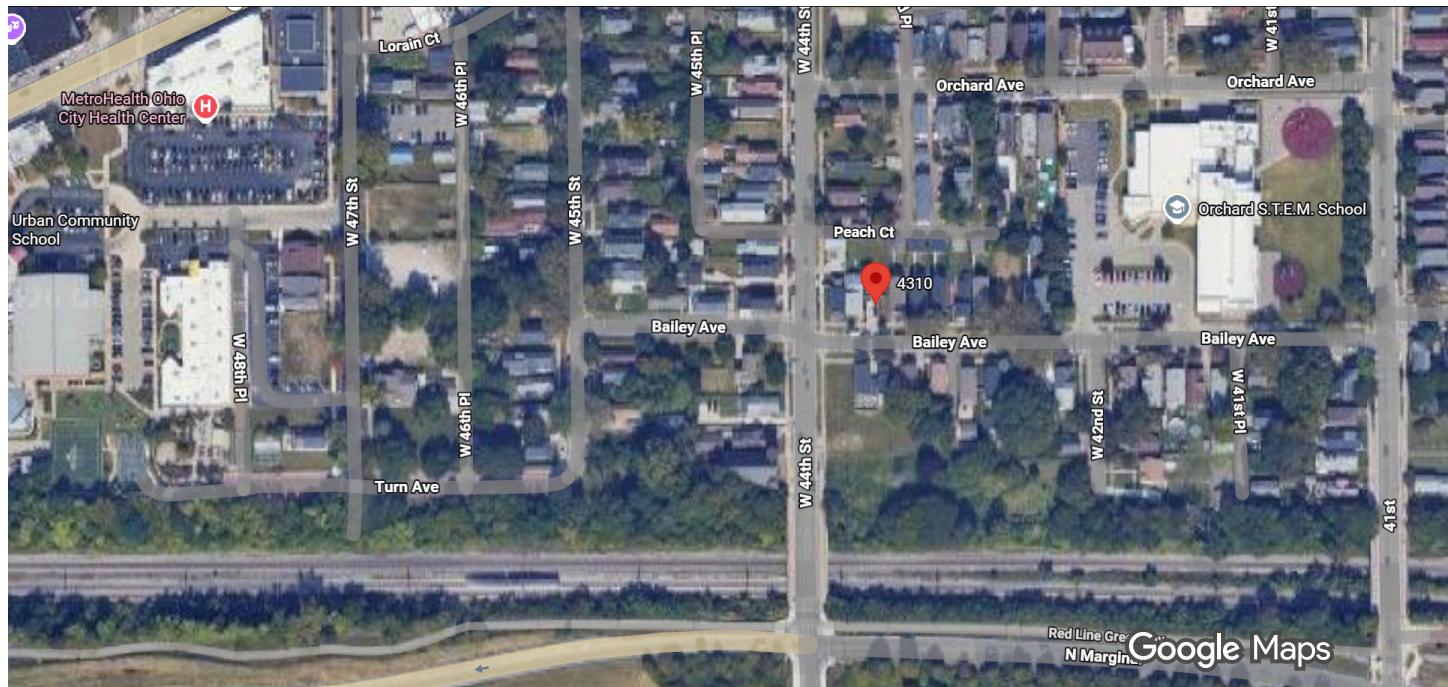
Project Address: 4310 Bailey Ave

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

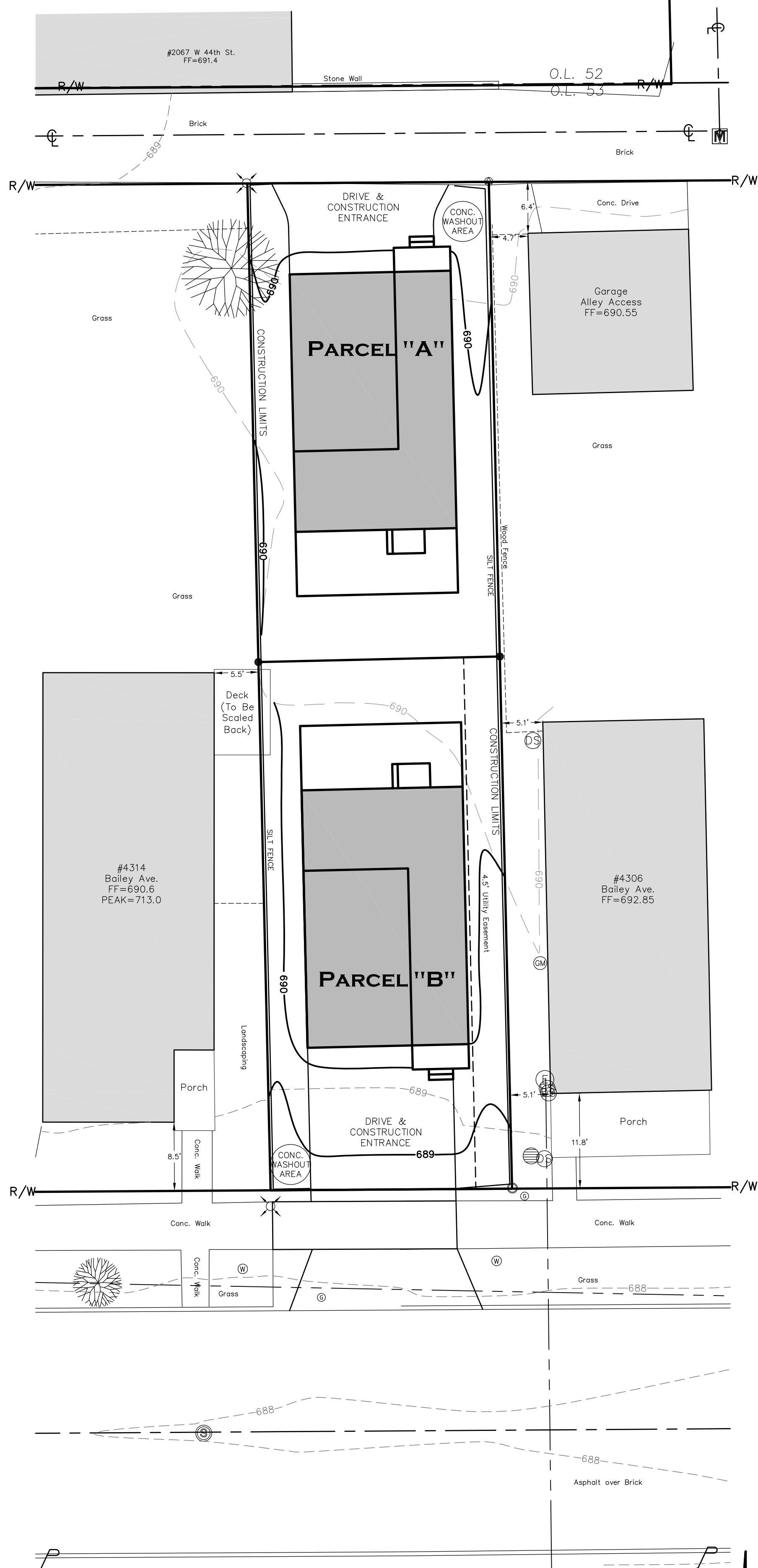
4306







EROSION CONTROL AND SEDIMENT CONTROL PLAN



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

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 INCH = 10 FEET

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 EO 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 MUST 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 1 FIGURE 803-2



PARCEL A

TOTAL AREA: 0.0408 ACRES

DISTURBED AREA: 0.0408 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-44.

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 SEDED 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.

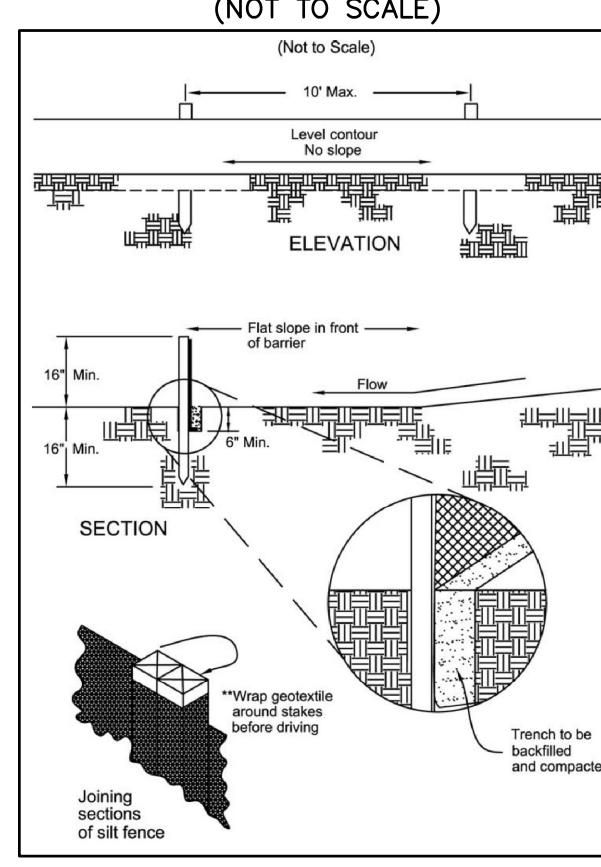
PERMANENT SEEDING

PERMANENT SEEDING SHOULD BE APPLIED TO:

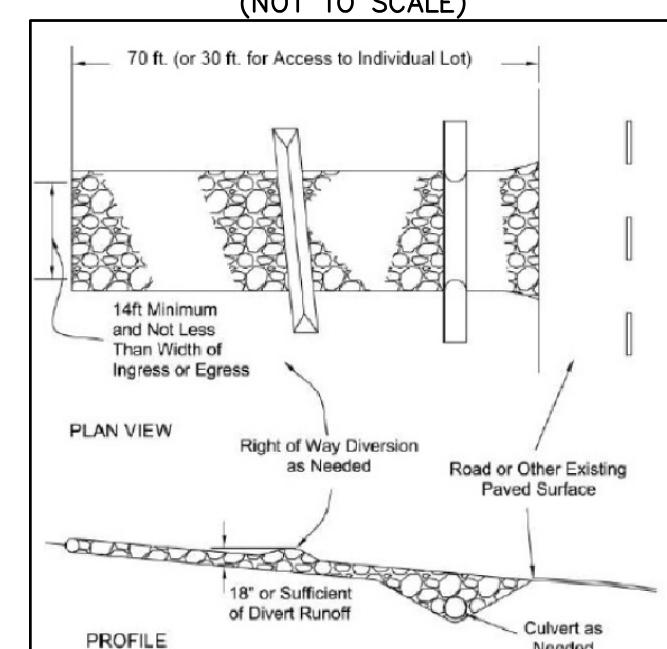
-ANY DISTURBED AREAS OR PORTIONS OF CONSTRUCTION SITES AT FINAL GRADE. PERMANENT SEEDING SHOULD NOT BE DELAYED ON ANY ONE PORTION OF THE SITE AT FINAL GRADE WHILE CONSTRUCTION ON ANOTHER PORTION OF THE SITE IS BEING COMPLETED. PERMANENT SEEDING SHALL BE COMPLETED IN PHASES, IF NECESSARY.

-AREAS SUBJECT TO GRADING ACTIVITIES BUT WILL REMAIN DORMANT FOR A YEAR OR MORE

SILT FENCE DETAIL (NOT TO SCALE)



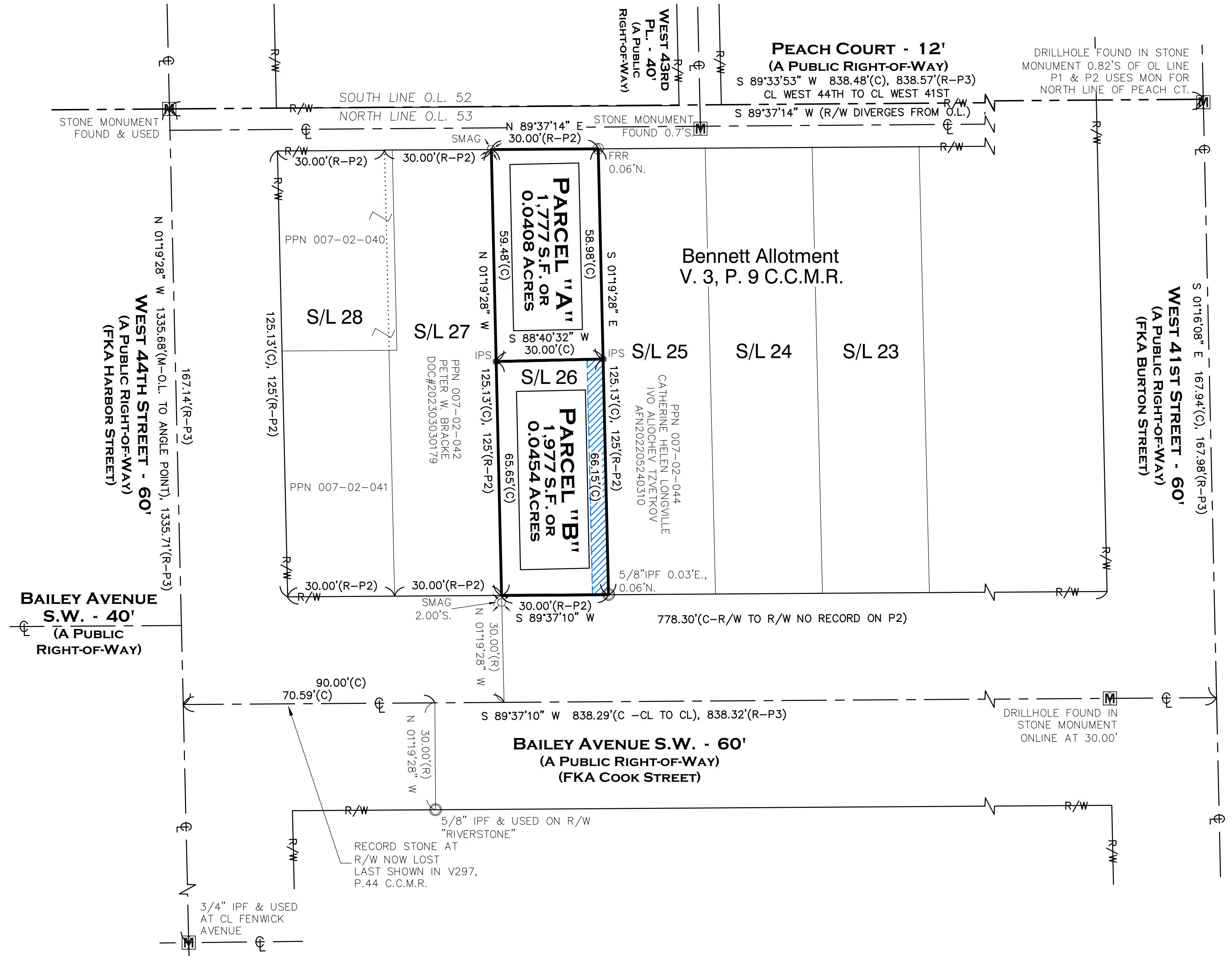
CONSTRUCTION ENTRANCE DETAIL (NOT TO SCALE)



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 SUBLOT 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.



BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE

20 0 10 20
(IN FEET)
1 INCH = 20 FEET

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
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.

SCOTT J. CASEY P.S.219
1/13/2026

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

- - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PS8219" - IPS
- [M] - MONUMENT BOX FOUND
- - IRON PIN (PIPE) / PIPE (PIP) FOUND
- - DRILL HOLE SET - DHS
- ✖ - MAG NAIL SET - MNS
- ✖ - FOUND RAIL SPIKE - FRR
- (R) - RECORD
- (C) - CALCULATED
- (M) - MEASURED
- (U) - USED

LEGEND

| | |
|-----------------------------|-------------------------|
| A. ACRES | N. NORTH |
| A.FN. AUDITOR'S FILE NUMBER | P.G. PAGE |
| C.C.R. CUYAHOGA COUNTY | P.P.N. PERMANENT PARCEL |
| RECORDS | NUMBER |
| C.C.M.R. CUYAHOGA COUNTY | R/W. RIGHT-OF-WAY |
| MAP RECORDS | S. SOUTH |
| CL. CENTERLINE | S.F. SQUARE FEET |
| CSR. CITY SURVEY RECORDS | PH. VOLUME |
| E. EAST | W. WEST |
| FKA. FORMERLY KNOWN AS | |

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

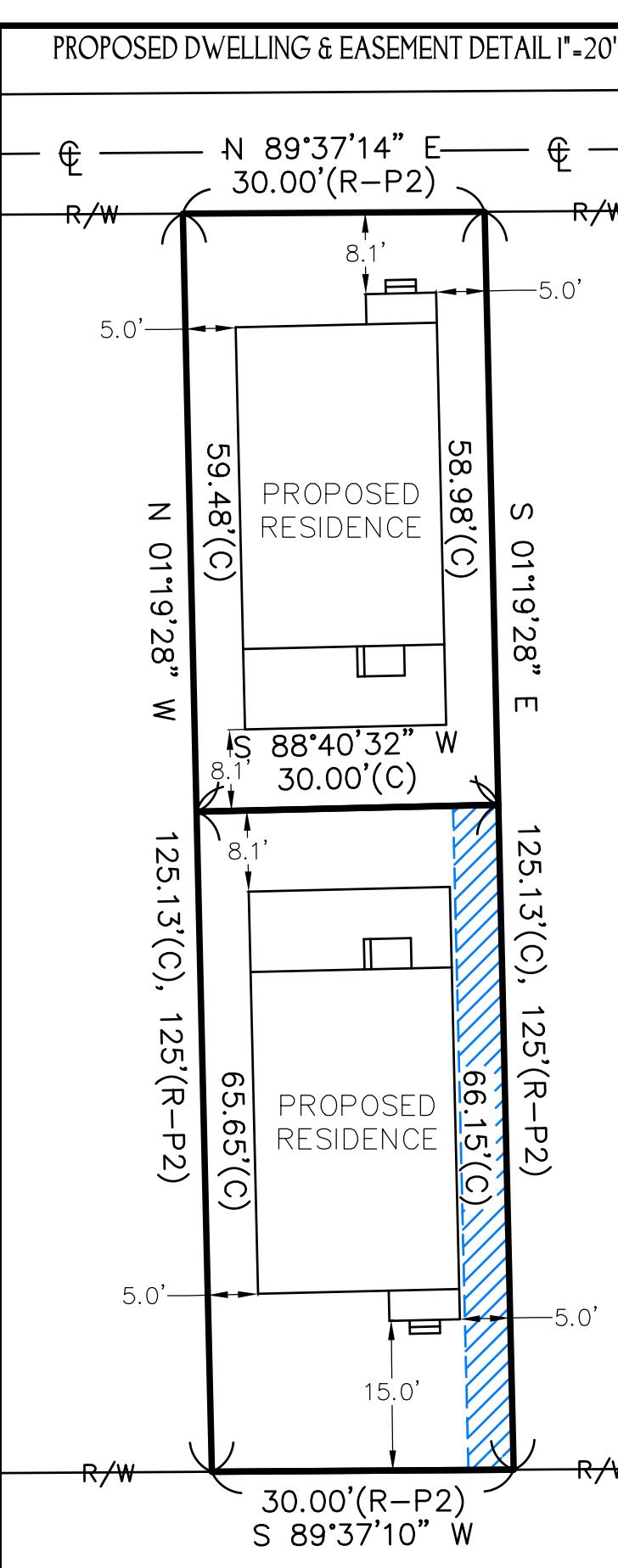
SURVEY NOTES AND REFERENCE DOCUMENTS:

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



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



1159 Holmden Avenue, Cleveland, OH 44109
216-781-4444 office & fax 216-299-9555 mobile
www.caseysps.com

SINGLE FAMILY DWELLING

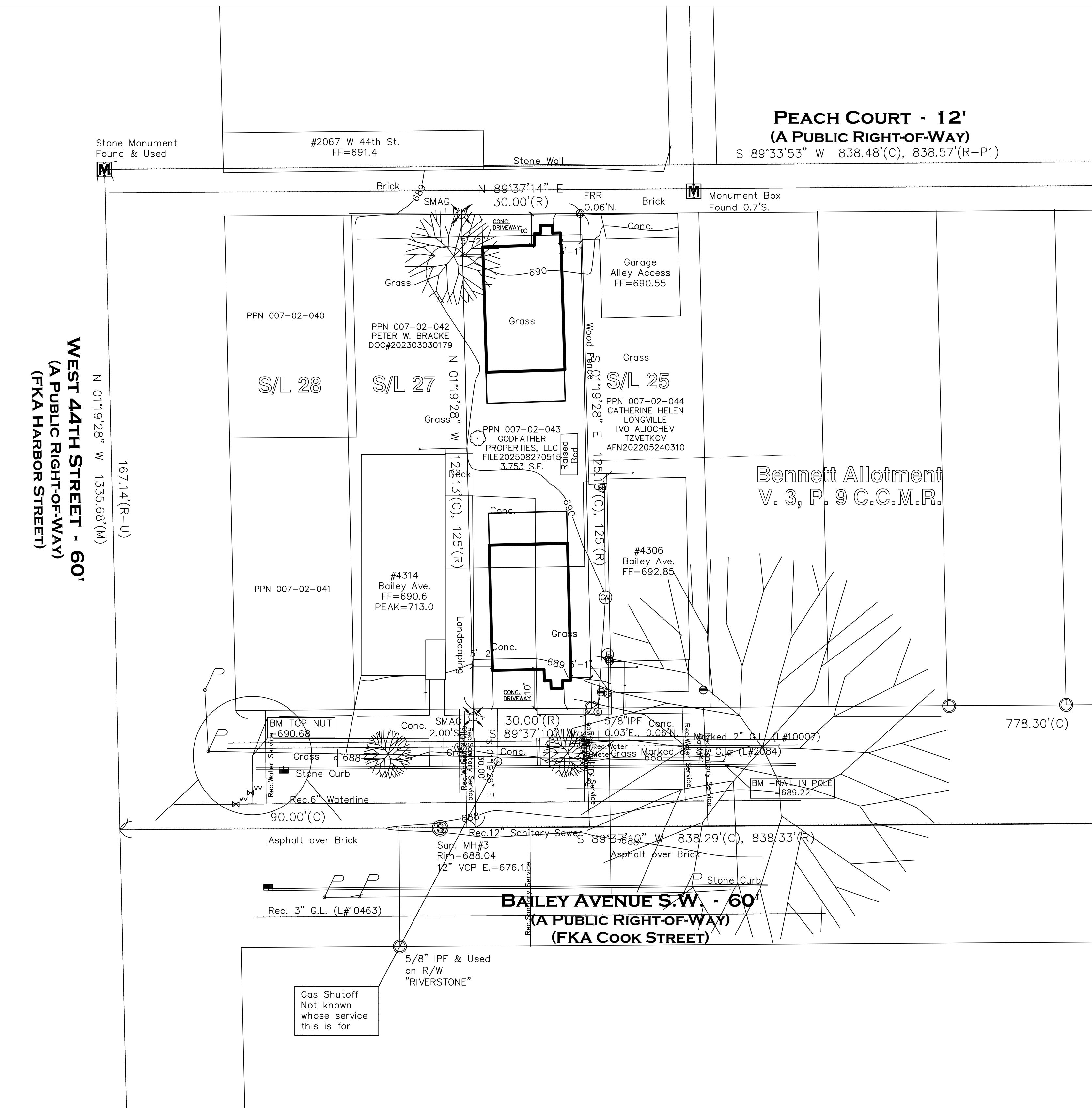
4310 BAILEY AVE. CLEVELAND, OH 44113



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 AQUIRE & PAY FOR ALL PERMITS.

SCOPE OF HVAC WORK

1. INSTALL 1 NEW 1.5 TON EXTERIOR AIR CONDITIONER. LINE WIRING BY OTHER. PER HVAC 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 |

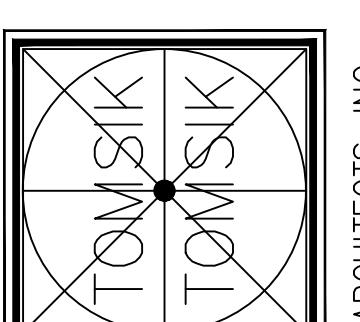
DRAWING INDEX:

| |
|--|
| 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
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SITE PLAN & OBC DATA

1

PROJECT NO. 2025 - XX

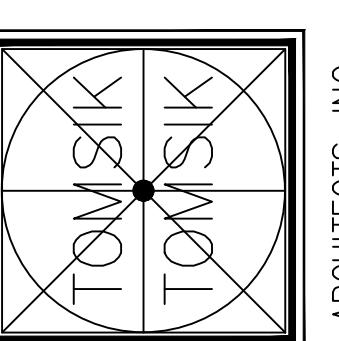


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Expiration Date 12/31/2026

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Journal of Health Politics, Policy and Law, Vol. 32, No. 4, December 2007
DOI 10.1215/03616878-32-4 © 2007 by the Southern Political Science Association

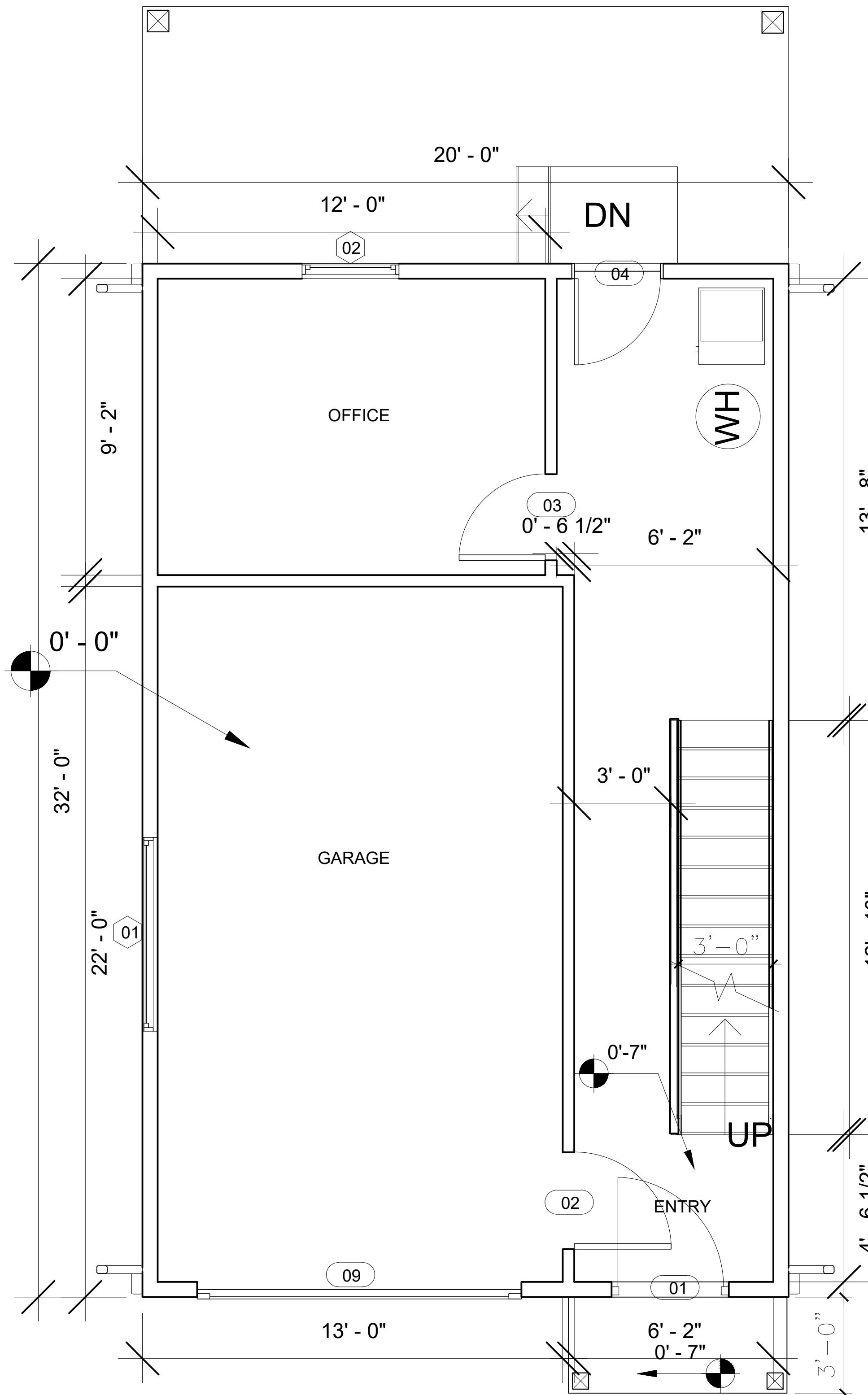
AMTI 01/05/2020



FLOOR PLANS

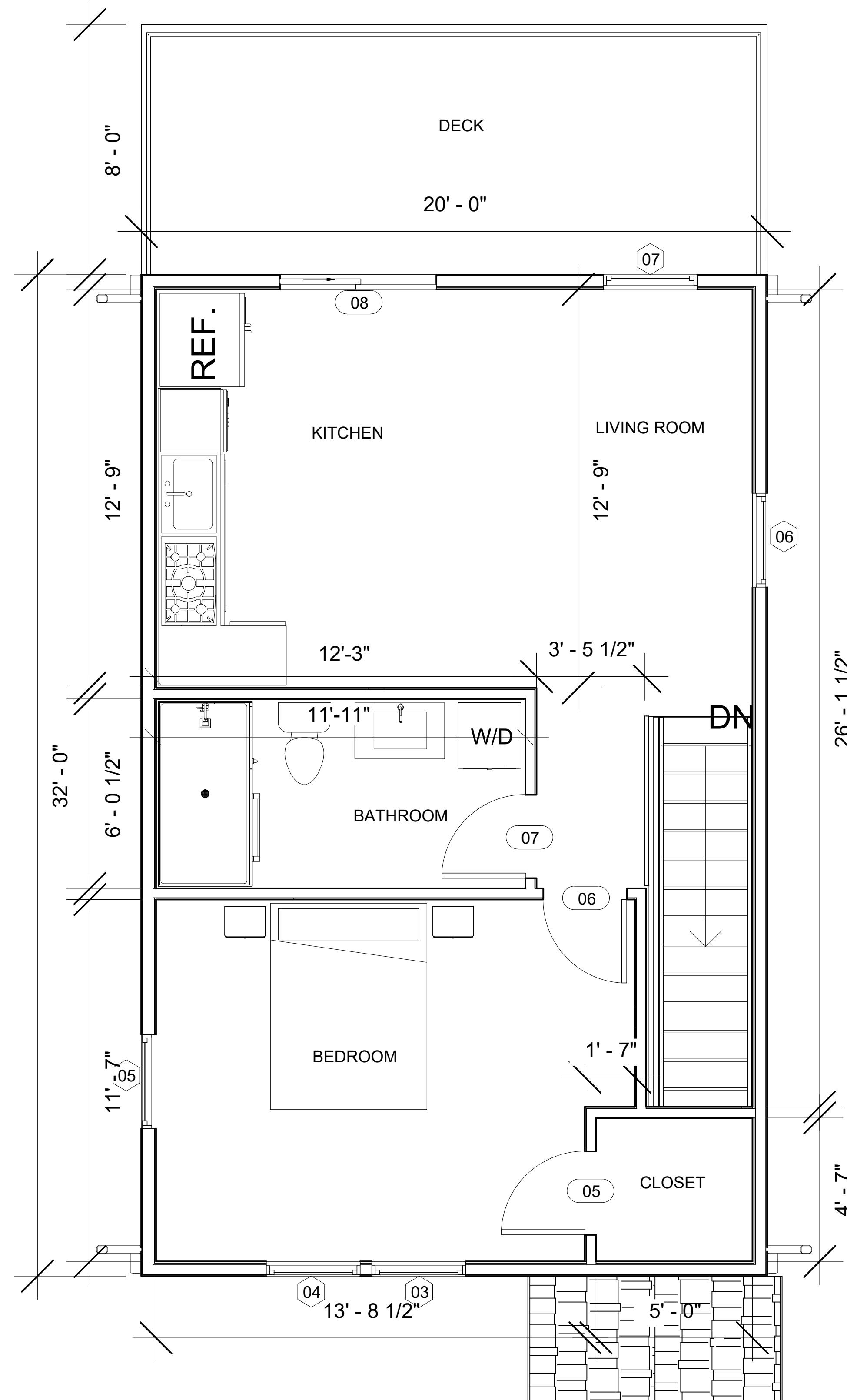
A-1

PROJECT NO. 2025 - XX



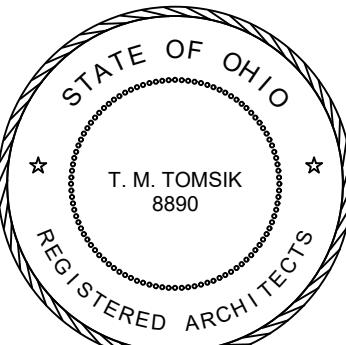
FIRST FLOOR PLAN-BAILEY AVE.

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



SECOND FLOOR PLAN-BAILEY AVE.

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



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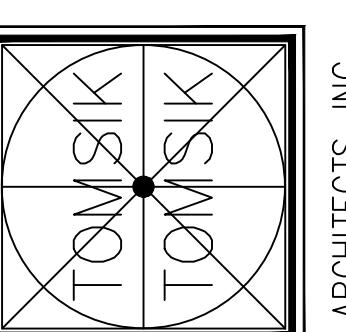
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CLEVELAND, OH, 44113

SINGLE FAMILY DWELLING

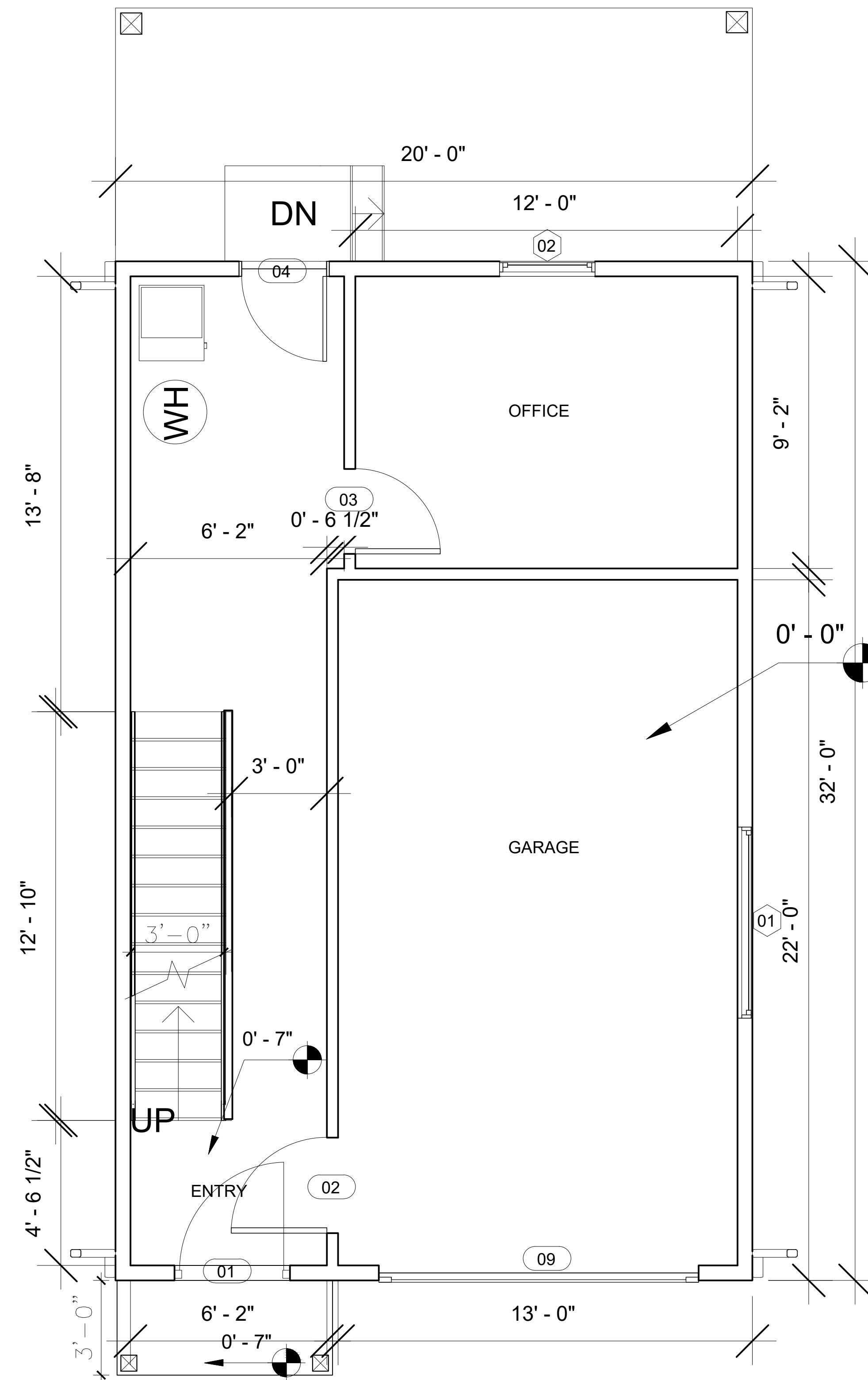
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FLOOR PLANS

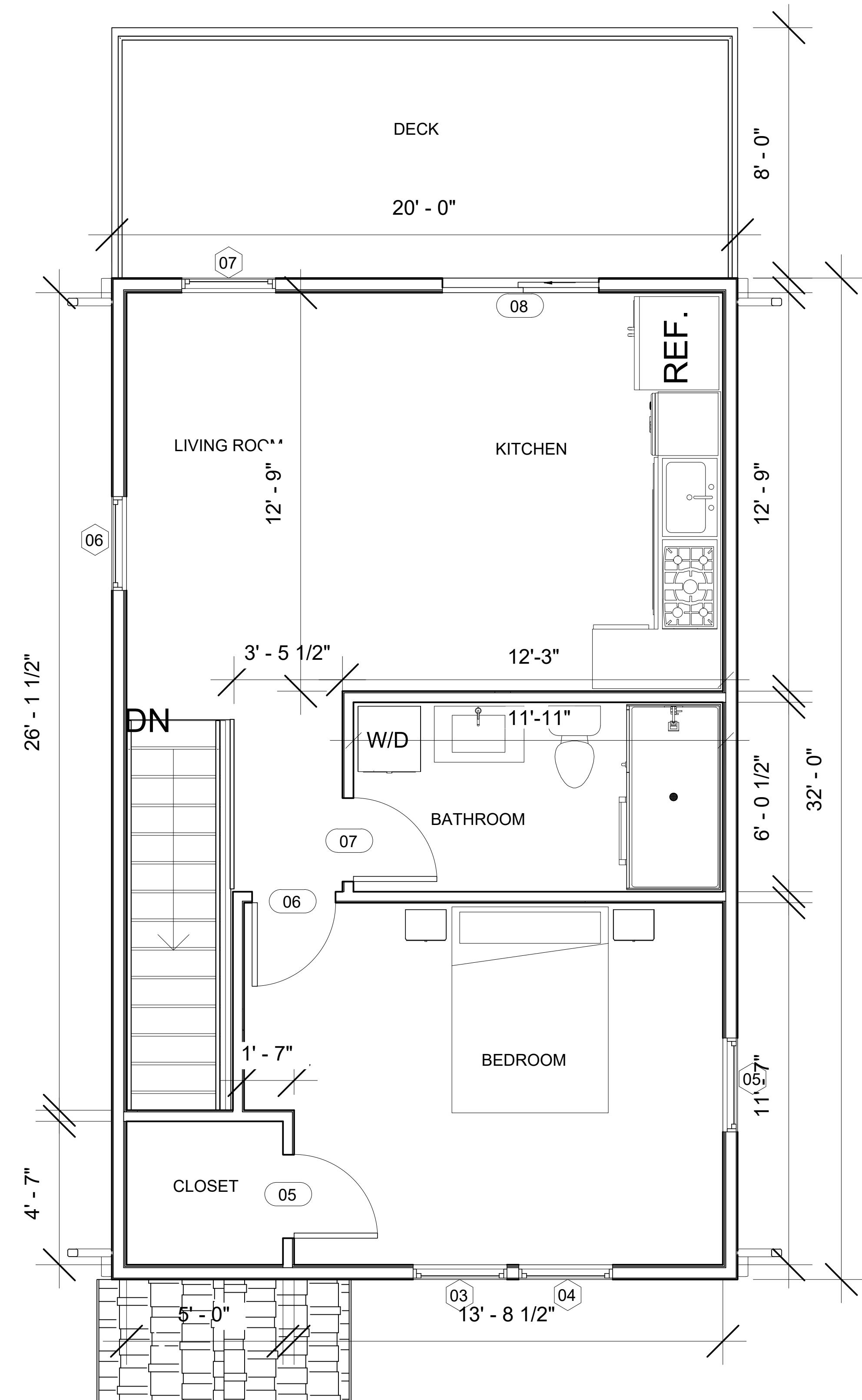
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PROJECT NO. 2025 - XX



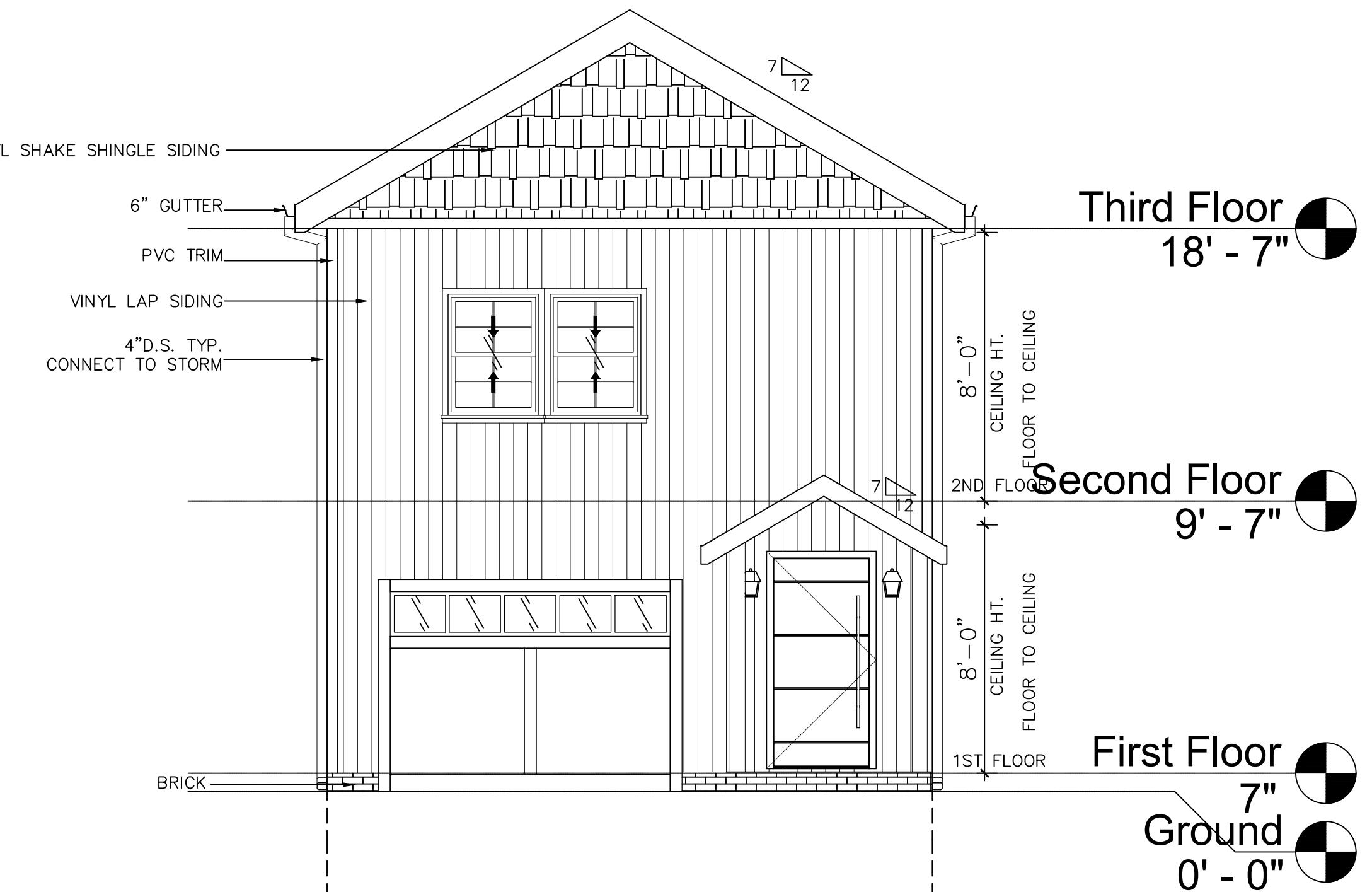
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SCALE: 3/8"=1'-0"



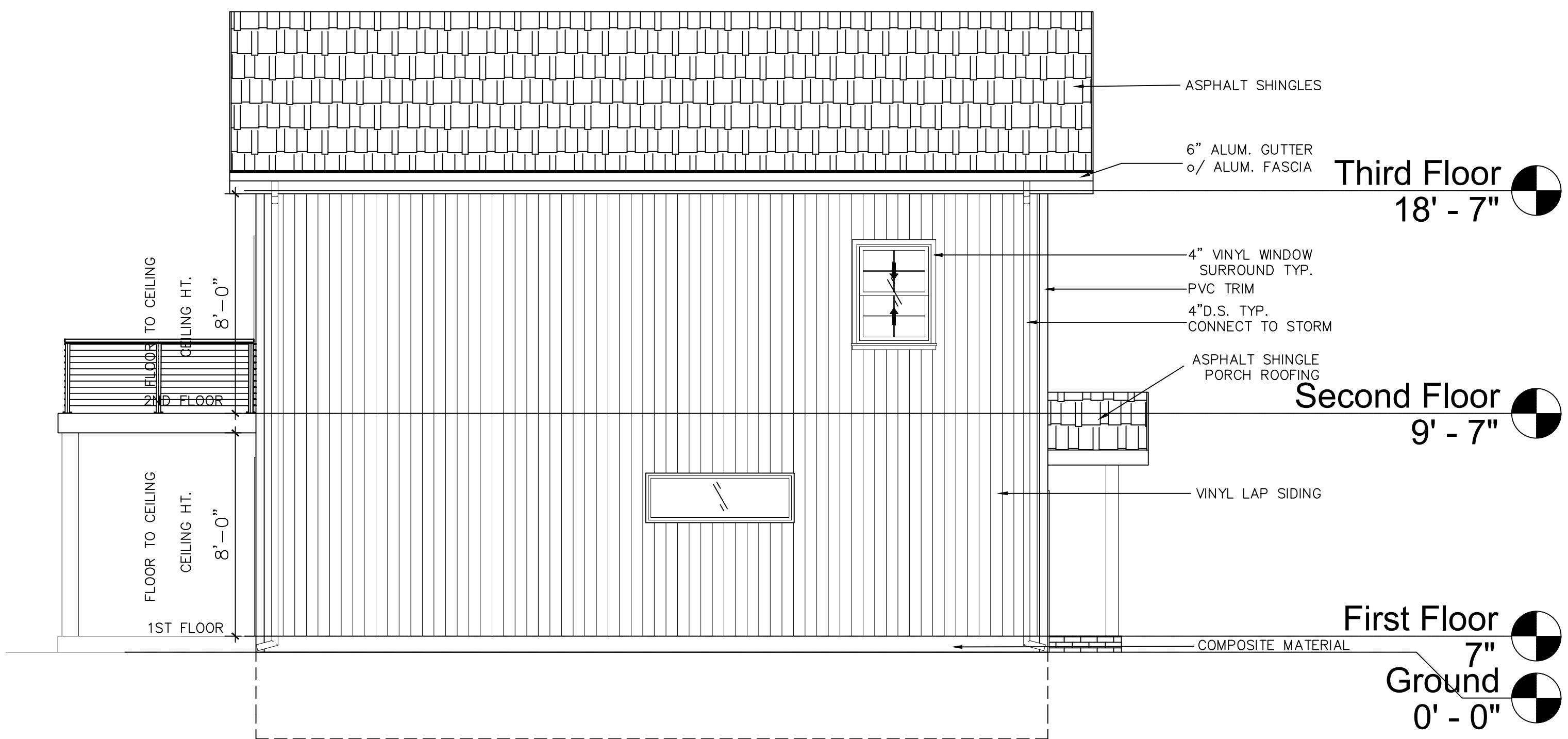
SECOND FLOOR PLAN-PEACH COURT

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



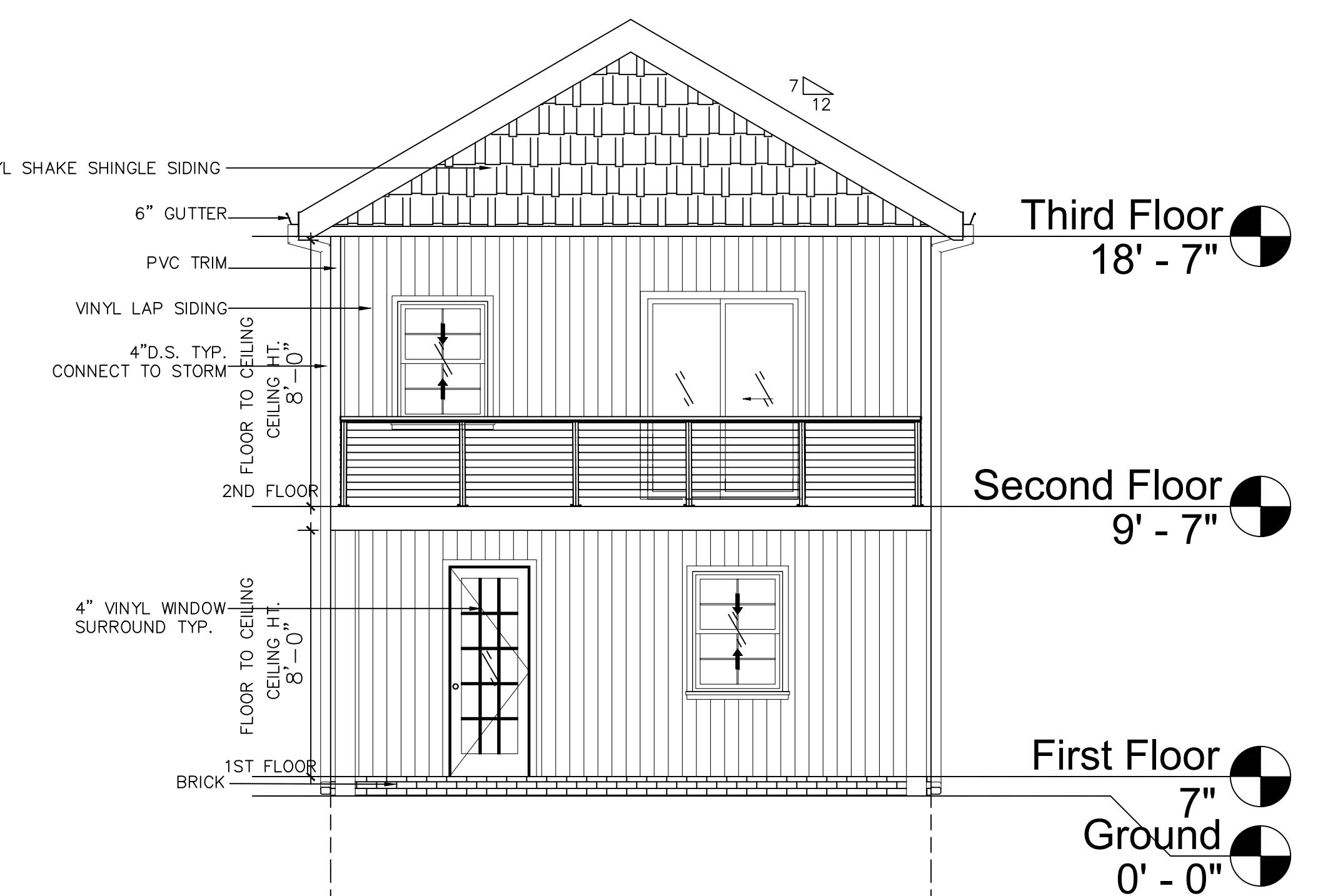
SOUTH ELEVATION-BAILEY AVE.

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



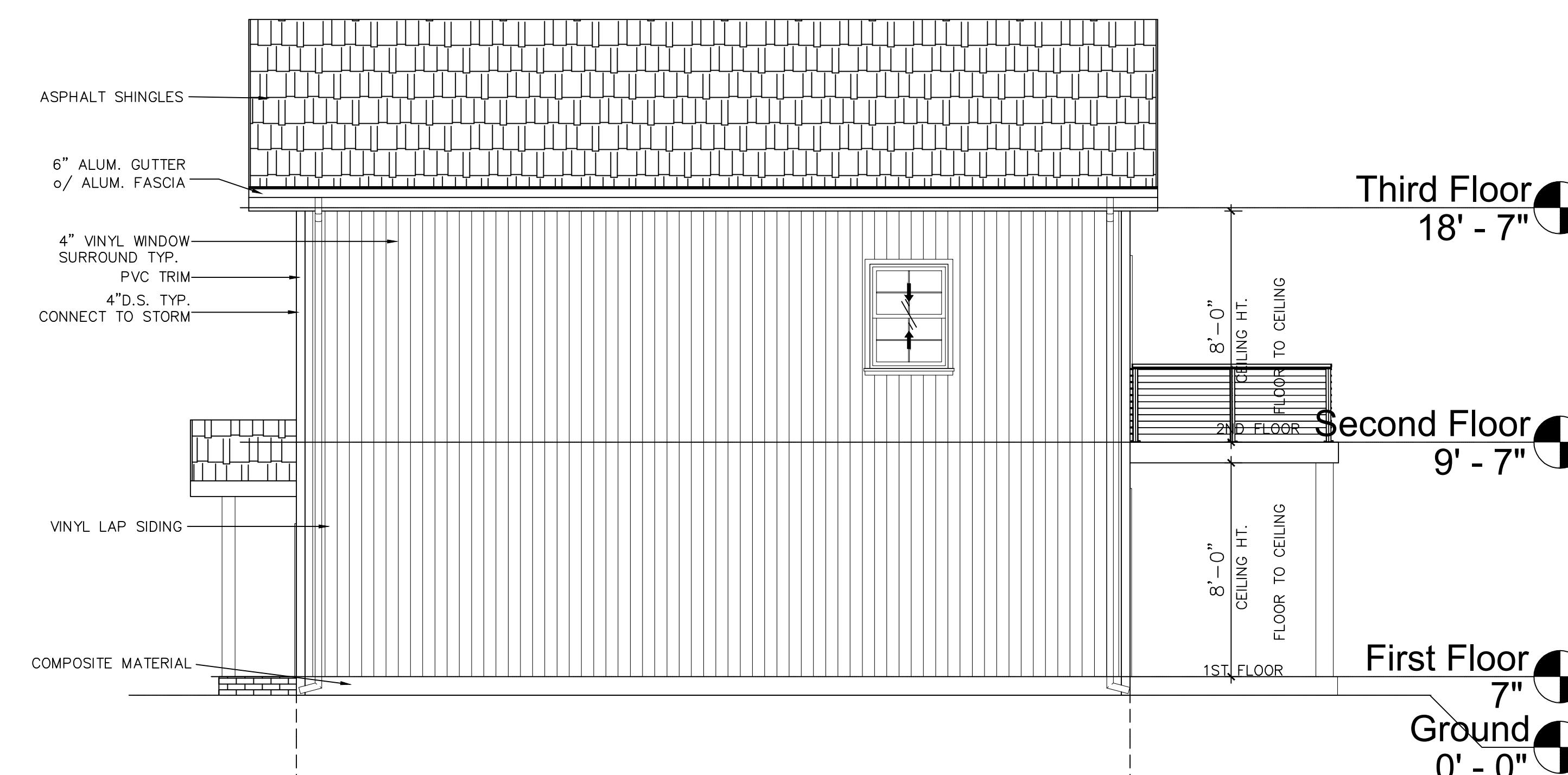
WEST ELEVATION-BAILEY AVE.

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



NORTH ELEVATION-BAILEY AVE.

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



EAST ELEVATION-BAILEY AVE.

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



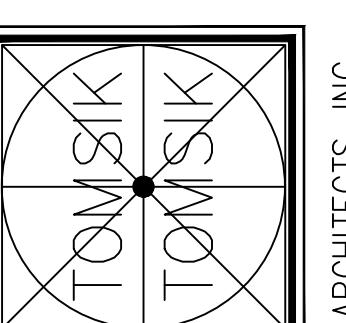
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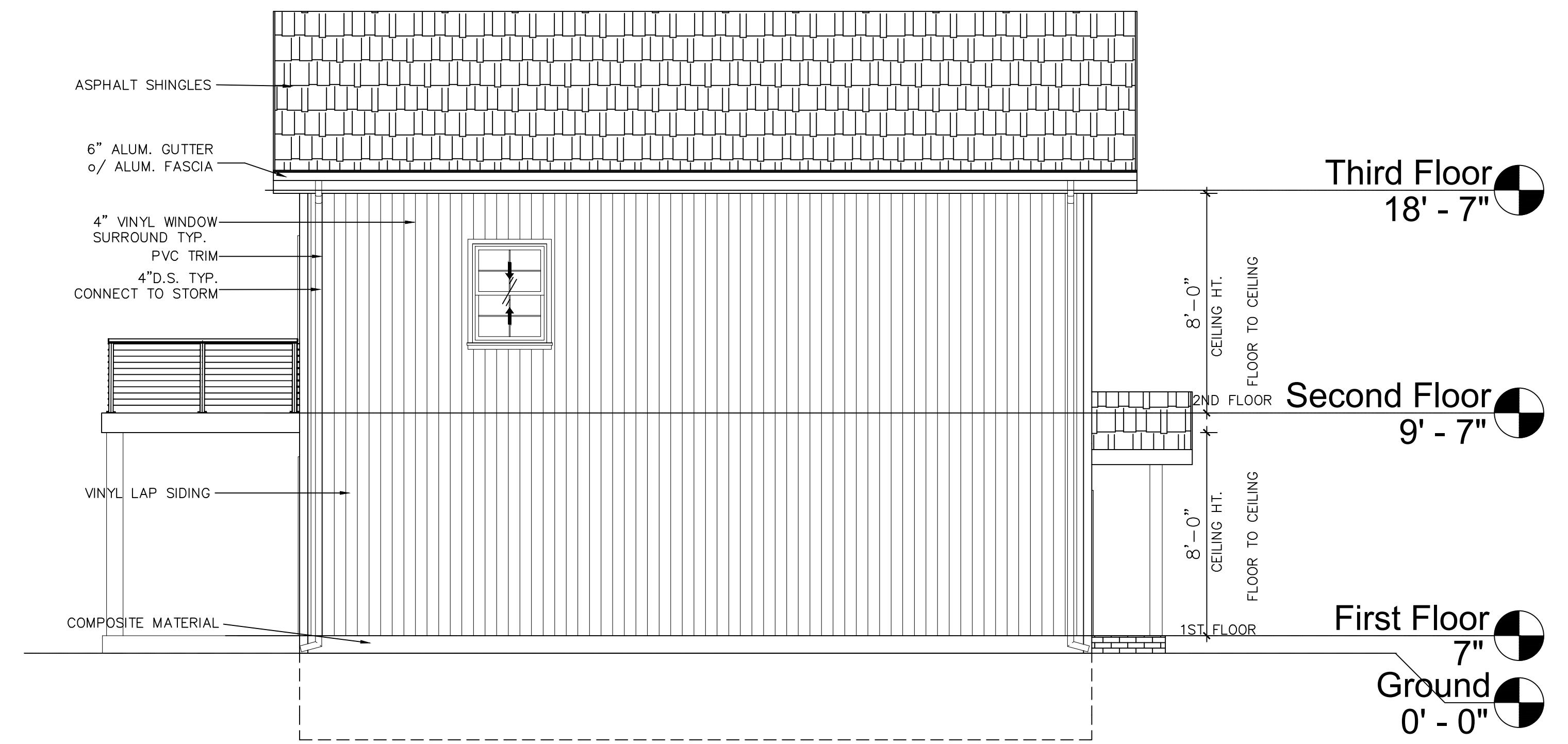
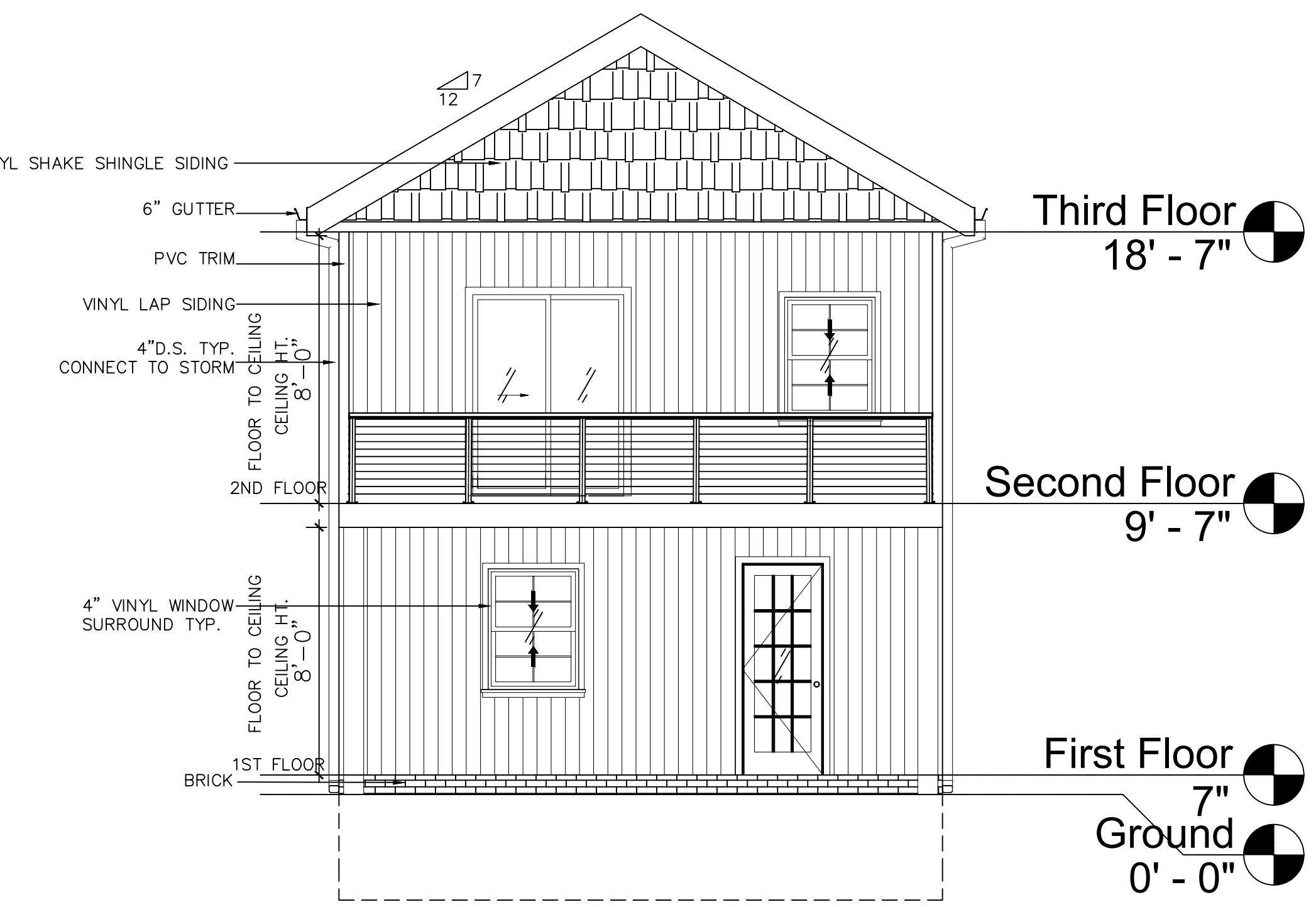


ARCHITECTS, INC.

ELEVATIONS

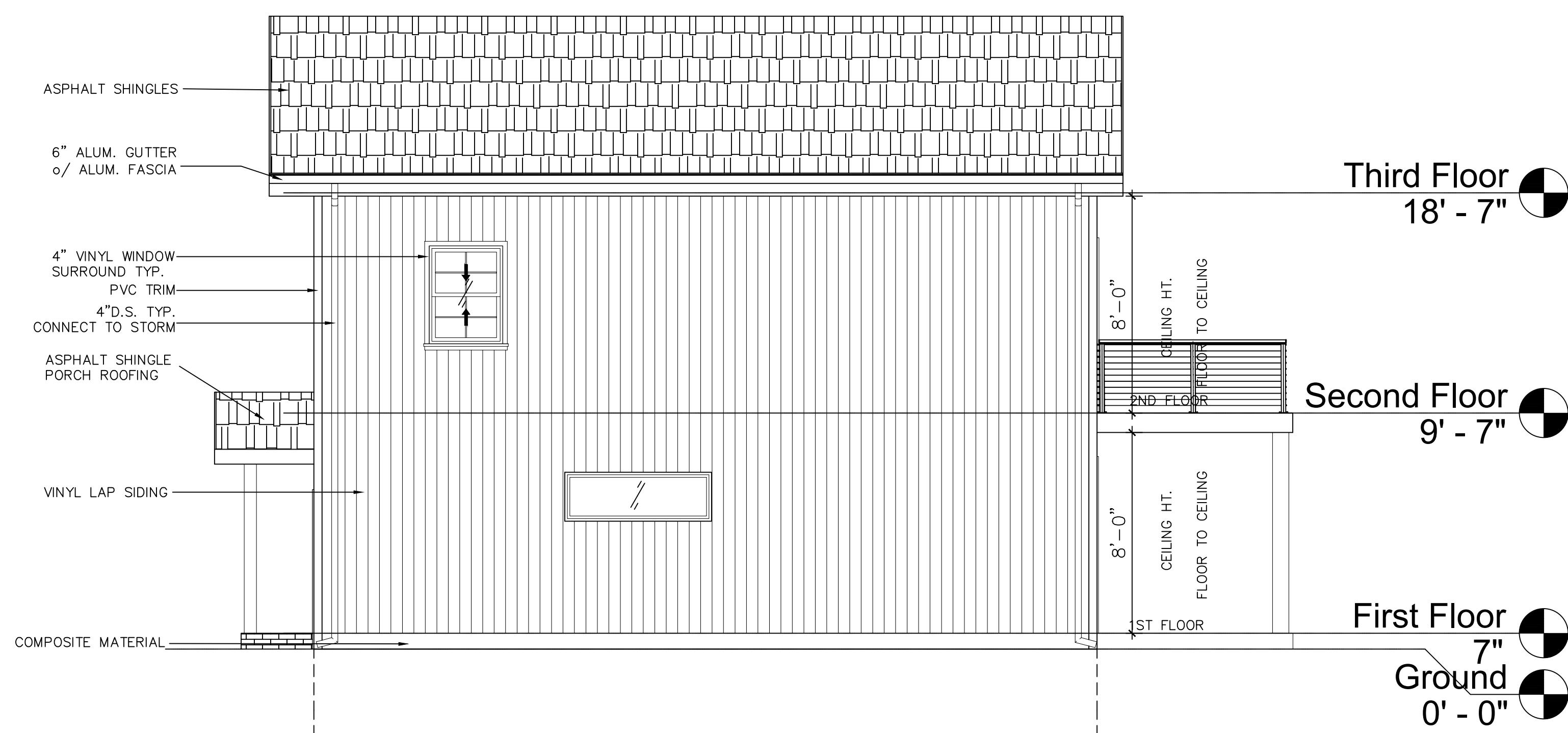
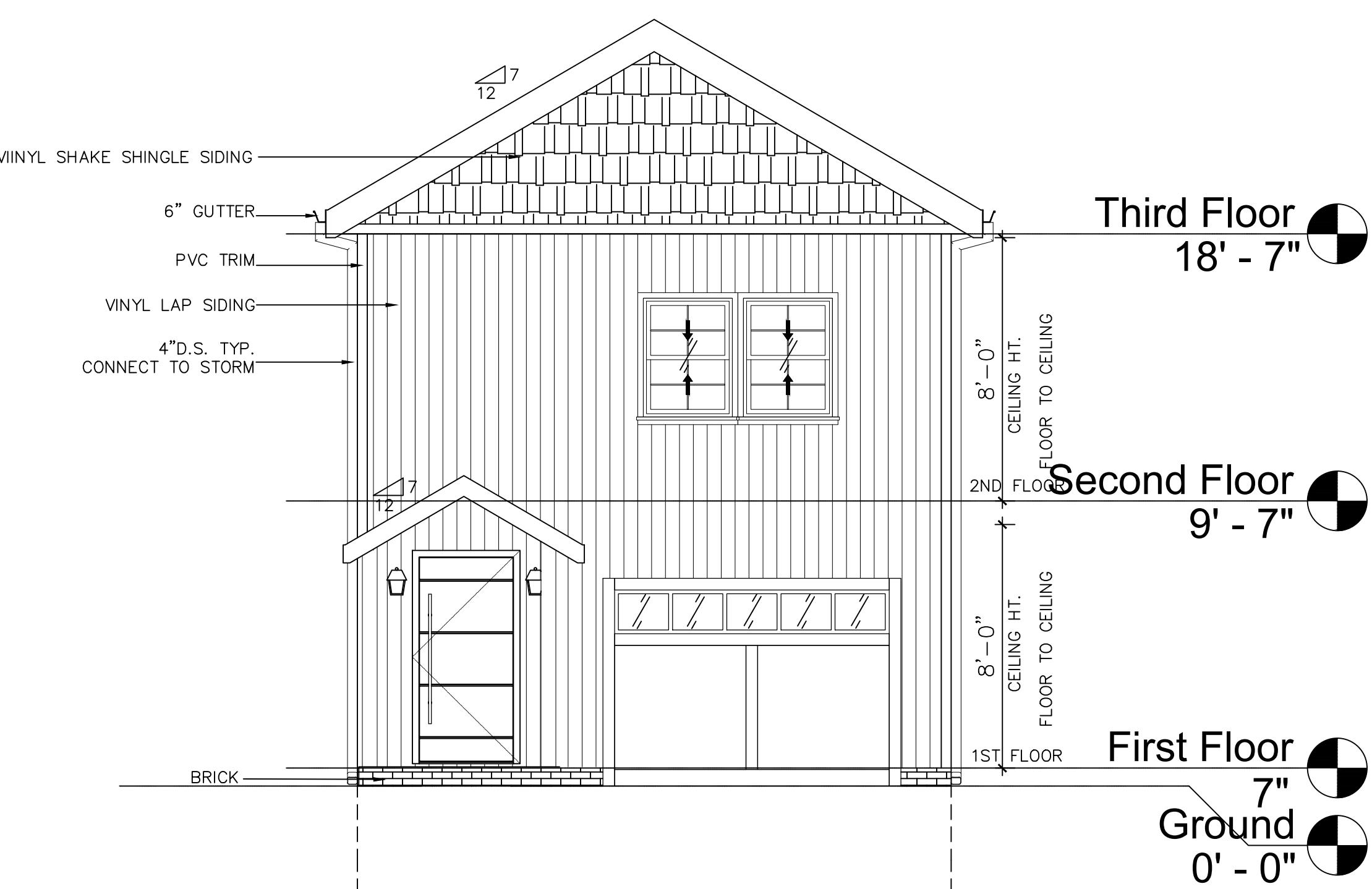
A-2

PROJECT NO. 2025 - XX

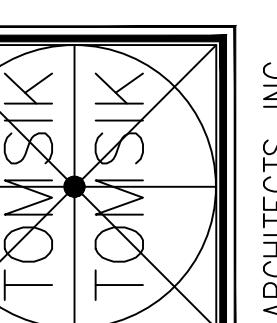


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ELEVATIONS

A-2-A

PROJECT NO. 2025 - XX

4310 BAILEY AVE
CLEVELAND, OH, 44113

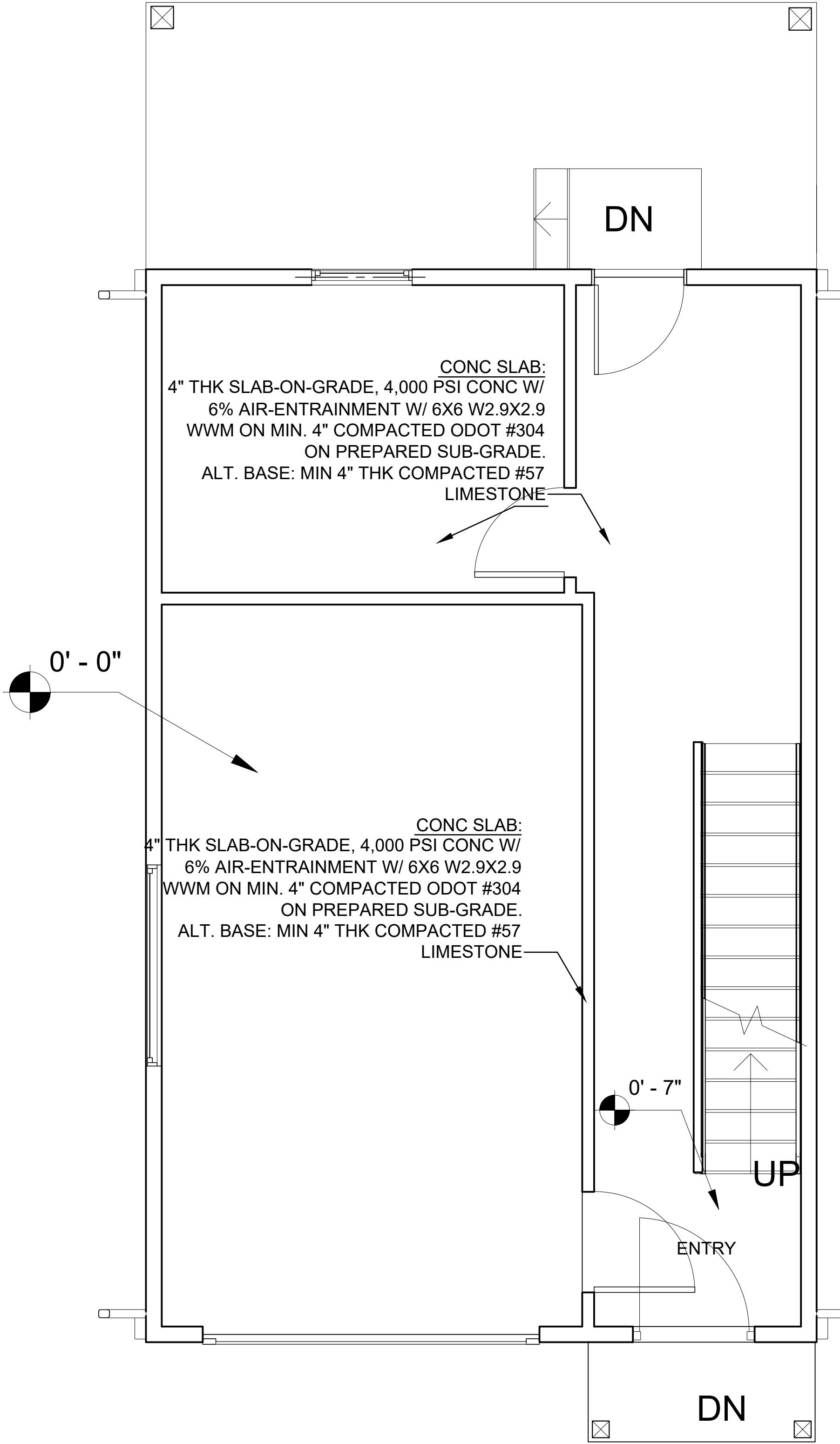
SINGLE FAMILY DWELLING



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Expiration Date 12/31/2026

ISSUED FOR: DATE:

ANSWER





FIRST FLOOR FRAMING PLAN-BAILEY AVE

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



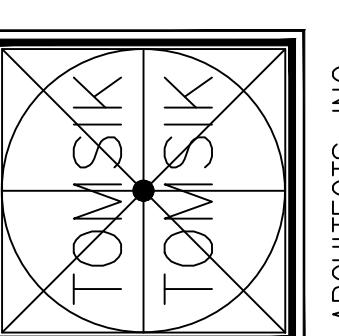
SECOND FLOOR FRAMING PLAN-BAILEY AVE.

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



ROOF FRAMING PLAN-BAILEY AVE.

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



FRAMING PLANS

A-3

PROJECT NO. 2025 - XX



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Expiration Date 12/31/2026

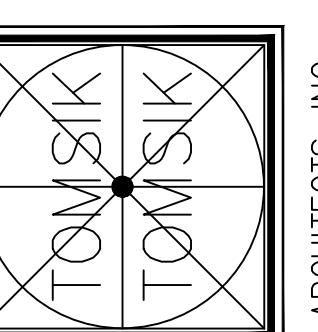
ISSUED FOR: DATE:

PERMIT 01/05/2026

4310 BAILEY AVE
CLEVELAND, OH, 44113

SINGLE FAMILY DWELLING

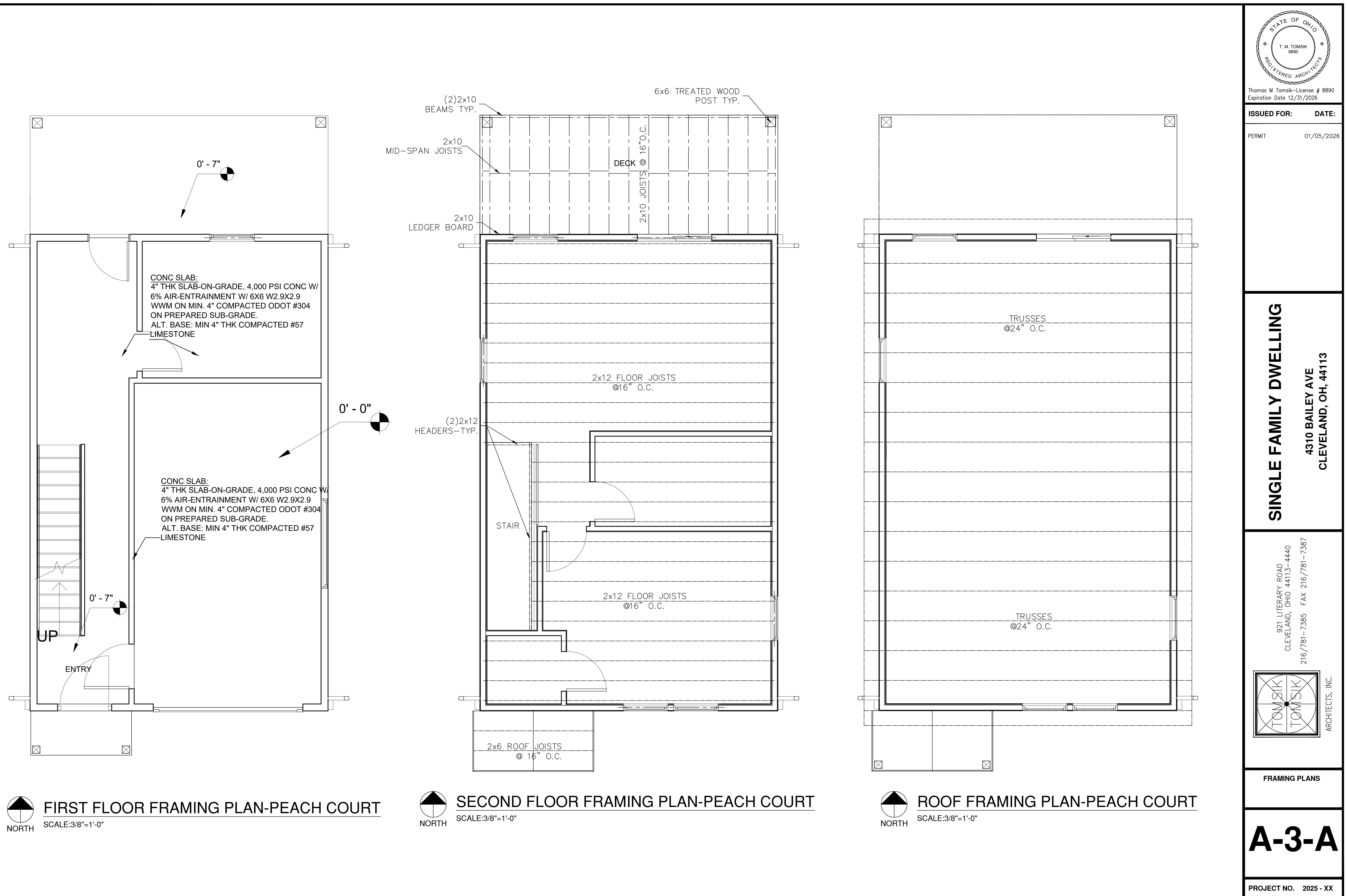
921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
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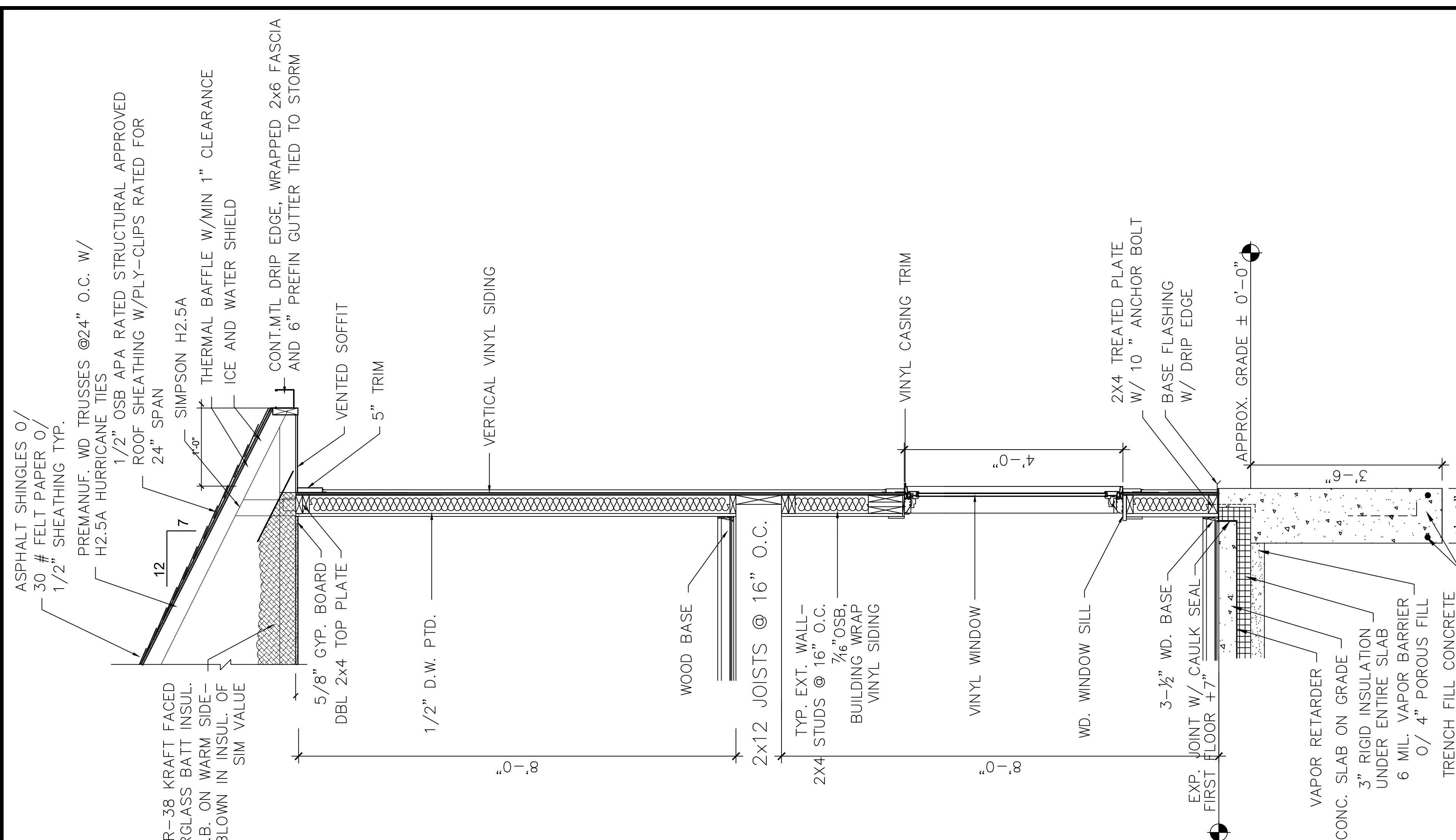


FRAMING PLANS

A-3-A

PROJECT NO. 2025 - XX





WALL SECTION

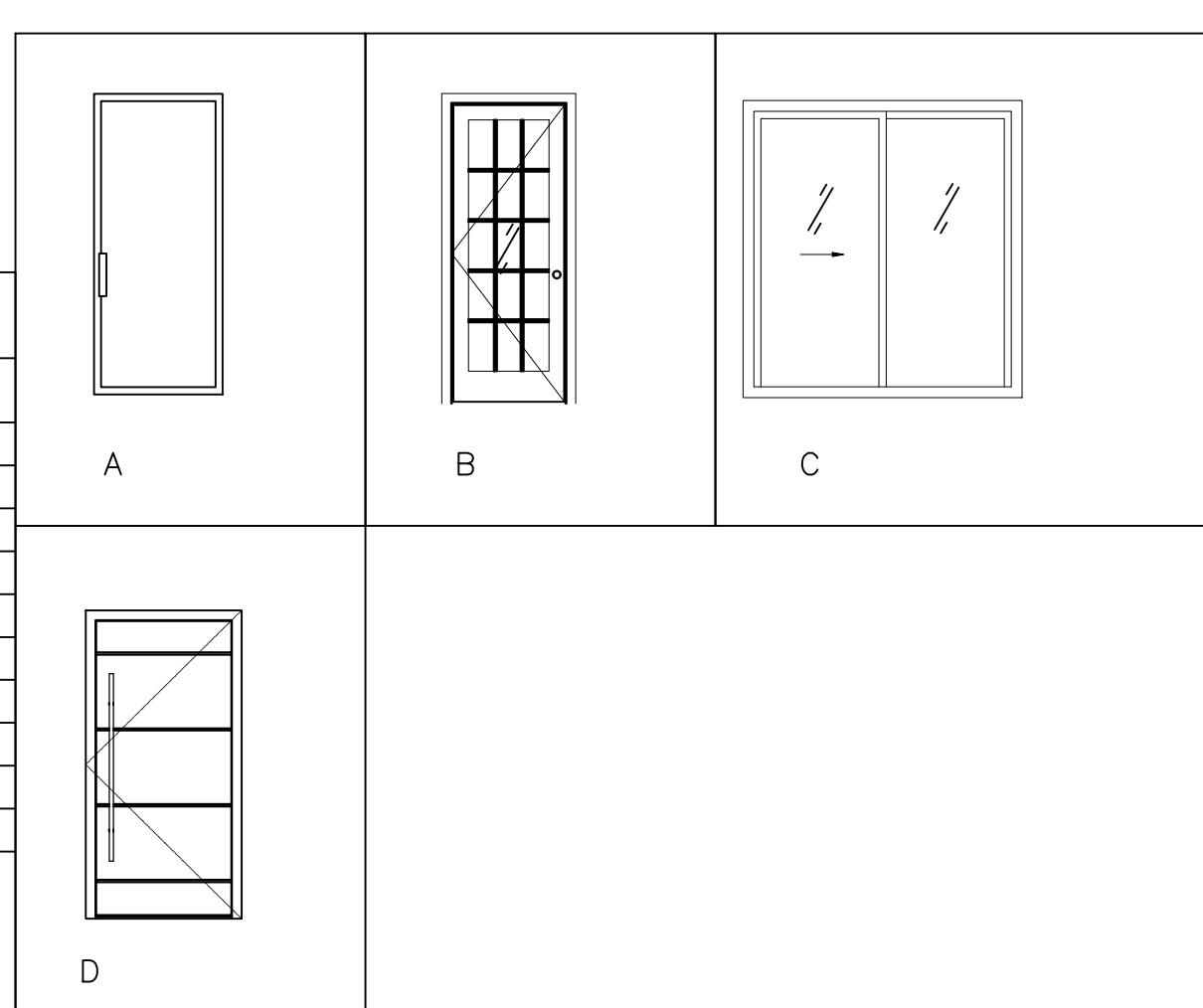
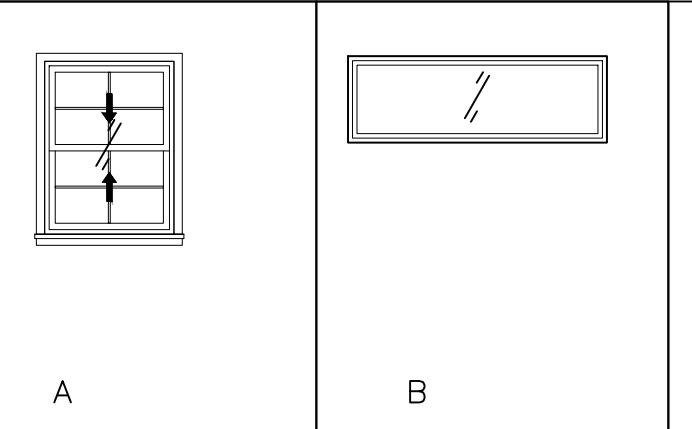
SCALE: 3/4"=1'-0"

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

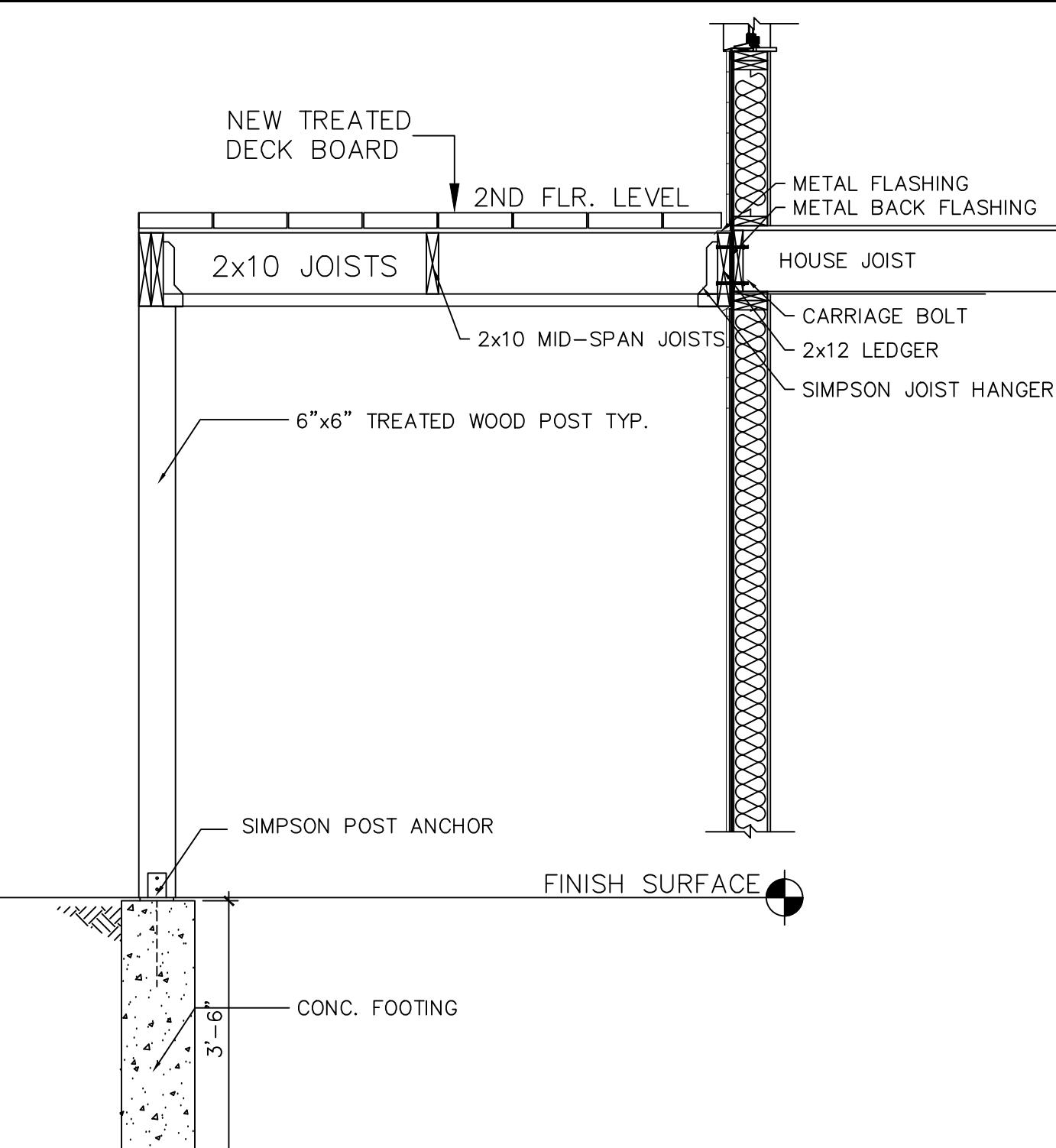


DOOR SCHEDULE

DOOR

| NO. | TYPE | SIZE | MATL | STATE | REMARKS |
|-----|------|--------------------|-------|-------|-----------------------|
| 01 | D | 36" X 84" X 1-3/4" | WOOD | NEW | |
| 02 | A | 36" X 80" X 1-3/8" | WOOD | NEW | |
| 03 | A | 36" X 80" X 1-3/8" | WOOD | NEW | |
| 04 | B | 36" X 84" X 1-3/4" | WOOD | NEW | |
| 05 | A | 32" X 80" X 1-3/8" | WOOD | NEW | CLOSET DOOR |
| 06 | A | 36" X 80" X 1-3/8" | WOOD | NEW | |
| 07 | A | 32" X 80" X 1-3/8" | WOOD | NEW | |
| 08 | A | 60" X 84" X 1-3/4" | WOOD | NEW | SLIDING DOOR |
| 09 | | 10' W x 7' H | ALUM. | NEW | INSULATED GARAGE DOOR |

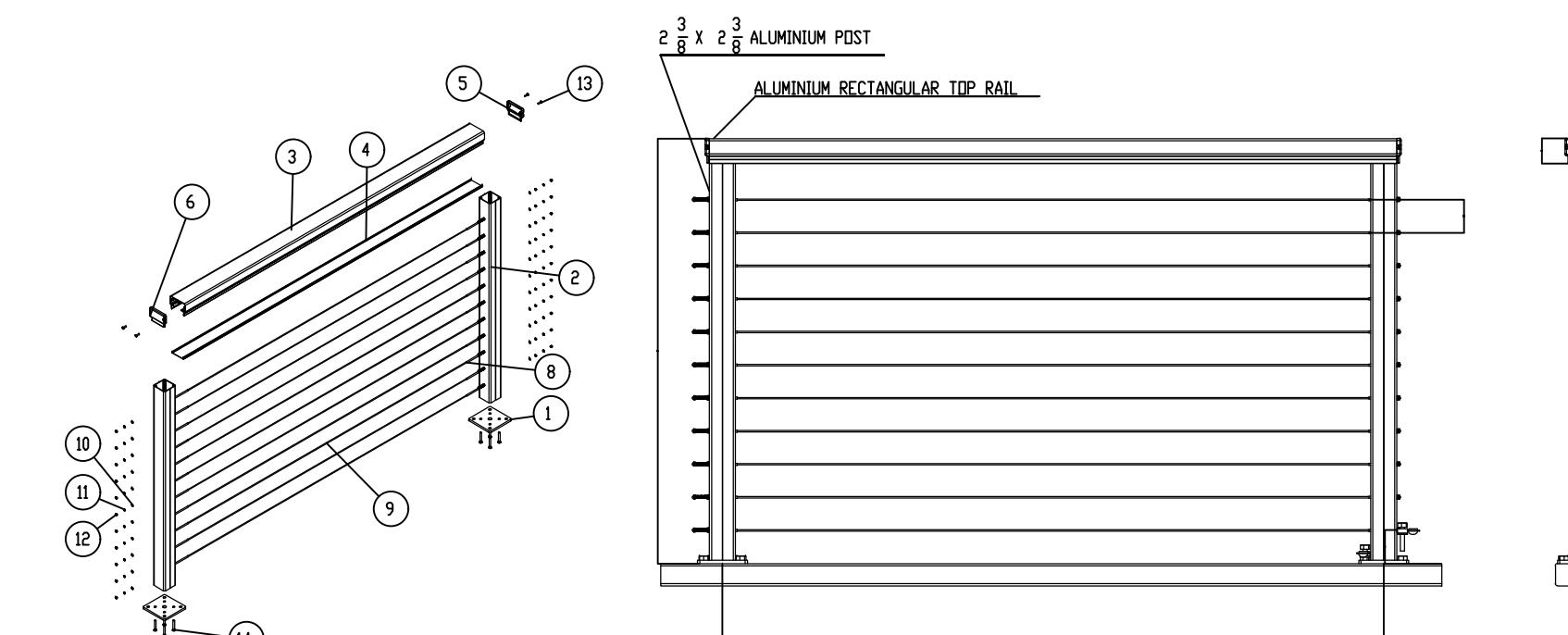
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & HEIGHTS



DECK DETAIL

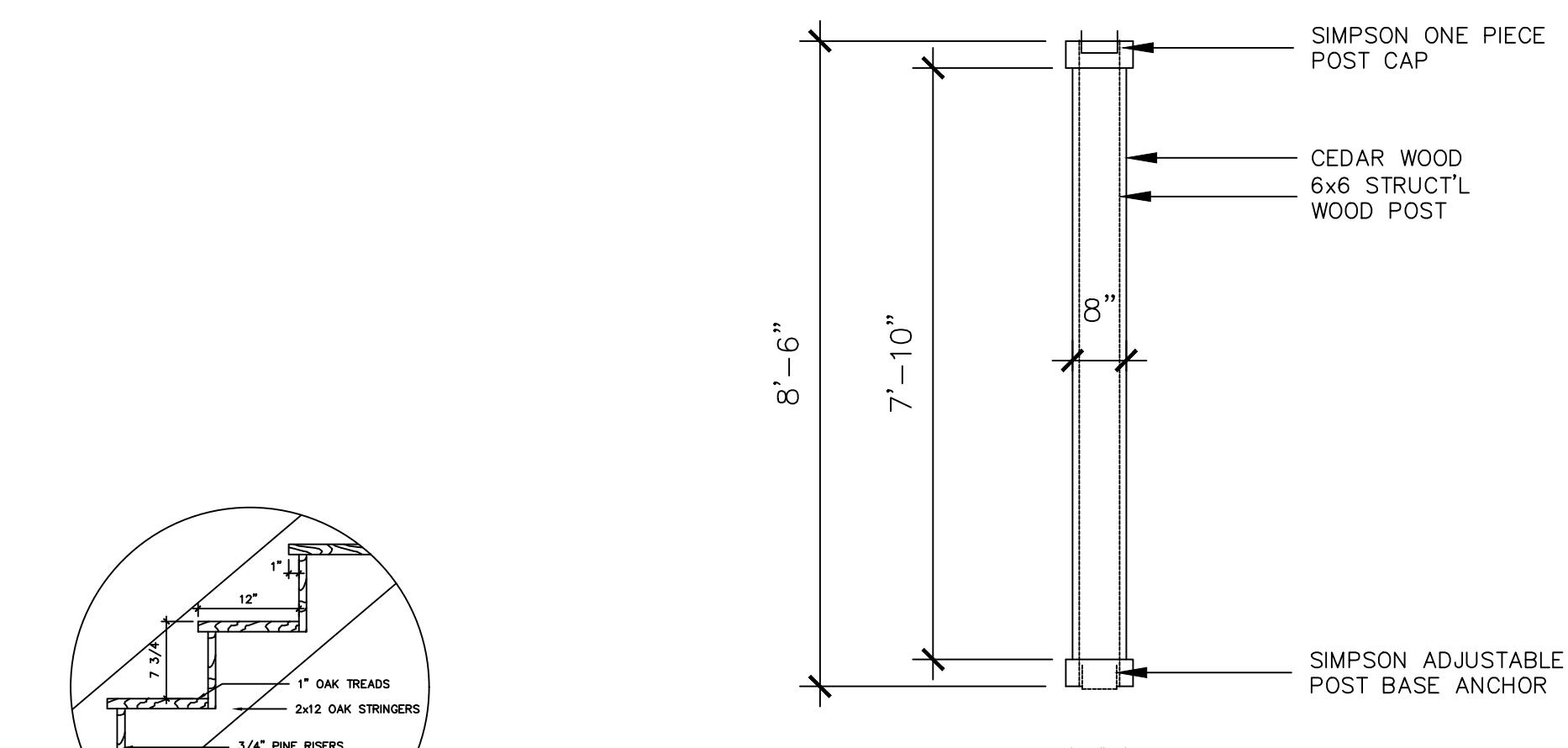
SCALE: 1/2"=1'-0"

| ITEM NO. | PART NUMBER | DESCRIPTION | QTY. |
|----------|----------------------------------|-------------------------------------|------|
| 1 | 03-002-01 | BASE PLATE | 2 |
| 2 | 03-001-01 | TERMINAL POST (4 605 TS ALUM) | 2 |
| 3 | 03-004-01 | RECTANGULAR TSP RAIL (6082 T6 ALUM) | 1 |
| 4 | 03-006-01 | TOP RAIL SNAP COVER (6082 T6 ALUM) | 1 |
| 5 | 03-005-01 | RECTANGULAR RAIL END | 1 |
| 6 | 03-003-01 | RECTANGULAR RAIL END (6082 ALUM) | 1 |
| 7 | 01-002-01 DR 01-029-01 | FILLED ALUMINUM RAIL | 10 |
| 8 | 01-002-01 DR 01-029-01 | FIELD TRENCHED TENSER | 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 | 6-3 SS TYPE | STD | 4 |
| 14 | 1/4-20x2 1/2 PHIL. FN T/F 408 SS | STD | 8 |
| 15 | LAG BOLT | STD | 8 |



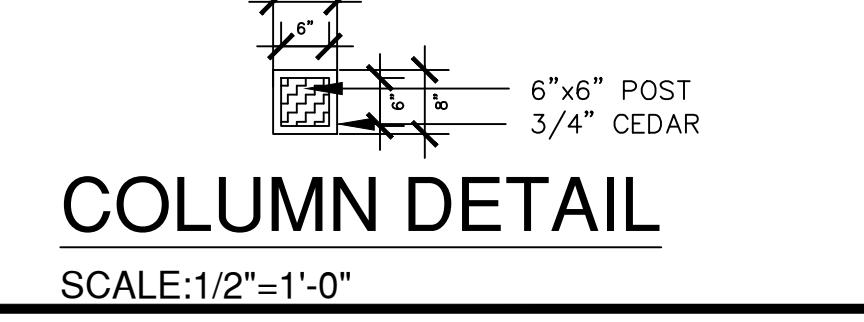
RAILING DETAIL

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



STAIR DETAIL

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



COLUMN DETAIL

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



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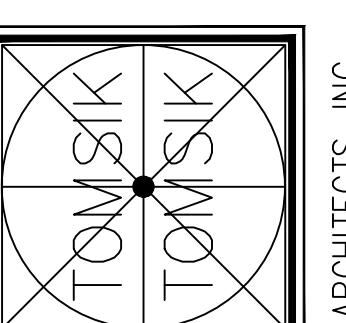
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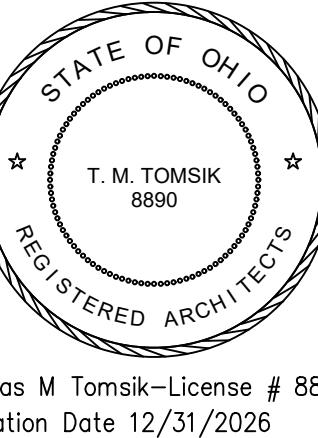
921 LITERARY ROAD
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WALL SECTION DETAILS
WINDOW&DOOR SCHEDULES

A-4

PROJECT NO. 2025 - XX



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Journal of Oral Rehabilitation 2003 30: 103–109

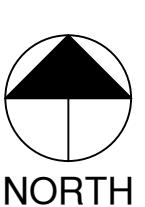
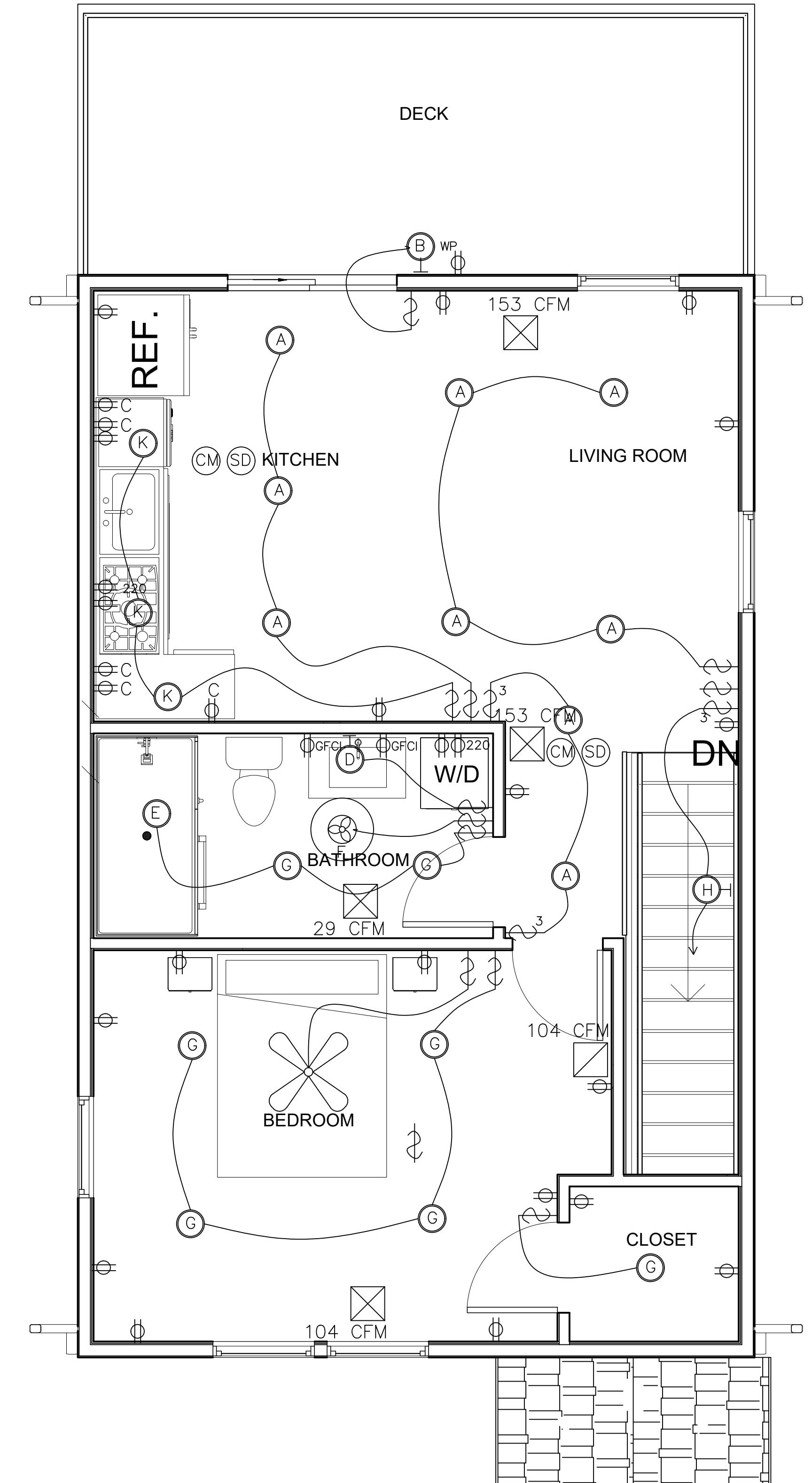
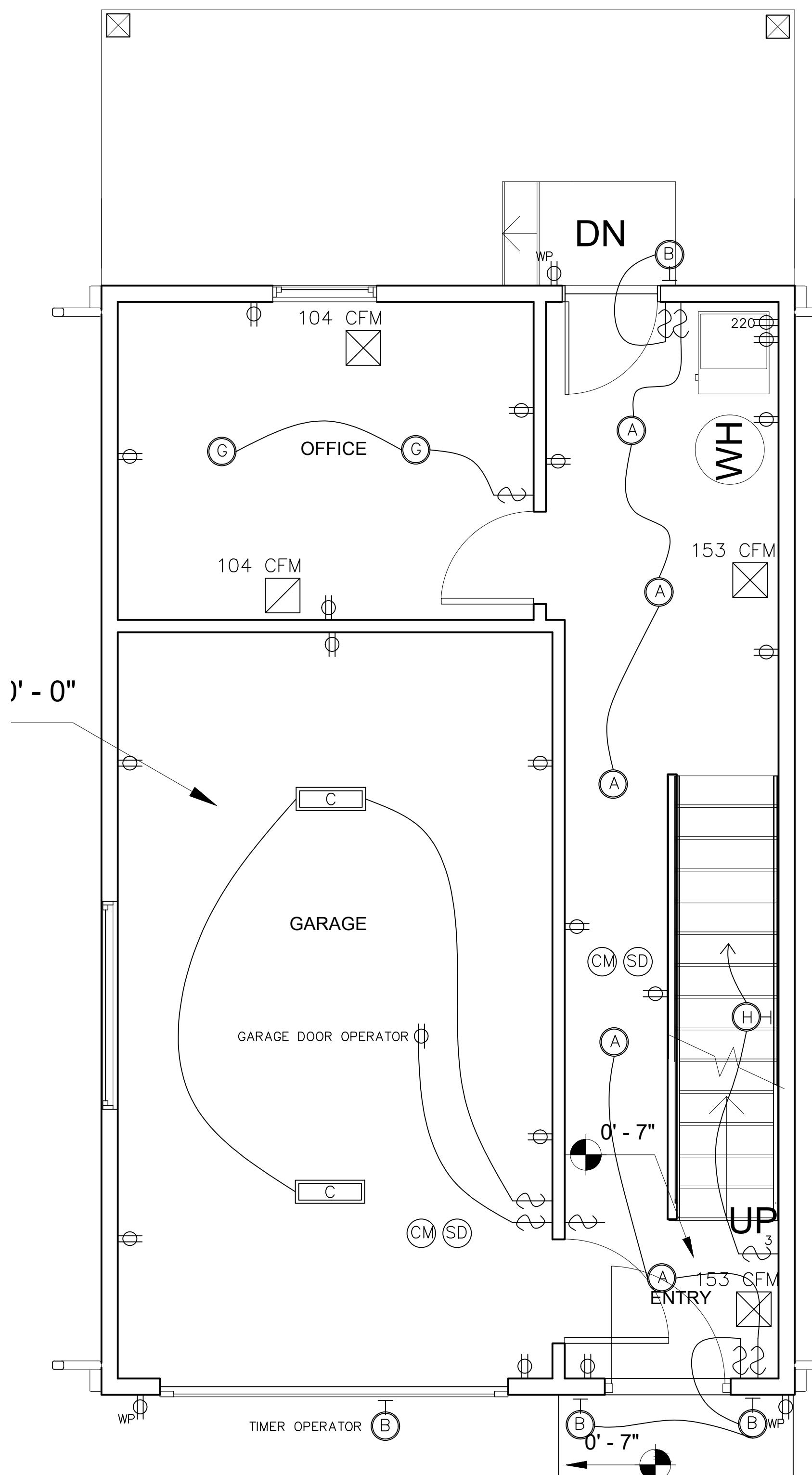
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ELECTRICAL PLANS ELECTRICAL LEGEND

A-5

PROJECT NO. 2025 - XX



FIRST FLOOR ELECTRICAL PLAN-BAILEY AVE.

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



SECOND FLOOR ELECTRICAL PLAN-BAILEY AVE.

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



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Expiration Date 12/31/2026

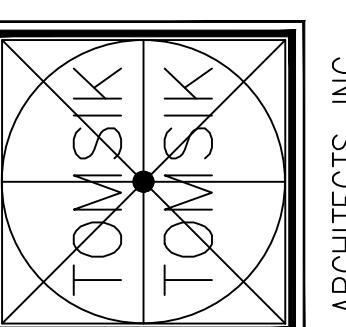
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SINGLE FAMILY DWELLING

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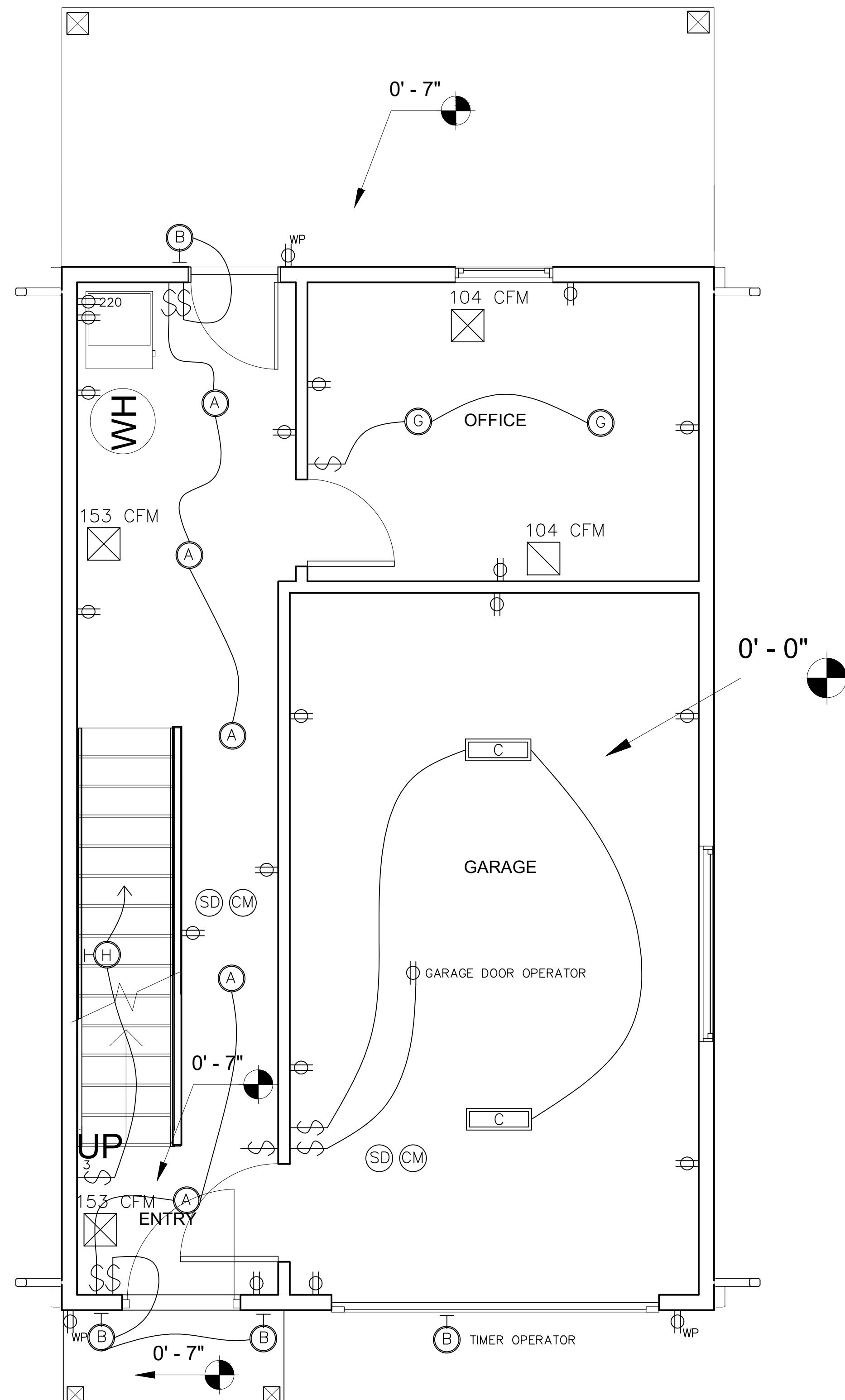
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ELECTRICAL PLANS
ELECTRICAL LEGEND

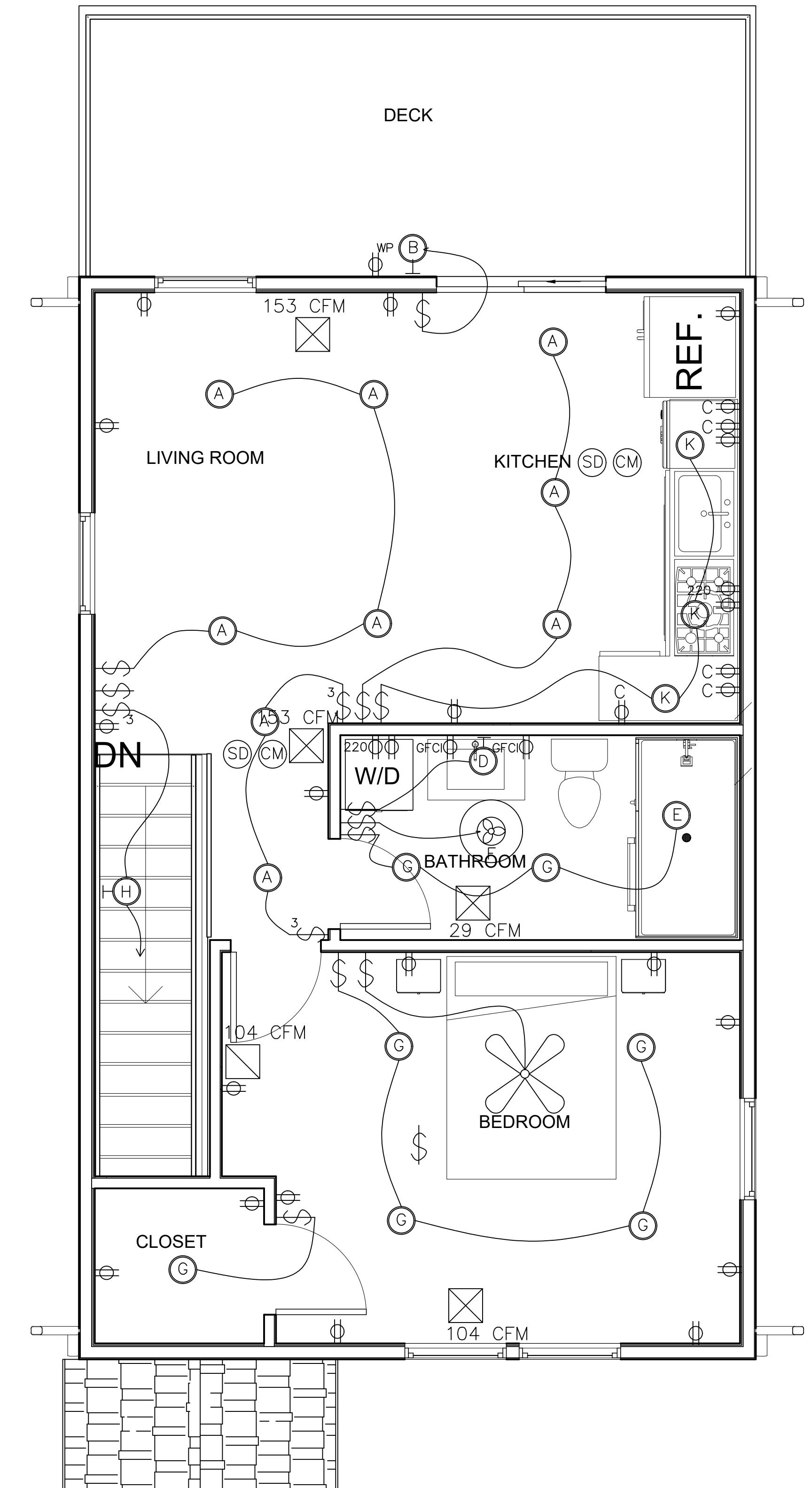
A-5-A

PROJECT NO. 2025 - XX



FIRST FLOOR ELECTRICAL PLAN-PEACH COURT

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



SECOND FLOOR ELECTRICAL PLAN-PEACH COURT

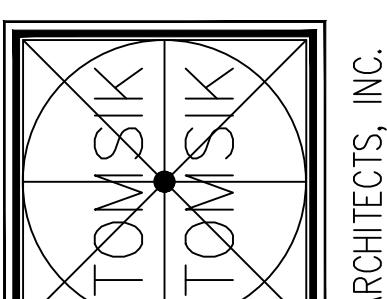
SCALE:3/8"=1'-0"



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SPECIFICATIONS

S-1

PROJECT NO. 2025 - XX

- GENERAL
 - GENERAL CONDITIONS - Shall follow latest A.I.A. Document A201.
 - CODES AND ORDINANCES - Comply with all applicable codes and ordinances.
 - Clean Up - 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.
 - 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 clean to the satisfaction of the Owner and Architect.
 - Cutting and Patching - Each subcontractor shall do their own cutting and patching. They should not endanger the work of other contractors. Cutting and patching must be done under supervision of the General Contractor and with their approval.
- PERMITS - Contractors shall be responsible for acquiring payment for all necessary permits.

SECTION 02500 - WALKS & CURBS

1 CONCRETE WALKS AND DRIVES

- Concrete walks shall be monolithic Portland Cement on an approved base, as shown on the Plans.
- 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.
- Walks shall be 4" thick concrete over a compacted base, Ohio State Highway Spec. No. 608. A wire reinforcement is required.
- 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.
- All concrete shall receive wood float or soft broom finish to produce a fine-slip surface, or as otherwise directed.
- All score lines shall be sawed joints; minimum depth 1/4 of the depth of the slab. Concrete walks shall have a broom finish.

SECTION 03300 - CAST-IN-PLACE CONCRETE

- GENERAL
 - Submittals: In addition to Product Data, submit design mixes and the following for each concrete mix:
 - Quality Assurance: Comply with ACI 301, "Specification for Structural Concrete," and ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."
- Installer Qualifications: An experienced installer who has completed concrete work similar in material, design, and extent to that indicated for this project 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

- Steel Reinforcement: As follows:
 - Select steel reinforcement from subparagraphs below.
 - 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.
- Concrete Materials: As follows:
 - Select concrete materials from subparagraphs below or revise to suit Project.
 - 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.
- Flexible Waterstop: Rubber, CE CRD-C 513, or PVC, CE CRD-C 572; Self-Expanding Strip Waterstop: Rectangular or trapezoidal strip, sodium bentonite or other hydraulic 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 cellulosic fiber, or ASTM D 1752, cork or self-expanding cork.
- Bonding Adhesive: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene emulsion.
- Epoxy-Bonding Adhesive: ASTM C 881, two-component epoxy resin, of type, class, and grade to suit requirements.

- Curing Materials: As follows?
 - Select curing items from subparagraphs below, retaining optional materials if applicable.

- Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

- Absorbent 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 and Sealing Compound: ASTM C 1315, Type 1, Class A.

- Concrete Mixes: Prepare design mixes, proportioned according to ACI 211 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

- Concrete masonry units ASTM C 90
 - Provide units with minimum average net-area compressive strength of 1900 psi
 - Weight classification: normal weight
 - Provide type I, moisture-controlled units
 - Modular and grout:
 - Portland cement: ASTM C 150, type I or II
 - Masonry joint reinforcement: ASTM A 951; mill galvanized, carbon steel wire.
 - Wire size for side rods: w1.7 or 0.148 inch dia.
 - Wire size for cross rods: w1.7 or 0.148 inch dia.
 - 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

- 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.

- Cast Iron, soft, tough standard commercial quality, gray castings, true to patterns, clean, straight, cut-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 Themic #9 red rust inhibitive paint.

- Fasteners and Attachments: Fittings, attachments, screws, rivets, and the like, except as otherwise specified, as to the material to which it is applied. In the case of two dissimilar metals being connected, the finish material shall be duplicated in the fasteners. In concealed work the fasteners in two dissimilar metals shall be of the metal having the highest number in the electrochemical series.

- 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:
 - Aluminum alloy: 6061-T6
 - Sheets: 3003 alloy
 - Aluminum to receive Duranodic finish shall be Anodized 11 alloy.
 - Sheet aluminum shall be of gauges indicated and where not indicated less than 14 gauge B&S.

- 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 stated. Welds and weldments shall conform in quality, composition and finish to all applicable requirements as set forth in "Fabrication of U.S. Stainless and Heat Resisting Steels," as published by U.S. Steel Corp. (Latest Edition).

- 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 Specification A-36-601.

- All other materials shall be the best of their respective kinds as approved by the Architect.

- Materials shall meet the requirements of the following standards unless otherwise noted. In case of conflict between the referenced standards and these specifications, the following requirement shall govern.

- Stainless Steel: ASTM A-350.

- Cast Steel: ASTM A-27 for grade 65-35 and ASTM A 148 for grade 80-50.

- Malleable Iron: ASTM A-47 and A-197.

- Cast Iron: ASTM A-48.

- Bolts: ASTM A-307, A-325 or A-354 as applicable.

- Filler Metal: ASTM D-316; E-60 or E-70 Series.

- Steel Pipe: ASTM A-53.

- Welding: Using the hot-dip process after fabrication: ASTM A153, A386 or A525 as applicable, 1.25 oz./sq. ft. class, unless otherwise noted.

- Aluminum alloys shall meet the requirements of AA Specifications for each alloy designation. Sheet - 3003-H4; Shapes, tubes, pipe, bars or extrusions - 6063 - T5.

- Quick Setting Cement: Por-Rok, as manufactured by Pink Industrial Products Division.

- Prime Paint: Red lead iron oxide, raw linseed oil, alkyd paint complying with SSPC Paint 2-64 or red lead-mixed pigment, alkyd varnish, linseed oil paint complying with FTS TT P-86 Type 11.

- Galvanizing Repair Paint: High zinc dust content paint for regalvanizing welds and abrasions in galvanized steel, complying with MS Mil-P 21035 (Ships).

SECTION 06100 - ROUGH CARPENTRY

- 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.

- 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 drying, and 2-1/2 percent 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 drying for 2-1/2 nominal (38-mm actual) thickness or less, unless otherwise indicated.

- 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.

- 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:

- Wood cants, nailing, curbs, 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.

- 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.

- 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).

- 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.

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.

8. 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; WCLIB or WWPW.

9. 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.

10. Dimension Lumber: Provide lumber with 19 percent maximum moisture content and any of the following species and grades:

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

11. 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 WCLIB rules or No. 3 Common per WWPW rules.

12. Insert REQUIRED PROPERTIES HERE OR INDICATE ON DRAWINGS.

Wood-Based Structural-Use Panels: Provide either all-veneer, mat-formed, 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.

13. Faced Mineral-Fiber Blanket Insulation: ASTM C 665, Type III, Class A; Category 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.

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

15. Insert REQUIRED PROPERTIES HERE OR INDICATE ON DRAWINGS.

Wood-Based Structural-Use Panels: Provide either all-veneer, mat-formed, 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.

16. Insert REQUIRED PROPERTIES HERE OR INDICATE ON DRAWINGS.

Wood-Based Structural-Use Panels: Provide either all-veneer, mat-formed, 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

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

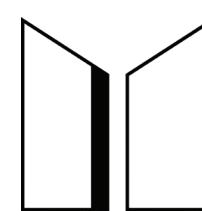
Project Representatives: Alex Quinones, Fred Wolfe

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

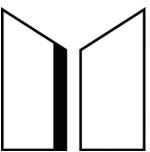




Site Map

30 West

West 30th St. Cleveland, Oh 44113



YOUNG
DESIGN
STUDIO



Southwest Corner



Northeast Corner



Northwest Corner

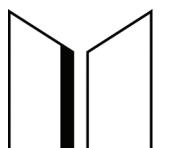


Southeast Corner

Existing Conditions

30 West

West 30th St. Cleveland, Oh 44113



YOUNG
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STUDIO



Lot to the North



Lot to the East



Lot to the South

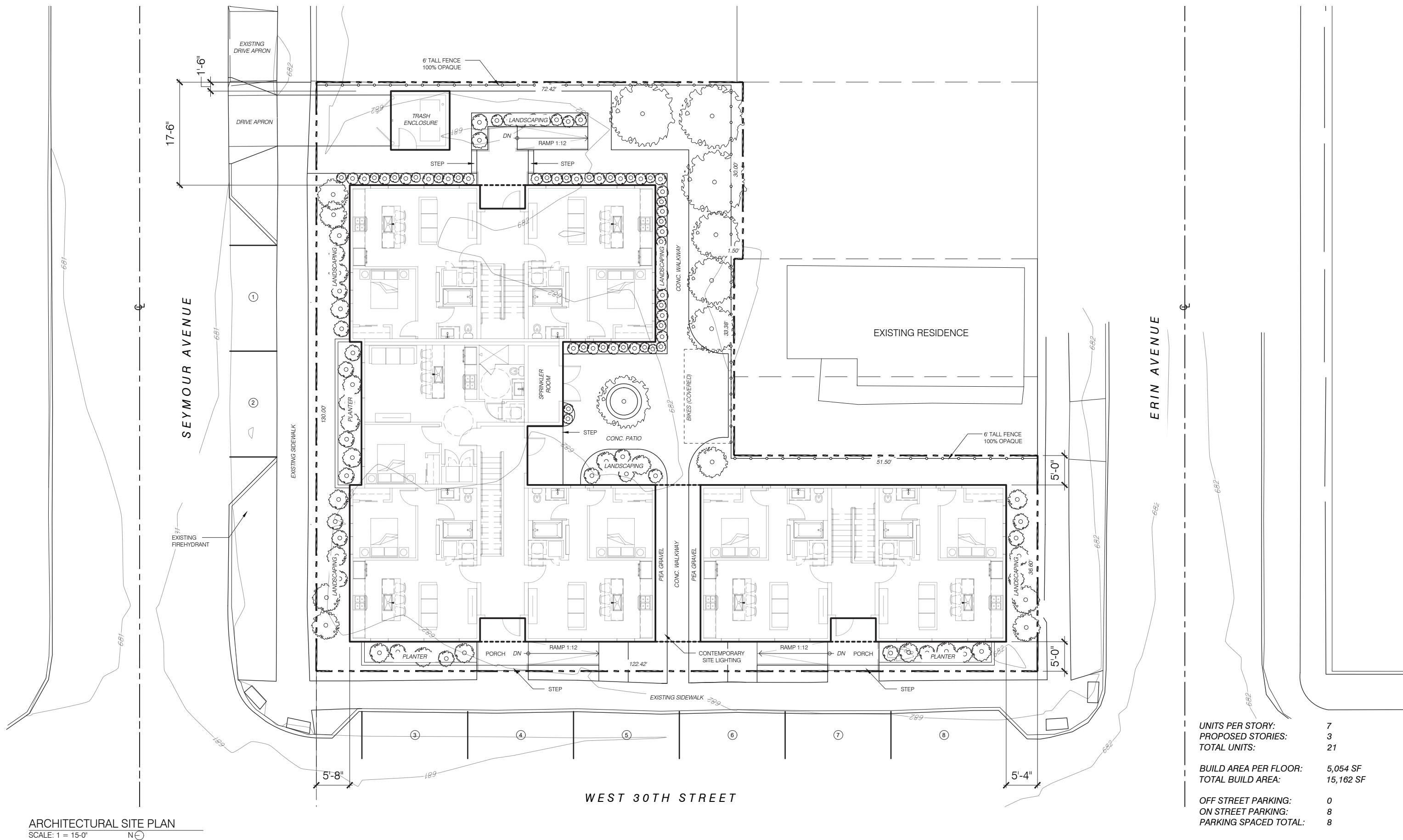


Lot to the West

Existing Conditions

30 West

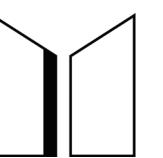
West 30th St. Cleveland, Oh 44113



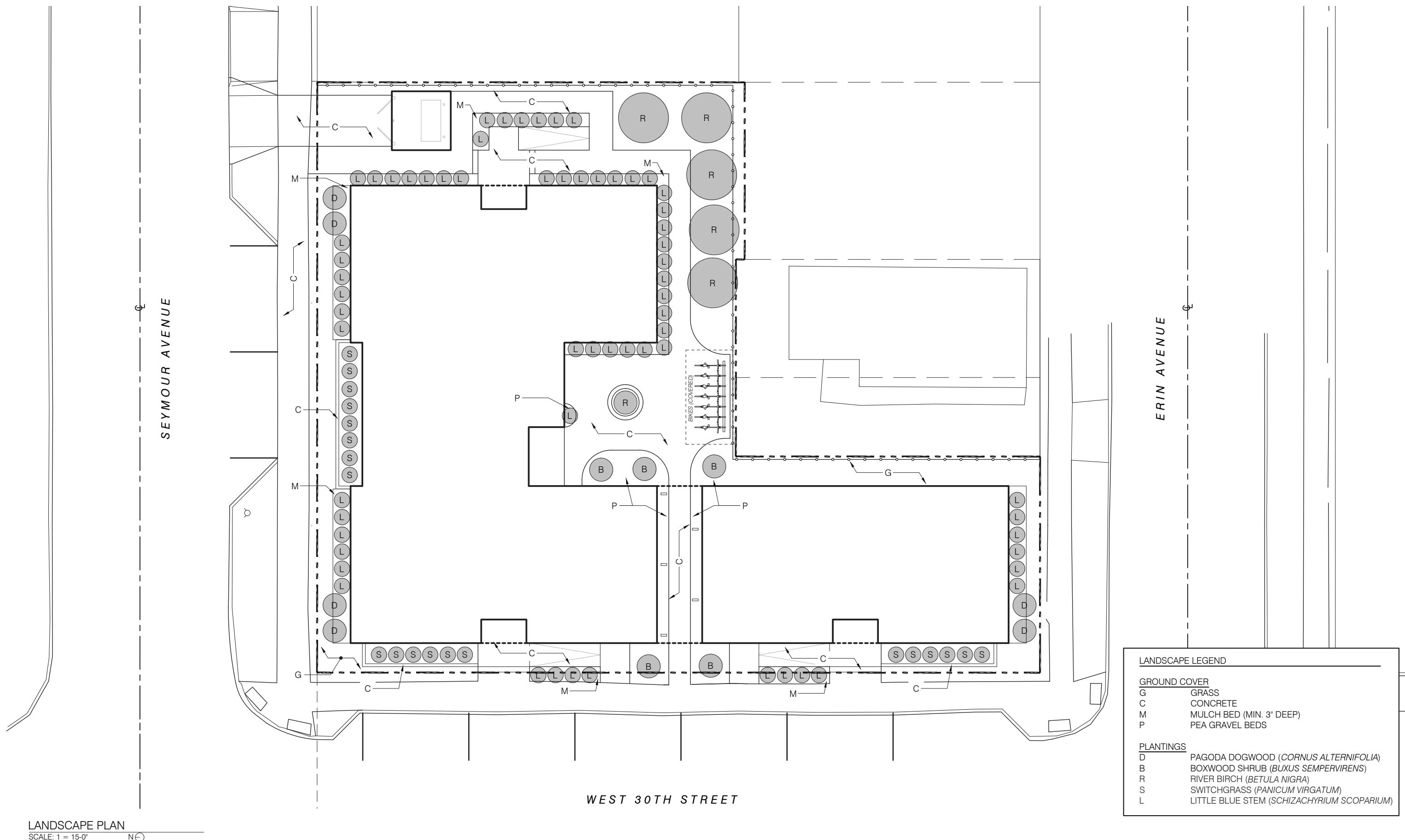
Site Plan

30 West

West 30th St. Cleveland, Oh 44113



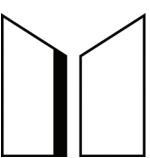
YOUNG
DESIGN
STUDIO



Landscape Plan

30 West

West 30th St. Cleveland, Oh 44113



YOUNG
DESIGN
STUDIO



PAGODA DOGWOOD
(*CORNUS ALTERNIFOLIA*)



BOXWOOD SHRUB
(*BUXUS SEMPERVIRENS*)

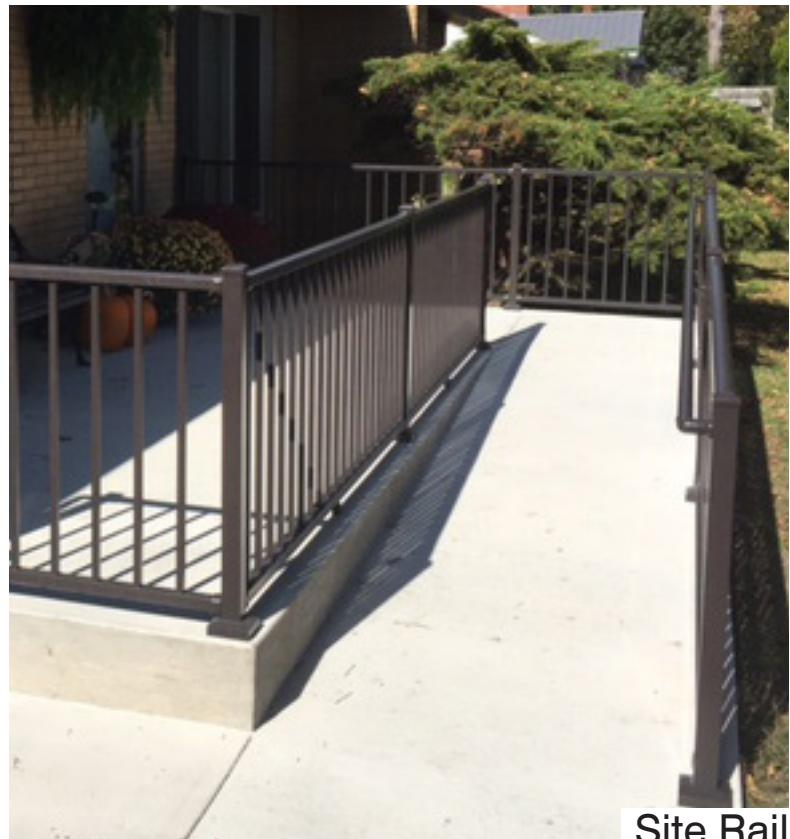


RIVER BIRCH
(*BETULA NIGRA*)

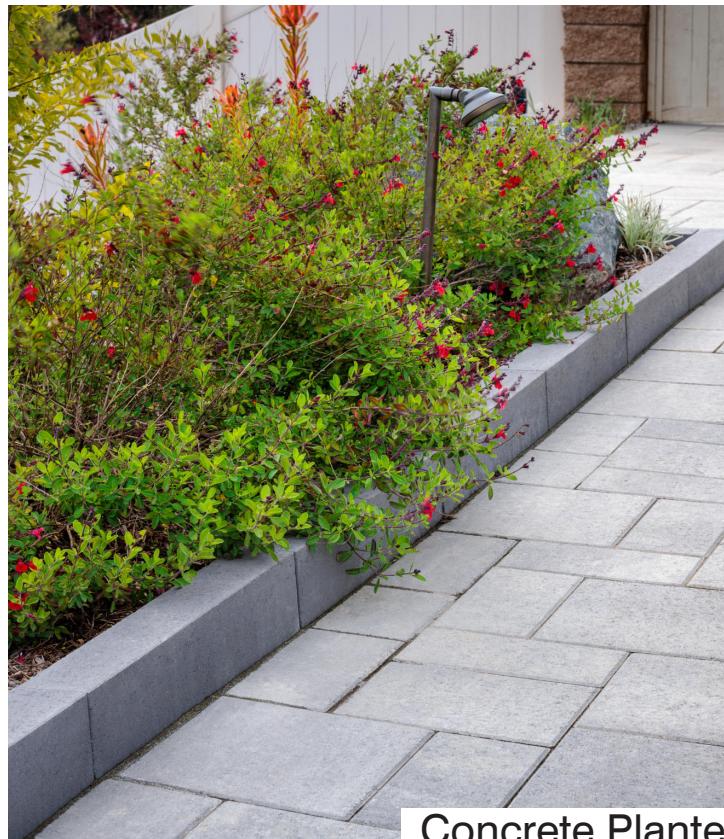


SWITCHGRASS
(*PANICUM VIRGATUM*)

LITTLE BLUE STEM
(*SCHIZACHYRIUM SCOPARIUM*)



Site Rail



Concrete Planter



Covered Bike Parking



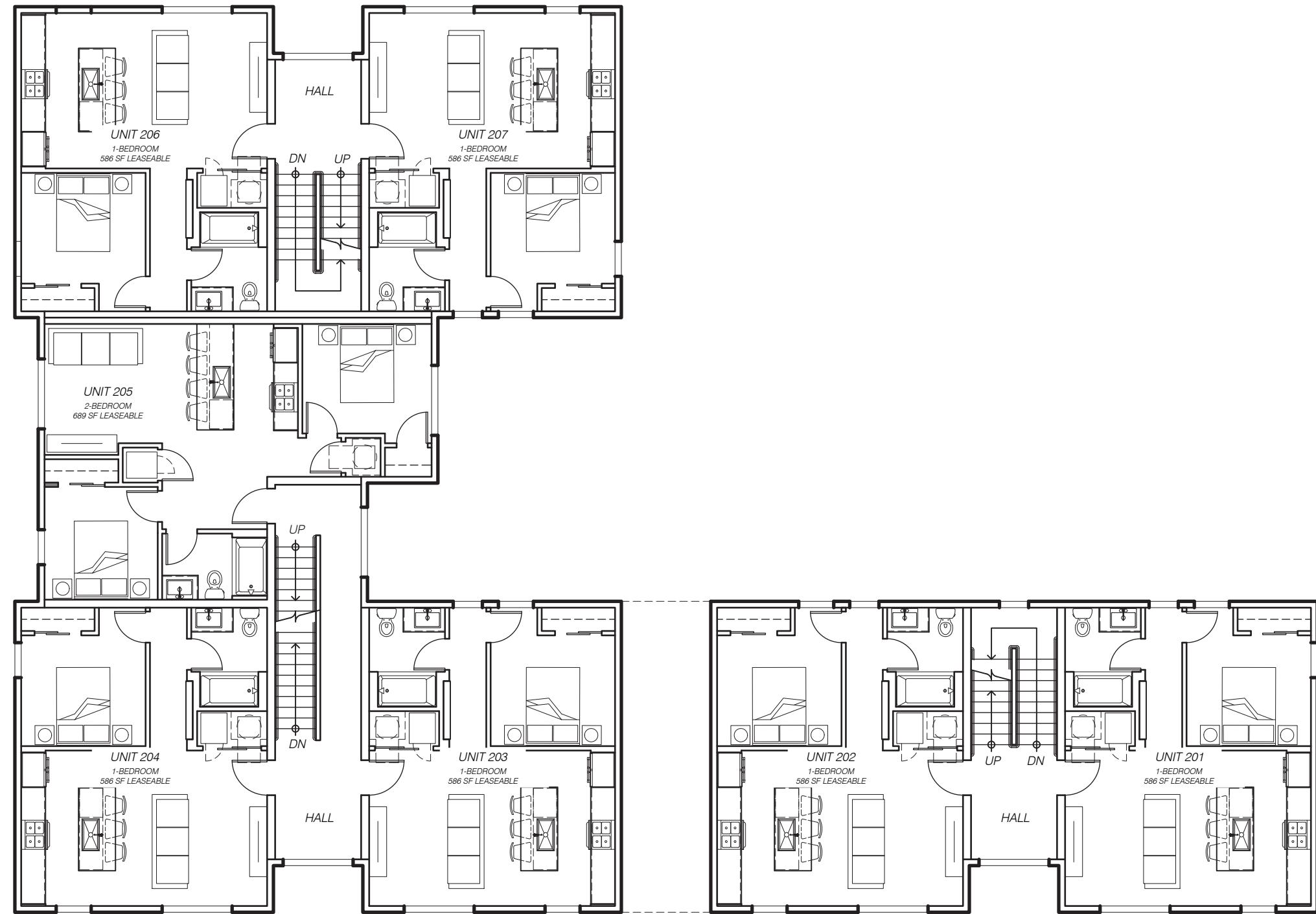
Bike Stand

Site Features

30 West

West 30th St. Cleveland, Oh 44113



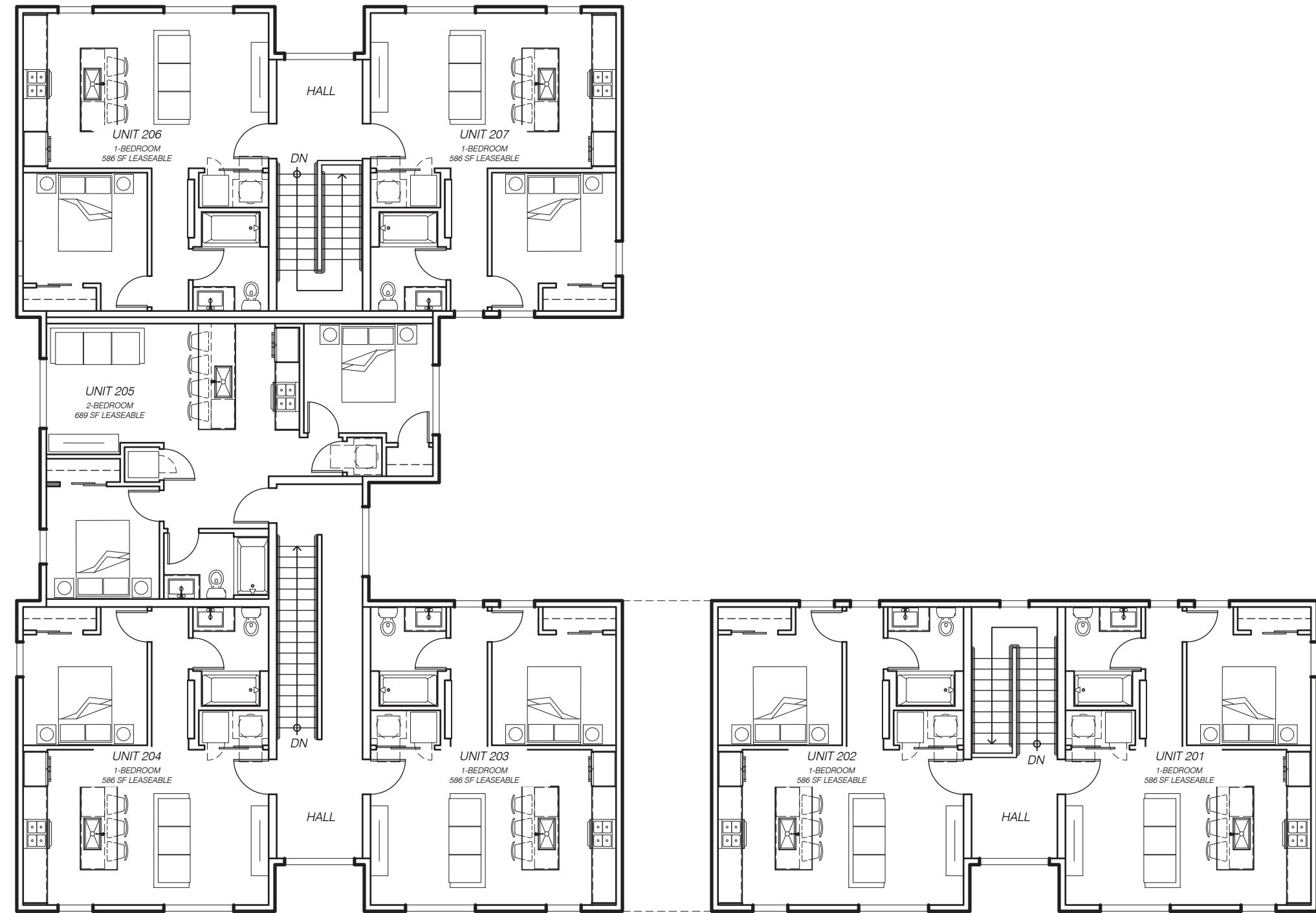


SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Floor Plans

30 West

West 30th St. Cleveland, Oh 44113



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

Floor Plans

30 West

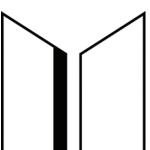
West 30th St. Cleveland, Oh 44113



Exterior Elevations

30 West

West 30th St. Cleveland, Oh 44113



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STUDIO



Exterior Elevations

30 West

West 30th St. Cleveland, Oh 44113



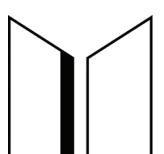
YOUNG
DESIGN
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Exterior Elevations

30 West

West 30th St. Cleveland, Oh 44113



YOUNG
DESIGN
STUDIO



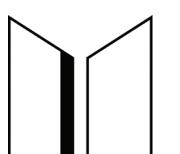
SOUTH ELEVATION

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

Exterior Elevations

30 West

West 30th St. Cleveland, Oh 44113



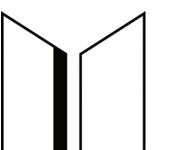
YOUNG
DESIGN
STUDIO



Front View

30 West

West 30th St. Cleveland, Oh 44113



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DESIGN
STUDIO



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

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



Cuyahoga Land Bank 2

Site Context Plan



Cuyahoga Land Bank 3

Site Context Plan



Cuyahoga Land Bank 4

Existing Conditions – Street Level 10702 Superior – Garage/Warehouse



Existing Conditions – Street Level

10708/12 Superior – Concrete Building



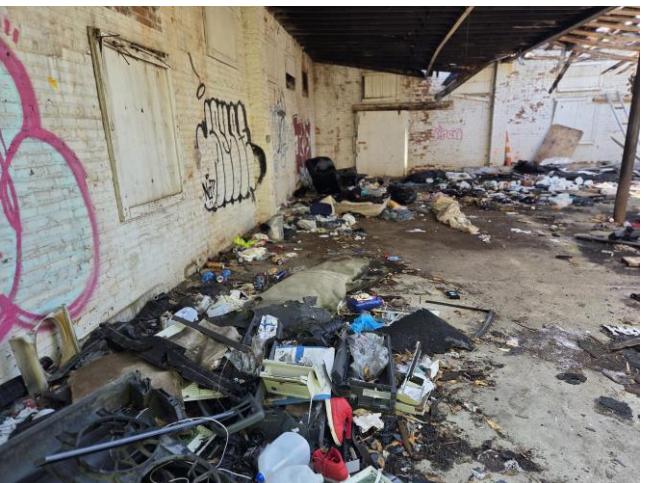
Existing Conditions – Exterior 10702 Superior Garage/Warehouse



Existing Conditions – Exterior 10708/12 Superior Concrete Building



Existing Conditions – Interior 10702 Superior Garage/Warehouse

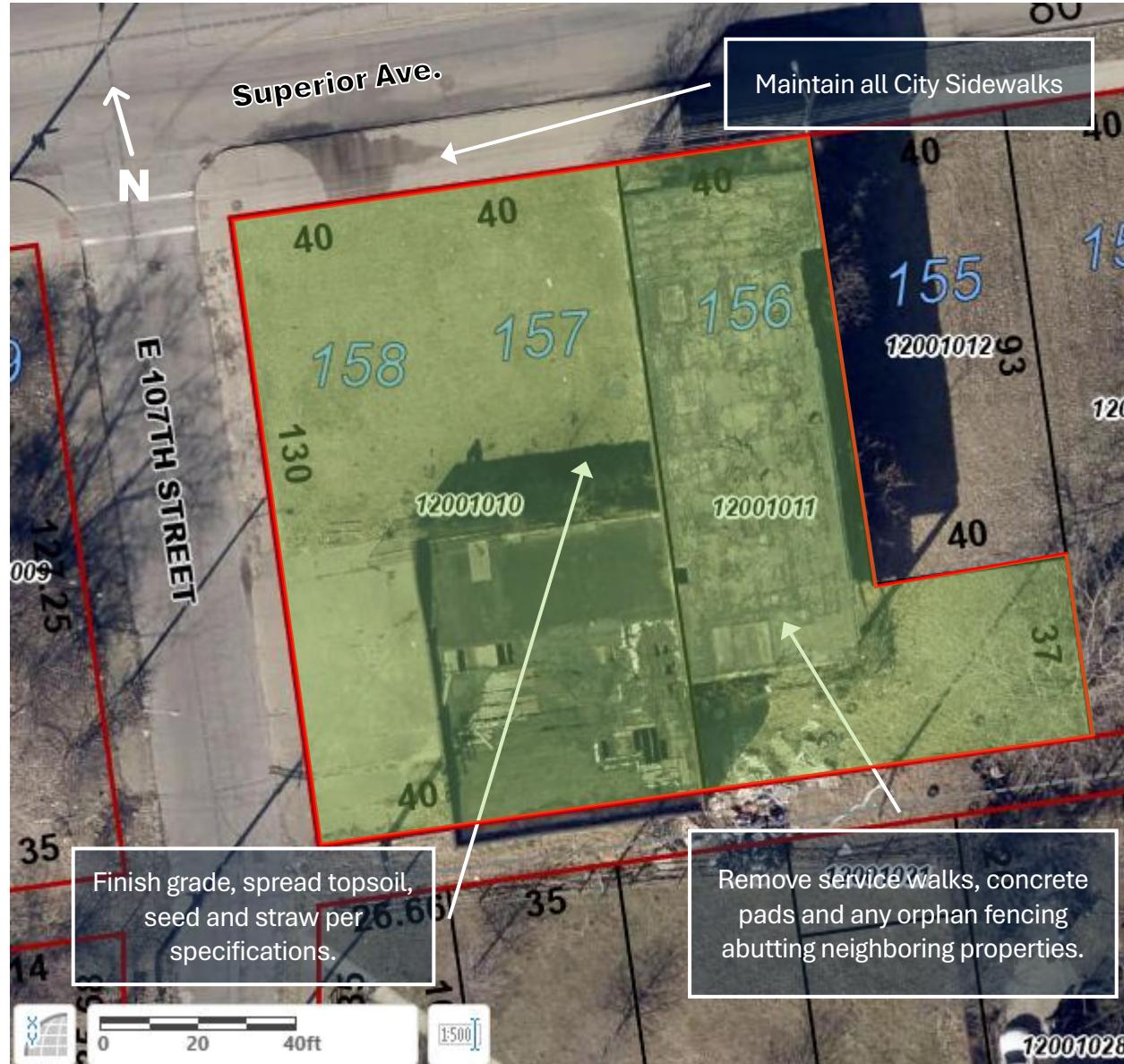


Existing Conditions – Interior

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

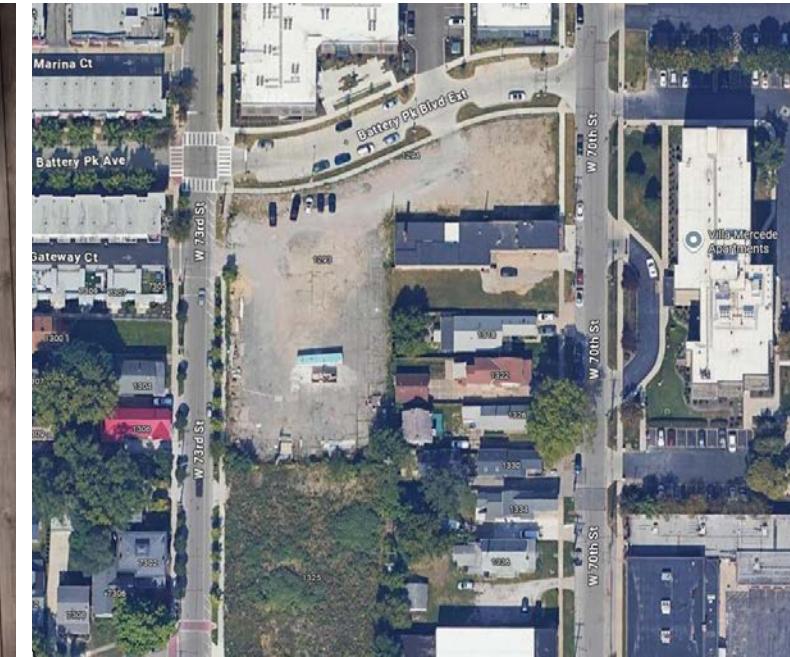
Type: New Construction – Residential

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

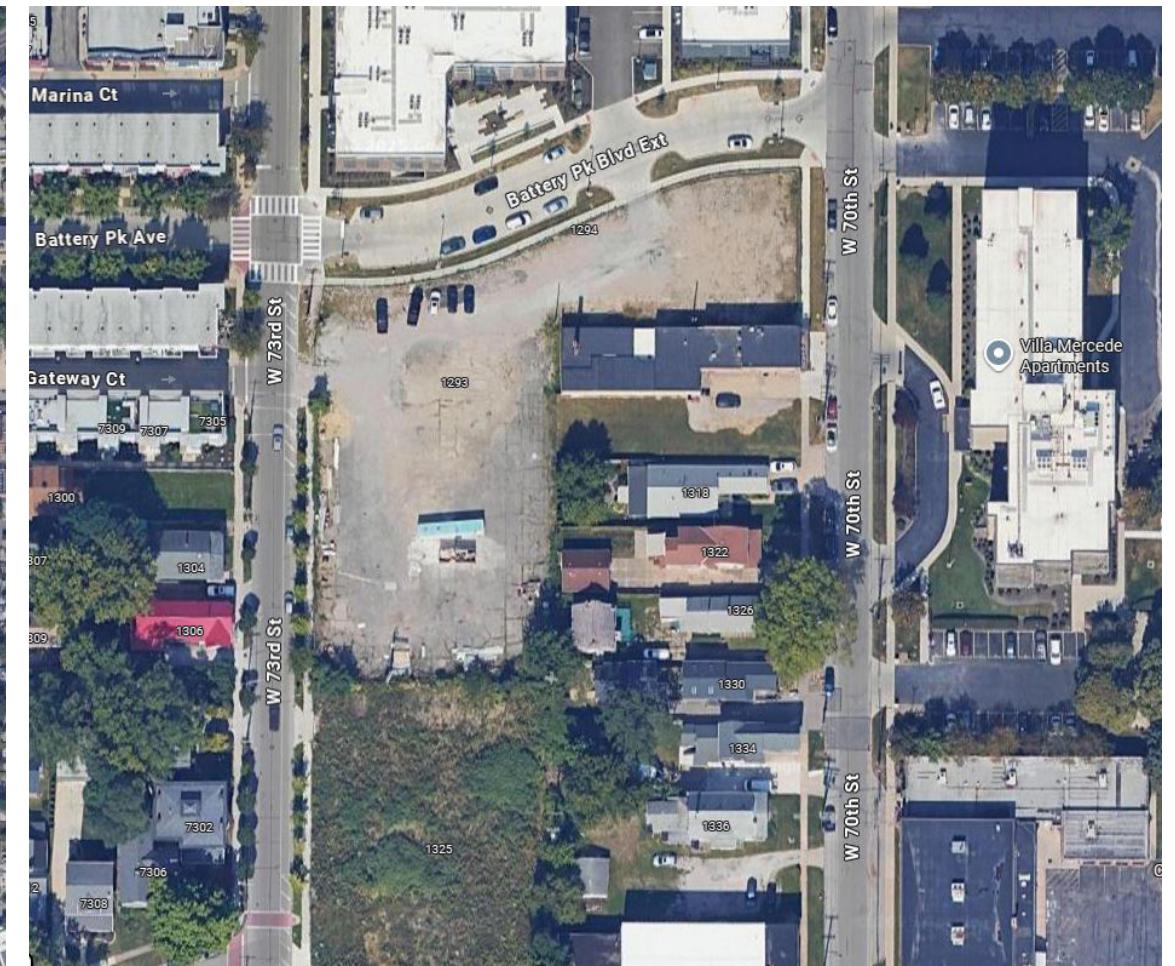
Schematic Design Review Submittal Package

12.24.2025.EAO



District Aerial & Site Location

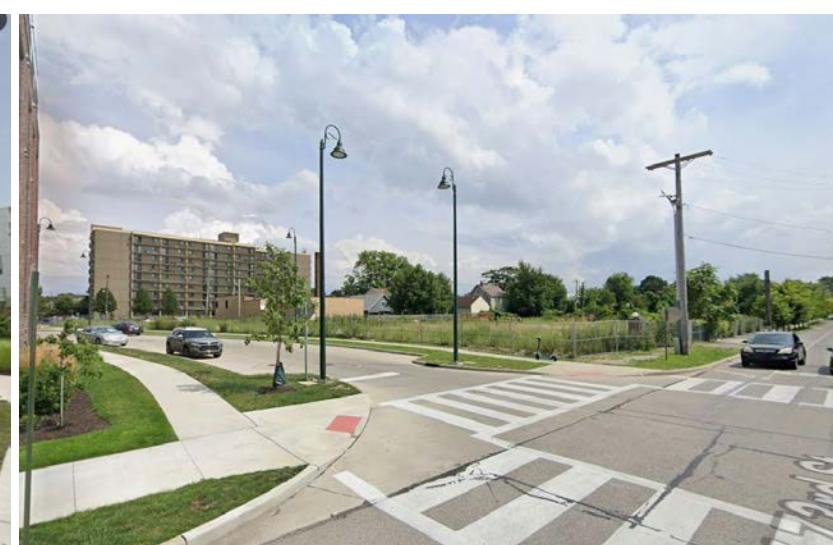
Parcel: 002-07-058
W 73rd ST, Cleveland, OH 44102



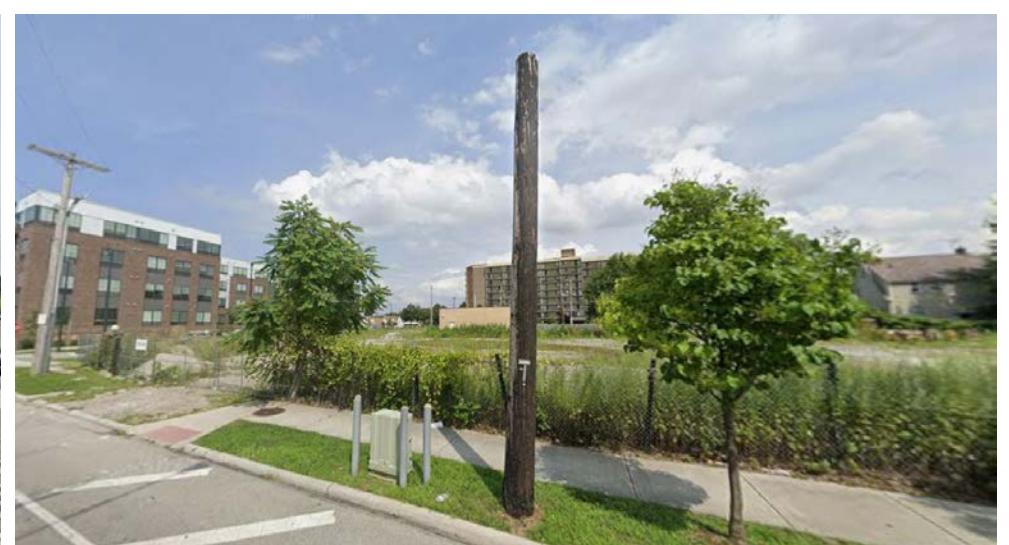
Existing Site Aerial



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



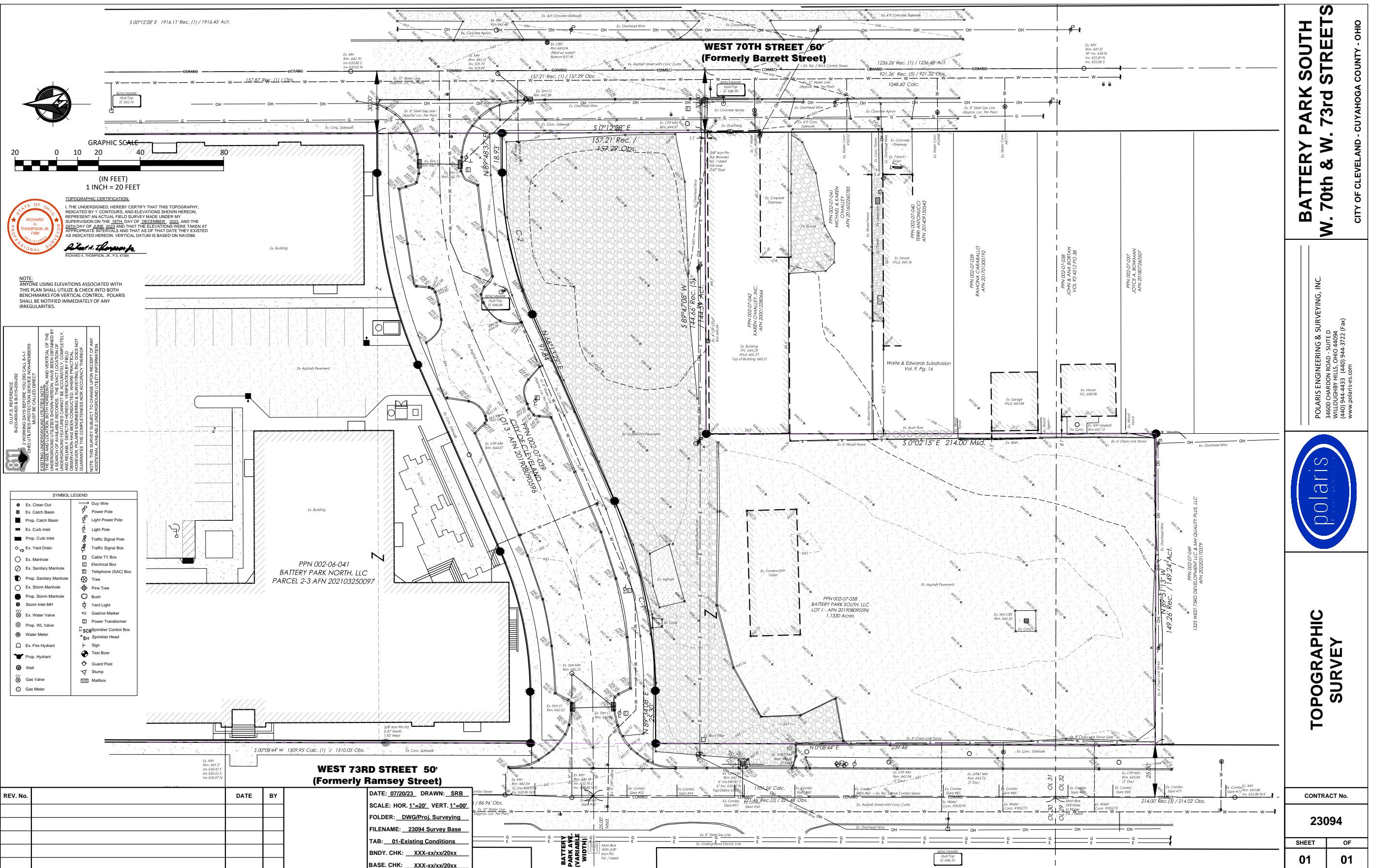
View of Site From Northwest (Corner of Battery Park Blvd & West 73rd Street)



View of Site From West 73rd Street

Existing Site Photos

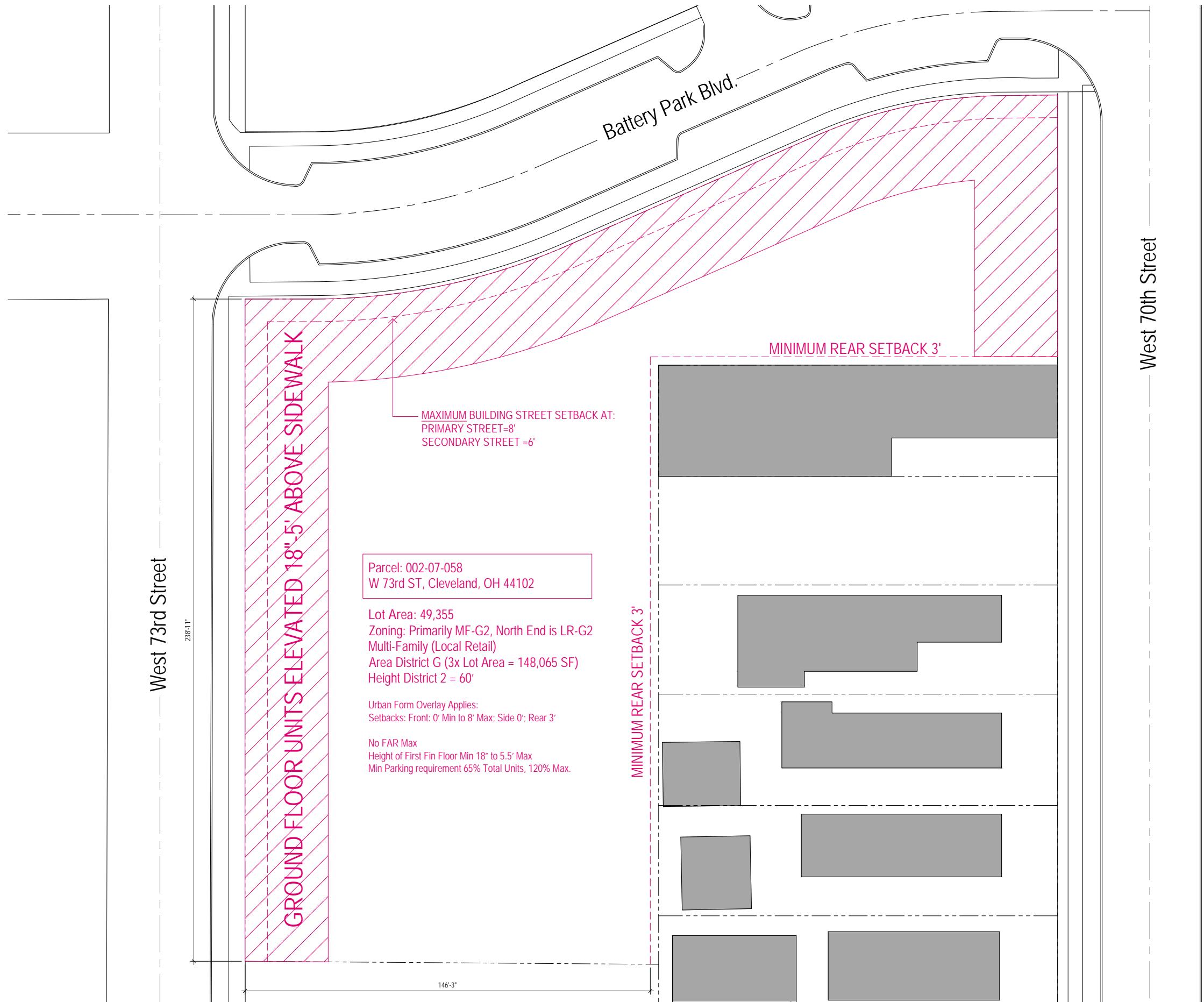
West 73rd **Schematic** Design Review Submittal.12.24.2025.EAO



Existing Site Survey

For Existing Conditions Reference Only, Not to Scale

West 73rd **Schematic** Design Review Submittal.12.24.2025.EAO



Site Summary

West 73rd **Schematic** Design Review Submittal.12.24.2025.EAO



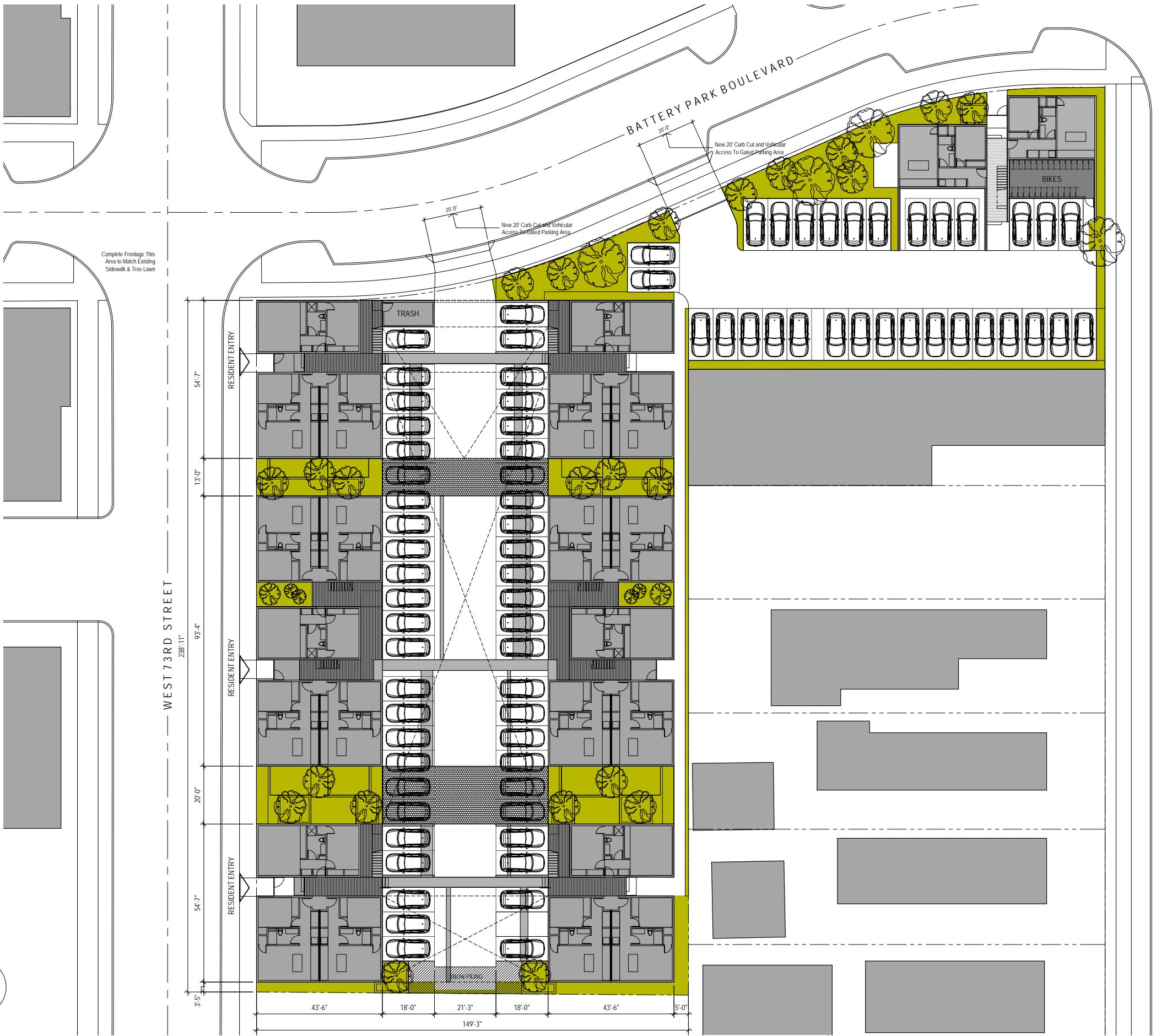
Project Summary

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 OBJECTIVES:

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.

Project Summary & Objectives



Site Plan & Schematic Landscaping Plan

West 73rd **Schematic** Design Review Submittal.12.24.2025.EAO



Grasscrete Pervious Paving Ornamental Trees at Gardens



Board-Fomed Concrete Planters Street Trees and Larger Planted Areas

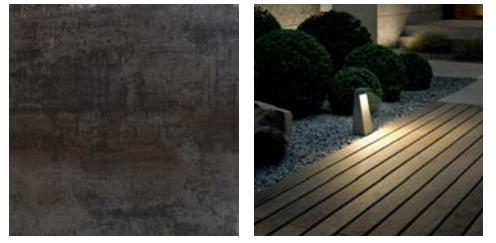
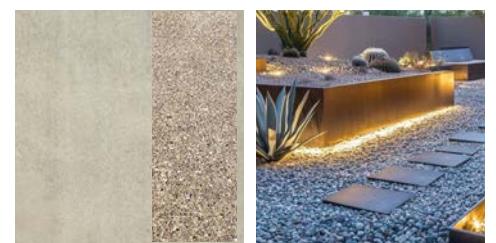


Plate Steel Planters Low-Level Path Lighting

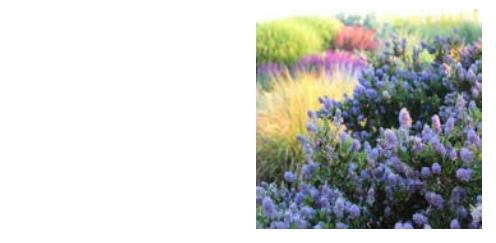


Concrete Flatwork, Broom Finish & Exposed Aggregate Accents





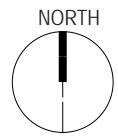
Ornamental Grasses



Flowering Shrubs

Landscape Materials

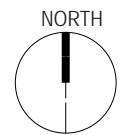
Landscape Materials
Focus on durable, tactile materials to elevate the ground-plane as a signature element of the project. Orient the design strategy to incorporate a comprehensive stormwater system as a signature feature.



Ground Floor Plan

West 73rd Schematic Design Review Submittal.12.24.2025.EAO

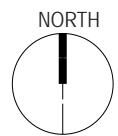




Second Floor Plan

West 73rd Schematic Design Review Submittal.12.24.2025.EAO

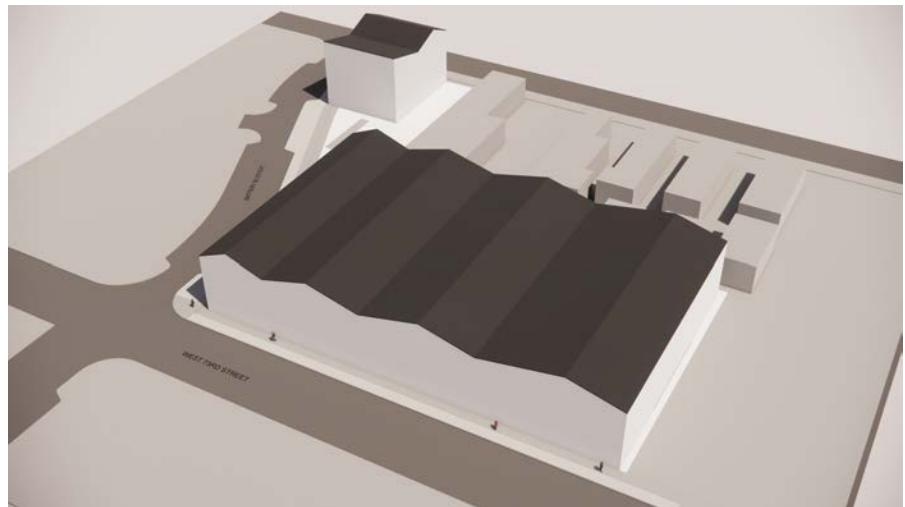




Third Floor Plan

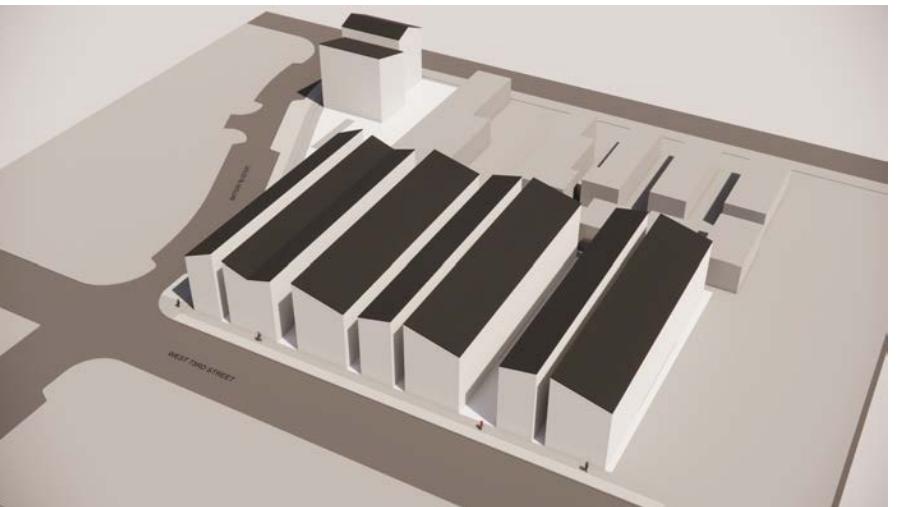
West 73rd Schematic Design Review Submittal.12.24.2025.EAO





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.



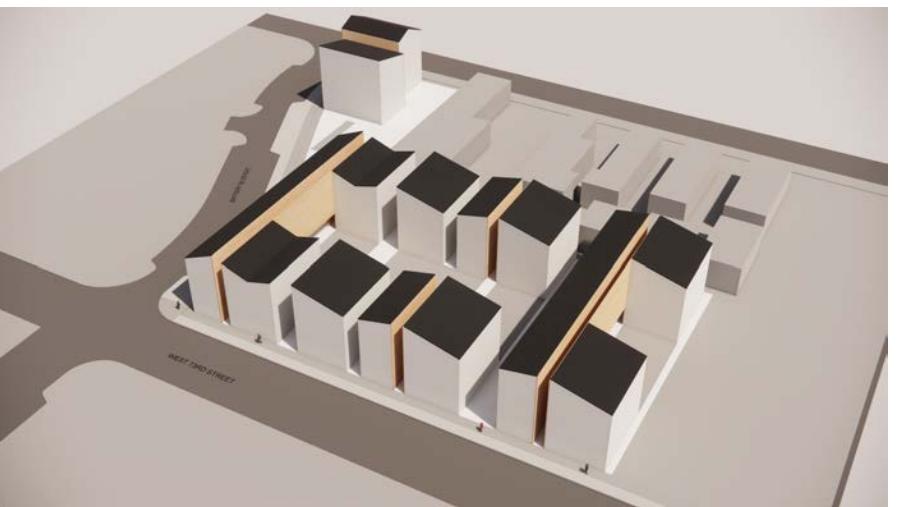
2. Graining the Site

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 breath.



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 touchpoints 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



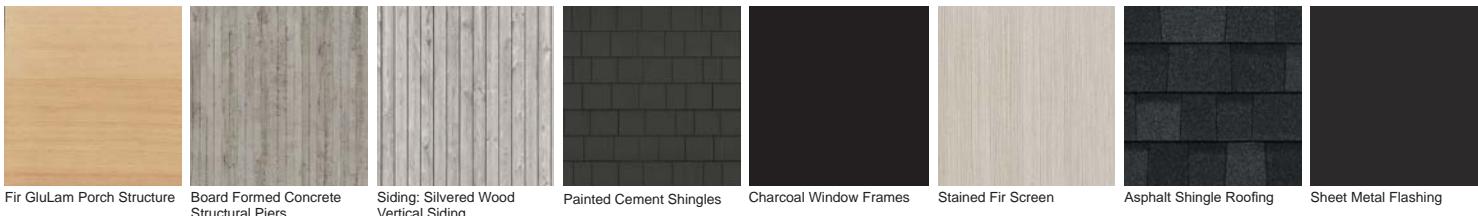
West Elevation (west 73rd Street)



South Elevation



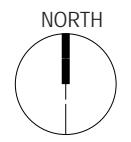
North Elevation (Battery Park Boulevard)



Exterior Materials

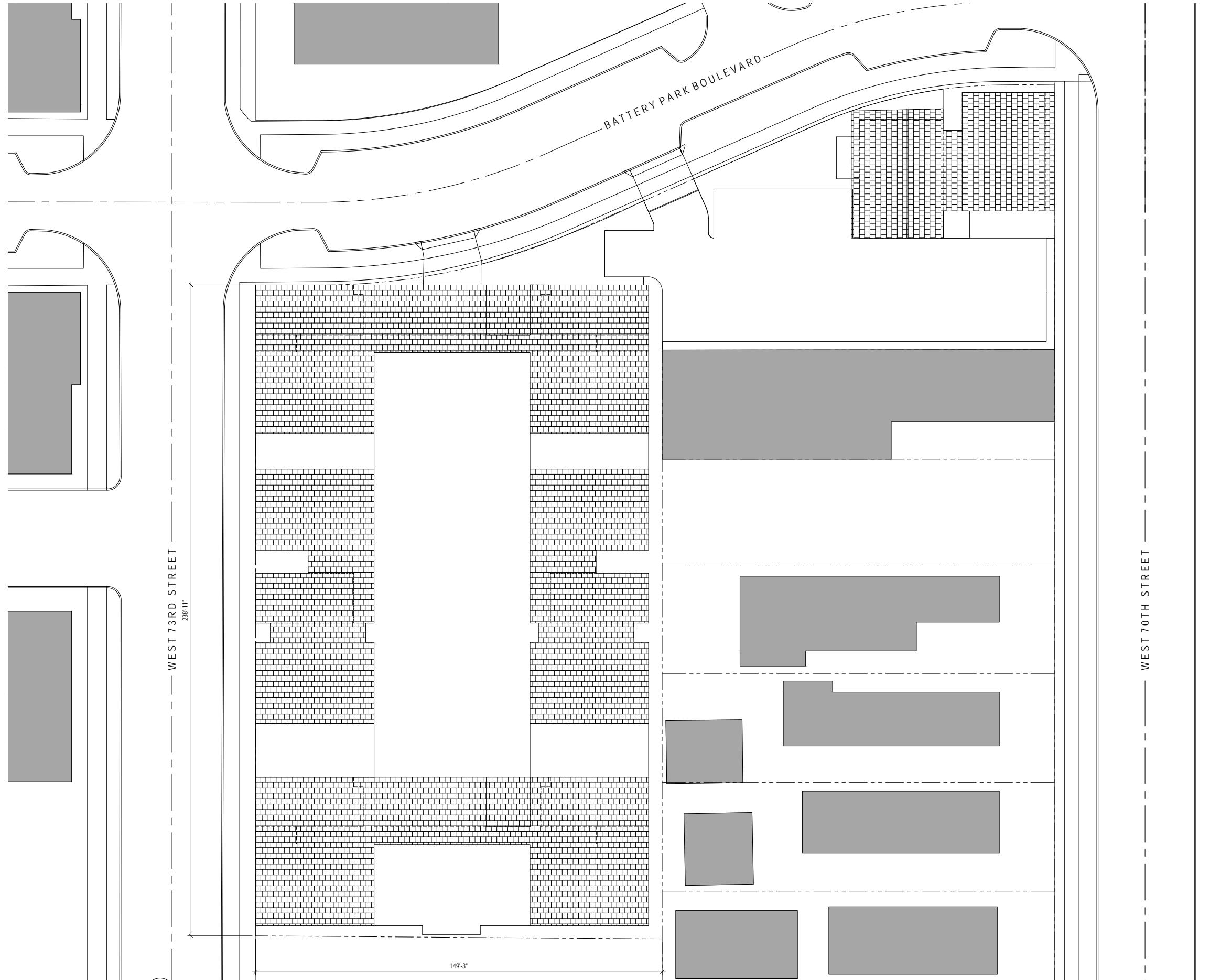
Focus on cost-effective, textural fields of materials with natural exposed structural materials at central circulation areas. Enhance opportunities for better thermal envelope, solar orientation, and cross-ventilation.

Schematic Project Elevations



Roof Plan

West 73rd Schematic Design Review Submittal.12.24.2025.EAO









Primary Parking Court



Parking Court Porches



Parking Court In The Evening



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

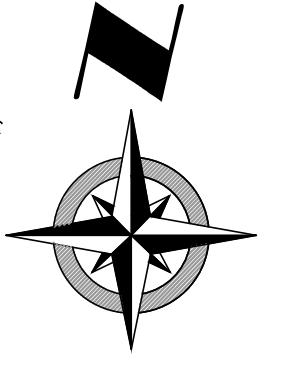
Ward 7: Council Member Austin N. Davis

SPA: Detroit Shoreway

SMYRNA CHURCH

SCHEMATIC DESIGN REVIEW

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



EXISTING CONDITIONS

POLARIS ENGINEERING & SURVEYING, INC.
3460 CHARDON ROAD, SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polarises.com



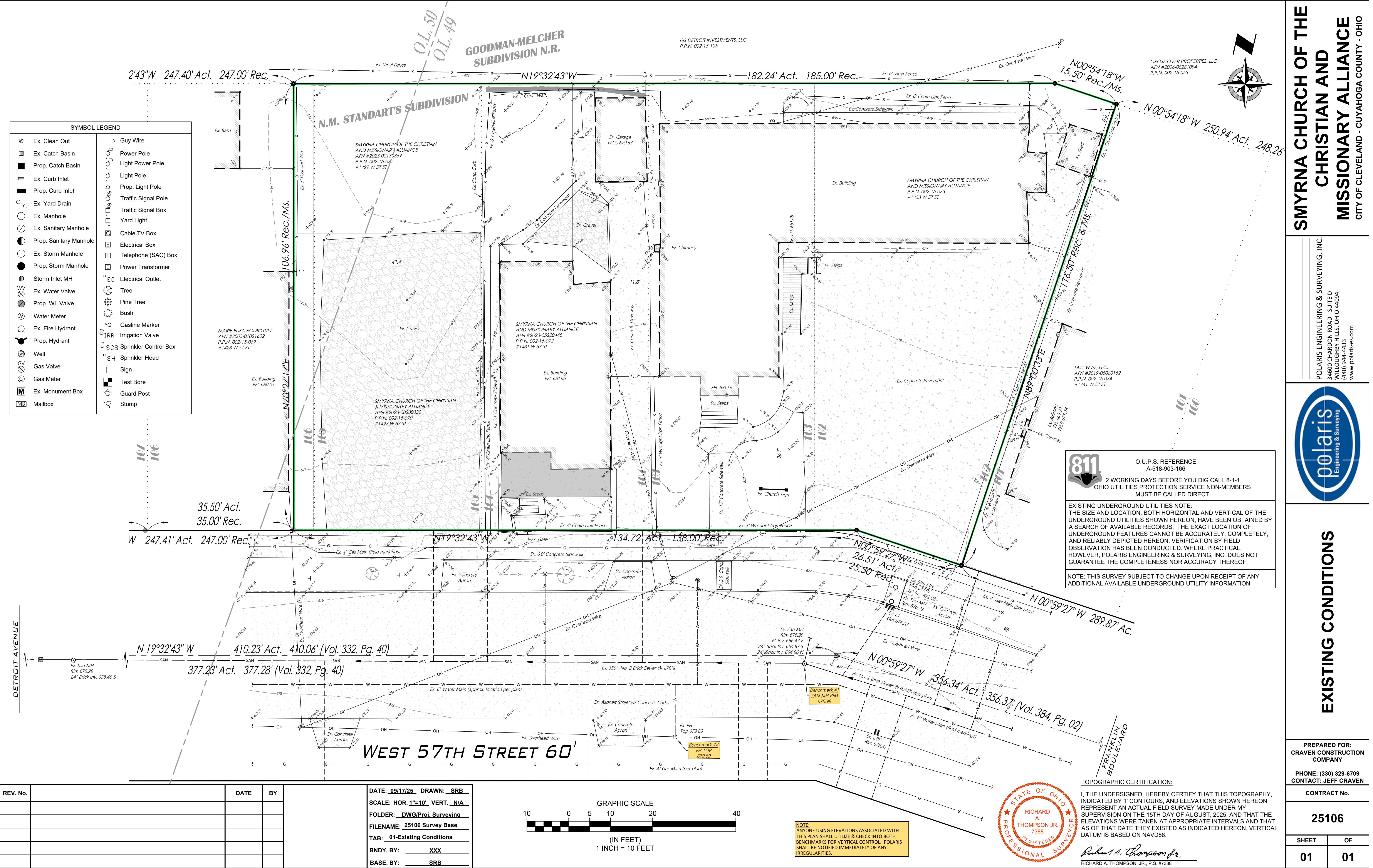
CROSS OVER PROPERTIES, LLC
P.P.N. 002-15-053

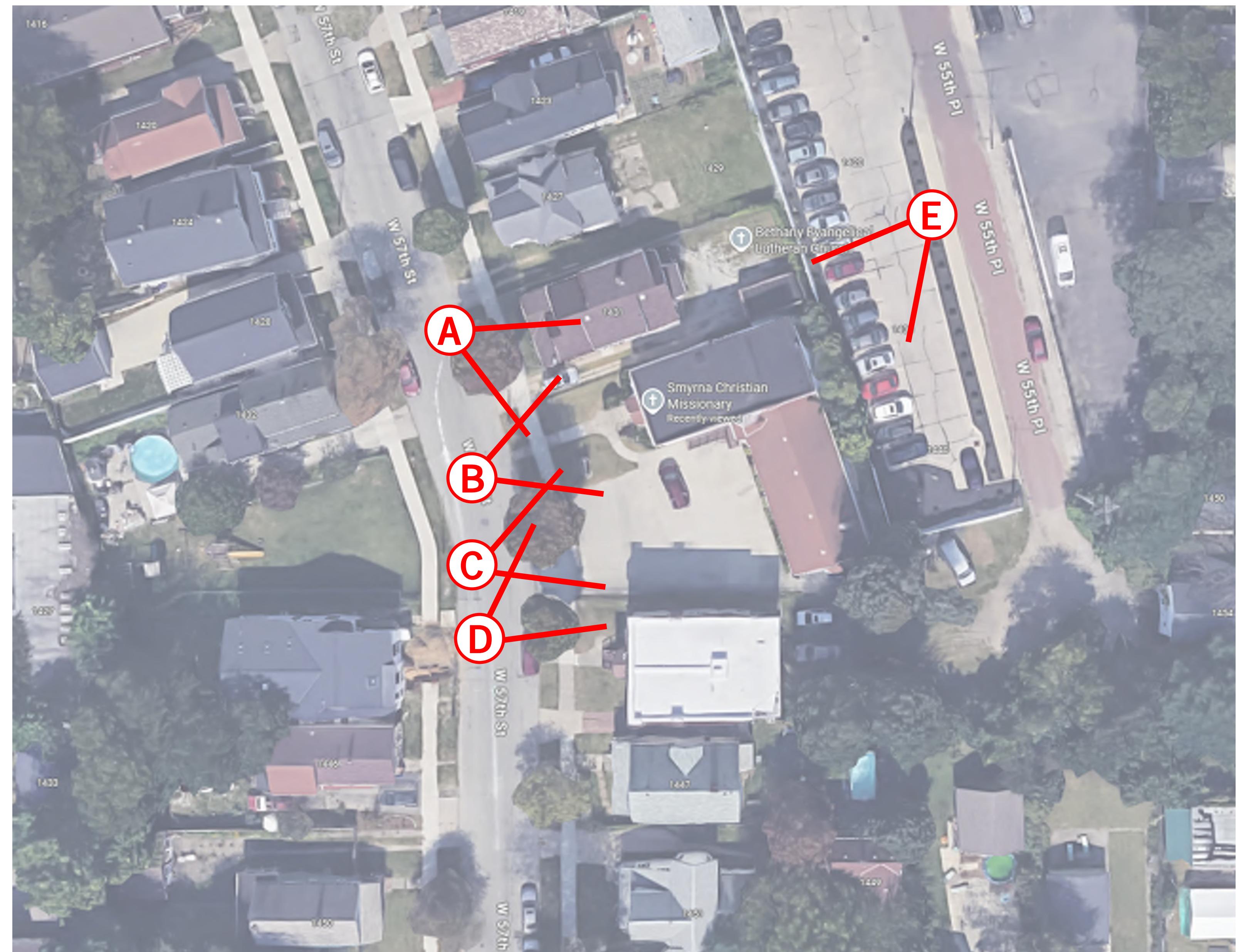
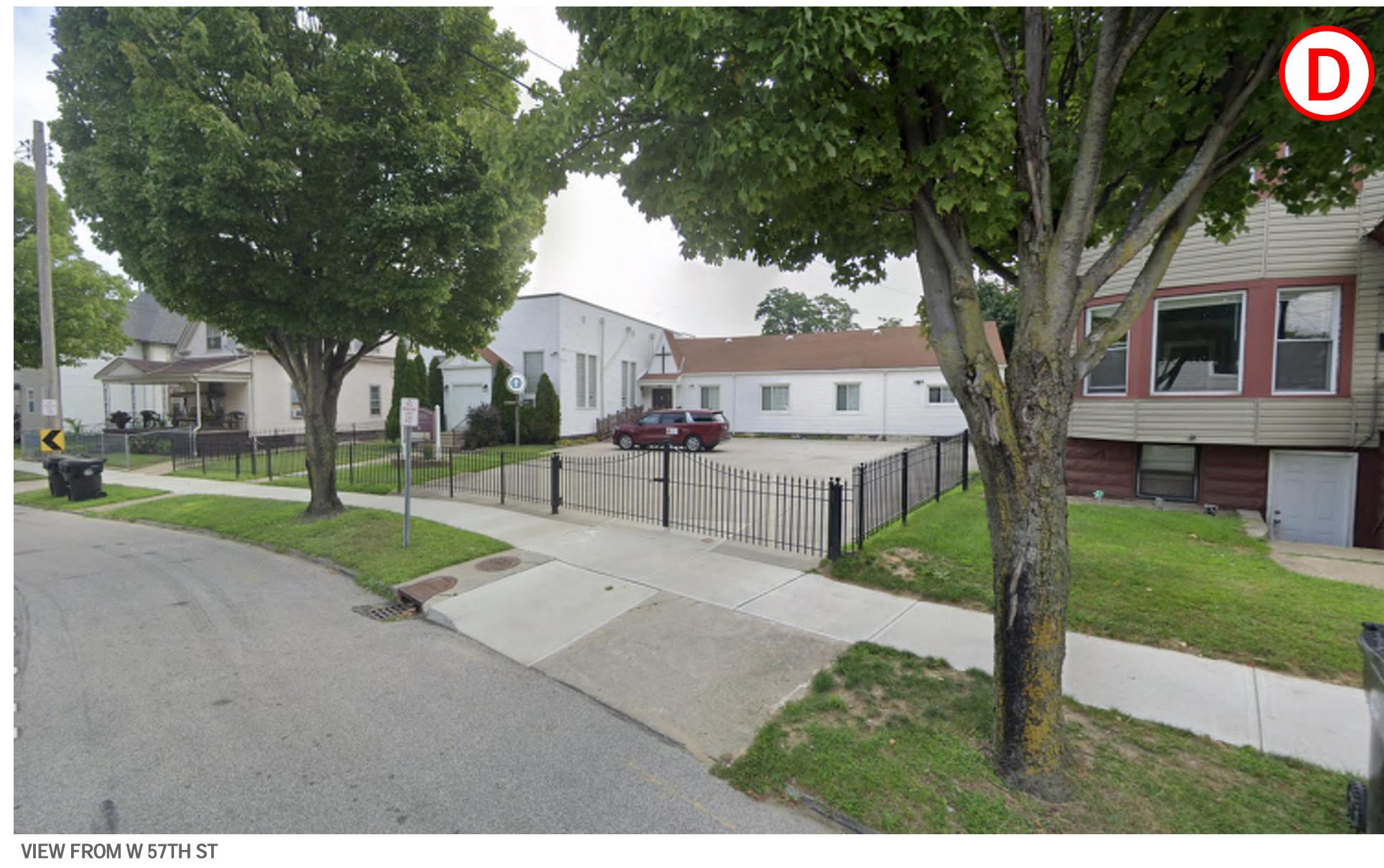
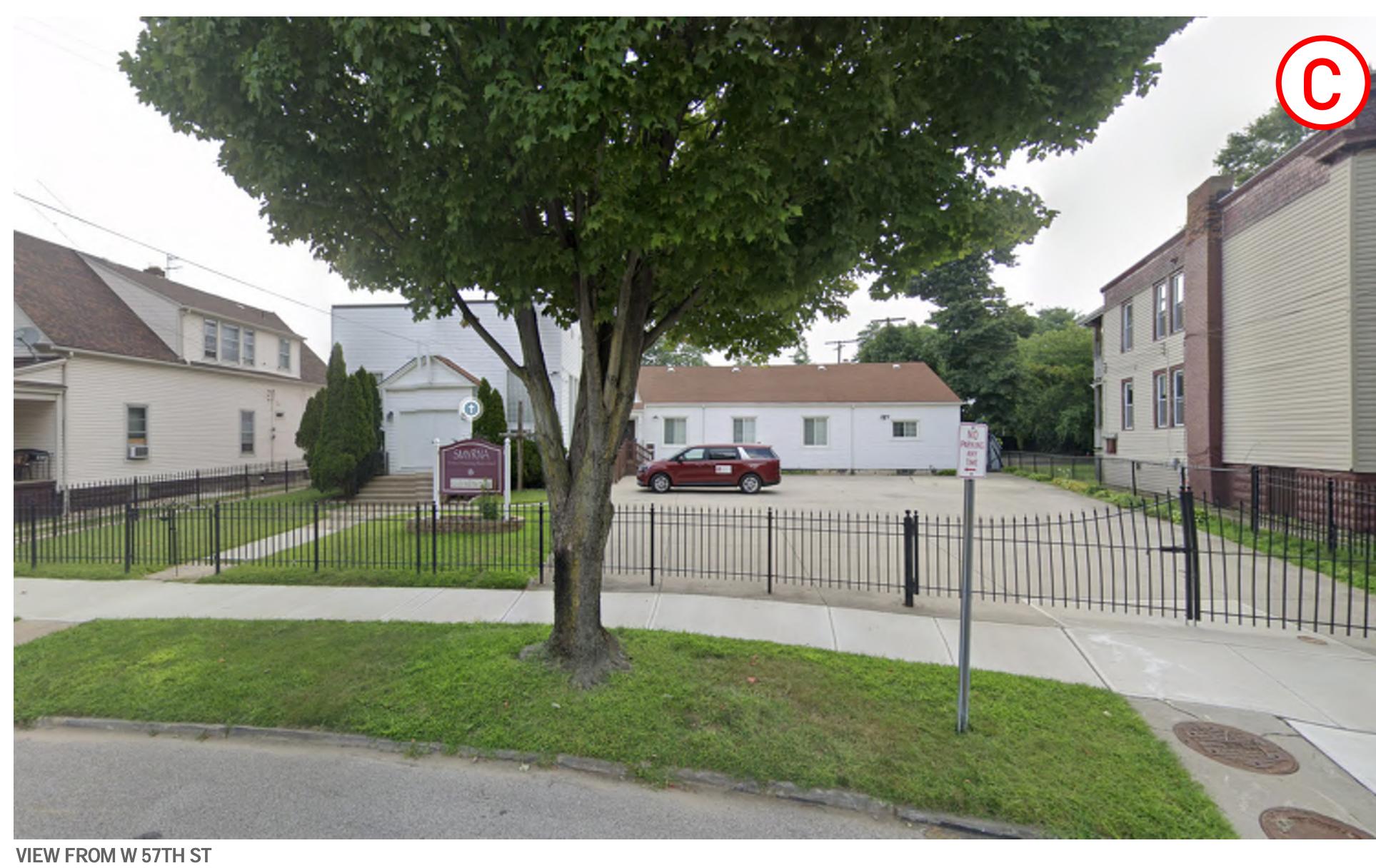
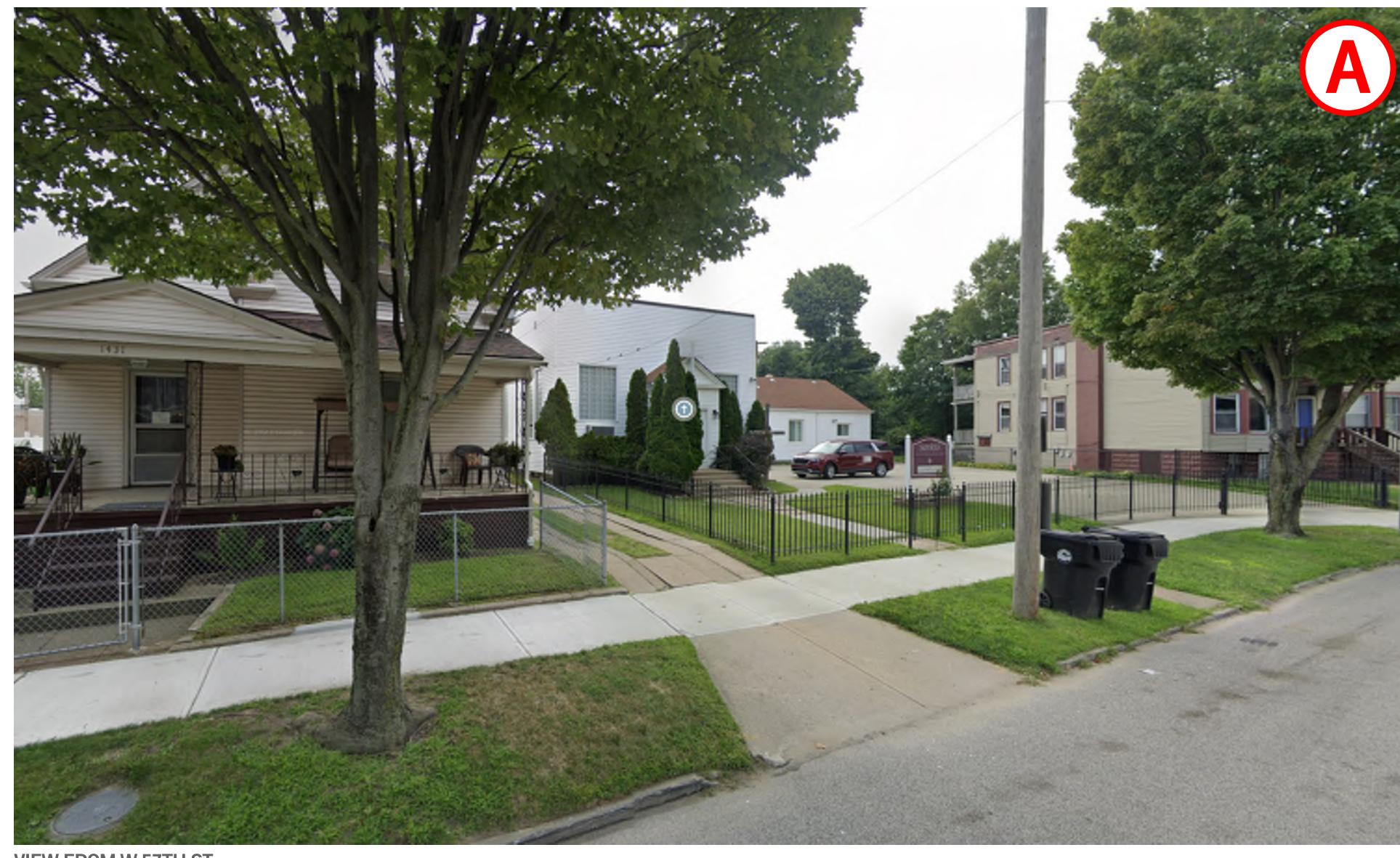
GS DETROIT INVESTMENTS, LLC
P.P.N. 002-15-105

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.





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CHRISTIAN + MISSIONARY ALLIANCE CHURCH

PROJECT ADDRESS
1433 W 57TH ST
CLEVELAND, OH 44102

PRICING SET
12.20.2025

ISSUE DATE

AUTORISATION

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DRAWING NO.

EXISTING CONDITIONS

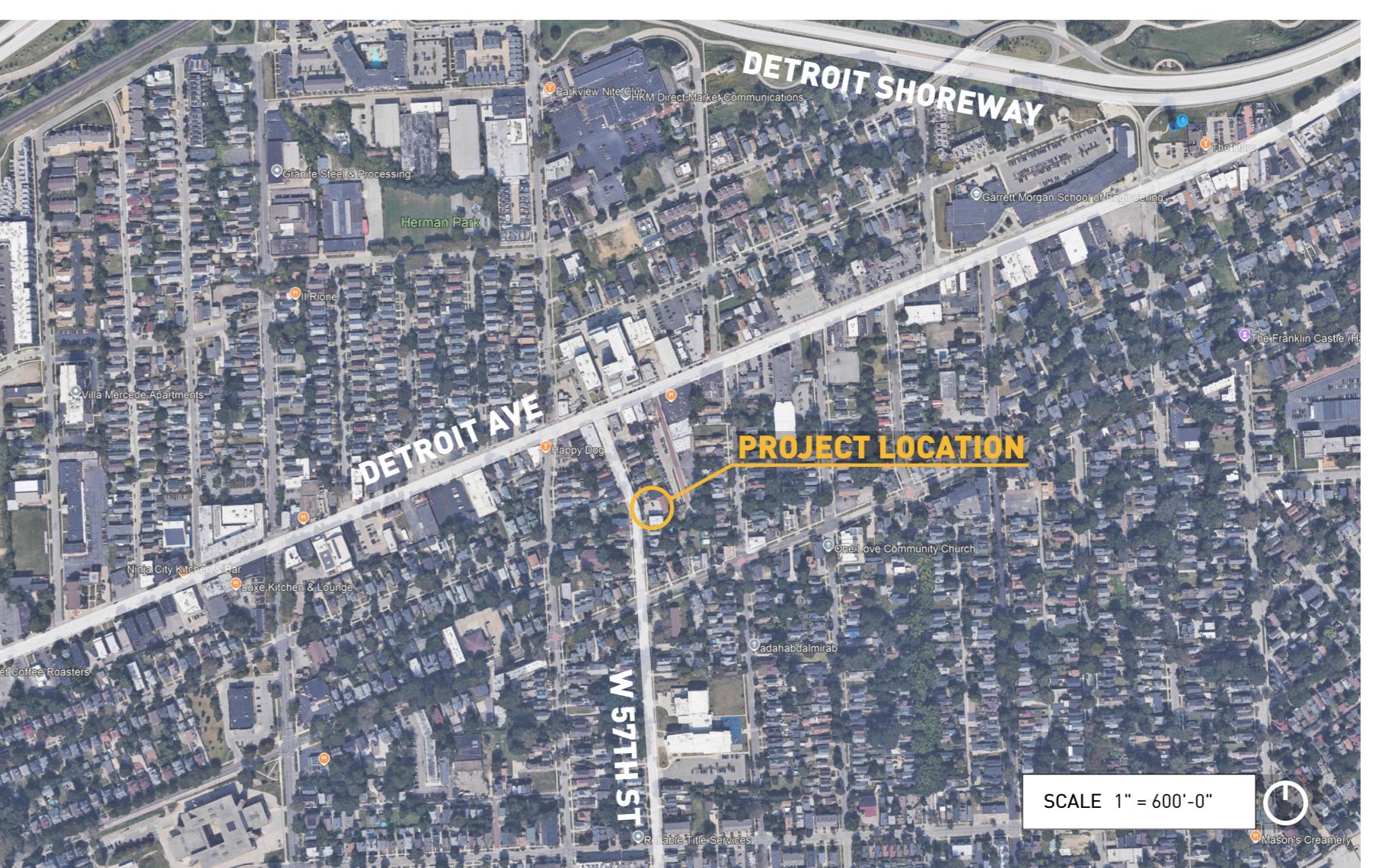
G100



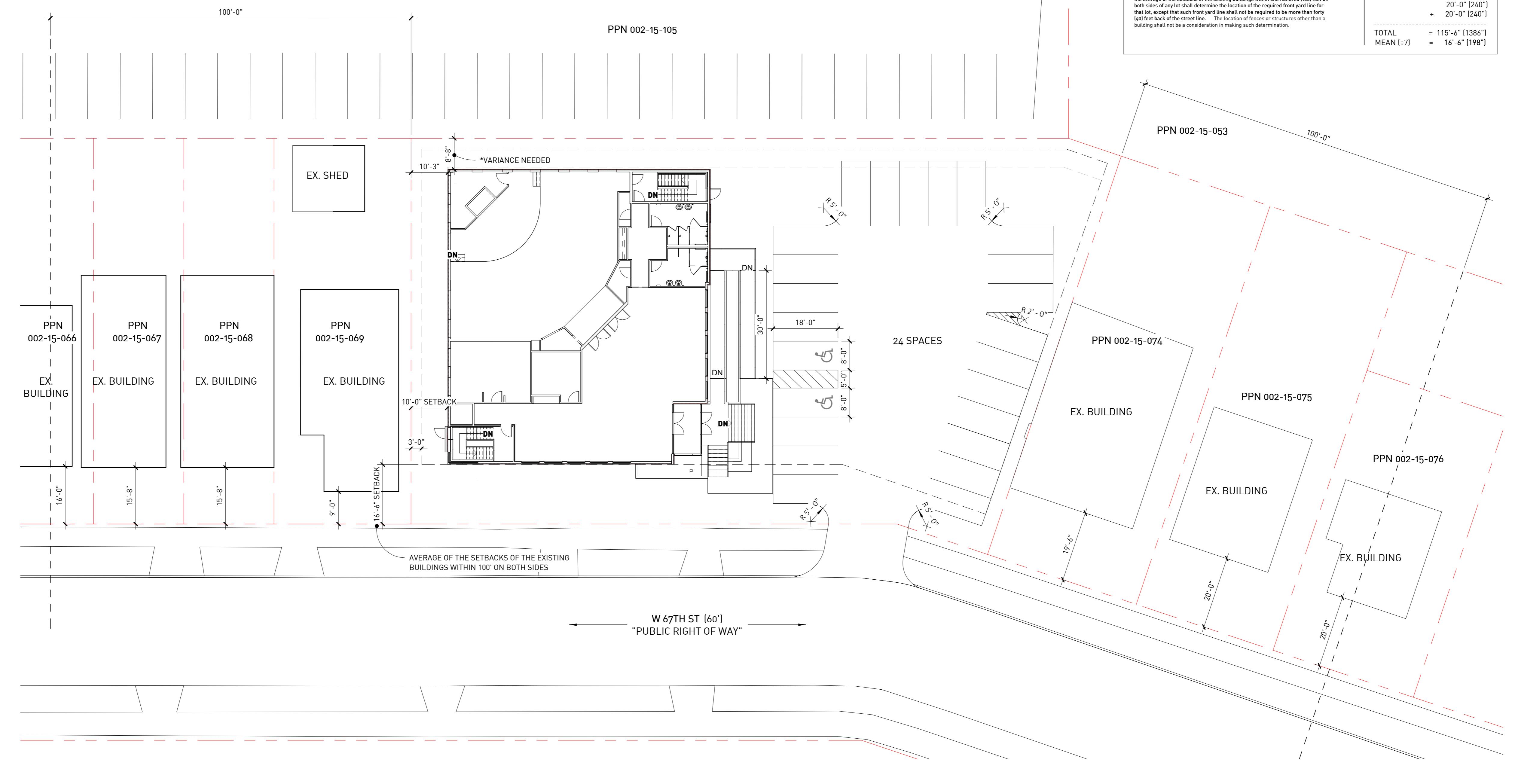
SMYRNA

CHRISTIAN + MISSIONARY ALLIANCE CHURCH

ARCHITECTURAL SITE PLAN



| FRONT YARD SETBACK | |
|--------------------|-------------------|
| 15'-6" [186"] | 15'-6" [186"] |
| 15'-6" [186"] | 15'-6" [186"] |
| 9'-6" [114"] | 9'-6" [114"] |
| 9'-6" [114"] | 20'-0" [240"] |
| | + 20'-0" [240"] |
| TOTAL | = 115'-6" [1384"] |
| MEAN (-7) | = 16'-6" [198"] |



PROJECT SUMMARY

The project consists of the addition 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 | SETBACKS | REQ'D FRONT YARD REQ'D SIDE YARD REQ'D REAR YARD | APPROX. 10'-0" [MIN.] 3'-0" [MIN.] 20'-0" [MIN.] | PROVIDED 12'-6" PROVIDED 10'-3" PROVIDED 12'-8" |
| PARCEL ID | 00215073 | HEIGHT | HEIGHT DISTRICT MAX. HEIGHT ALLOWED PROPOSED | 1 35'-0" 27'-4 1/2" | |
| ZONING DISTRICT | 2F-B1 | PARKING | REQ'D SPACES CALC TOTAL REQ'D SPACES PROVIDED REQ'D ACCESSIBLE PROVIDED | 1 SPACE : 6 SEATS (142 SEATS TOTAL) 24 1 2 | |
| OVERLAY DISTRICTS | DESIGN REVIEW LOCAL LANDMARK PUD | NOTES | SOURCES | CLEVELAND ZONING CODE CITY ZONING MAP | |
| USE | EXISTING PROPOSED | | SURVEY REFERENCE | BOUNDARY/TOPO BY RICHARD THOMPSON JR. DATED 09.17.2025 | |
| SITE METRICS | LOT AREA BUILDING FOOTPRINT + LOWER LEVEL GROUND LEVEL GROSS FLOOR AREA PARKING LOT AREA Hardscape Area DISTRICT B FAR/MAX GFA LIMIT FAR ALLOWED FAR PROPOSED *VARIANCE REQUIRED* | | | | |
| | 19,399 SF (0.4453 AC) 5,856 SF 5,675 SF 5,864 SF 11,529 SF 6,782 SF 1,174 SF 0.50 x 19,399 SF 9,700 SF 0.59 x 19,399 SF 11,529 SF *VARIANCE REQUIRED* | | | | |

SITE LOCATION MAP

| | |
|-----------------|--|
| PROJECT ADDRESS | 1433 W 57TH ST CLEVELAND, OH 44102 |
| PRICING SET | 12.20.2025 |
| ISSUE DATE | |
| AUTHORIZATION | THESE DRAWINGS, DESIGN CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF AODK, INC. AND ARE FOR CONSTRUCTION ONLY AT THE SITE. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM AODK, INC. |
| JOB NO. | 25.23 |
| SHEET TITLE | ARCHITECTURAL SITE PLAN (ZONING EXHIBIT) |

AS101

GENERAL PLAN NOTES

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.

ALL WORK SHALL CONFORM TO THE OBC AND OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES.

NOTIFY ARCHITECT OF ANY DISCREPANCIES WITHIN THIS DRAWING SET IMMEDIATELY. DO NOT PROCEED WITH WORK IN AREA IN QUESTION UNTIL DISCREPANCY IS RESOLVED.

ALL PLAN DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.

MASONRY CONTRACTOR SHALL PROVIDE LINTELS OVER NEW MASONRY OPENINGS. COORDINATE WITH STRUCTURAL DRAWINGS.

CONTRACTOR SHALL SEAL AROUND WALL, FLOOR, AND CEILING PENETRATIONS WITH FIRE SEALANT PUTTY IN RATED WALLS.

WHERE CONCEALED WOOD BLOCKING OR FRAMING IS REQUIRED, CONTRACTOR SHALL USE ONLY FIRE RETARDANT TREATED WOOD MATERIALS OR METAL BACKING.

REFER TO PARTITION TYPES AND EGRESS PLANS FOR WALL TYPES AND FIRE RATINGS.

SEE FINISH PLANS AND FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

REFER TO ENLARGED PLANS FOR INDIVIDUAL UNIT LAYOUT AND DETAILS.

PROJECT PERMITTING: THE CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS.

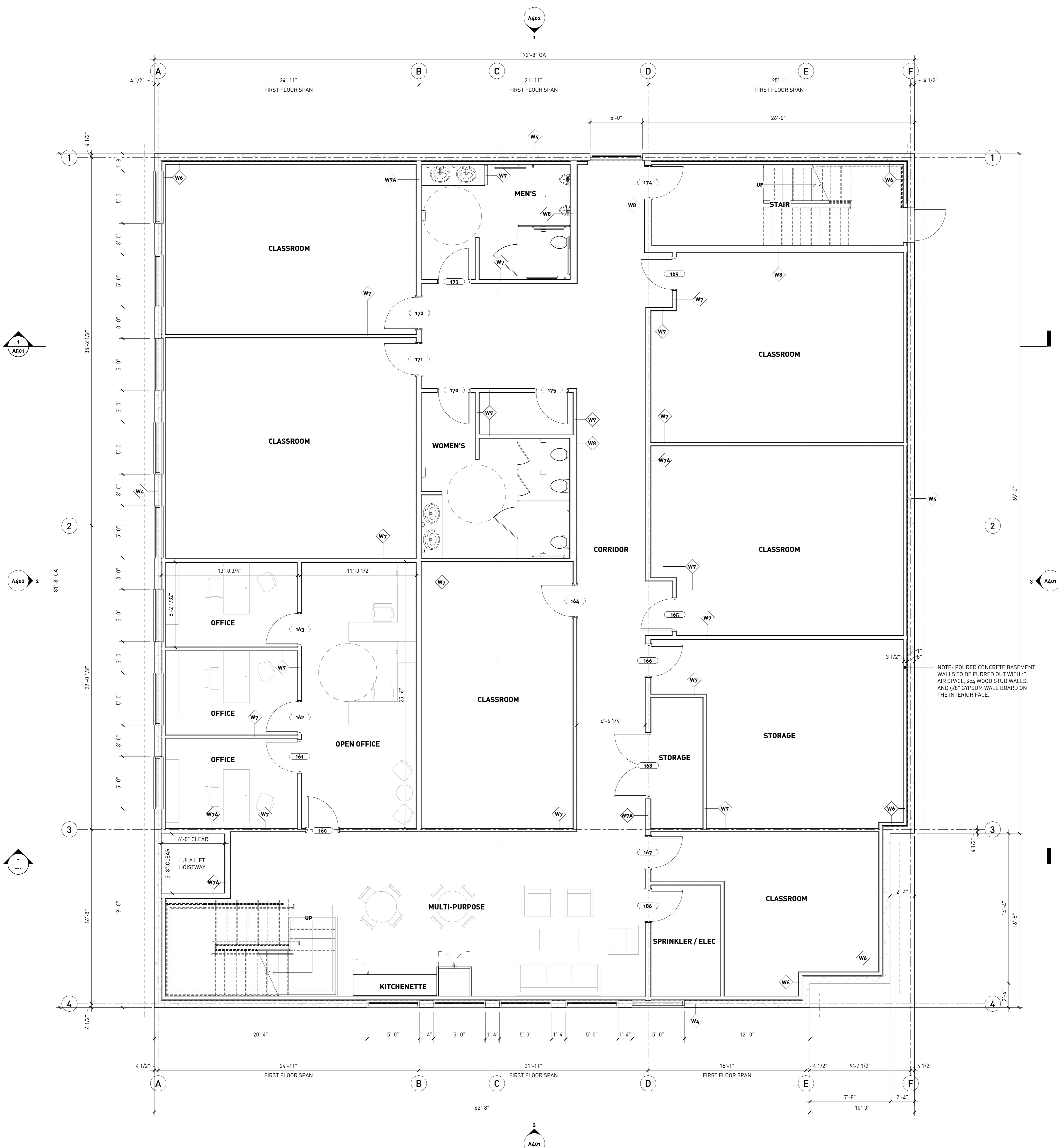
CONTRACTOR TO ACCOMMODATE ALL ROOF PENETRATIONS INDICATED ON MEP DRAWINGS.

REFER TO FLOOR/ROOF ASSEMBLY SHEET FOR MORE INFORMATION.

CCUPANCY

| | | |
|------------------------------|-----------------|---|
| OWER FLOOR | [E] EDUCATION | <u>CLASSROOM</u> 2,347.78 SF / 20 NET = 118 OCCUPANTS |
| | [E] ACCESSORY | <u>OFFICES</u> 150 GROSS SF / PERSON 470 SF / 150 = 4 OCCUPANTS |
| | | <u>STORAGE</u> 300 GROSS SF / PERSON 425.53 SF / 300 = 2 OCCUPANTS |
| | | = 124 OCCUPANTS |
| ROUND FLOOR | [A-3] ASSEMBLY | <u>SANCTUARY SEATING (LOOSE, MOVABLE)</u> 15 NET SF / PERSON 1,423 SF / 15 = 95 OCCUPANTS |
| | [A-3] ACCESSORY | <u>SANCTUARY STAGE</u> ASSEMBLY (STANDING) = 50 GROSS SF 375 SF / 50 = 8 OCCUPANTS |
| | | <u>BACKSTAGE STORAGE</u> 141.65 SF / 200 GROSS = 1 OCCUPANTS |
| | | <u>KITCHEN</u> 194 SF / 200 GROSS = 1 OCCUPANT |
| | | <u>A/V ROOM</u> 32 SF / 200 GROSS = 1 OCCUPANT |
| | | <u>MEETING ROOM</u> 1 PERSON / 1 SEAT = 6 OCCUPANTS |
| | | = 112 OCCUPANTS |
| TOTAL BUILDING OCCUPANT LOAD | | = 236 OCCUPANTS |

POURED CONCRETE BASEMENT
S TO BE FURRED OUT WITH 1"
PACE, 2x4 WOOD STUD WALLS,
/8" GYPSUM WALL BOARD ON
INTERIOR FACE.



AREA LEGEND

| | | |
|---|---------------------|----------------|
| + | LOWER LEVEL | 5,673 S |
| | <u>GROUND LEVEL</u> | <u>5,856 S</u> |
| | GROSS FLOOR AREA | 11,529 S |

OWER LEVEL FLOOR PLAN

LOWER LEVEL FLOOR PLAN

SMYRNA

CHRISTIAN + MISSIONARY ALLIANCE CHURCH

1433 W57TH ST
CLEVELAND, OH 44102

PRICING SET 12

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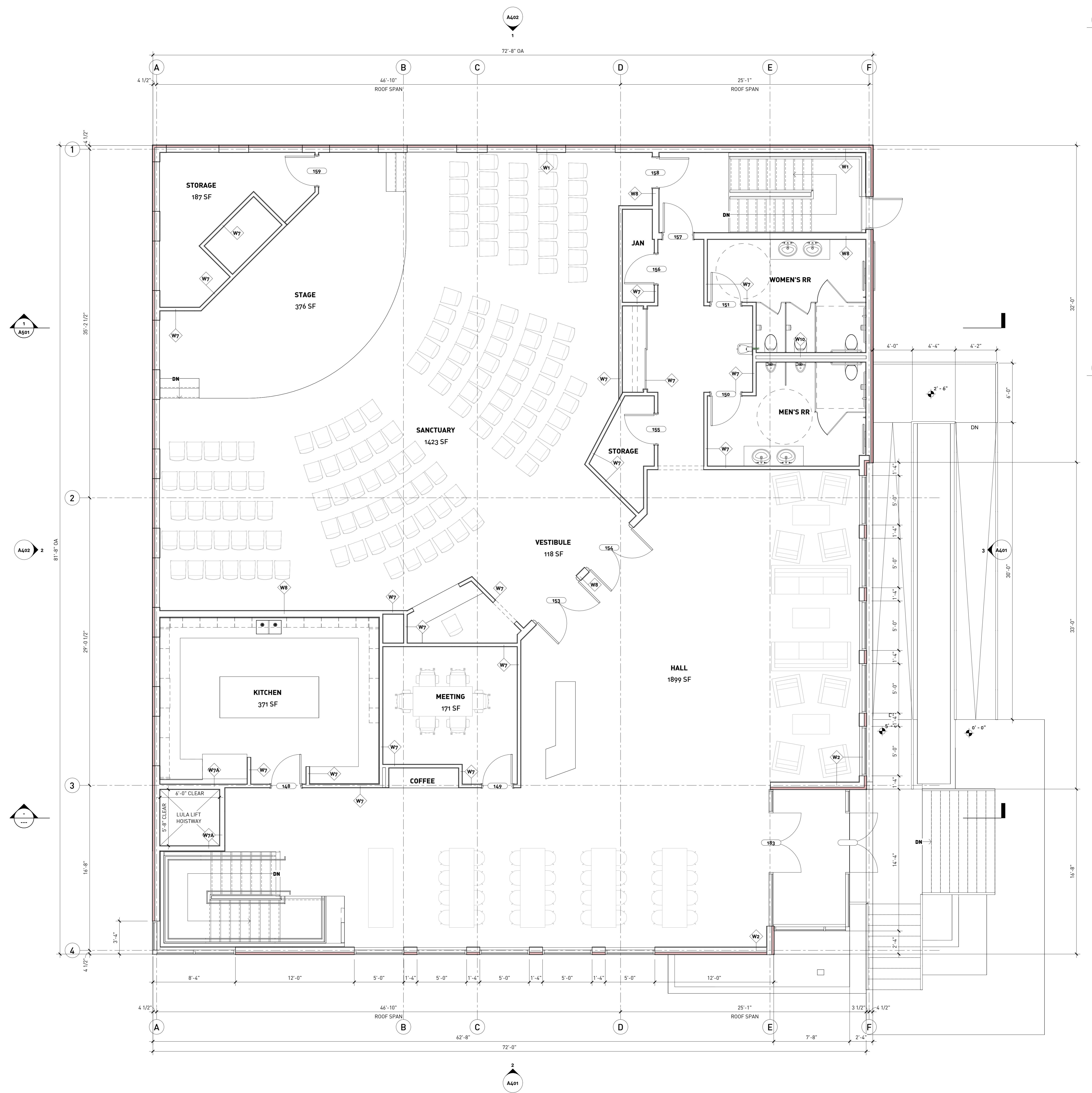
29.23

LOWER LEVEL FLO PLAN

A10¹

SMYRNA

CHRISTIAN + MISSIONARY ALLIANCE CHURCH



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

| | | | |
|--------------|-----------------|---|-----------------------------------|
| LOWER FLOOR | (E) EDUCATION | CLASSROOM | 2,347 SF / 20 NET = 118 OCCUPANTS |
| | (E) ACCESSORY | OFFICES | 479 SF / 150 = 4 OCCUPANTS |
| | | STORAGE | 303 SF / 150 = 2 OCCUPANTS |
| | | DN | 403 SF / 150 = 12 OCCUPANTS |
| GROUND FLOOR | (A-3) ASSEMBLY | SANCTUARY SEATING [LOOSE, MOBILE] | 15 NET SF / PERSON = 95 OCCUPANTS |
| | (A-3) ACCESSORY | SANCTUARY STAGE ASSEMBLY STANDING = 50 GROSS SF / 375 NET SF / PERSON = 8 OCCUPANTS | |
| | | BLACK TABLE STORAGE | 14.65 SF / 300 GROSS = 1 OCCUPANT |
| | | KITCHEN | 1/4 SF / 200 GROSS = 1 OCCUPANT |
| | | AV ROOM | 32 SF / 200 GROSS = 1 OCCUPANT |
| | | MEETING ROOM | 1 PERSON / SEAT = 1 OCCUPANT |
| | | DN | 112 OCCUPANTS |
| | | TOTAL BUILDING OCCUPANT LOAD | = 236 OCCUPANTS |

PROJECT ADDRESS
1433 West 9th St
CLEVELAND, OH 44102PRICING SET
12.20.2025

ISSUE

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AUTORATION

A00

SHEET TITLE
GROUND LEVEL FLOOR
PLAN

A102

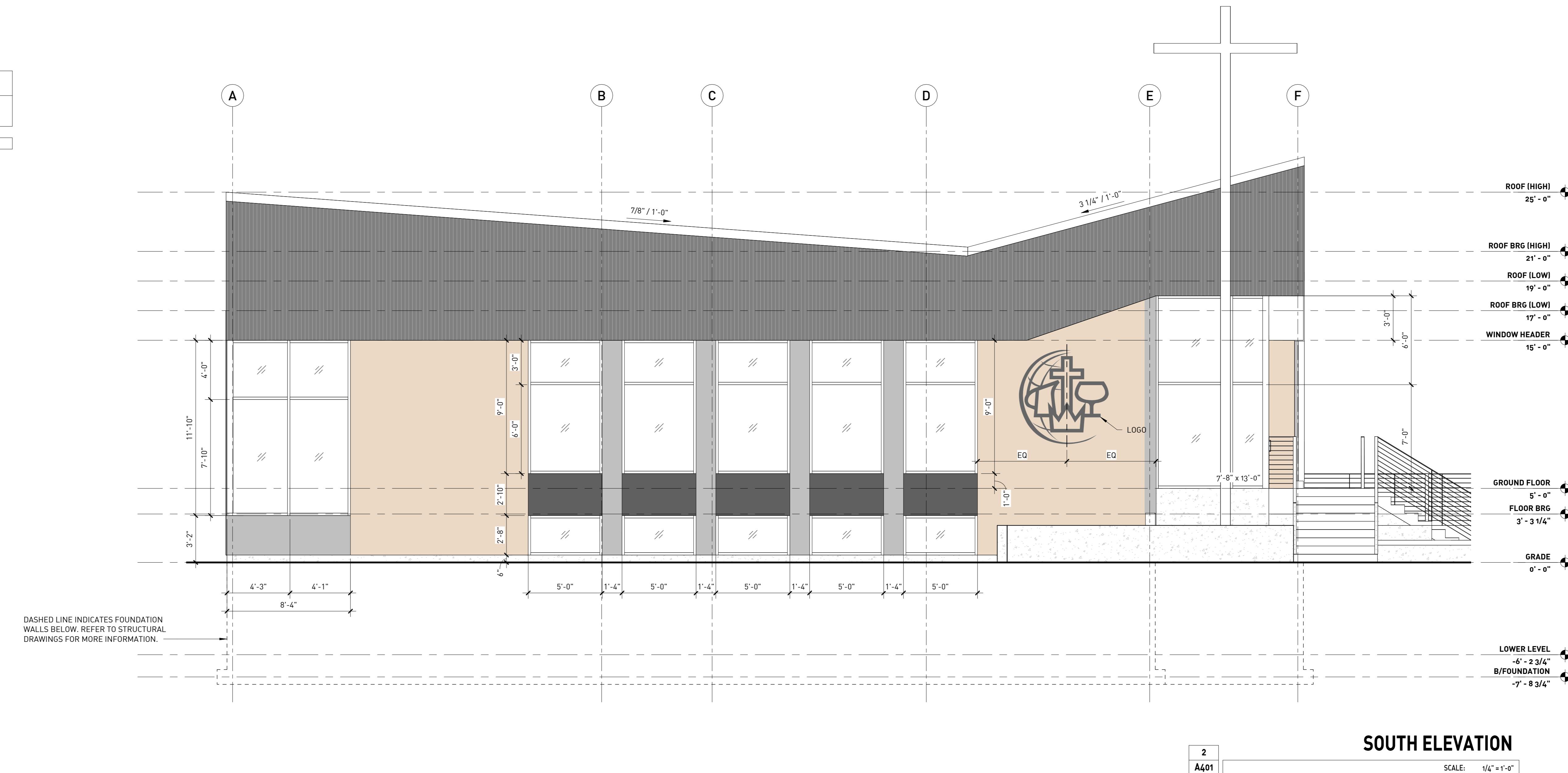
EXTERIOR FINISH SCHEDULE

EXTERIOR FINISH SCHEDULE

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 SWINING, 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.

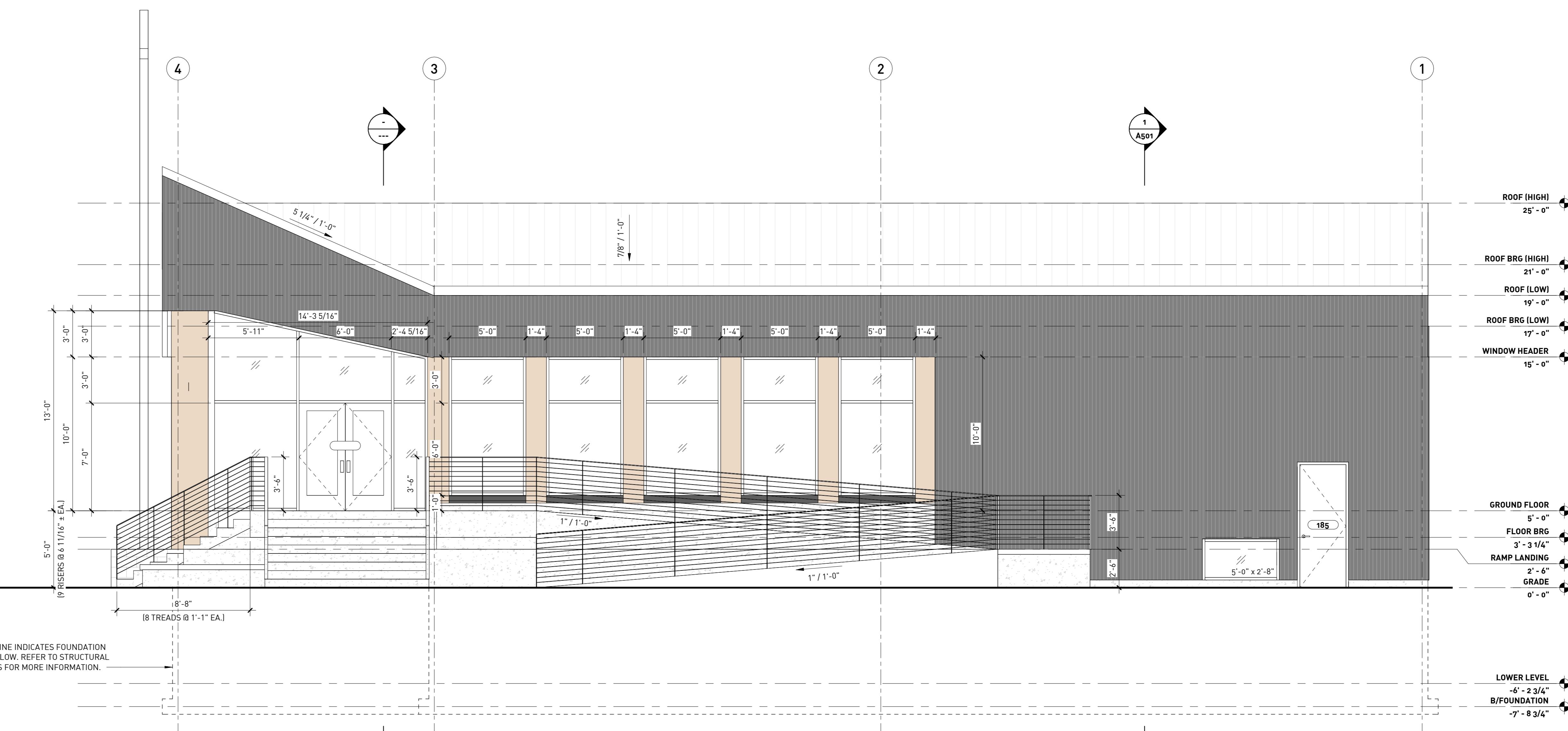
KEYNOTE LEGEND



SOUTH ELEVATION

2 **500' ELEVATION**

ALE: $1/4"$ = $1'-0"$



EAST ELEVATION

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

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

A / 94

A401

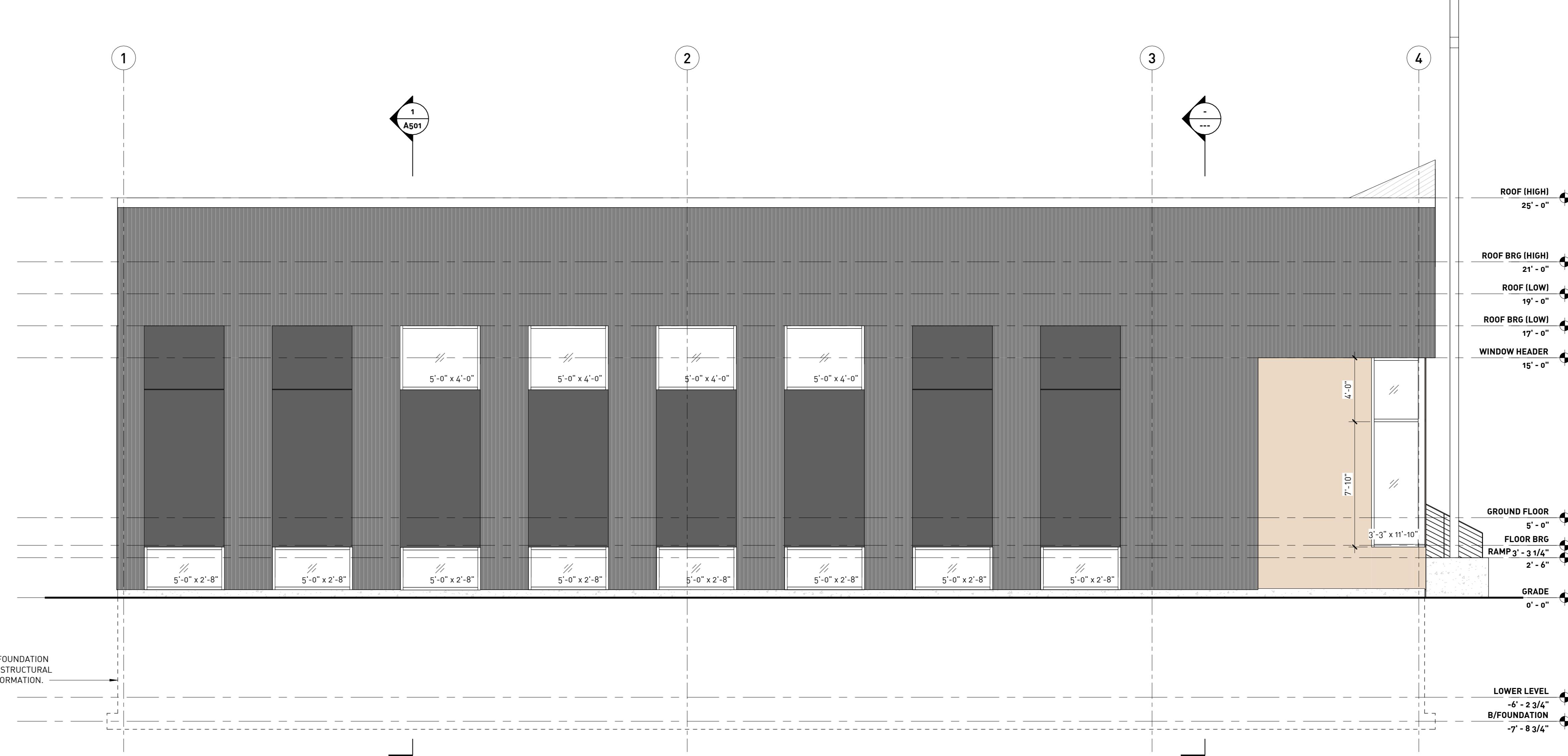
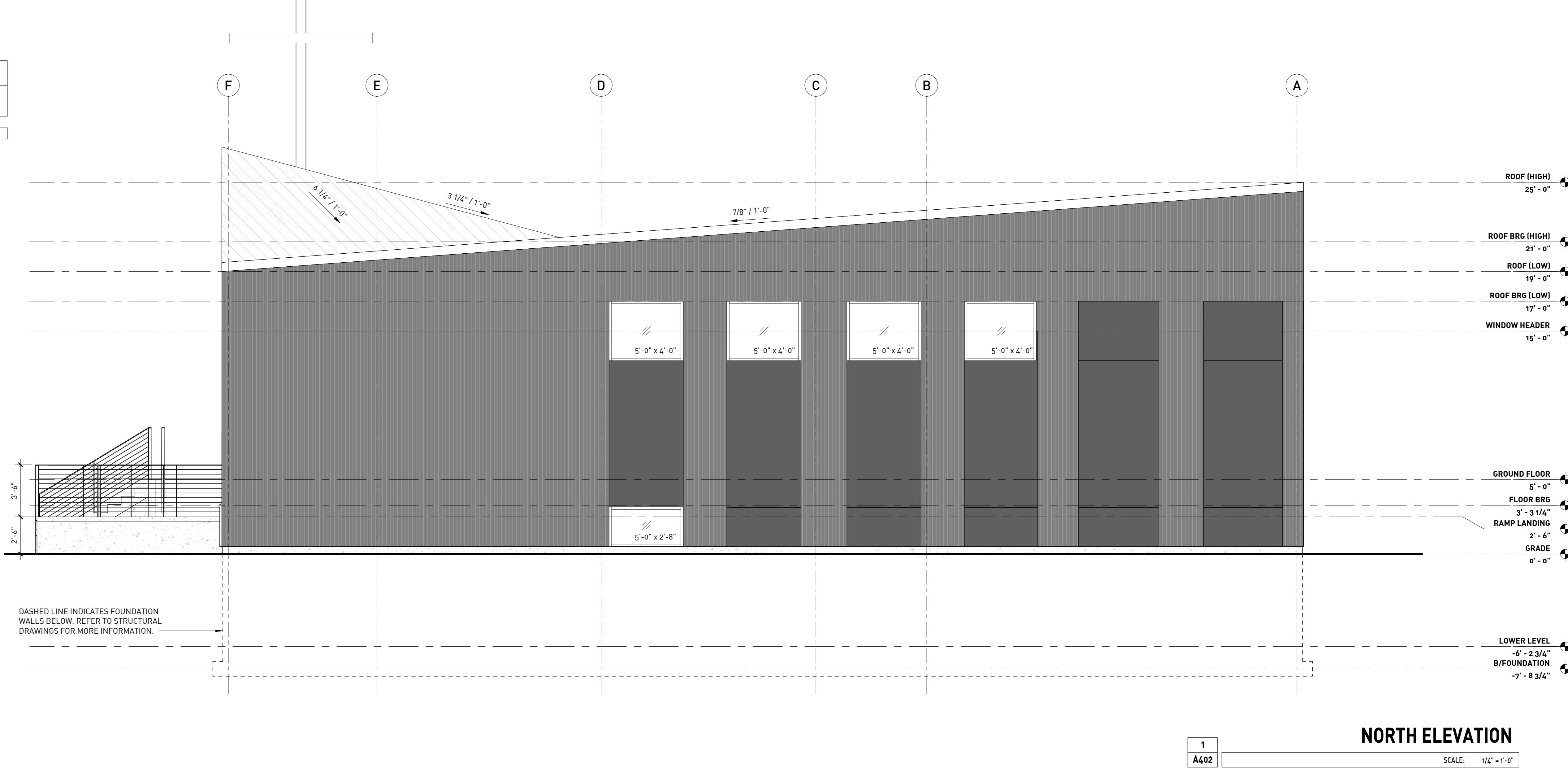
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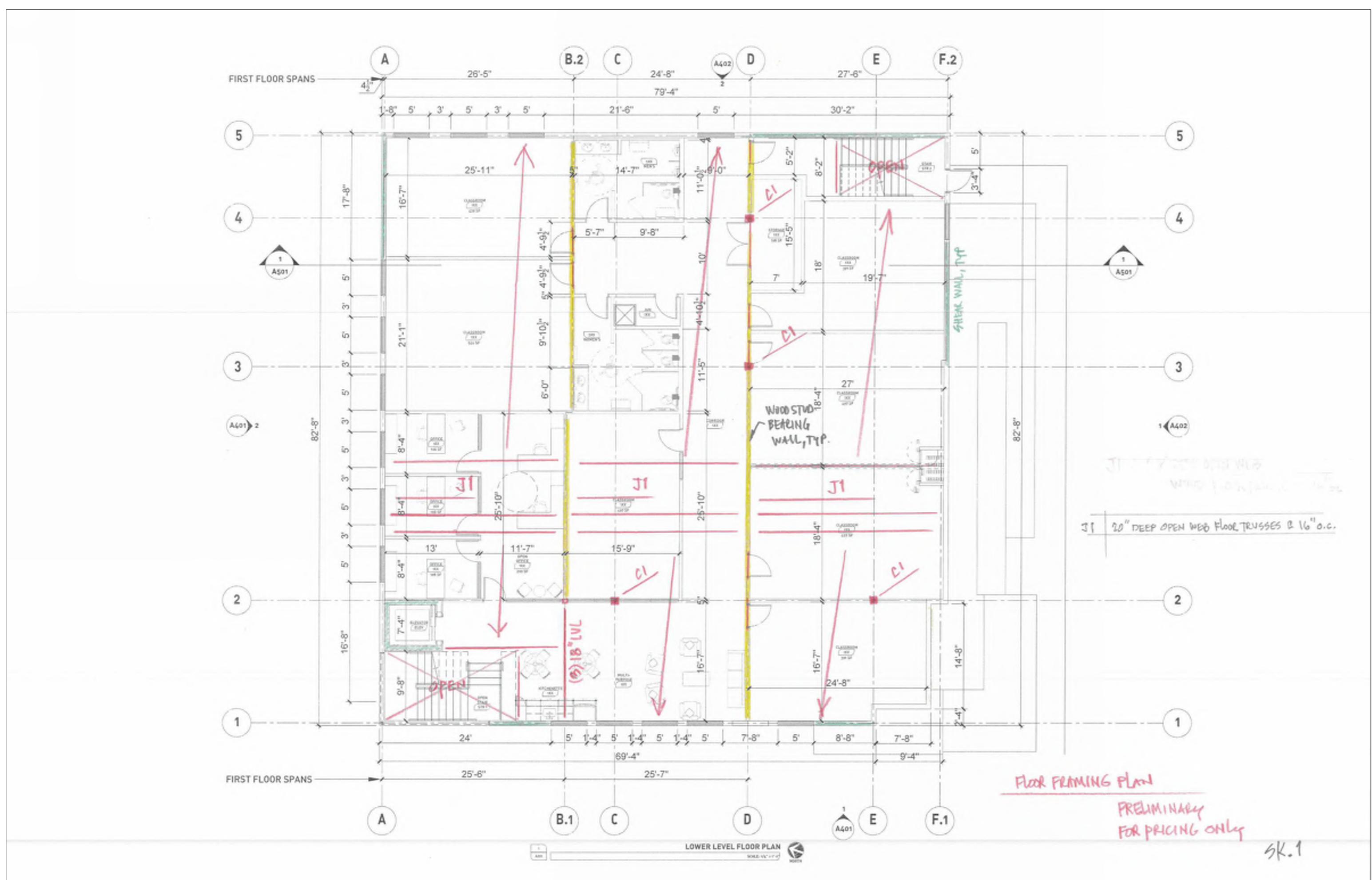
| EXTERIOR FINISH SCHEDULE | | | | | | |
|----------------------------|----------|--------------|---------|------------|--------|-------|
| EXTERIOR MATERIAL DIVISION | SYMBOL | MANUFACTURER | CONTACT | COLLECTION | FINISH | COLOR |
| SIZE | COMMENTS | | | | | |
| CMP-1 | TBD | TBD | TBD | TBD | TBD | 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 45° 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 5 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

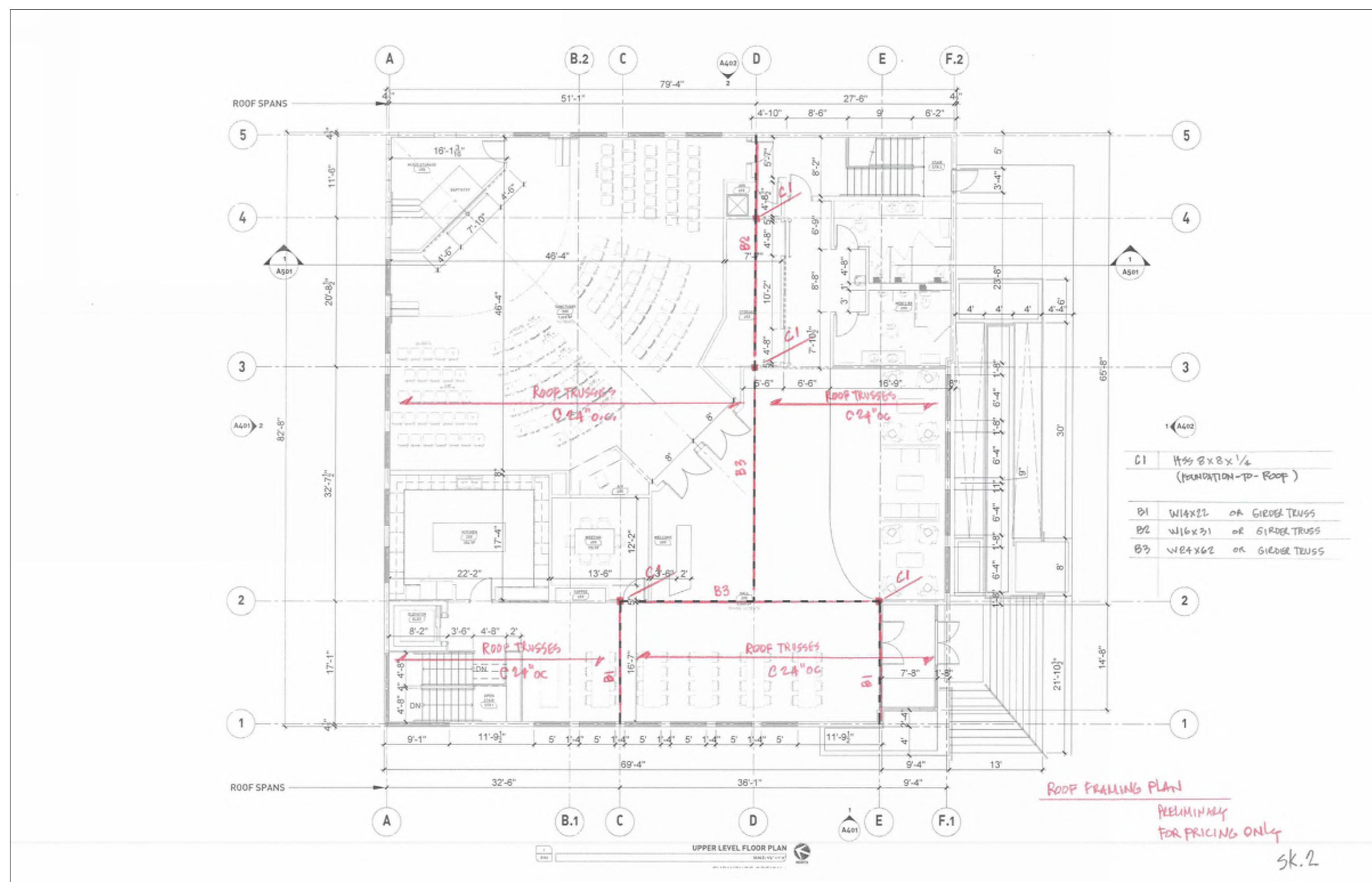




FLOOR FRAMING PLAN

NOT TO SCALE

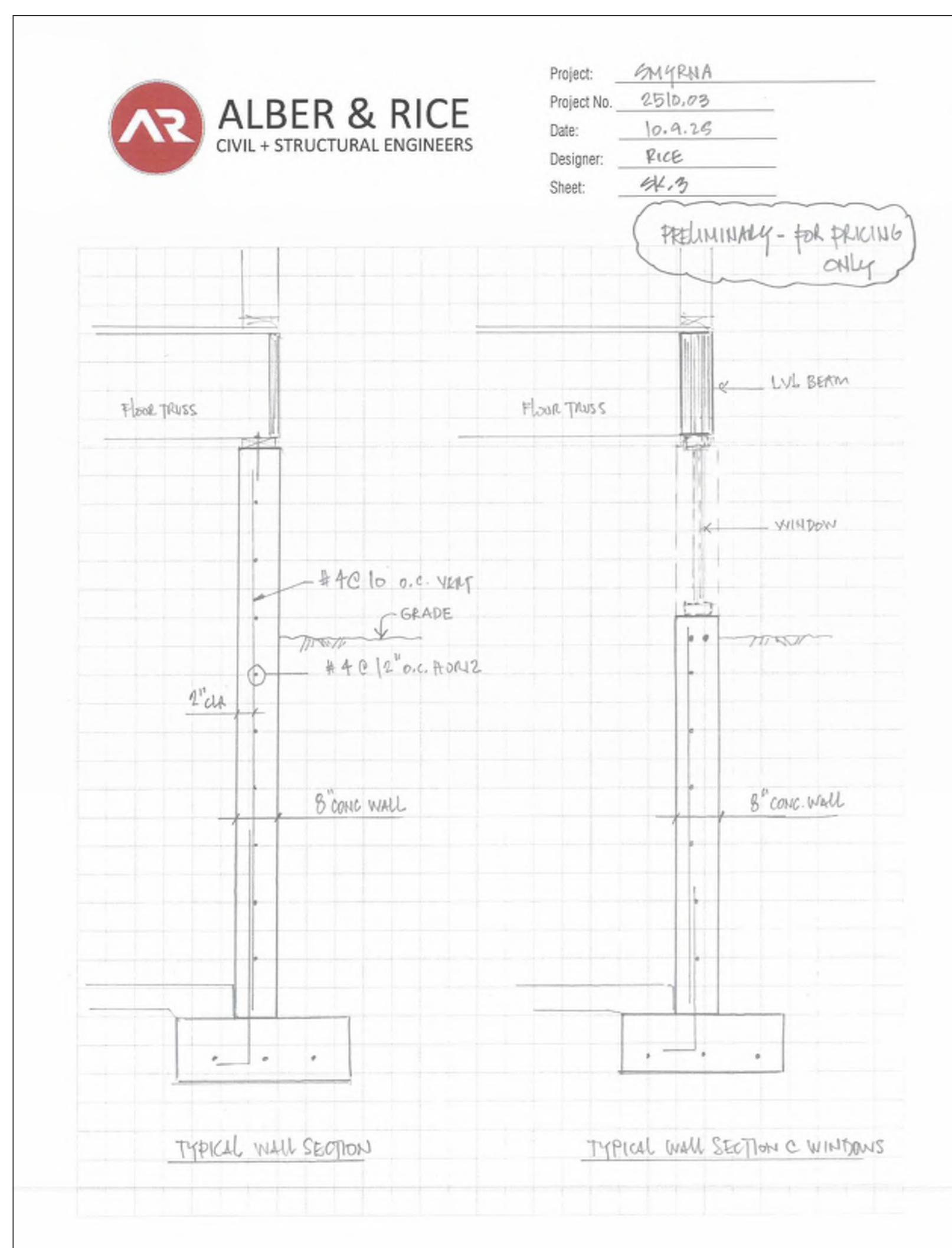
NOT TO SCALE



ROOF FRAMING PLAN

NOT TO SCALE

NOT TO SCALE



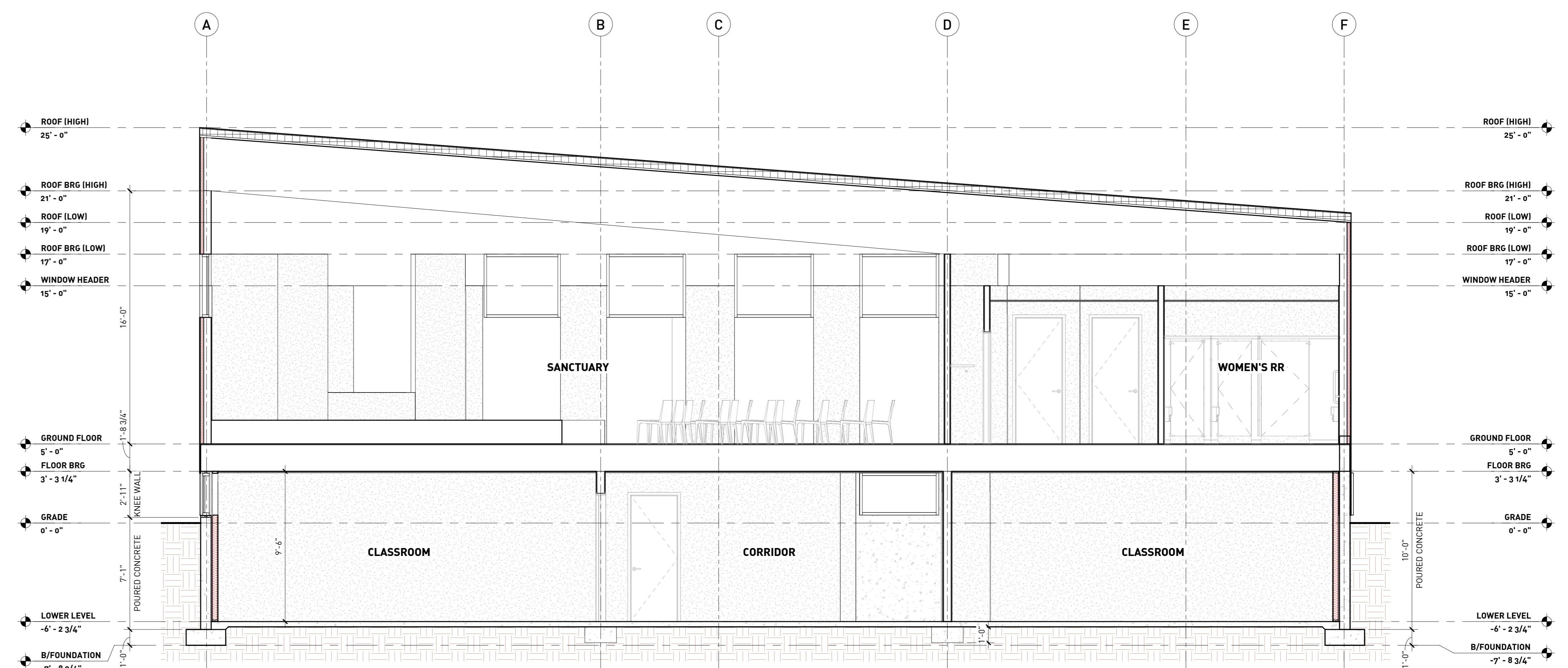
FOUNDATION WALL DESIGN

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

A501 SCALE: 1/4" = 1'-0"

1

SHEET T1
**OVERALL BUILDING
SECTIONS**



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

Mandatory Legislative Referrals

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

February 6, 2026

NAYLOR WELLMAN, LLC
HISTORIC PRESERVATION CONSULTING
RETAIN ☦ RESTORE ☦ REVIVE

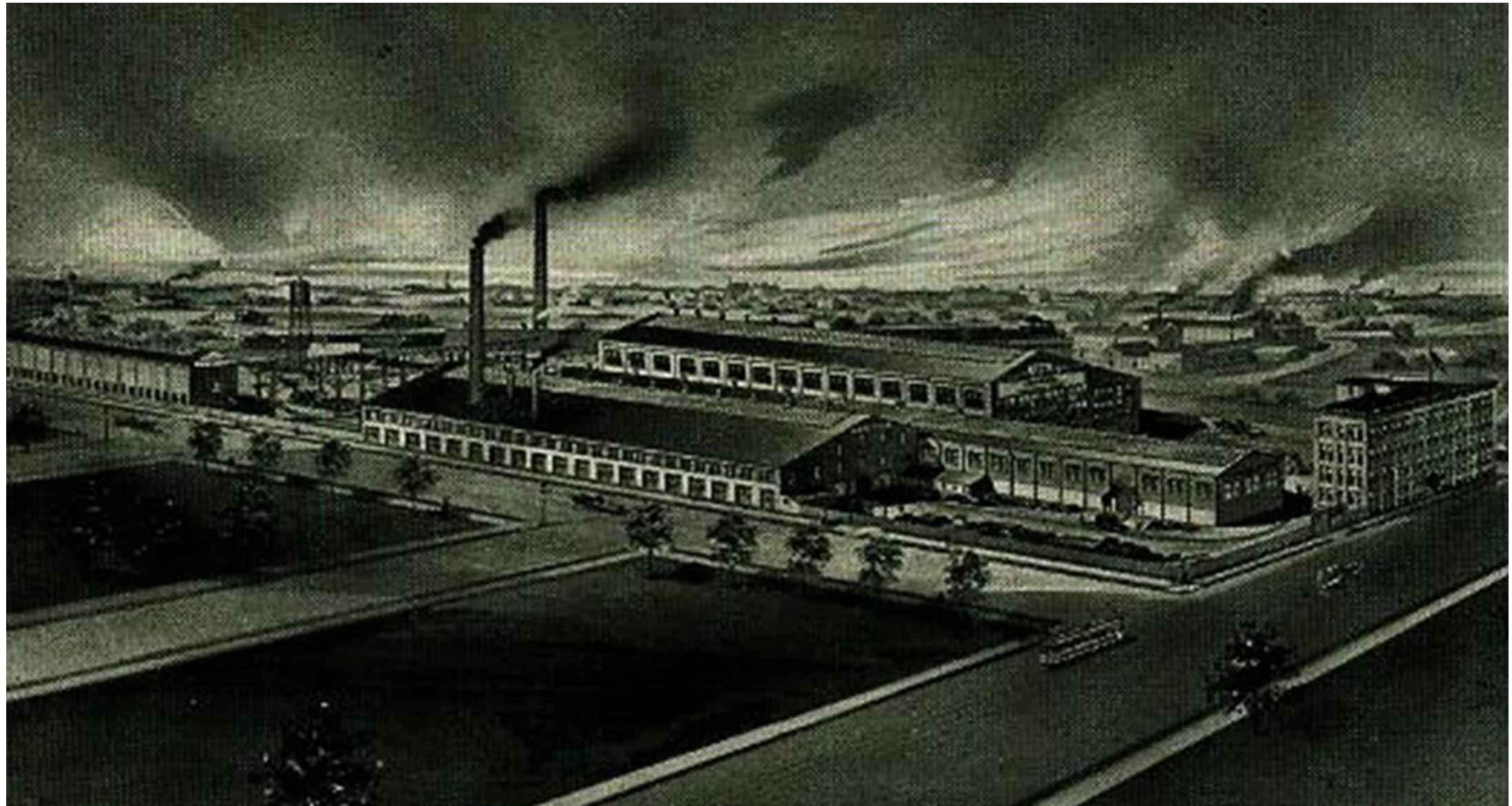
**Wellman-Seaver-Morgan Co. Building
Cleveland, Ohio
Cleveland Landmarks Designation**

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

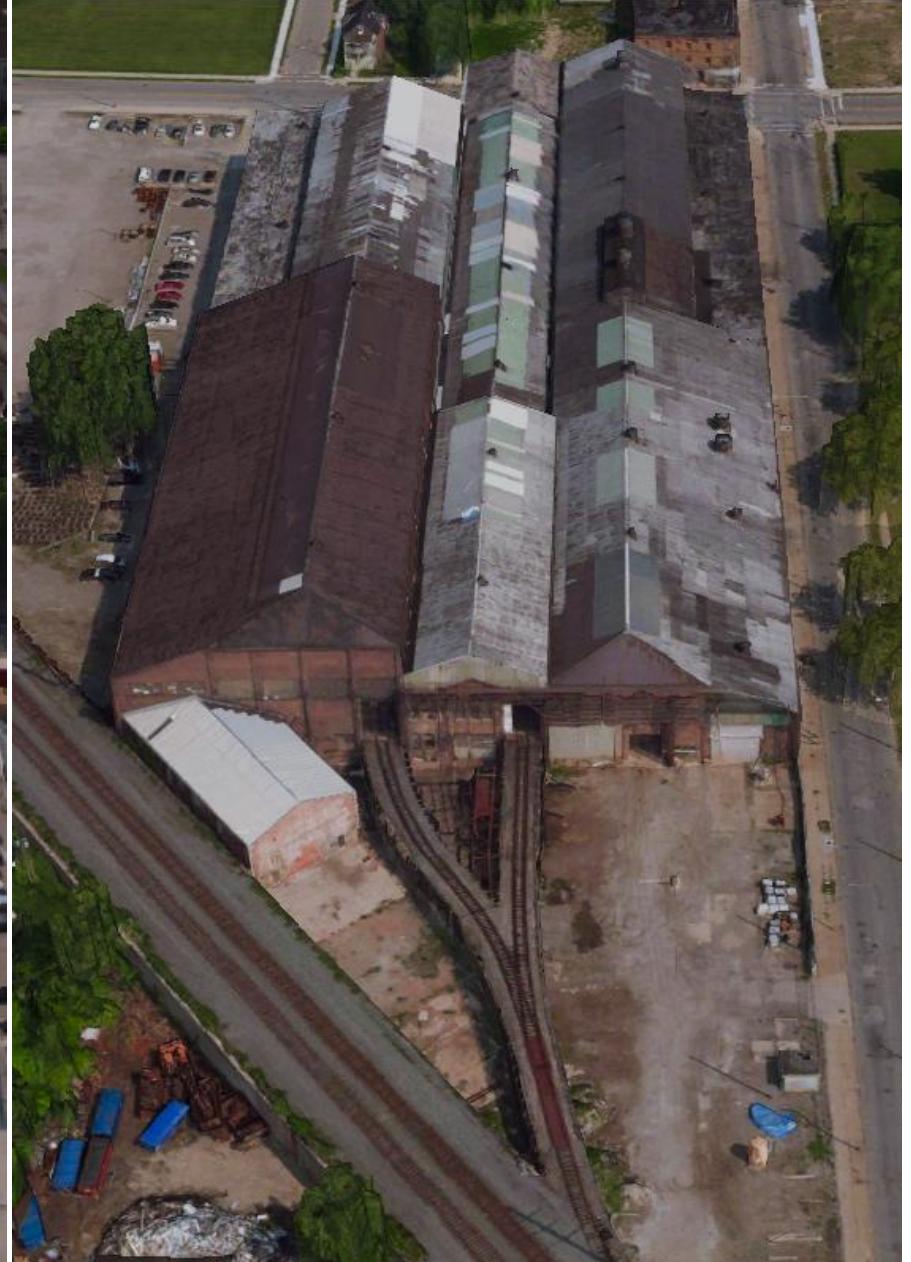
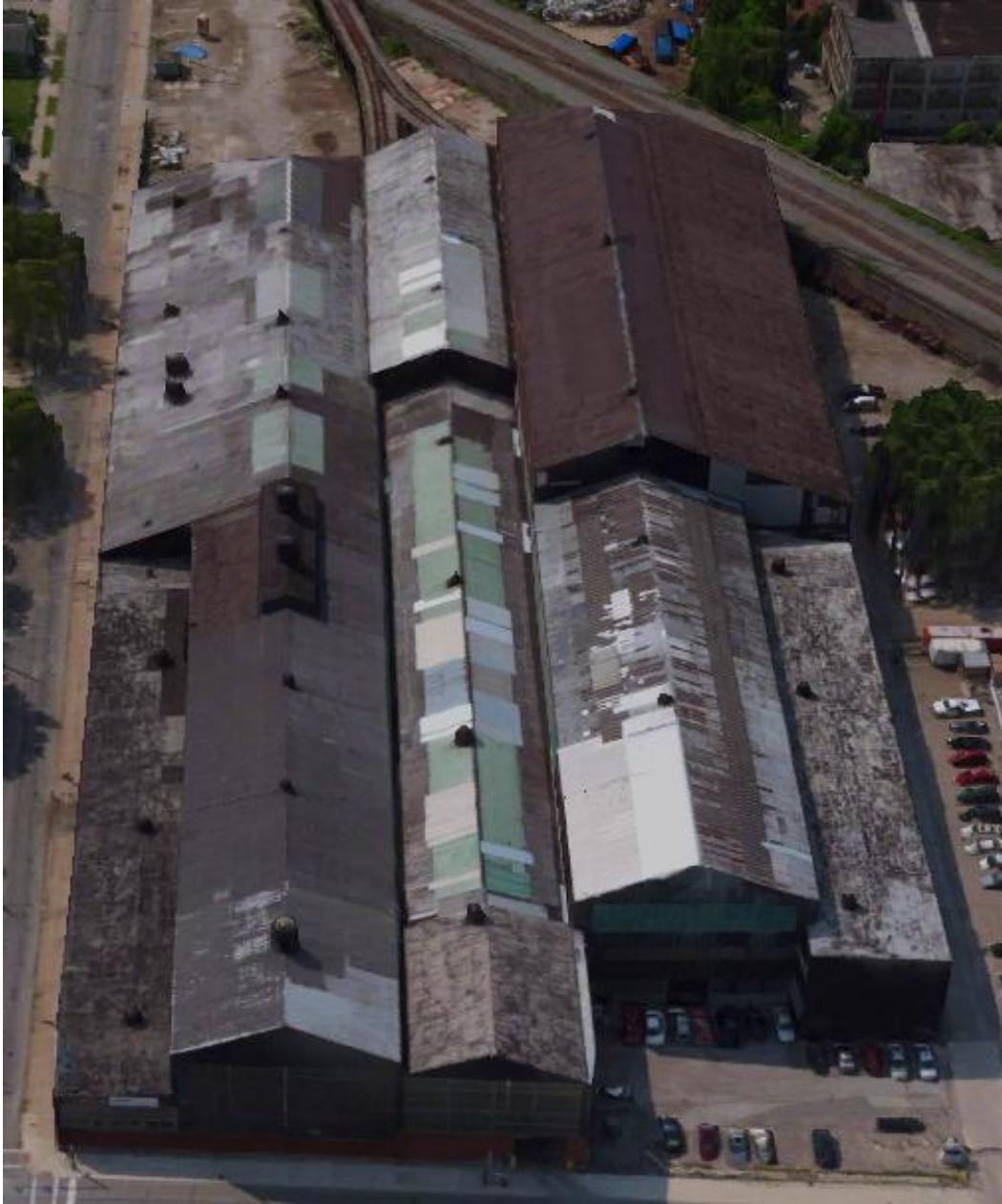
Foundry complex is

**irregular in plan,
made up of**

**rectangular brick and
steel frame buildings**

**designed and built by
and for the Wellman-
Seaver-Morgan**

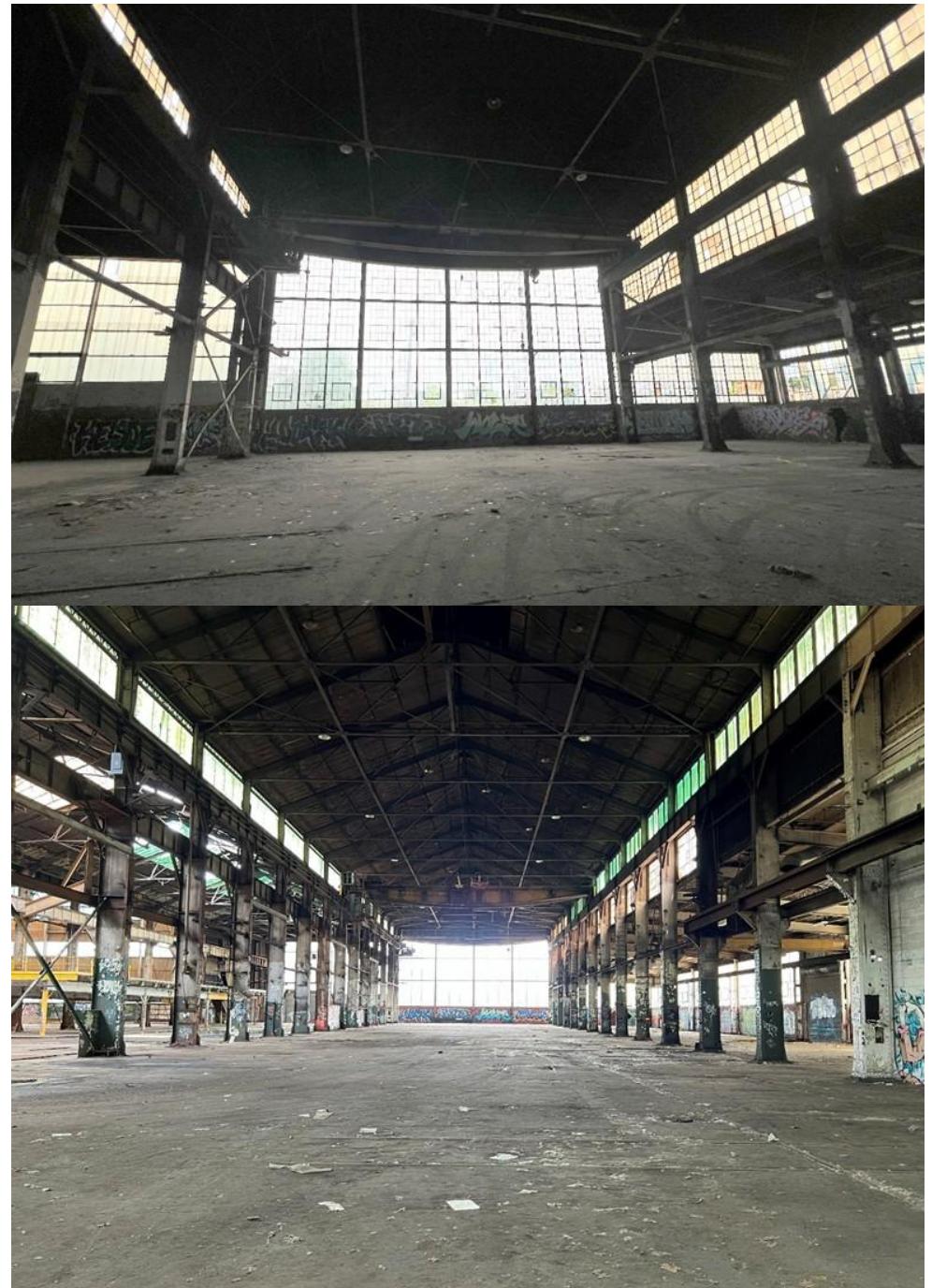
Engineering Company.



W-M-S 7000 Central Ave.



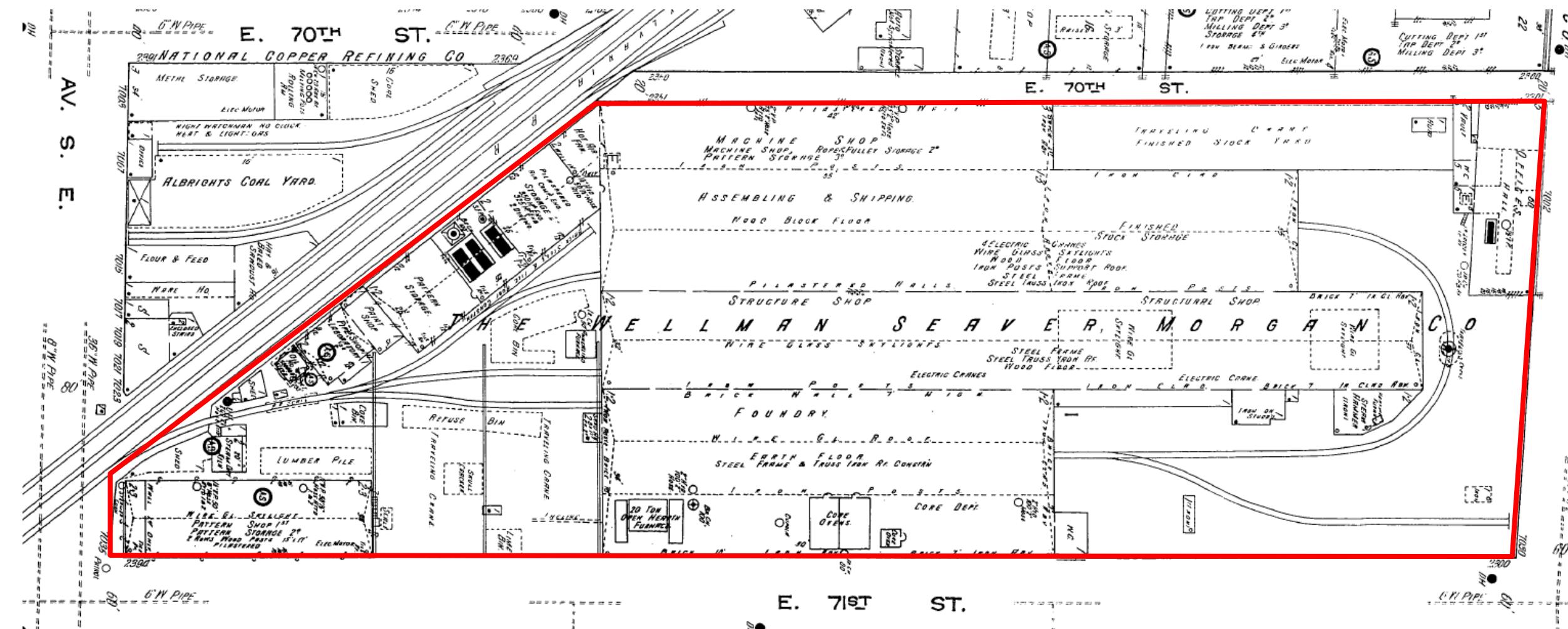
W-M-S 7000 Central Ave.



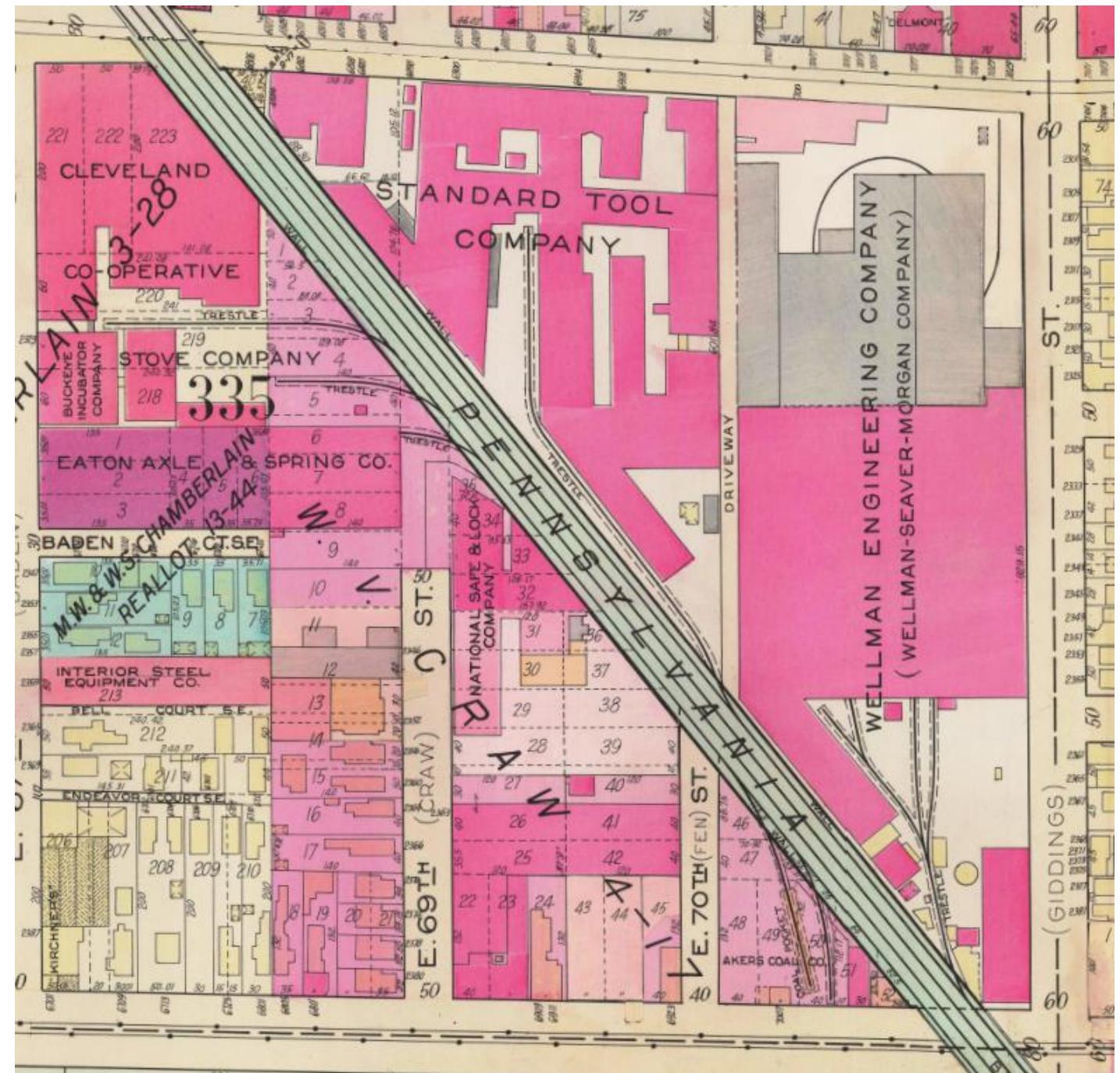
W-M-S 7000 Central Ave.



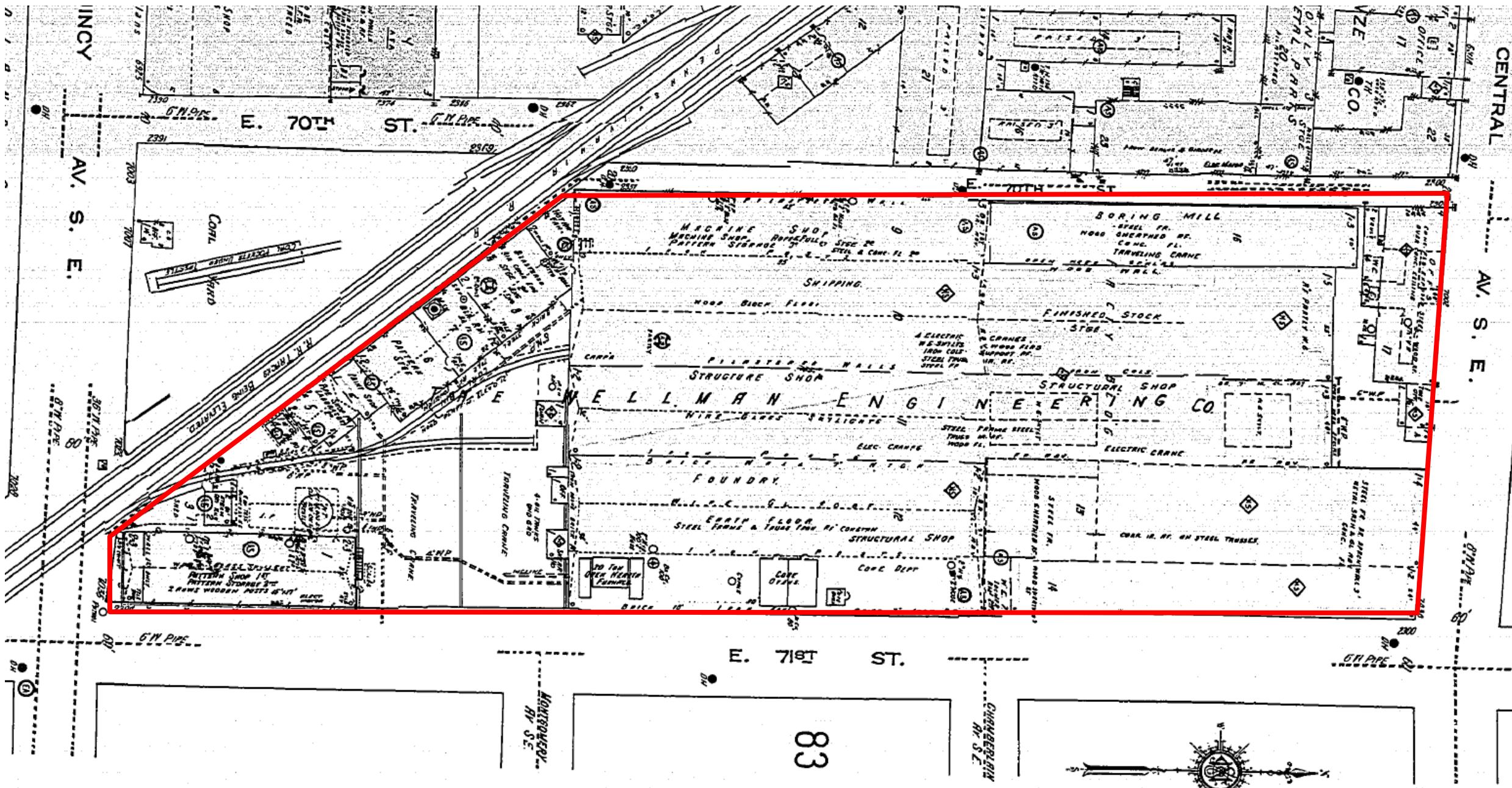
1913 Sanborn

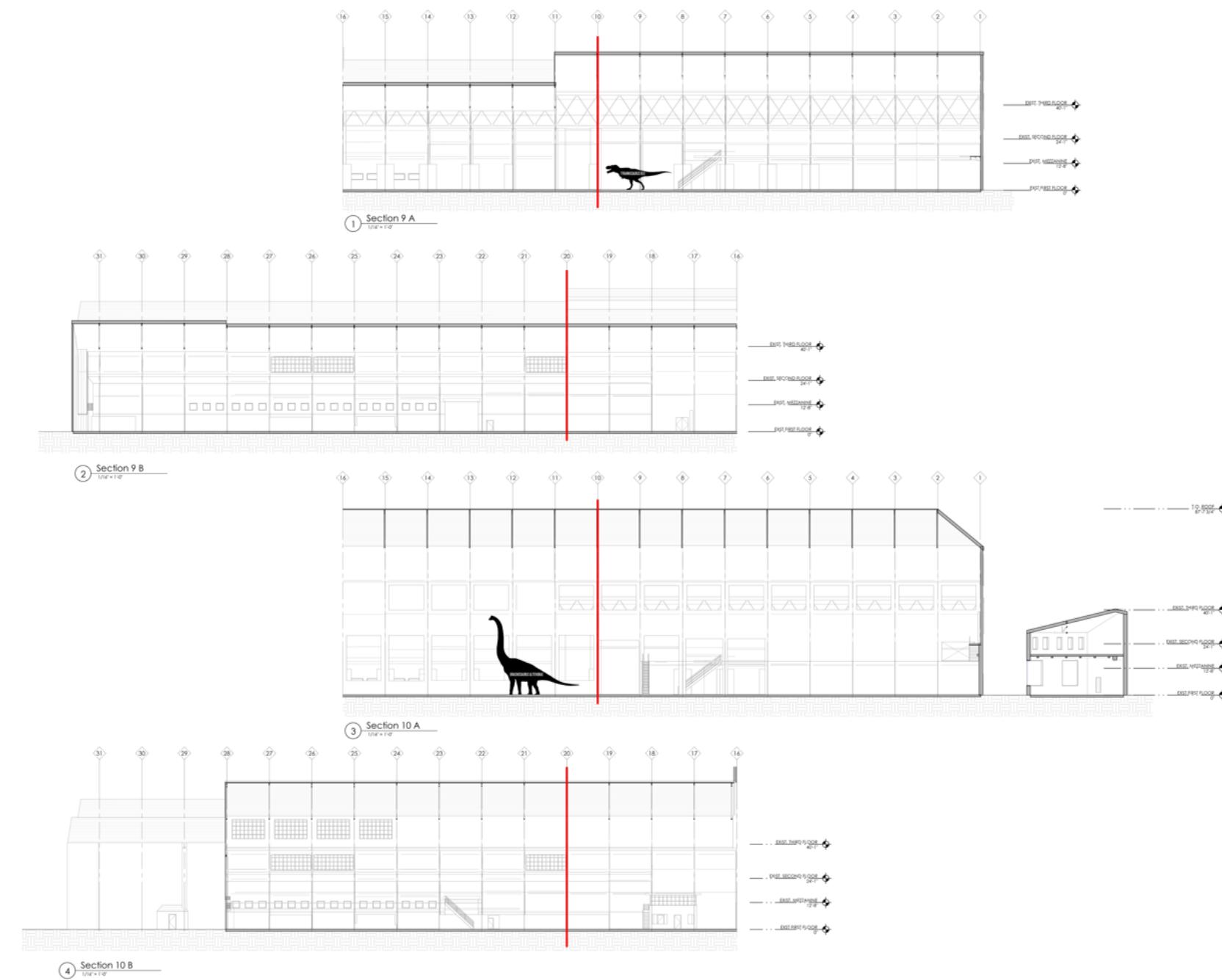


1927 Hopkins



1953 Sanborn





Consultant 4:
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X XXXXXXX
X XXX XXXXX
X XXX XXXXX

Consultant 3:
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XXXXXX, XX XXXXX
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Consultant 2:
Consultant 2 Name
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Consultant 1:
Consultant 1 Name
XXXXXX, XX XXXXX
X XXXXXXX
X XXX XXXXX
X XXX XXXXX

Seal:

PROGRESS SET

BIALOSKY
CLEVELAND

655 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
1.21.72.94.07
www.bialosky.com

Project No:
Drawn by: checked
Author / Checker
Issue: ASSESSMENT
04.17.2000

EXIST. BUILDING
SECTIONS

A504

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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 McDowell 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

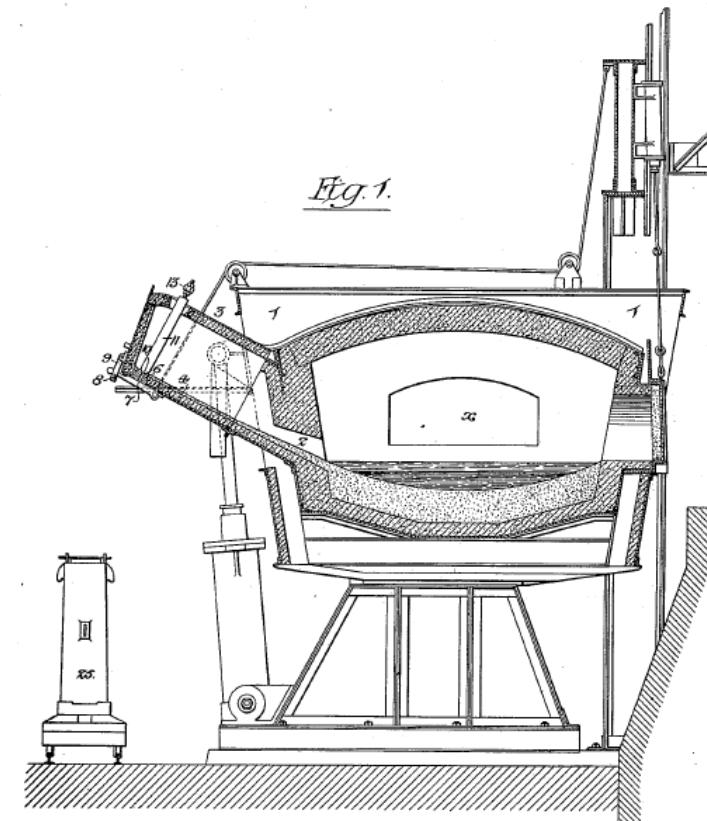
No. 676,643.

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

Patented June 18, 1901.

(No Model.)

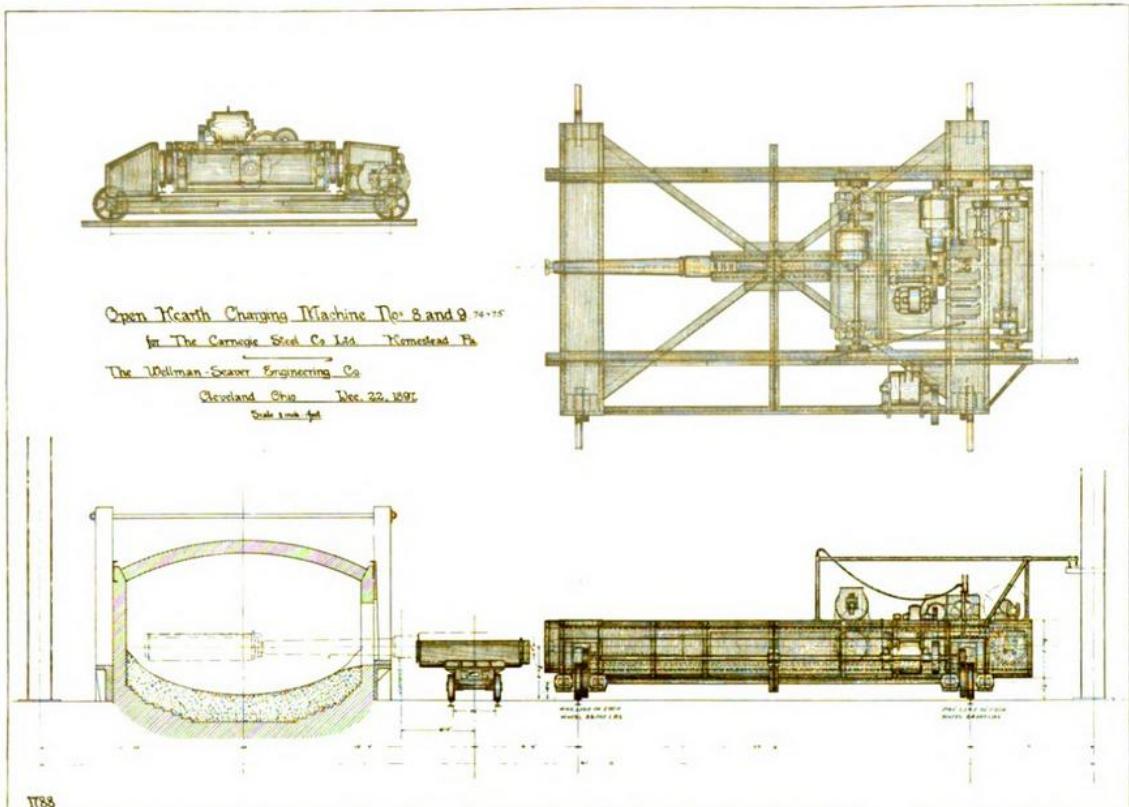
2 Sheets—Sheet 1.



Witnesses:
Frank M. Graham,
John H. Head.

Inventors:
Samuel T. Wellman,
Charles H. Wellman,
by their Attorneys
Howes & Powers

THE MORRIS PETERS CO., PHOTOGRAPHIC, WASHINGTON, D. C.



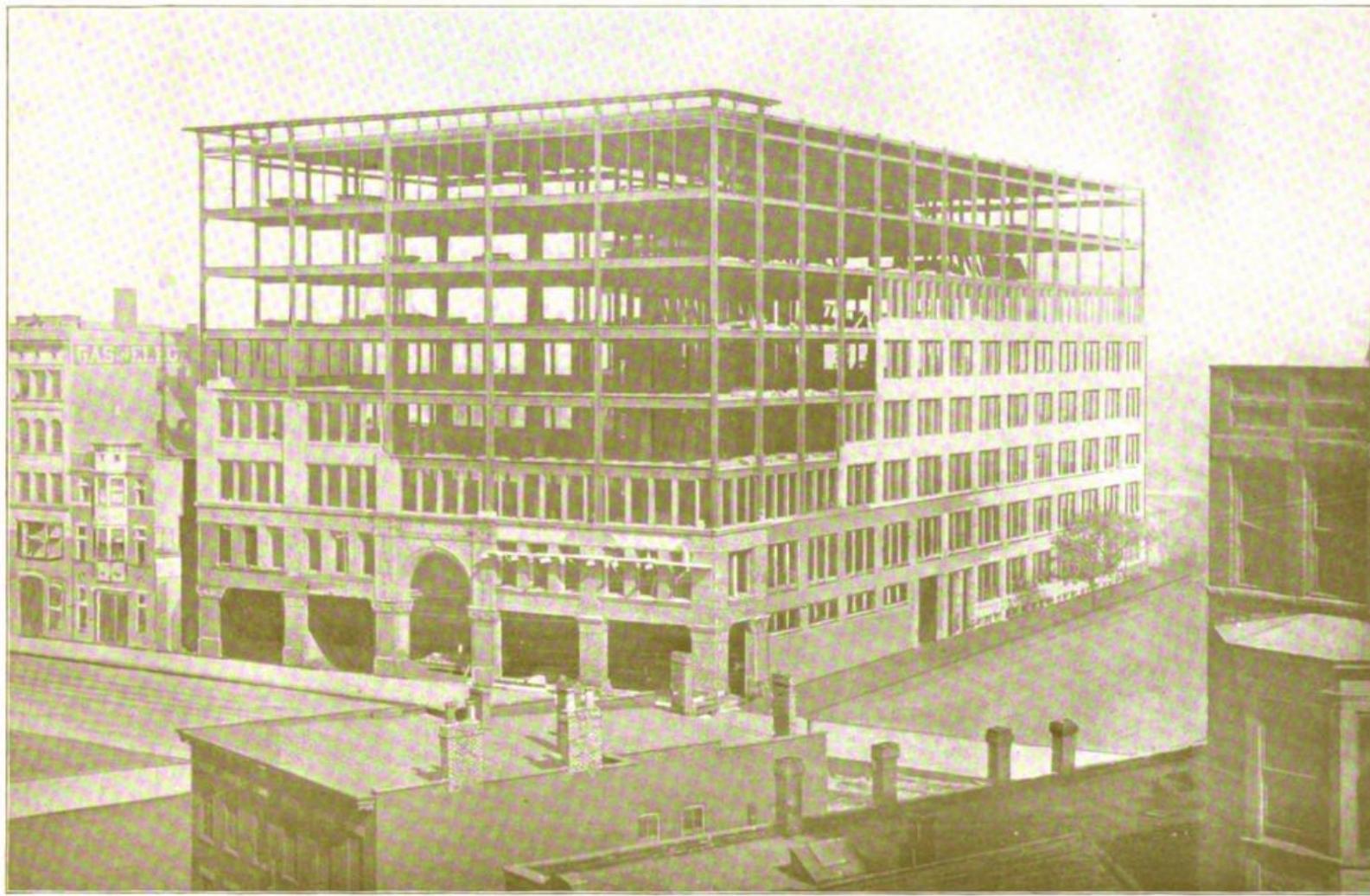
Low Type Wellman Patented Open-Hearth Furnace Charging Machine

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 |

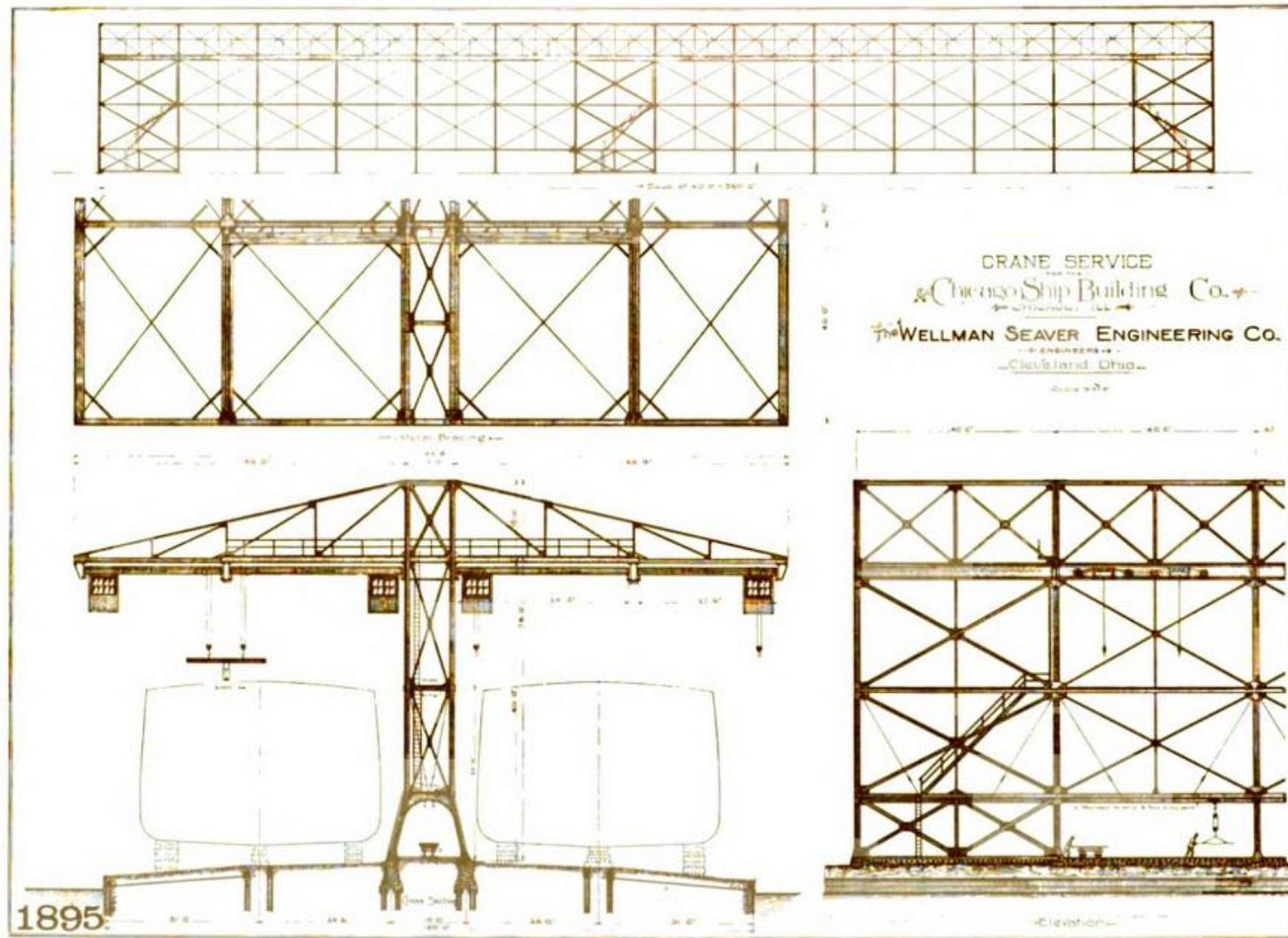
IN PROCESS OF CONSTRUCTION

| 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 |

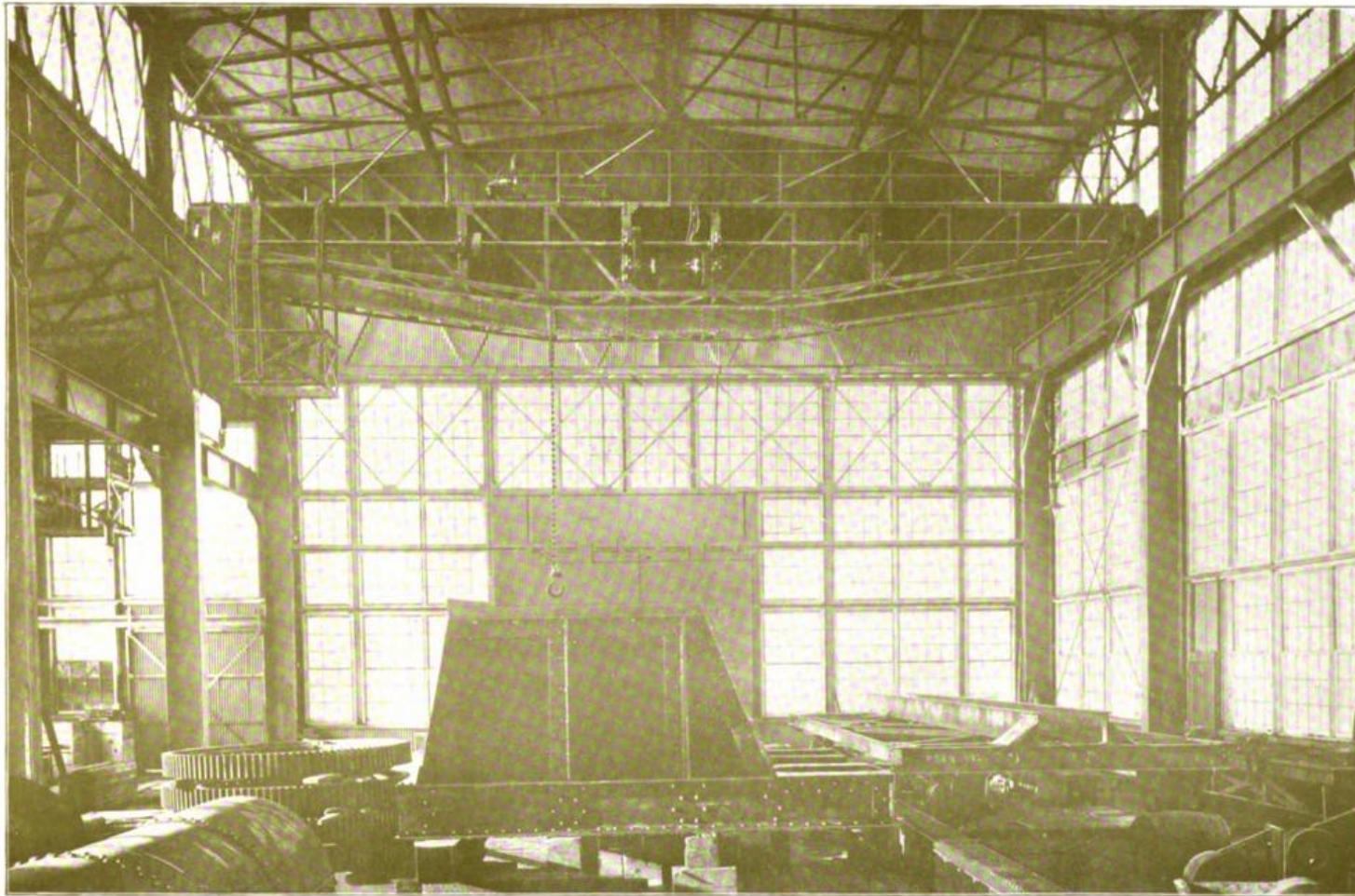


The Caxton Building, Cleveland, O.

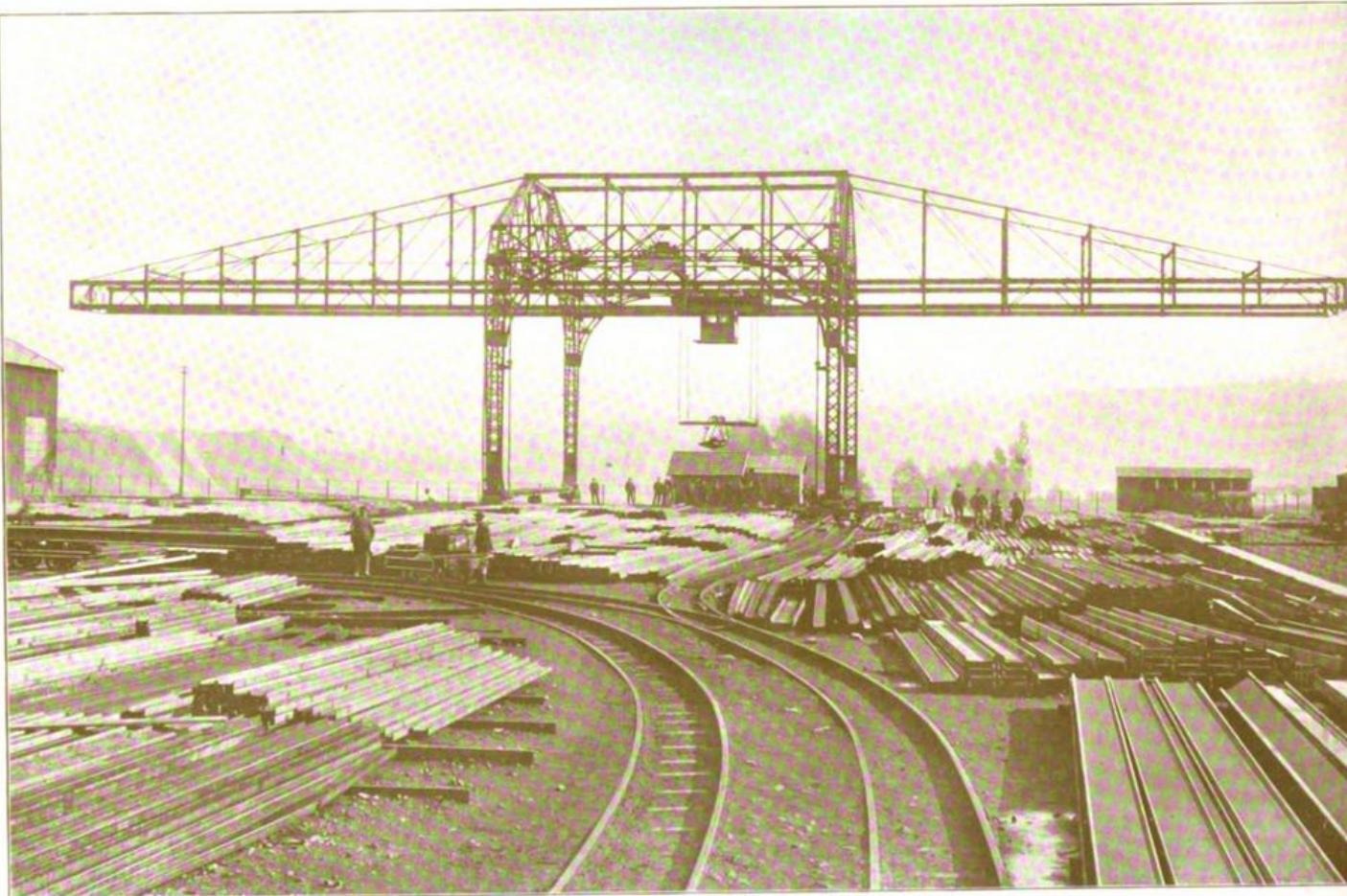
The Wellman-Seaver Engineering Company, Engineers for the Steel Framework



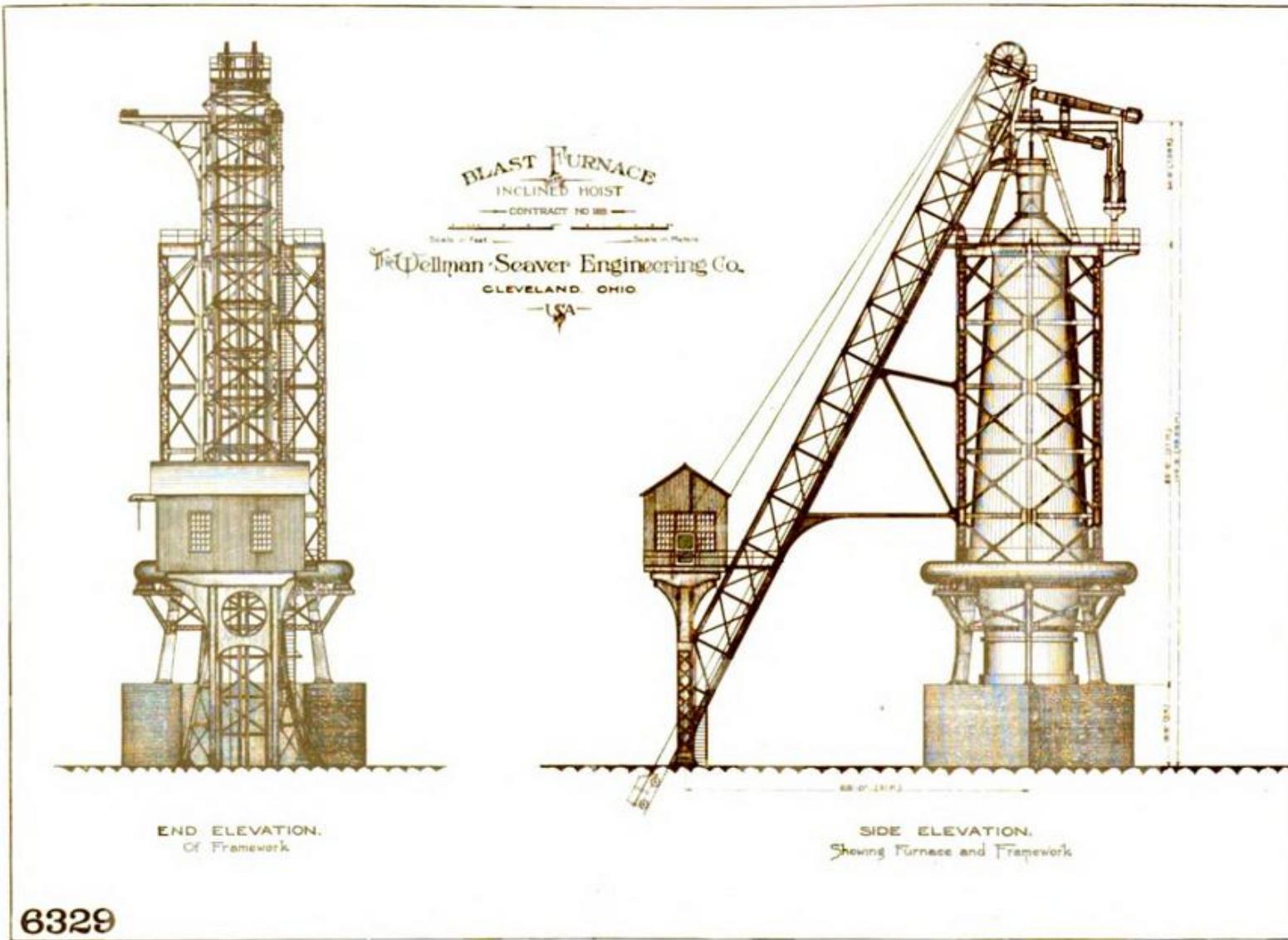
Crane Service designed for American Shipbuilding Co.'s yards at South Chicago, Ill.



Standard 10-ton Electric Overhead Traveling Crane

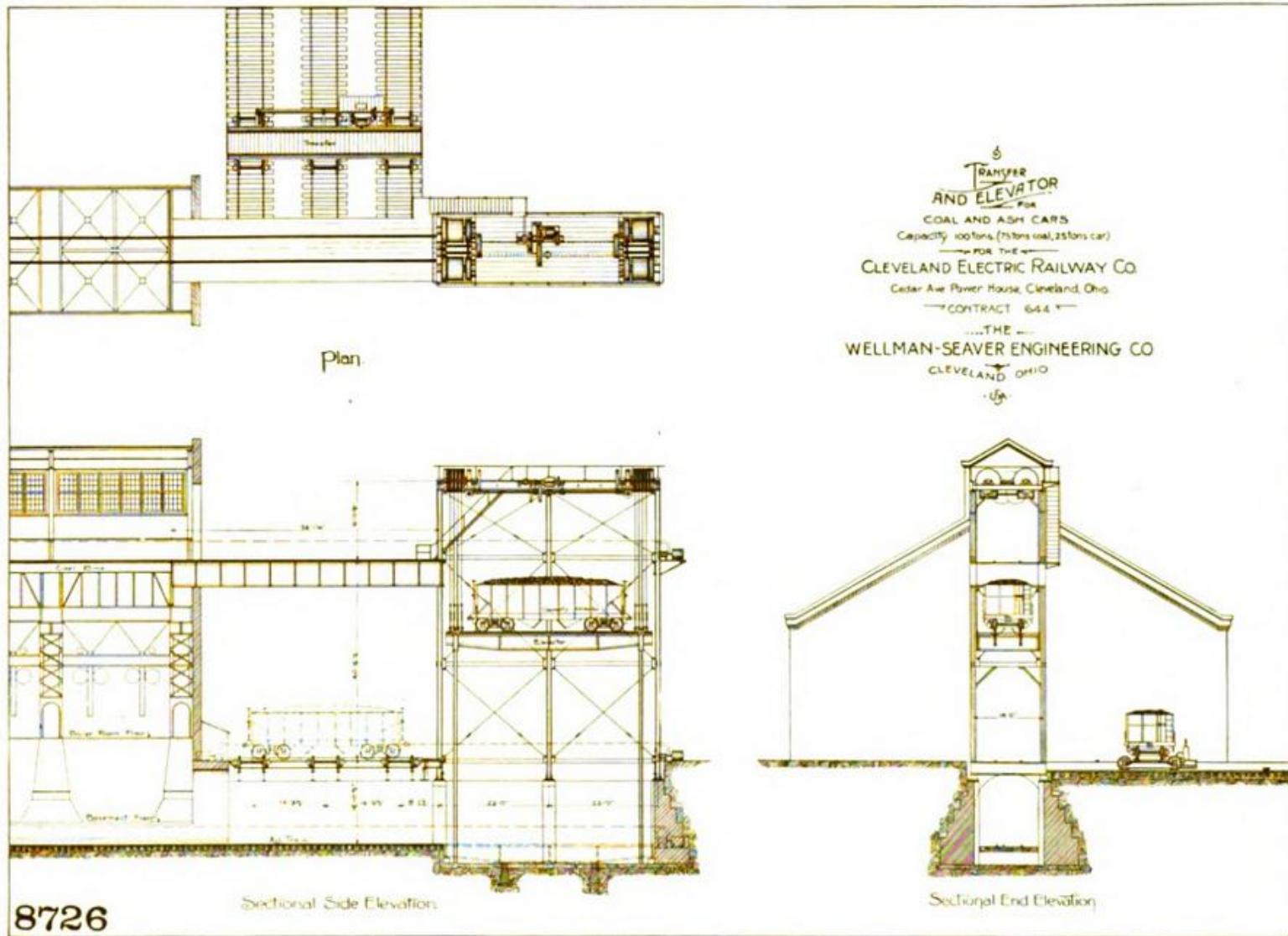


200-foot Granty Crane for Societe Anonyme des Acieries de Micheville, Micheville, France.
Arranged for handling long beams and shapes in stock yard



6329

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



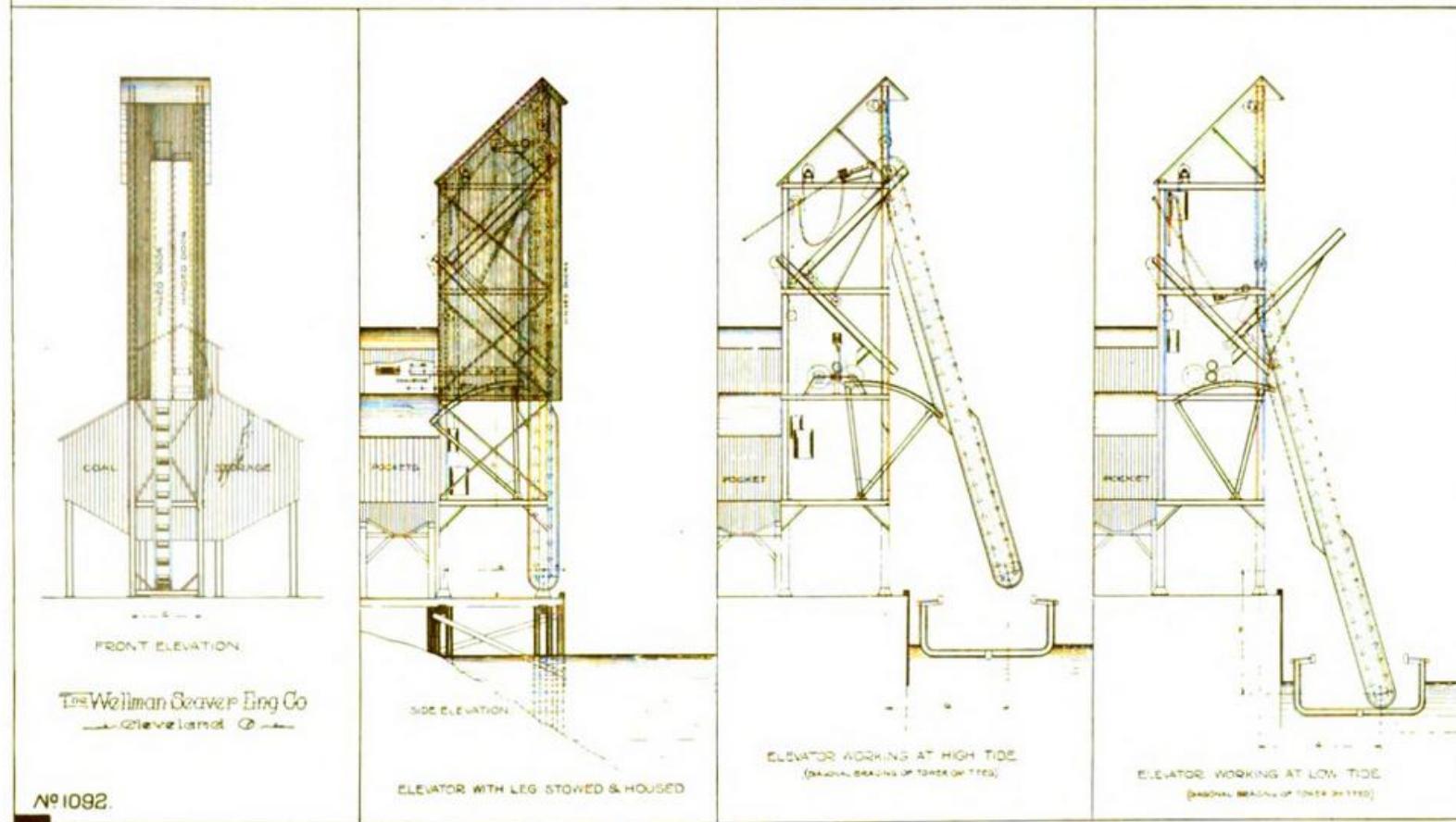
Elevator and Transfer Table designed and built for the Cleveland Electric Railway Co's.
Cedar Ave. Power House, Cleveland, O.

J.W.SEAVER'S COAL ELEVATOR.

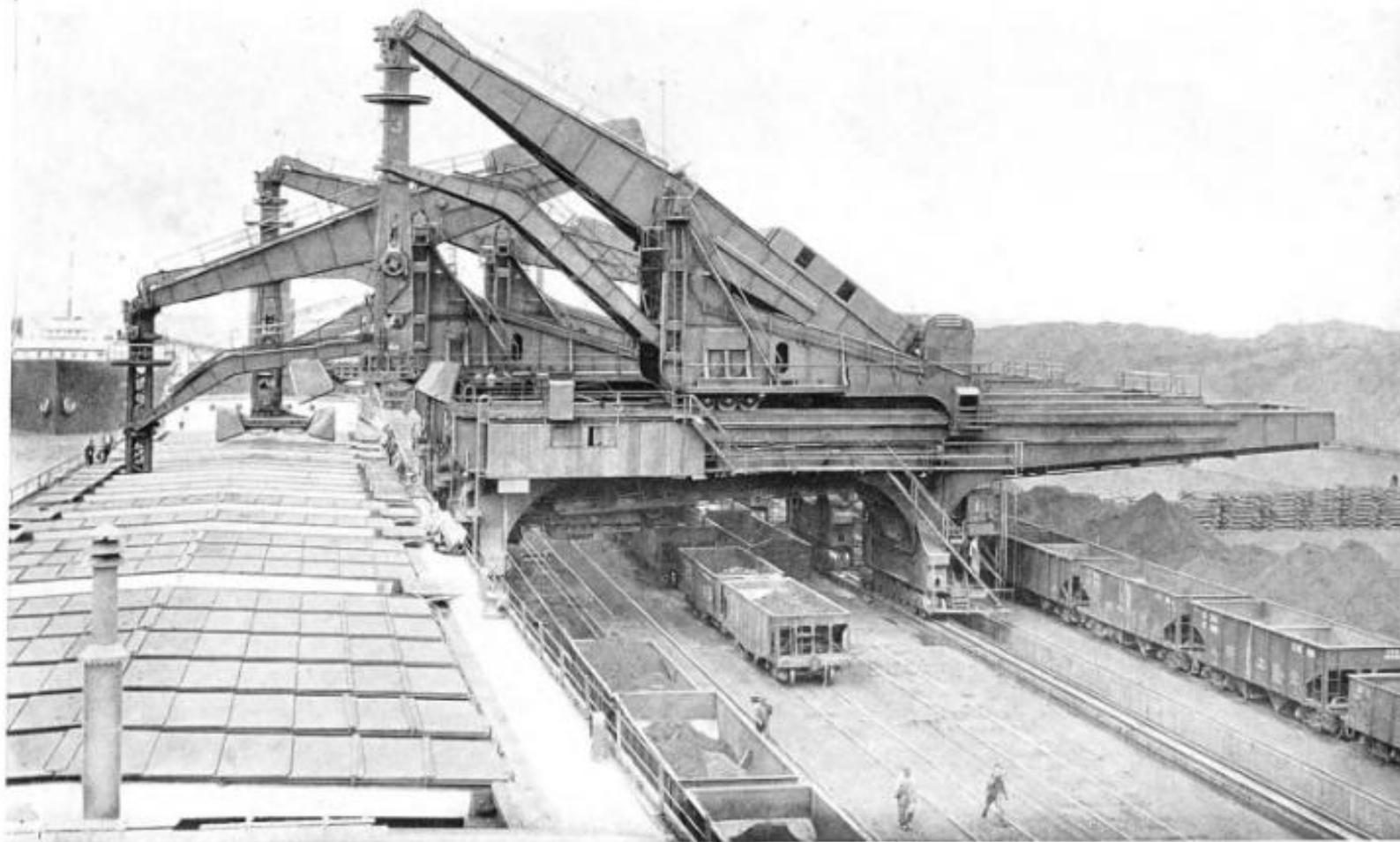
PAT. OCT. 31, 1894
J.W. SEAYER, ENGINEER

N^o 1.

SKETCHES SHOWING RANGE OF MOTION OF LEG, GEARING, ETC



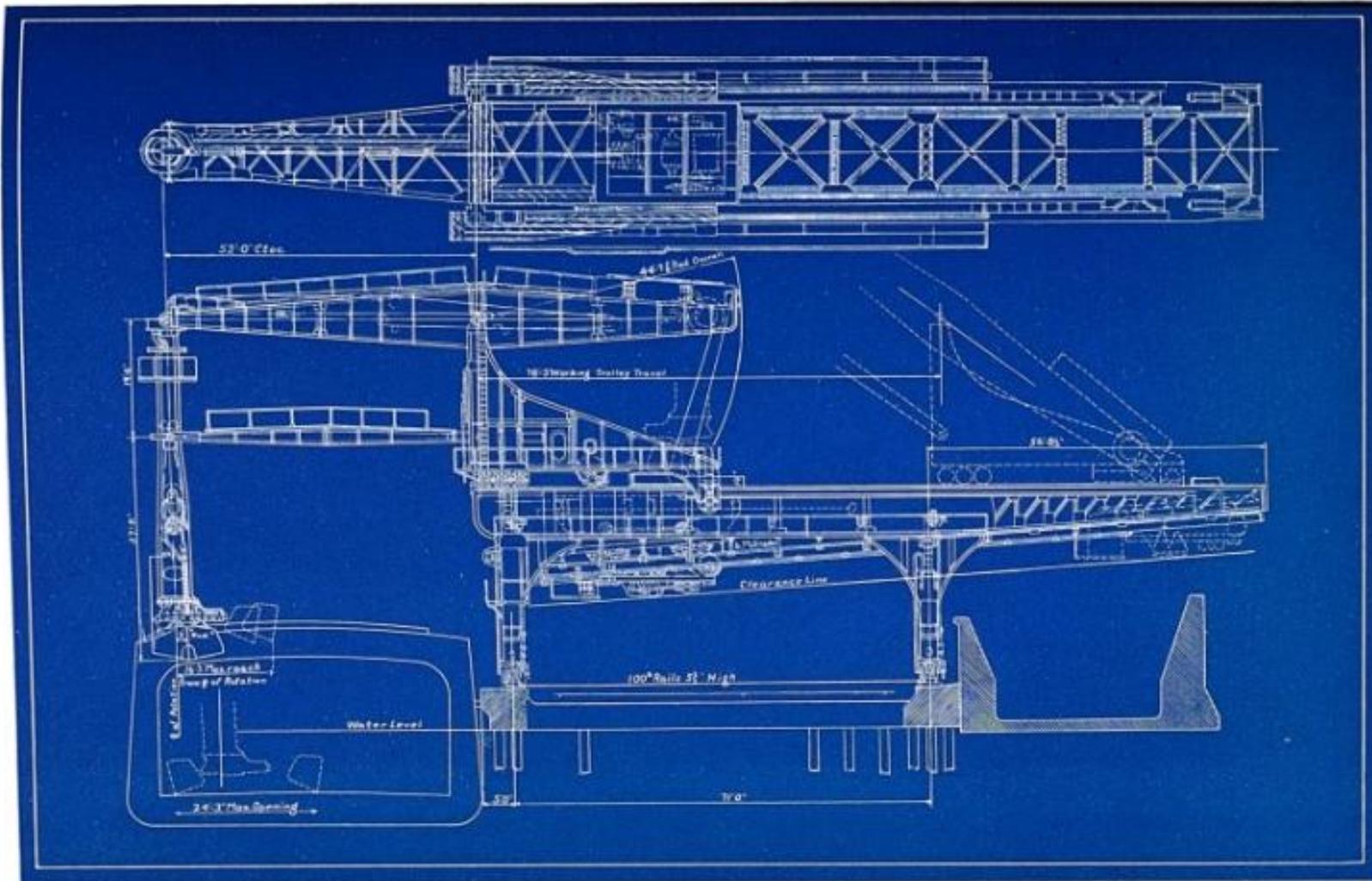
The Seaver Patented Coal Elevator



THE WELLMAN-SEAVIER-MORGAN CO., CLEVELAND, OHIO

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



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.

COAL AND ORE HANDLING MACHINERY



16

THE WELLMAN-SEAVIER-MORGAN CO., CLEVELAND, OHIO

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. Stauffler, 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:

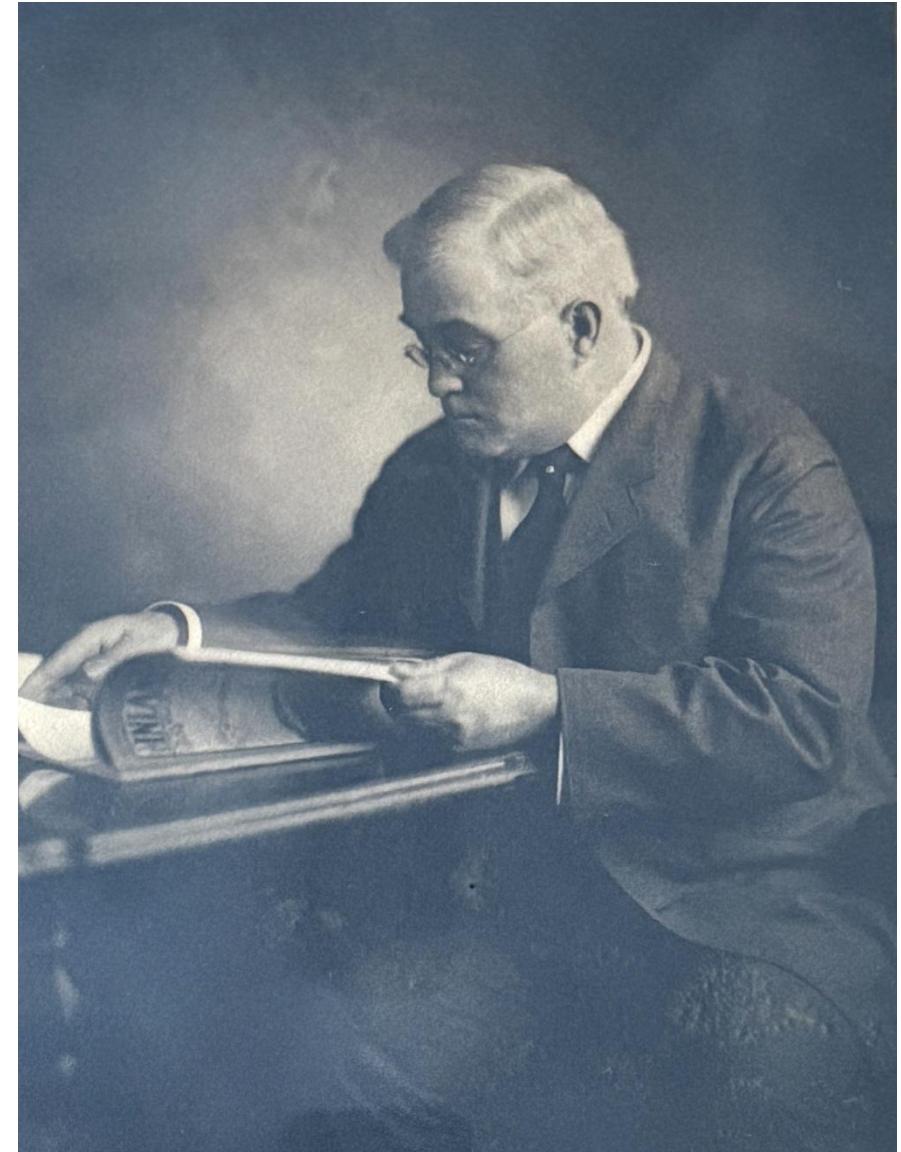
Dr. R.H. Curtis, George A. Decker, E.D. Pearce, Dr. Hyde, Dr. John A. Prashear, Francis F. Prentiss, A.C. Cook, Elbert H. Baker, William D.P. Alexander, Lyman H. Treadway

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



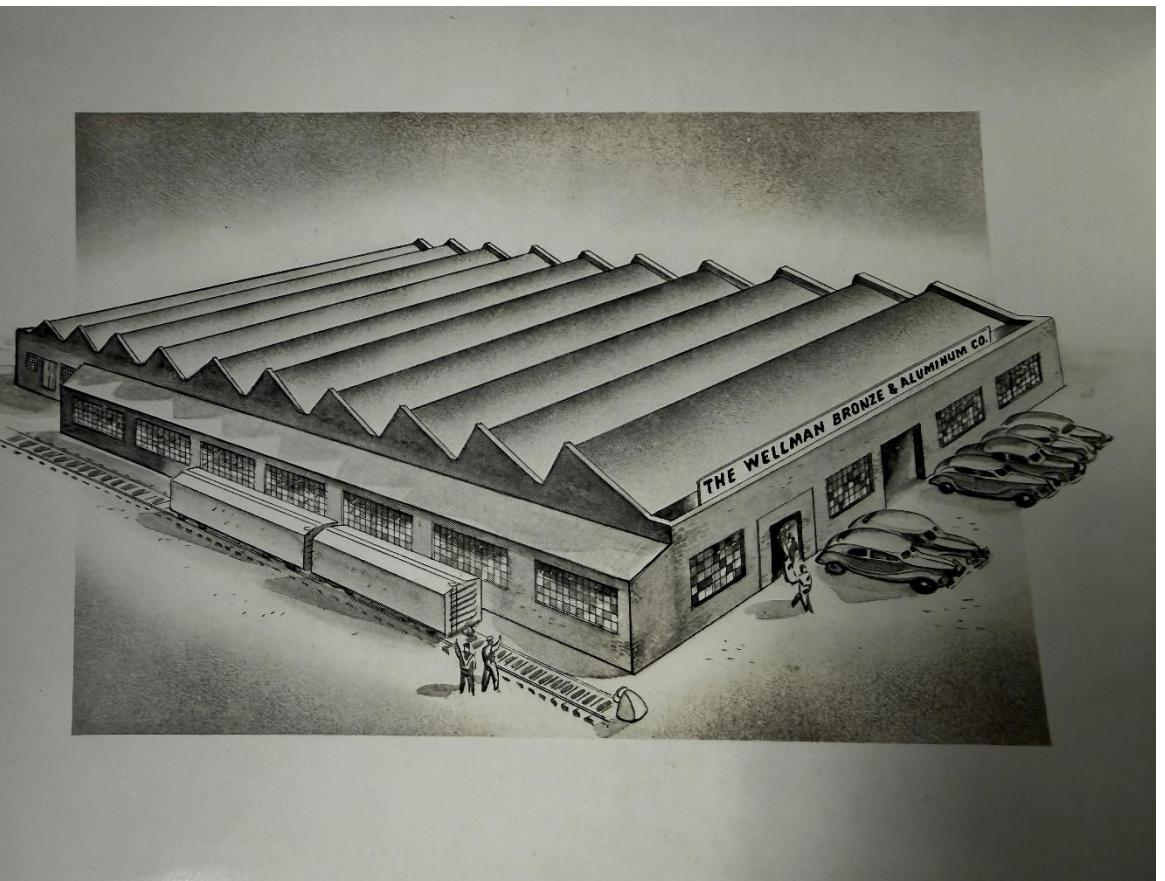
Samuel K. Wellman, Holly G., William, Samuel T. 1886
Born in Wareham, Mass – son of a Nashua Iron Co.
Superintendent, attended Norwich University,
Vermont



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.**





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.*](https://digital.case.edu/collections/countryseats)

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



Barn 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.

Mandatory Legislative Referrals

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



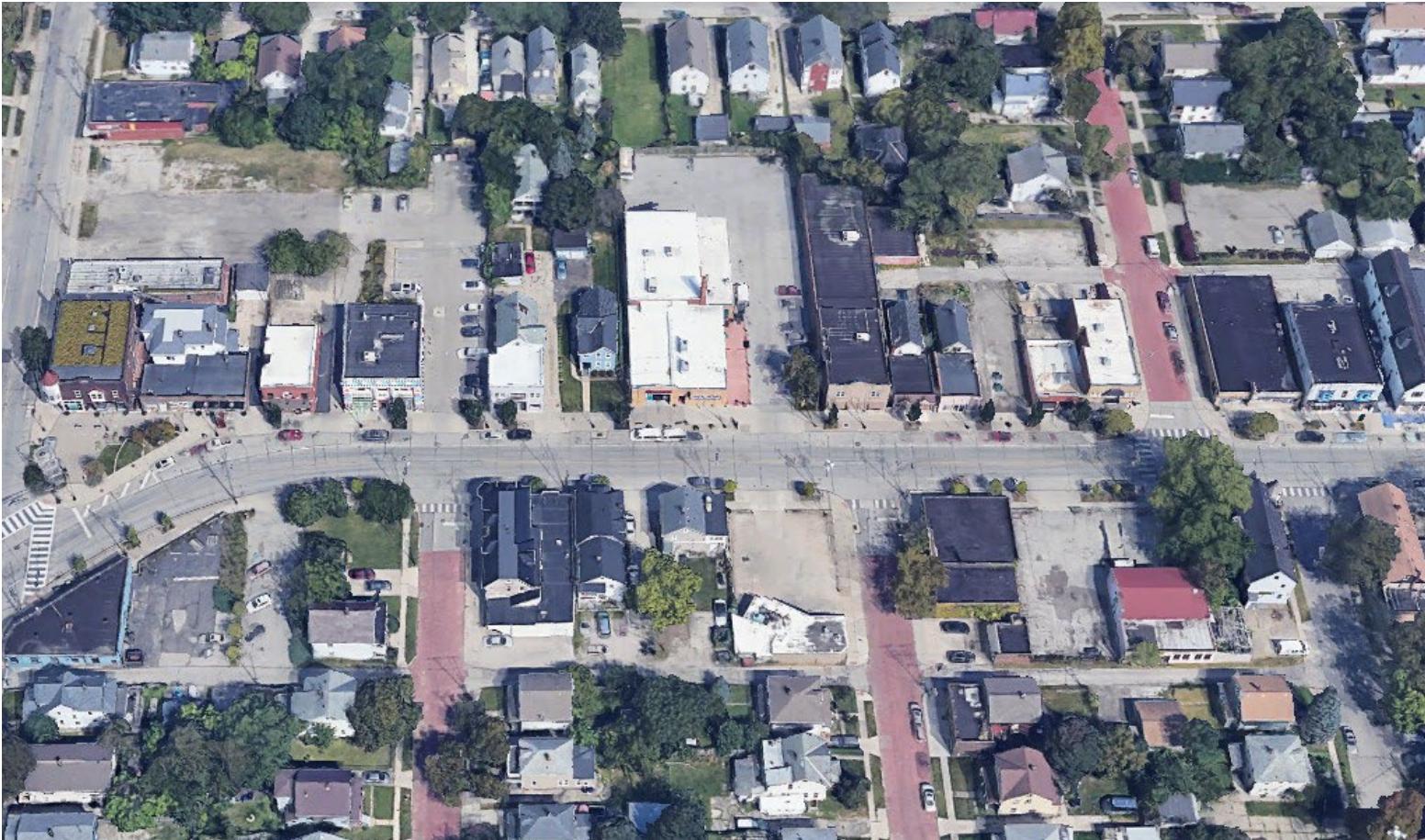
CITY OF CLEVELAND
Mayor Justin M. Bibb

Beachland Ballroom and Tavern (former Croatian Liberty Home)

15711 Waterloo Avenue



Site Overview



clevelandohio.gov



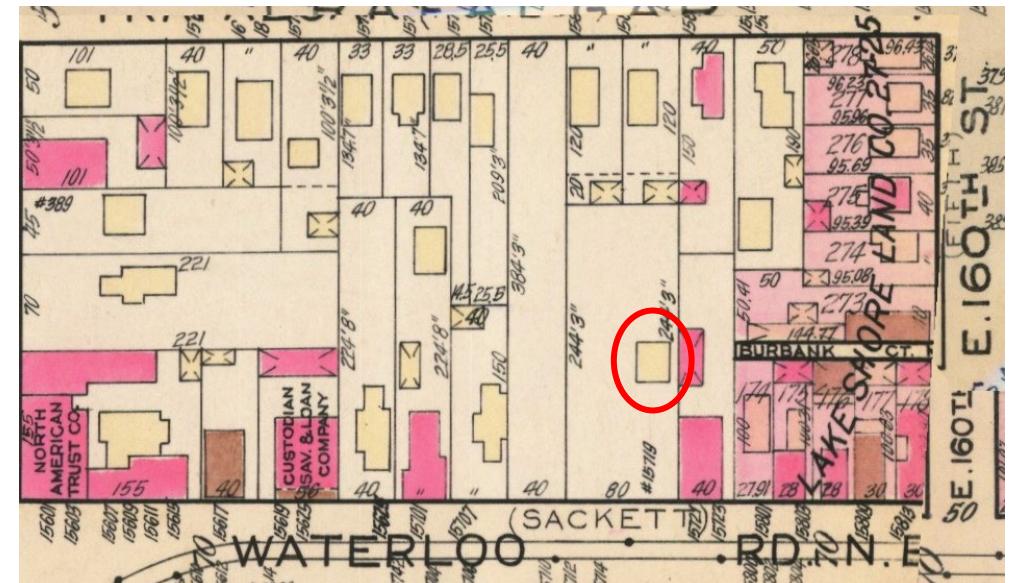
History

- 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



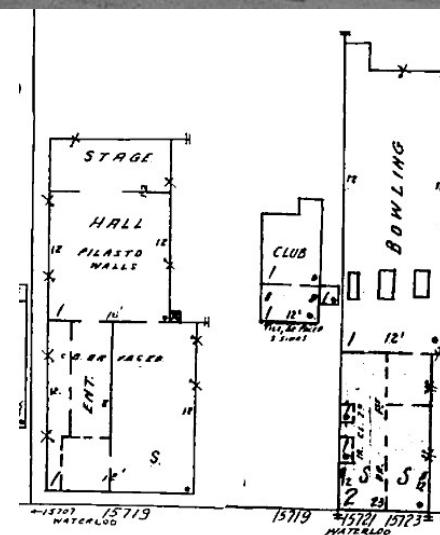
Cinematreasures.org



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.



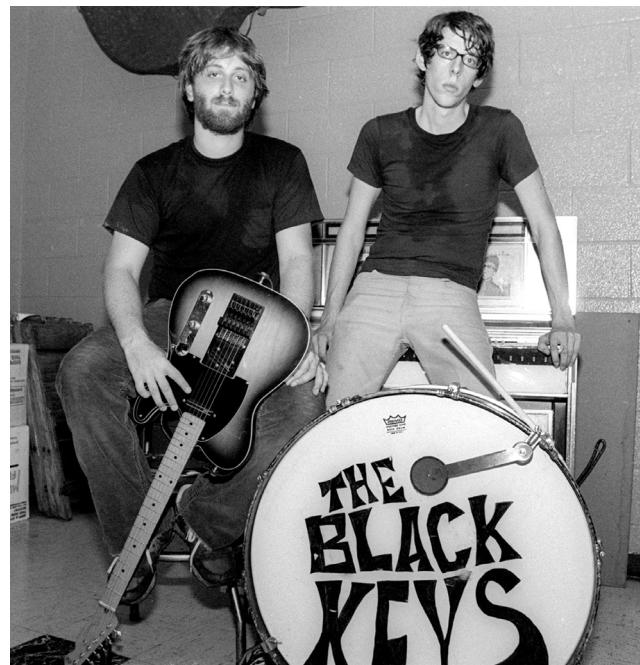
Cleveland Plain Dealer



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





Tavern



Rear Bar Area



Ballroom







Thank You



Photo by Matt Shiffler courtesy of Cindy Barber

Mandatory Legislative Referrals

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



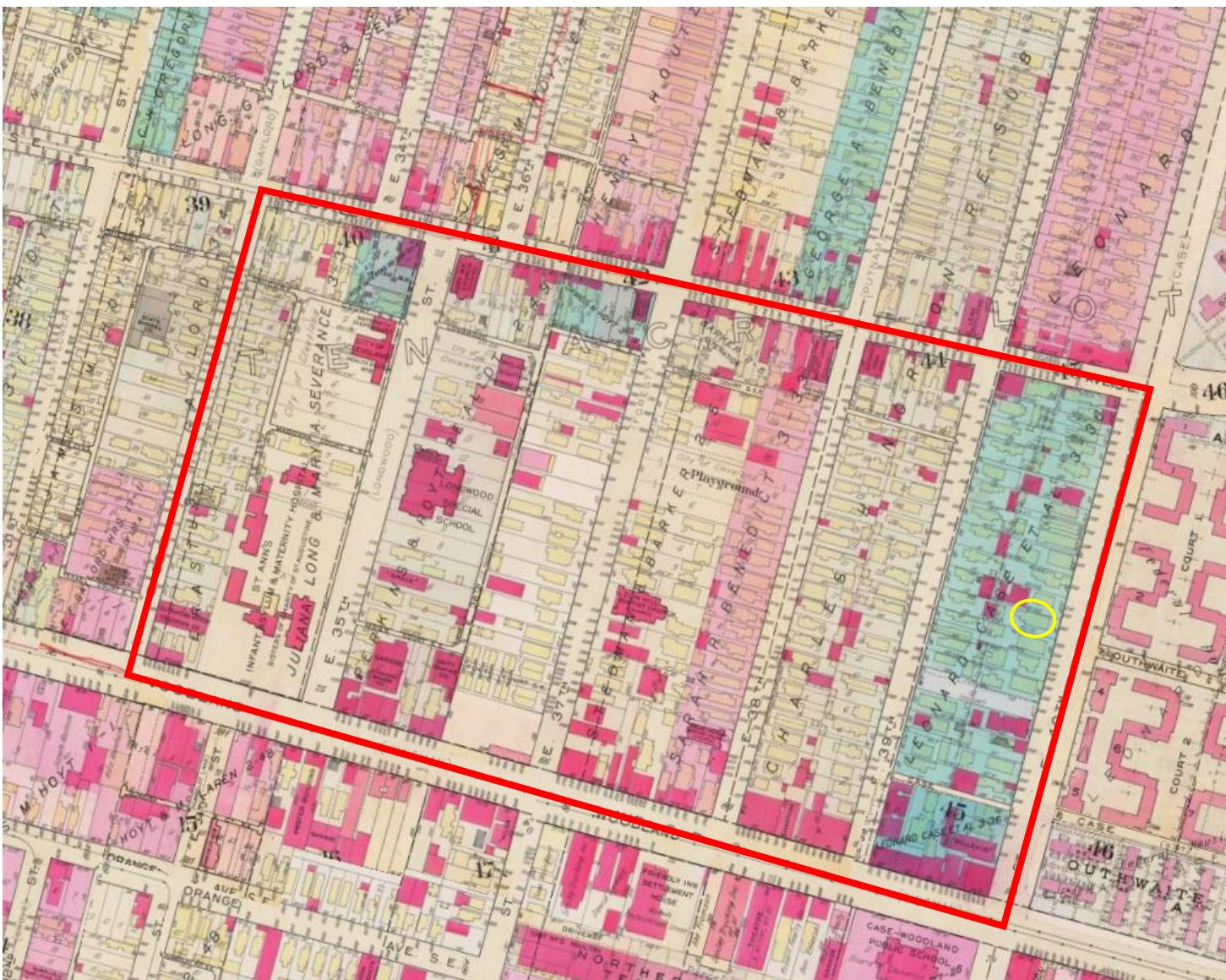
Mount Moriah History

- 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



clevelandohio.gov



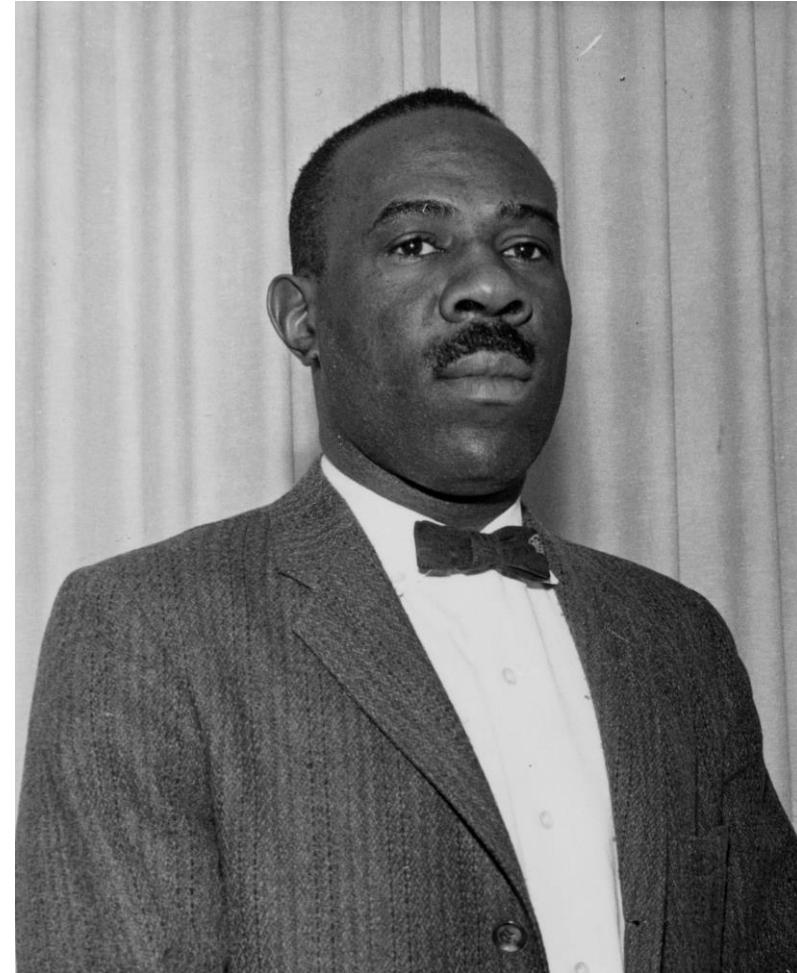
Tenth Reformed Church

- 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



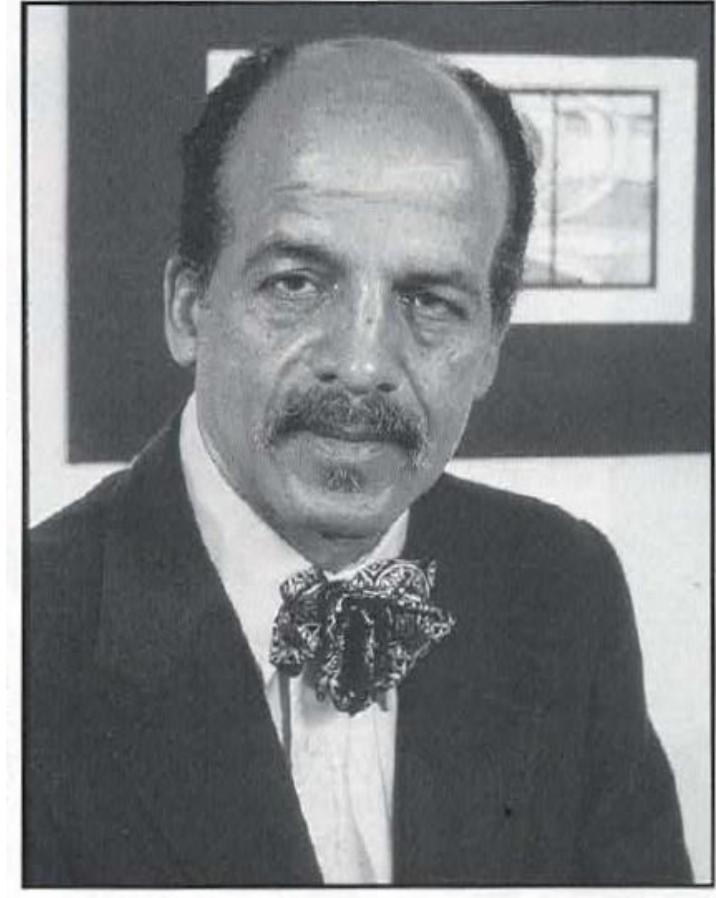
Cleveland Public Library Digital Collection

Stained Glass

- Douglas Phillips
- African American artist



Margaret Lann, Cleveland Restoration Society



Stained Glass Association of America



Mt. Moriah Baptist
Church Facebook

clevelandohio.gov





clevelandohio.gov





clevelandohio.gov

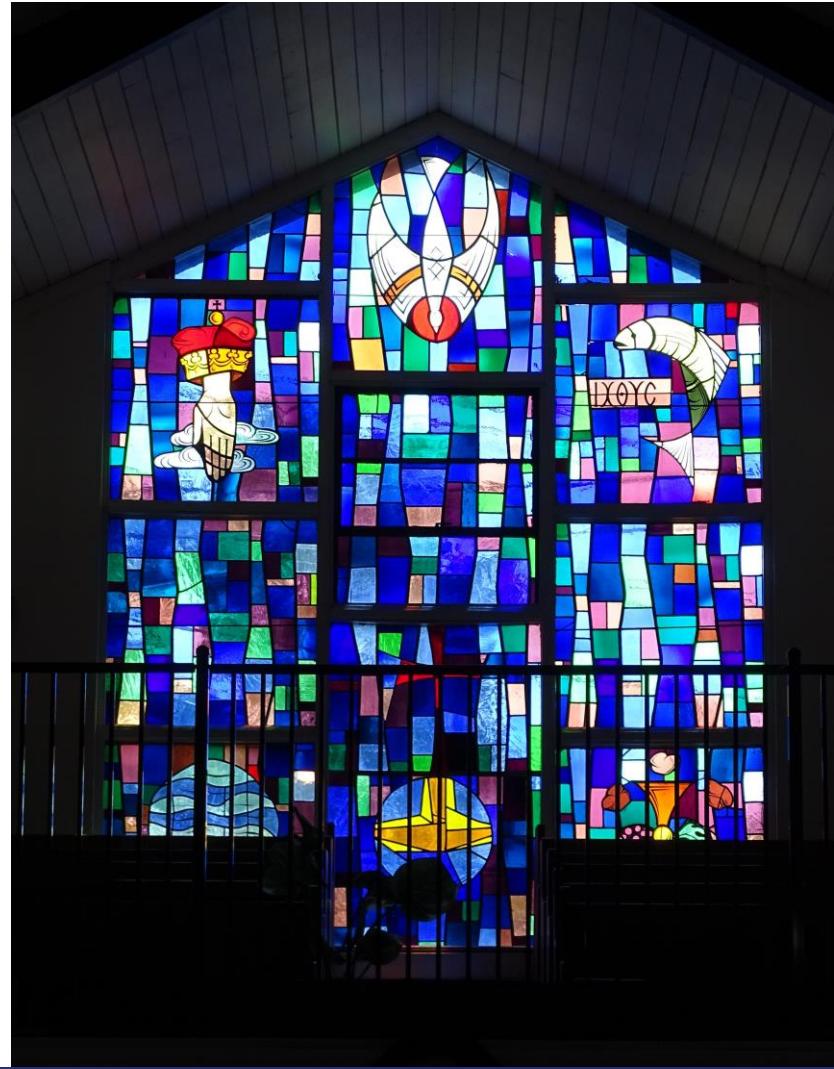
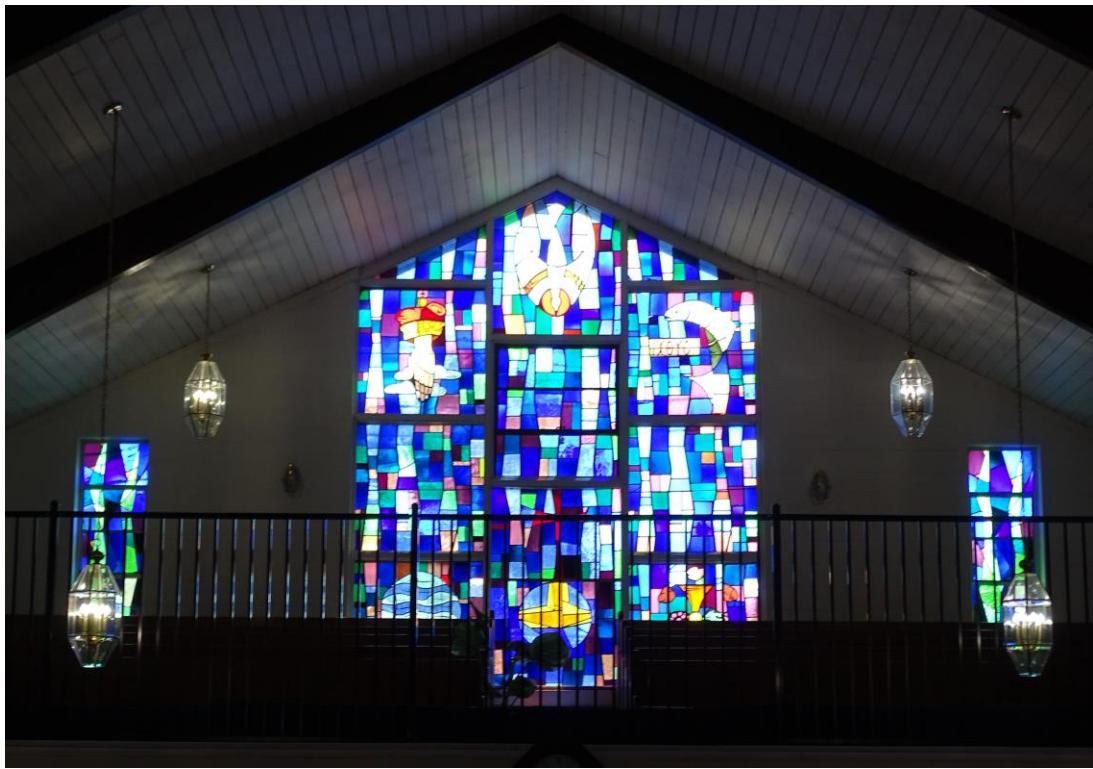






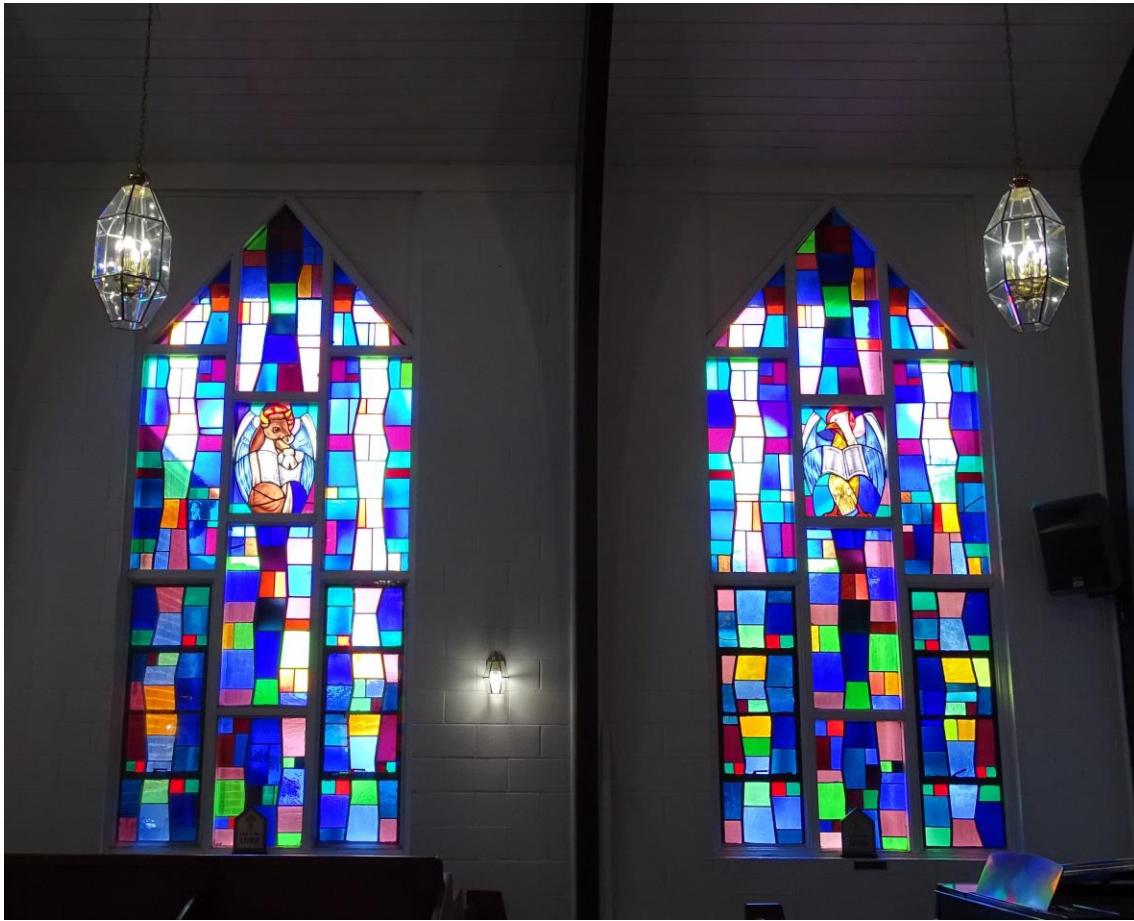
clevelandohio.gov





clevelandohio.gov





clevelandohio.gov





clevelandohio.gov



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.

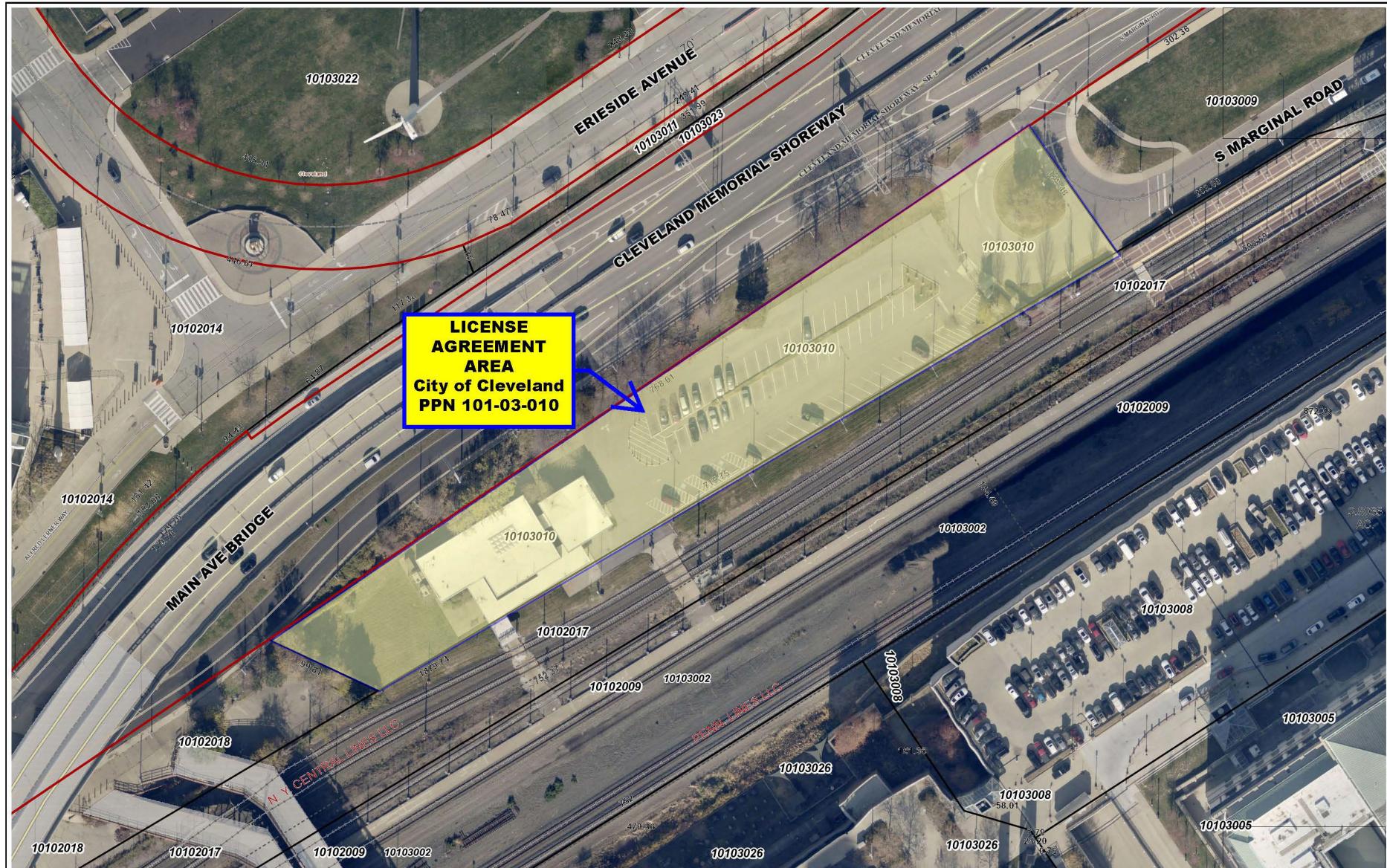


CITY OF CLEVELAND
Mayor Justin M. Bibb



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



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



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?

clevelandohio.gov



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

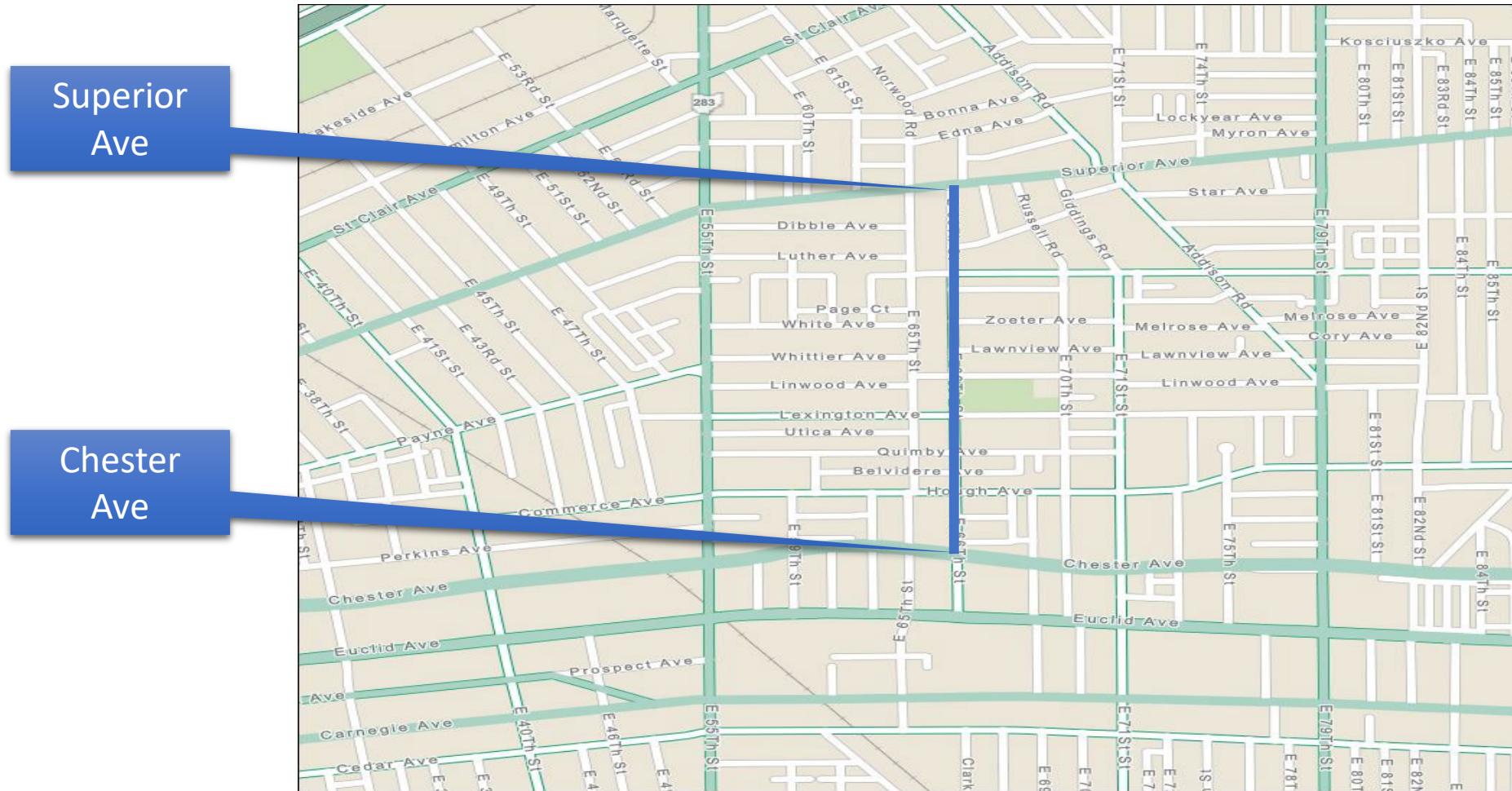
Mayor's Office of Capital Projects
Division of Engineering & Construction

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

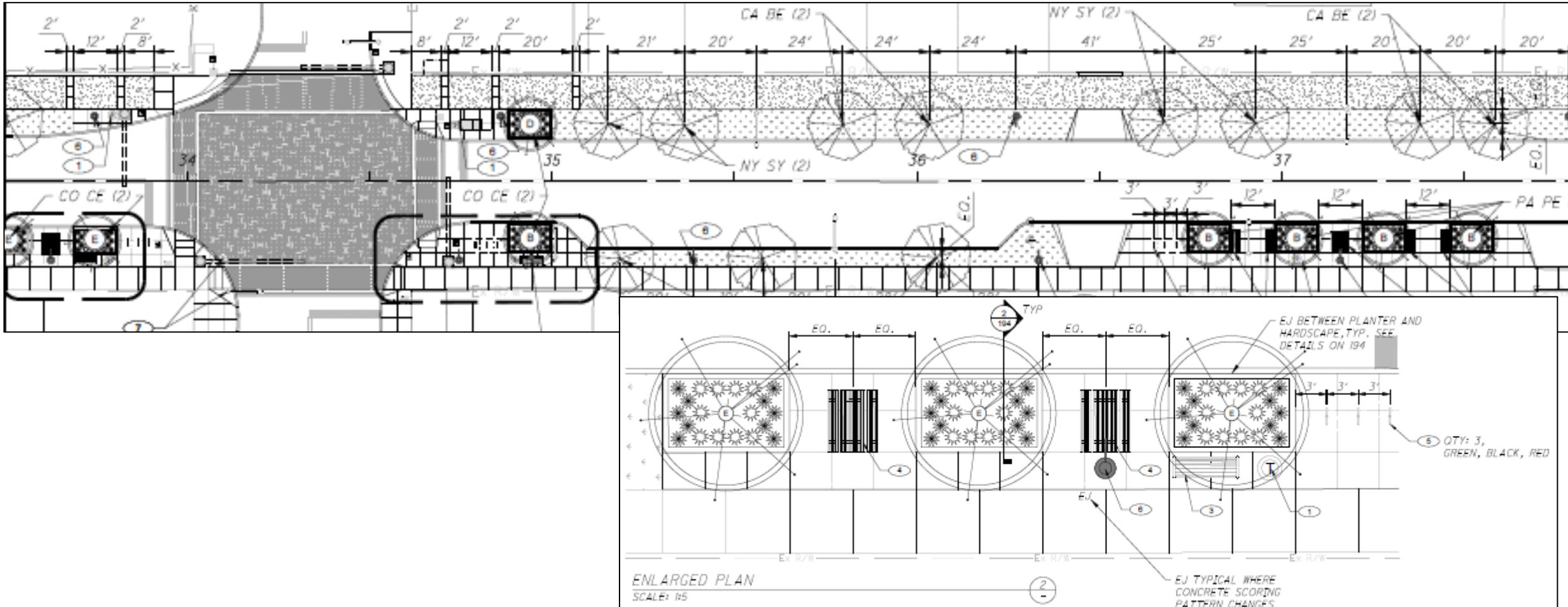
Funding

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

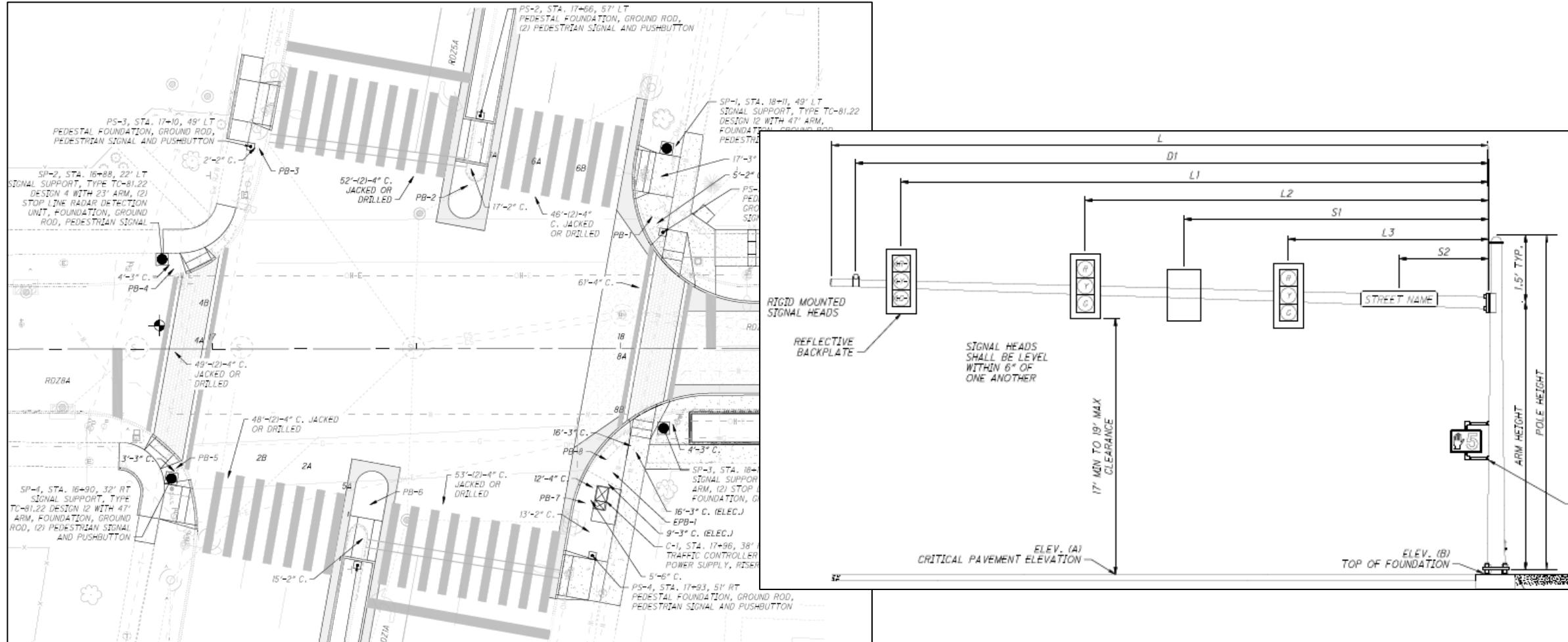
Schedule (ODOT Construction)

- 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?

www.clevelandohio.gov



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

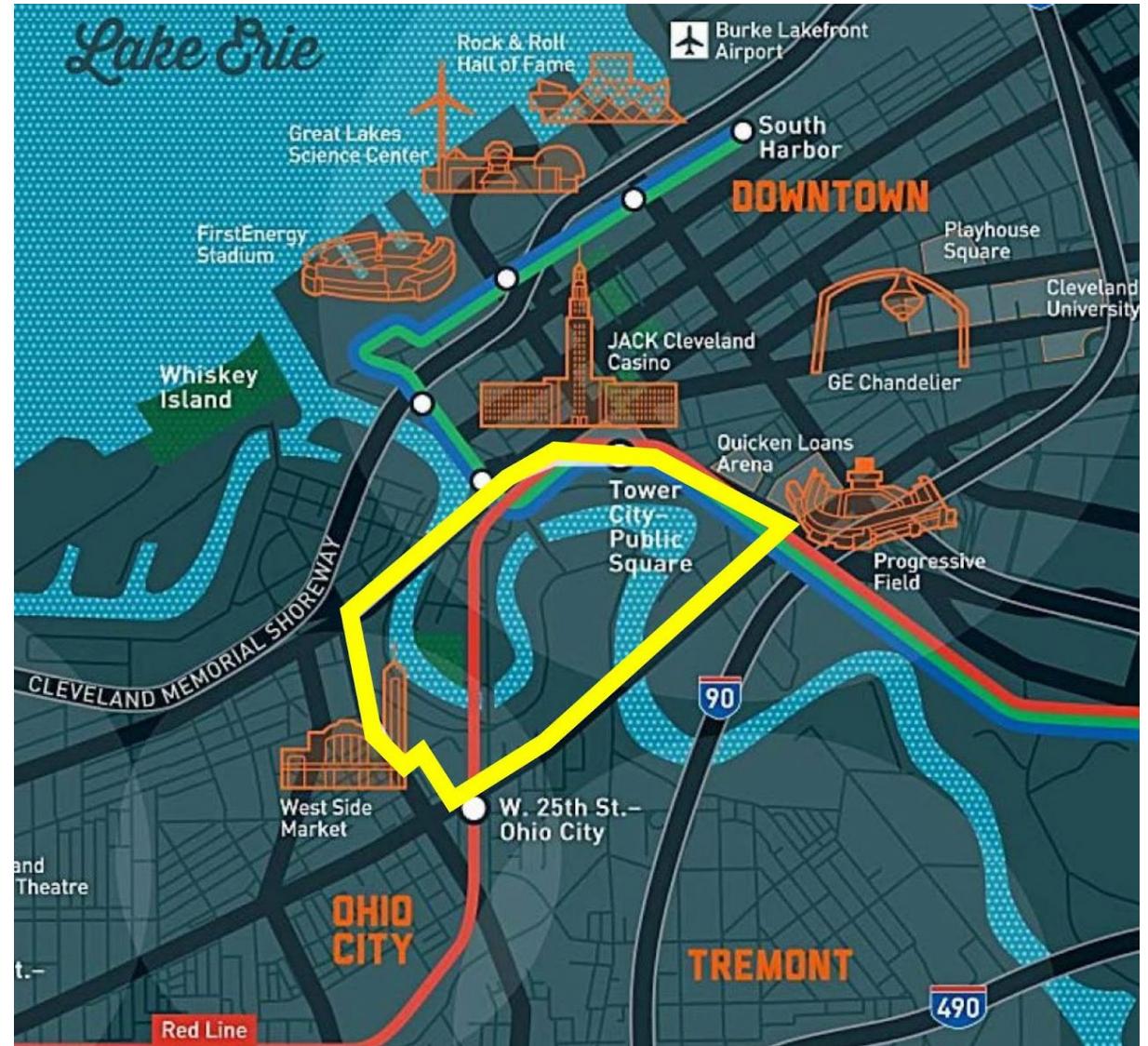
February 6th, 2026

Memorial Bridges Loop

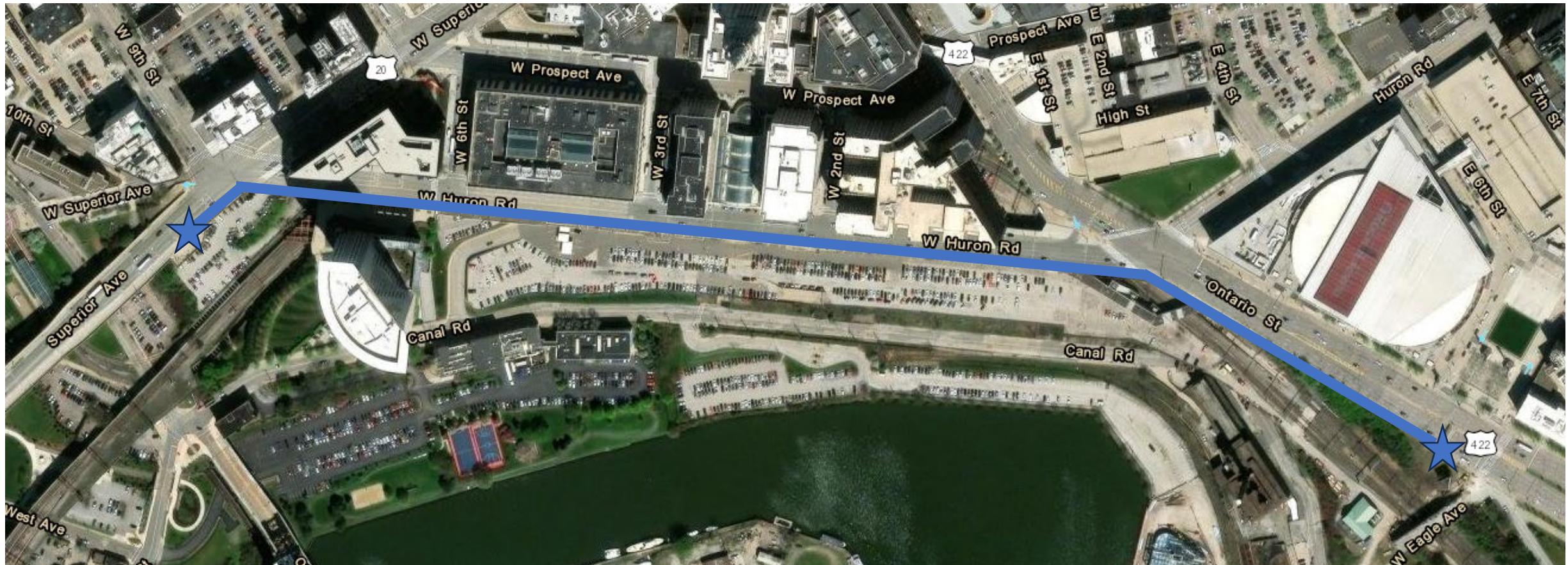
Distance: approx. 3 miles

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

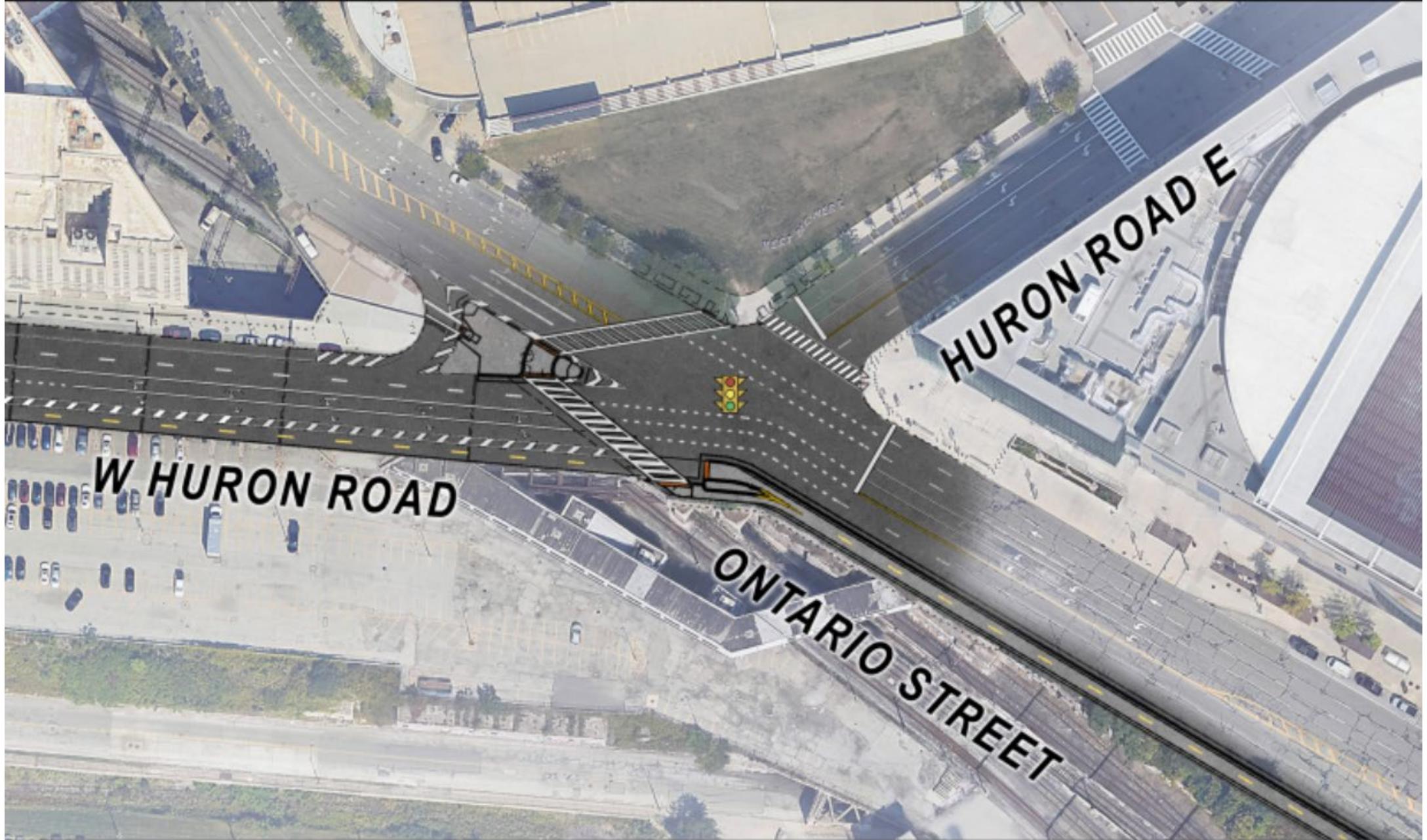
- Expanded curb & sidewalk area at Superior and Huron to improve safety.
- New 11'-12' shared-use path with + 5'-6' buffer from vehicles on Huron Rd.
- Additional pedestrian crossing locations on Huron Rd.
- Improved pedestrian crossings and refuge island at Ontario and Huron.
- Expansion of the existing 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.





CUY MEMORIAL BRIDGES LOOP TRAIL
W HURON ROAD, CLEVELAND, OHIO

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GPD GROUP
www.gpdgroup.com
1.800.995.8751



CUY MEMORIAL BRIDGES LOOP TRAIL

W HURON ROAD, CLEVELAND, OHIO



GPD GROUP
www.gpdgroup.com
1.800.995.4711

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Questions & Feedback?



Mandatory Legislative Referrals

Ord. No. 90-2026 (introduced by Council Members Polensek, Bishop, and

February 6, 2026

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.



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

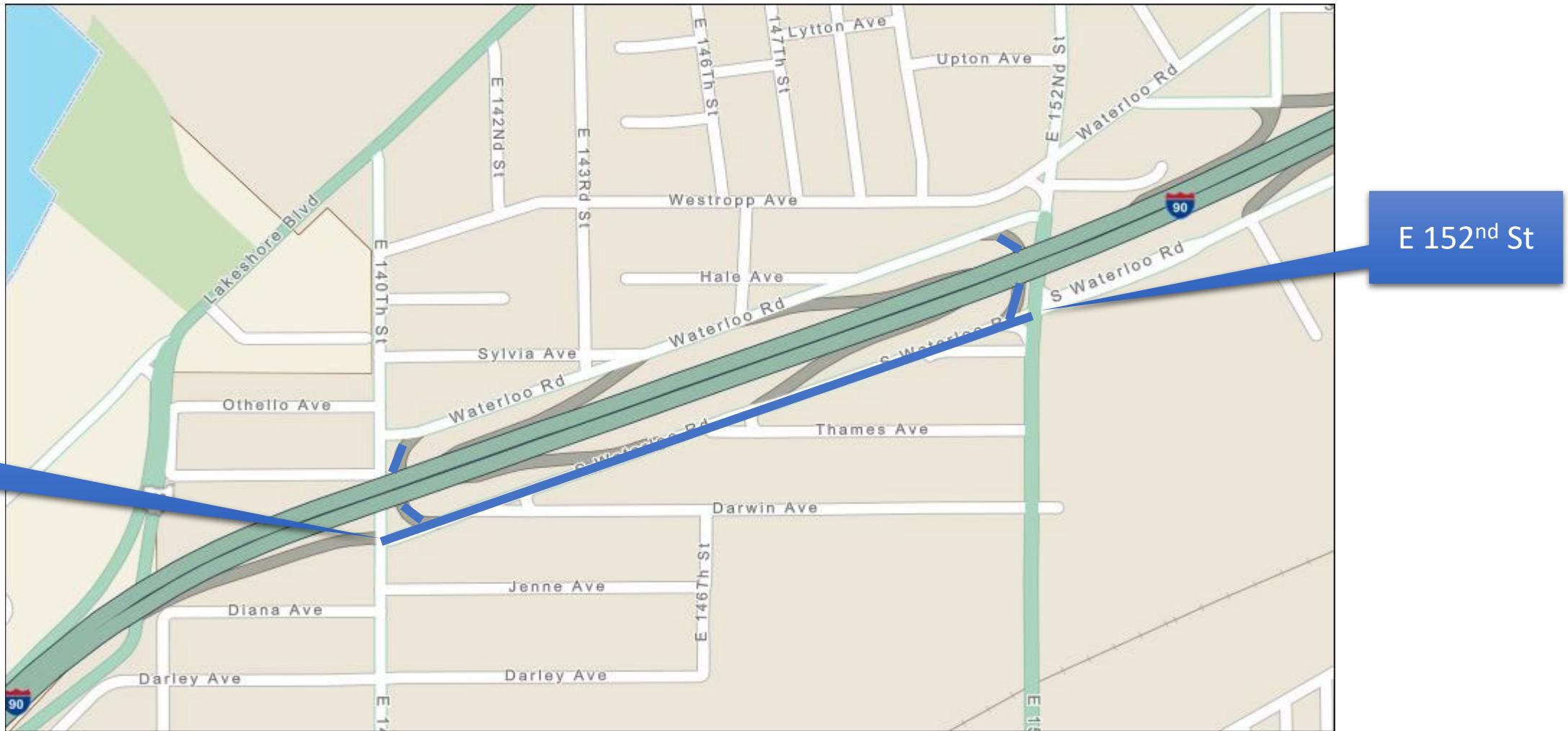
Division of Engineering & Construction

February 6, 2026



Project Location

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



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?



Mandatory Legislative Referrals

Ord. No. 91-2026 (introduced by Council Members Gray, Bishop, and

February 6, 2026

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.



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

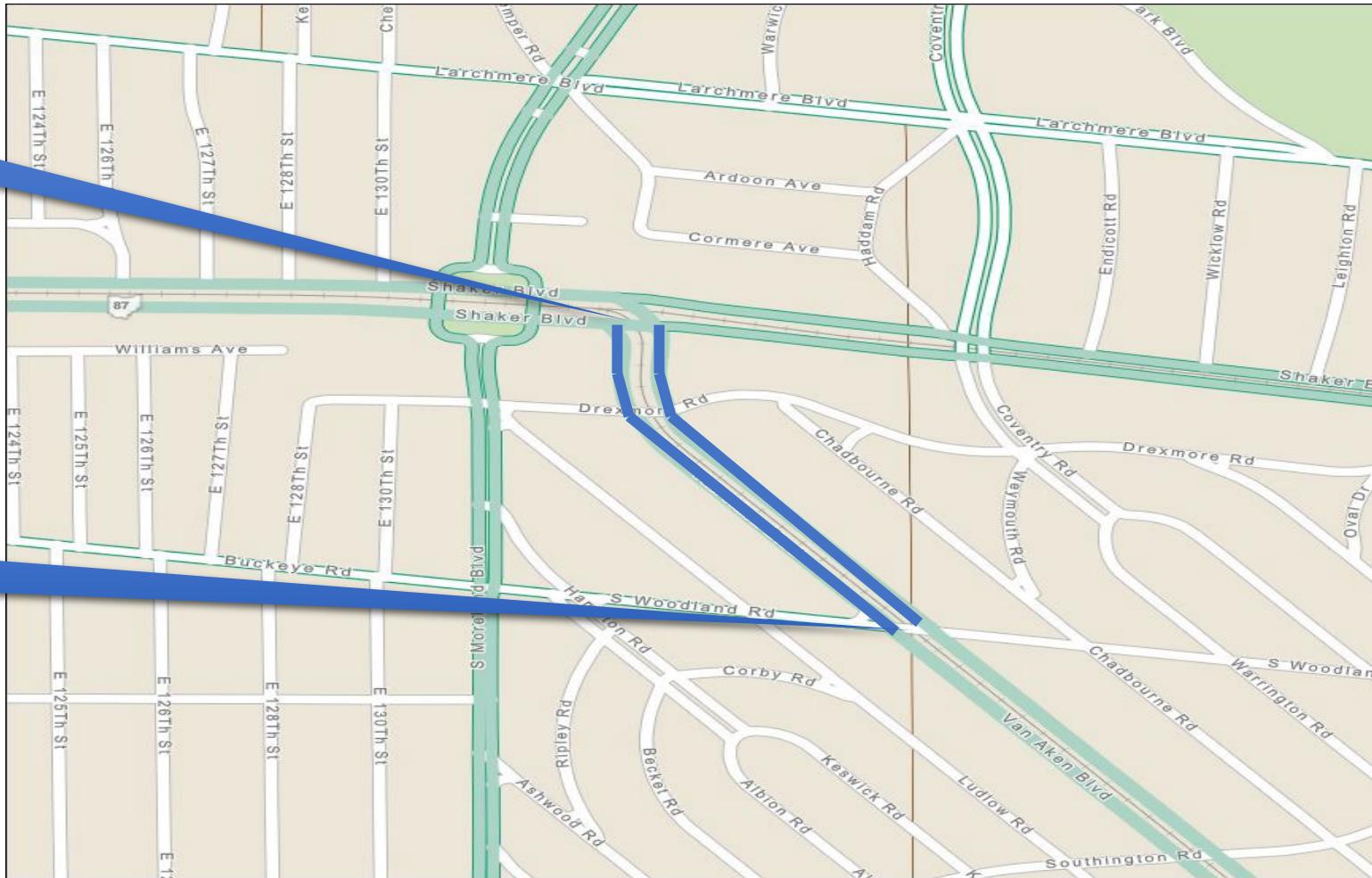


Project Location

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

Shaker Blvd

S. Woodland Rd



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?



Mandatory Legislative Referrals

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.

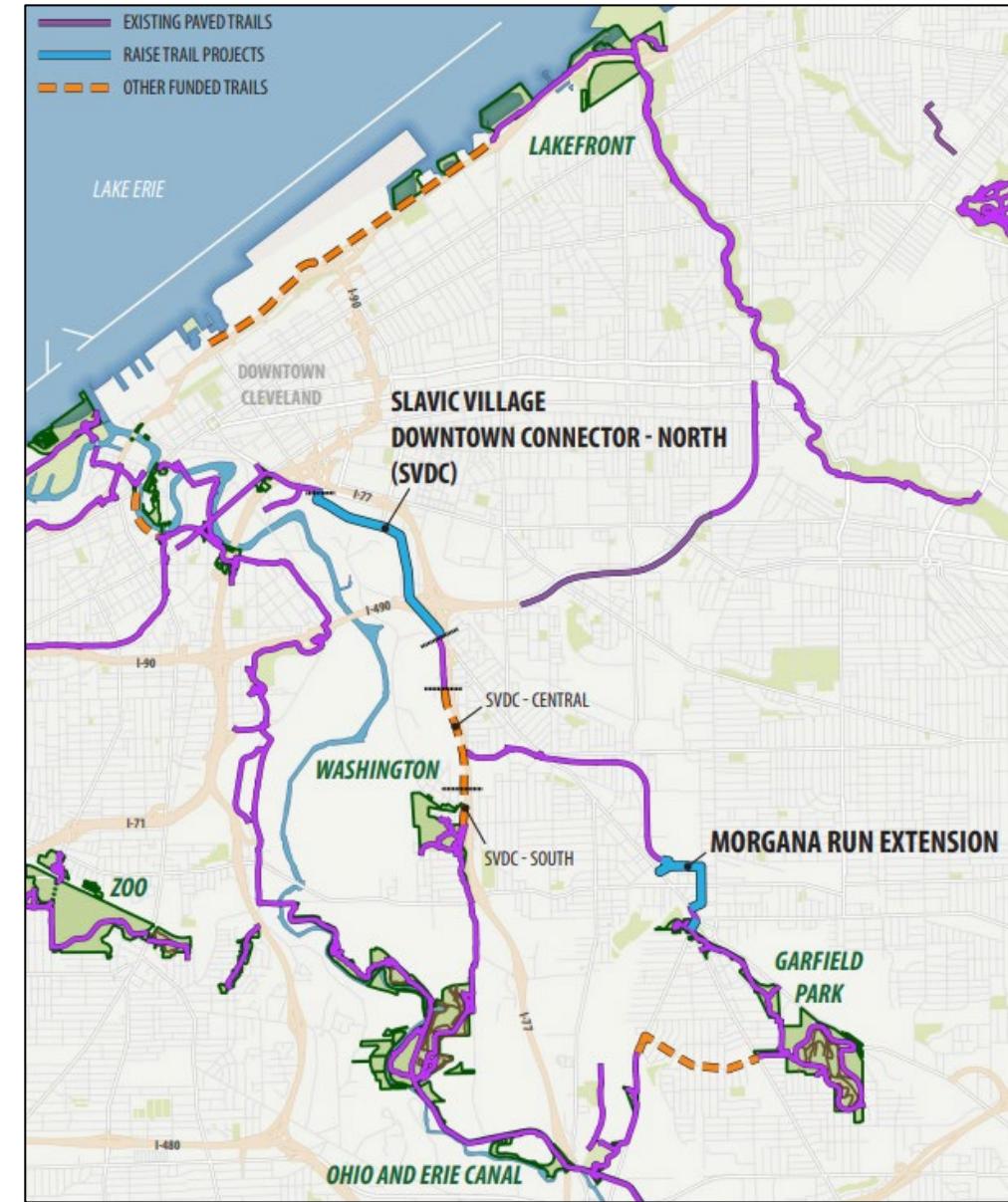
Project Information

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 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)

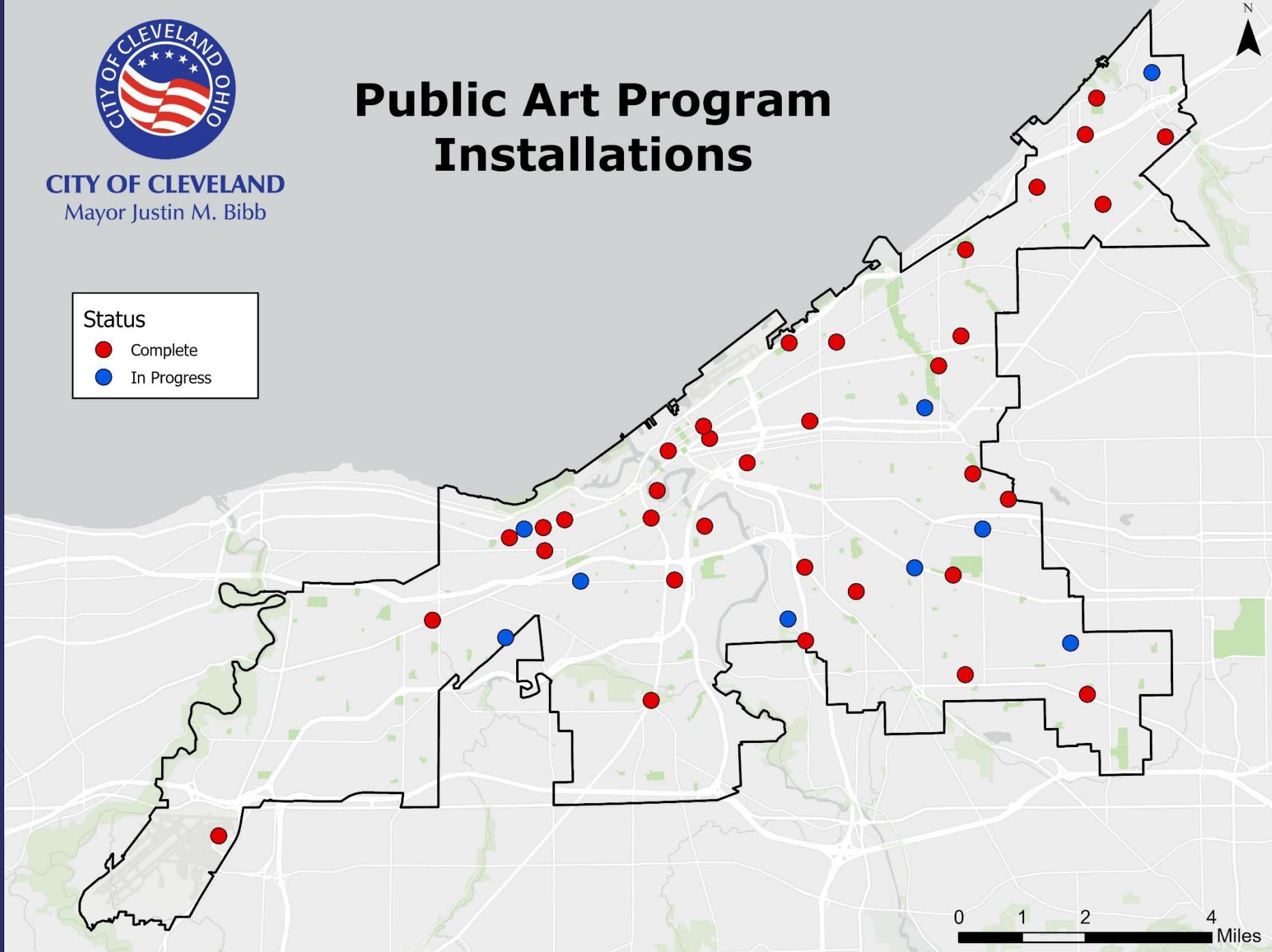
- Adopted by City Council in 2003, and administered by the City Planning Commission, along with the Mayor's Office of Capital Projects.
- Dictates that for certain City-generated capital projects that have a construction budget of \$300,000 or more, it will have **1.5% of the total construction cost 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



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

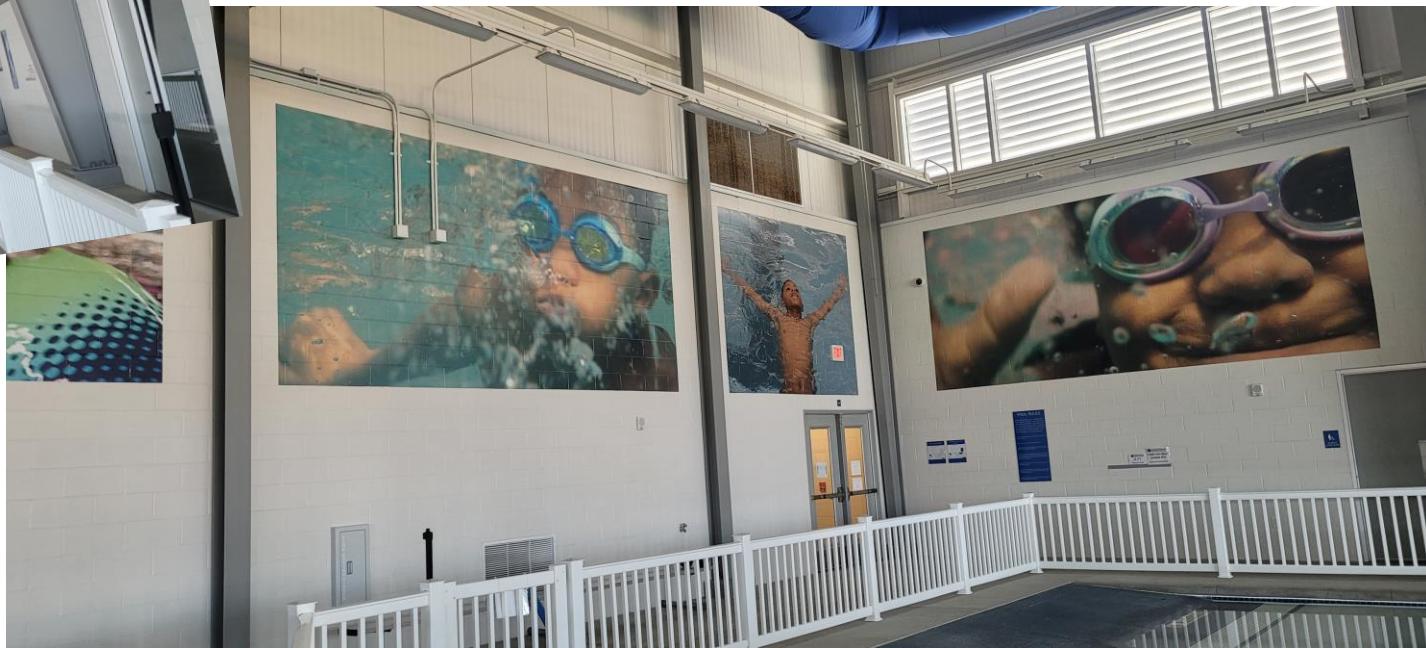
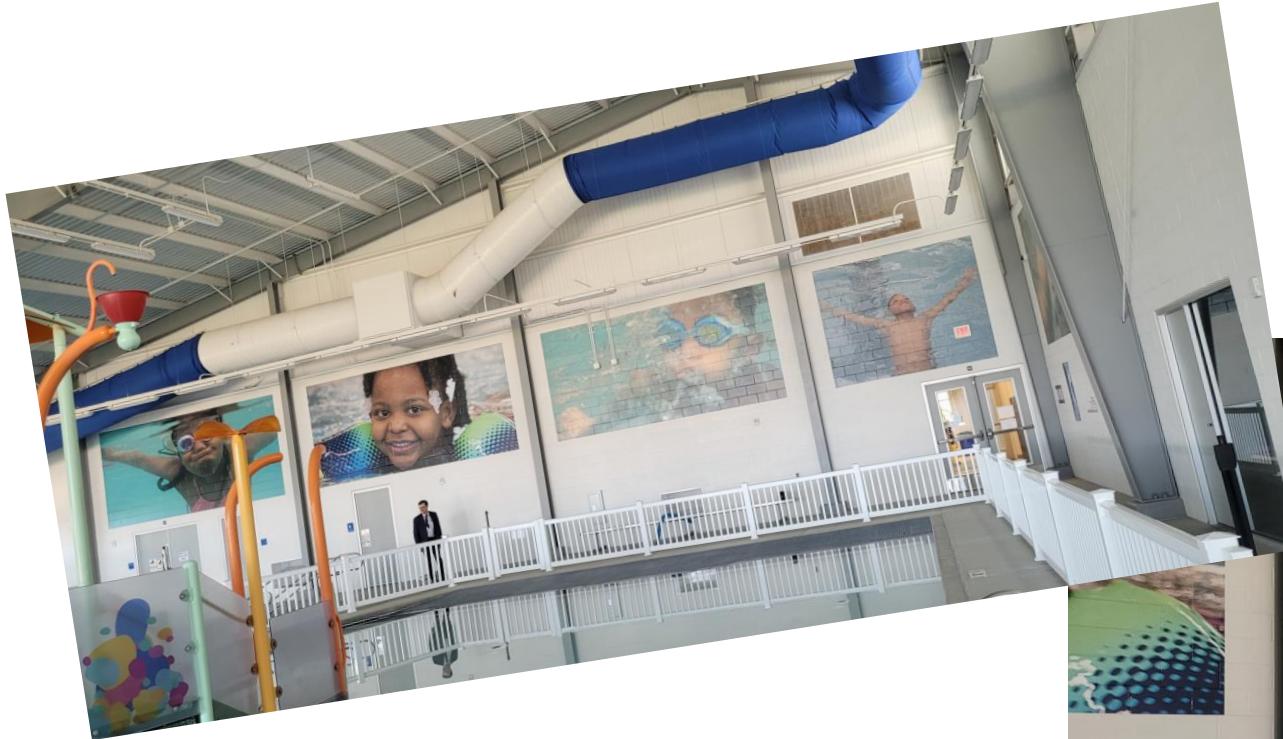


Frederick Douglass Family Resource & Recreation Center

15401 Miles Ave.

"POOL FUN"

Artist: Sankofa Fine Art Plus (Robin Robinson)
2024

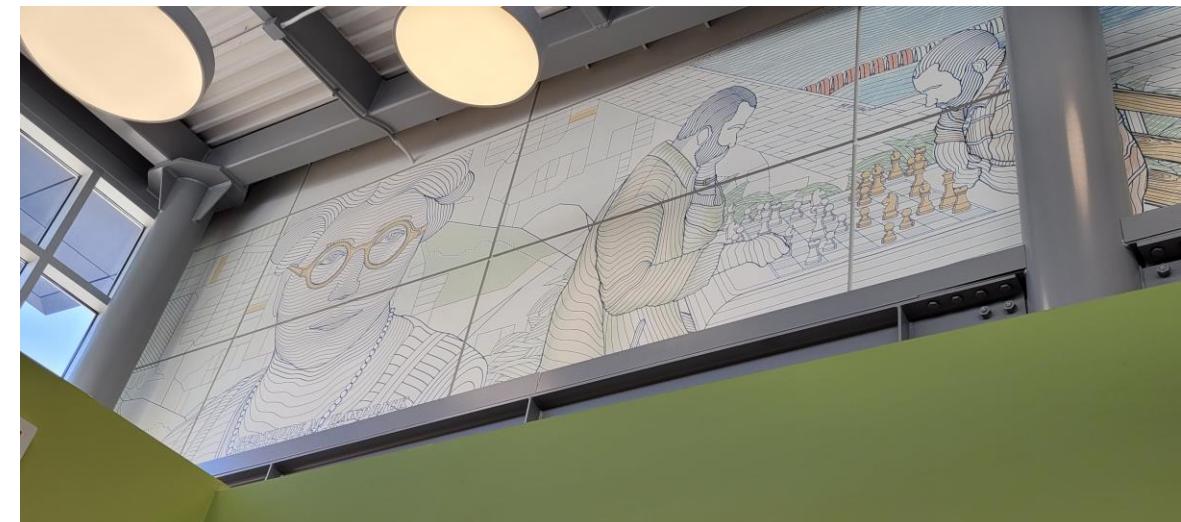


Frederick Douglass Family Resource & Recreation Center



“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



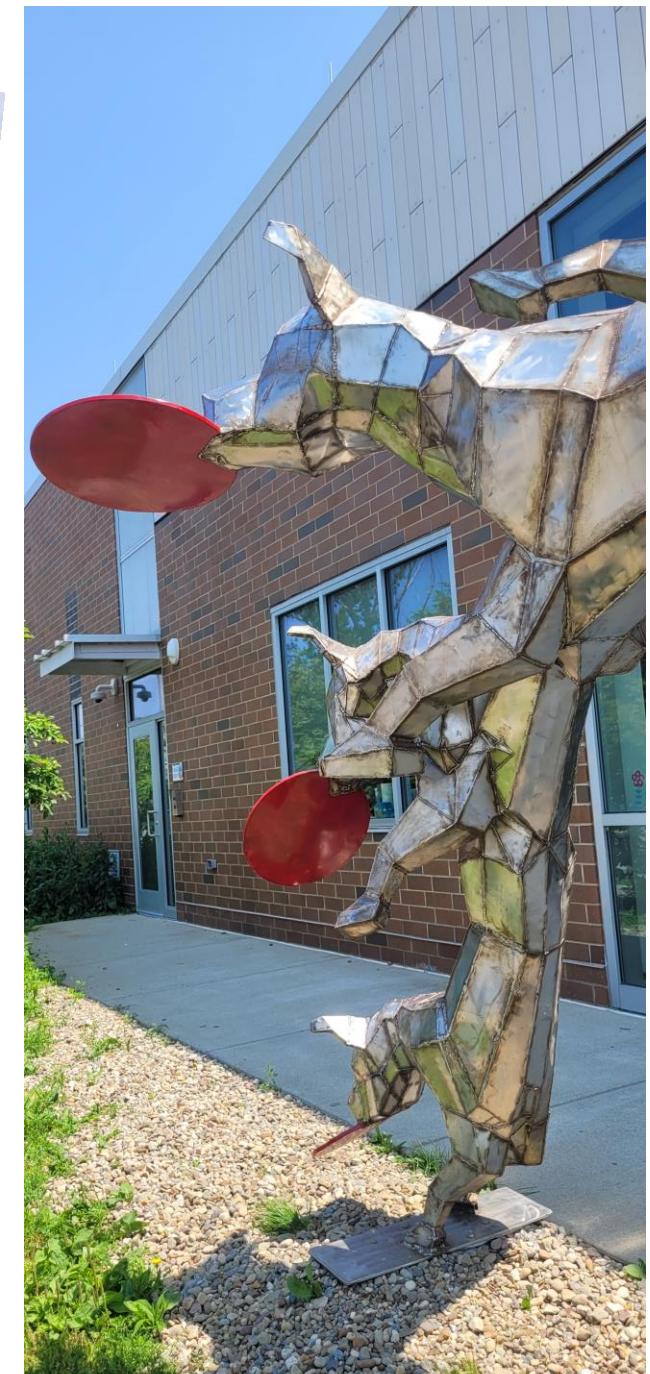
Cleveland Kennel 9203 Detroit Ave.

"Happy Dog Equal Happy Dog"

Artist: Steven Gutierrez

2024

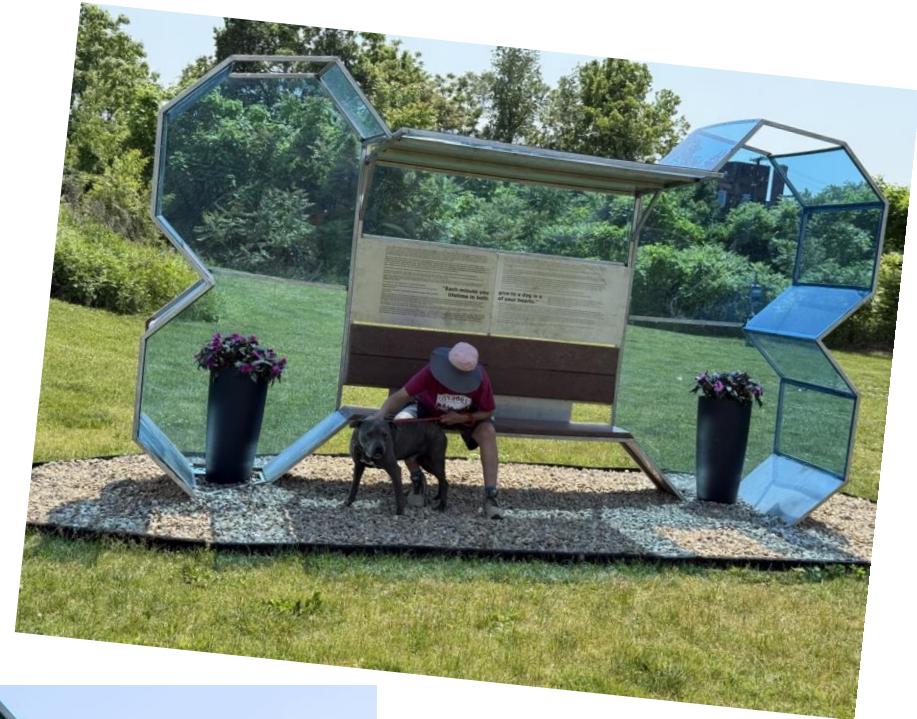
Total Project Budget of \$58,147



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

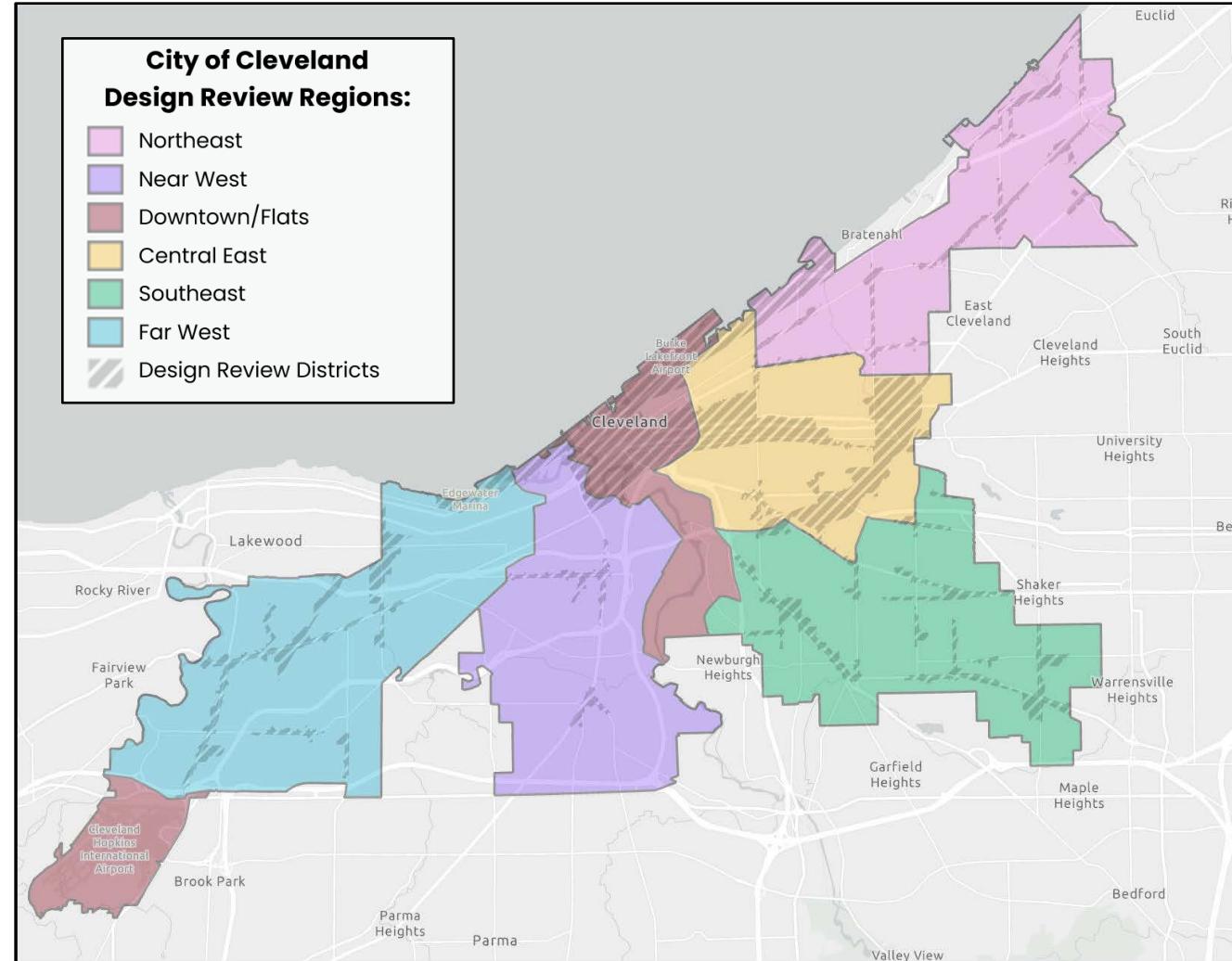
- Welcome new staff member, Abby Jakobsky!
 - Senior Assistant City Planner – Zoning & Technology
 - Abby is from Berea, and is a recent graduate from Cleveland State University with a degree in Urban and Regional Planning
 - Her interests include middle housing initiatives and traffic calming implementations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

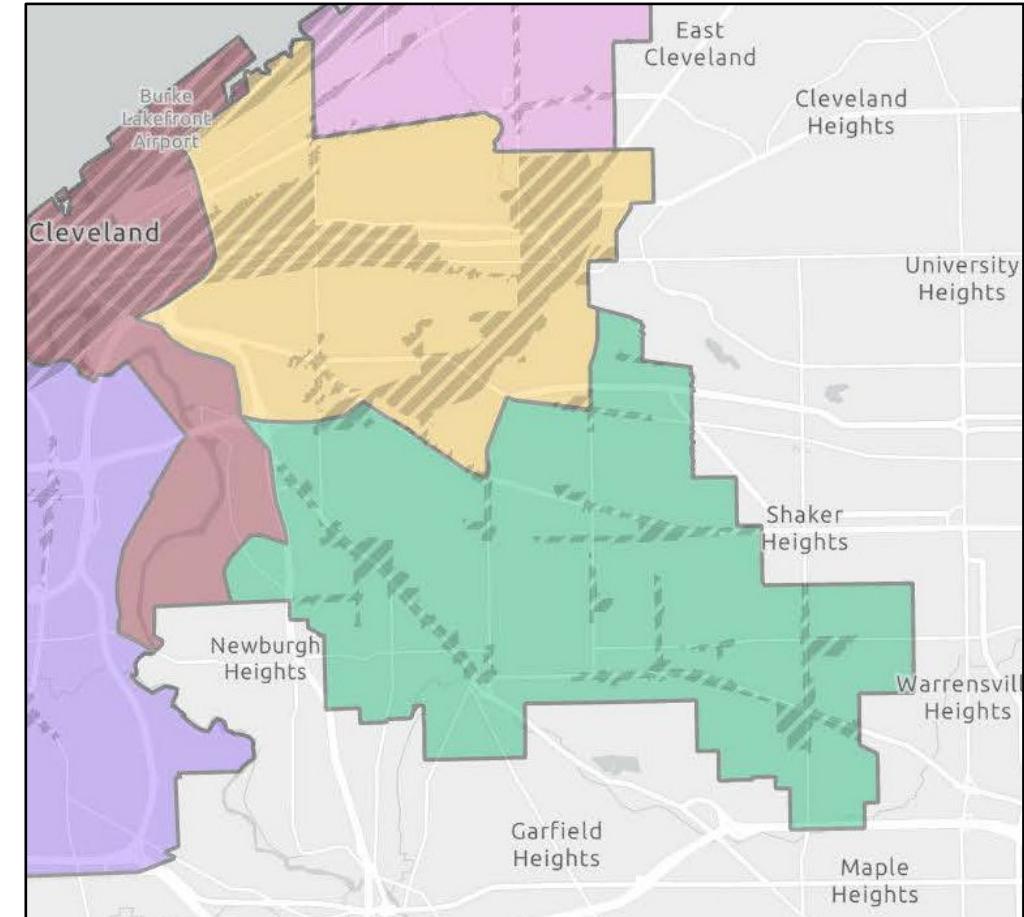


February 6, 2026

Design Review Region Updates:

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

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



February 6, 2026

Design Review Meeting Schedule Updates:

| | January | February | March | April | May | June | July | August | September | October | November | December | | | | | | | | | | | | |
|--|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----|----|----|----|----|----|----|----|----|----|----|----|
| <u>City Planning Commission</u> | 16 | 6 | 20 | 6 | 20 | 2* | 17 | 1 | 15 | 5 | 26* | 10* | 24* | 7 | 21 | 4 | 18 | 2 | 16 | 6 | 20 | 4 | 18 | |
| <u>Design Review Advisory Committees</u> | January | February | March | April | May | June | July | August | September | October | November | December | | | | | | | | | | | | |
| <u>Downtown/Flats</u> 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 | 10 | |
| <u>Southeast</u> 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 |
| <u>Central East</u> 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 | 10 | 10 |
| <u>Far West</u> 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 |
| <u>Near West</u> 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 |
| <u>Northeast</u> 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

February 6, 2026

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