



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

# Cleveland City Planning Commission

Friday, June 7, 2024

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

Lillian Kuri, Commission Chair  
Joyce Pan Huang, Director  
Michael Bosak, Administrator



# Cleveland City Planning Commission

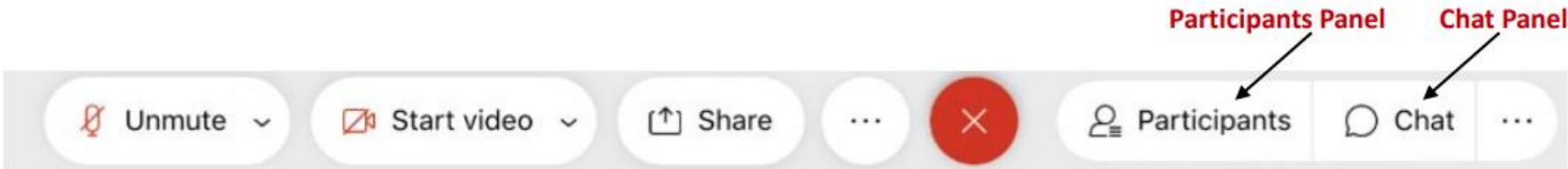
## Preamble

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 CONDUCTS ITS MEETINGS ACCORDING TO 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 YOU 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

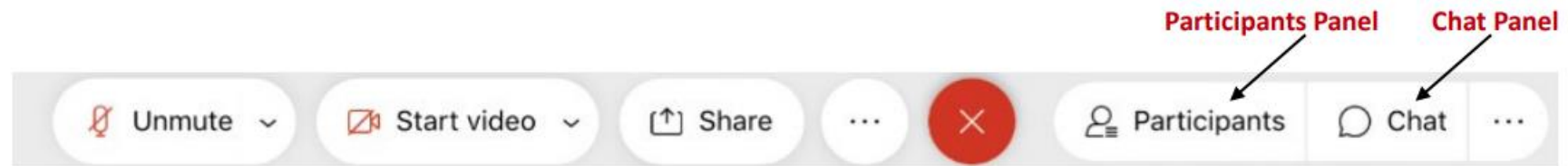
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

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](mailto: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)



June 7, 2024

# Cleveland City Planning Commission

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## 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 Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. 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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June 7, 2024

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting



**CITY OF CLEVELAND**  
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June 7, 2024

# Cleveland City Planning Commission

## Euclid Corridor–Buckeye Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

# Euclid Corridor–Buckeye Design Review

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**EC2023-027 – Birthing Beautiful Communities New Construction: Seeking Schematic Design Approval**

June 7, 2024

**Project Location: Chester Avenue and East 65th street**

**Project Representative: Katie Veasey Gillette, City Architecture; Khrys Shefton, Birthing Beautiful Communities**

**Note: the Planning Commission granted this item Conceptual Approval with Conditions on December 15, 2023:**

**Incorporating the DRAC’s comments; applicant should investigate sheltering the courtyard area more to block views of cars in parking lots; provide additional representation of the façade treatment to clearly show how material will look when installed.**

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**Ward 7- Councilmember Howse-Jones | SPA: Hough**



CITY



**BIRTHING BEAUTIFUL COMMUNITIES**  
Design Review and Planning Commission | 06.06.2024

Black Infant  
Mortality is Just a  
Symptom of a  
Much Larger  
Problem

For more than five decades, Cuyahoga County has had one of the highest infant death rates in the country. Summit County is just behind.

In 2022, the mortality rate for Cleveland's Black children was 15.4 deaths for every 1,000 children born.

In Ohio, Black infants die at three times the rate of white infants.

# *Who We Are*

**Women, Culture, and Birth** is our center

We provide social support to pregnant women by:

- ▶ **Advocating** for clients
- ▶ **Addressing** root causes of stress, depression, anxiety, panic, and fear
- ▶ **Celebrating** new life
- ▶ **Providing** safe space for women and families
- ▶ **Encouraging** the pursuit and completion of goals
- ▶ **Connecting** women and families to community resources

# *Our Impact*

Since 2014, we've served over **2,000** mothers and families

Trained over **200** Doulas

Healthy birth outcomes for moms and babies:

**91%** full-term birth rate

**86.3%** breastfeeding initiation rate

(compared to 68.8% for Black mothers in Ohio)

Agreements for reimbursement with CareSource, United, and Buckeye Health and a pilot with Ohio Department of Medicaid for reimbursement of Doula services.



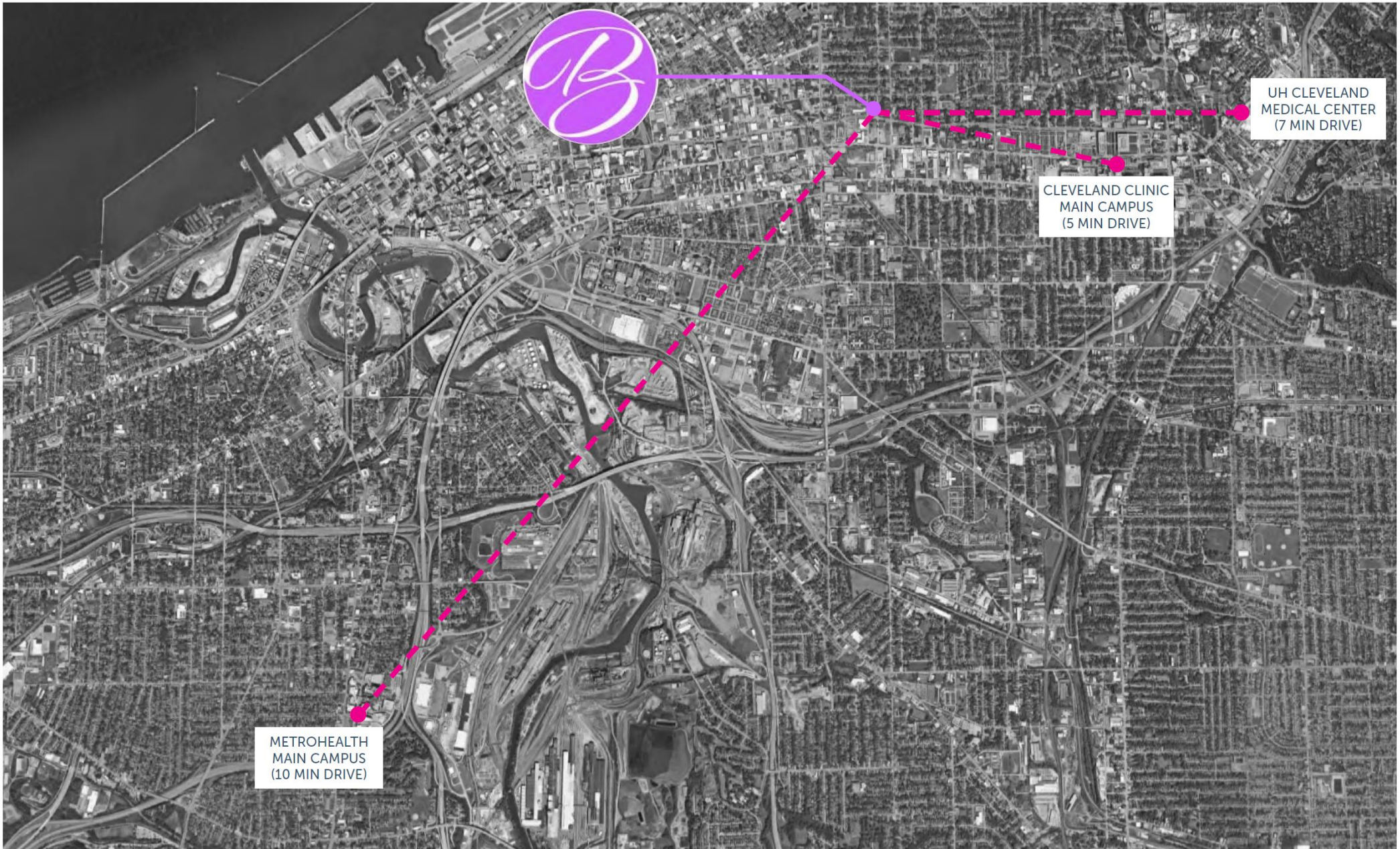
# *Why a Birth Center?*



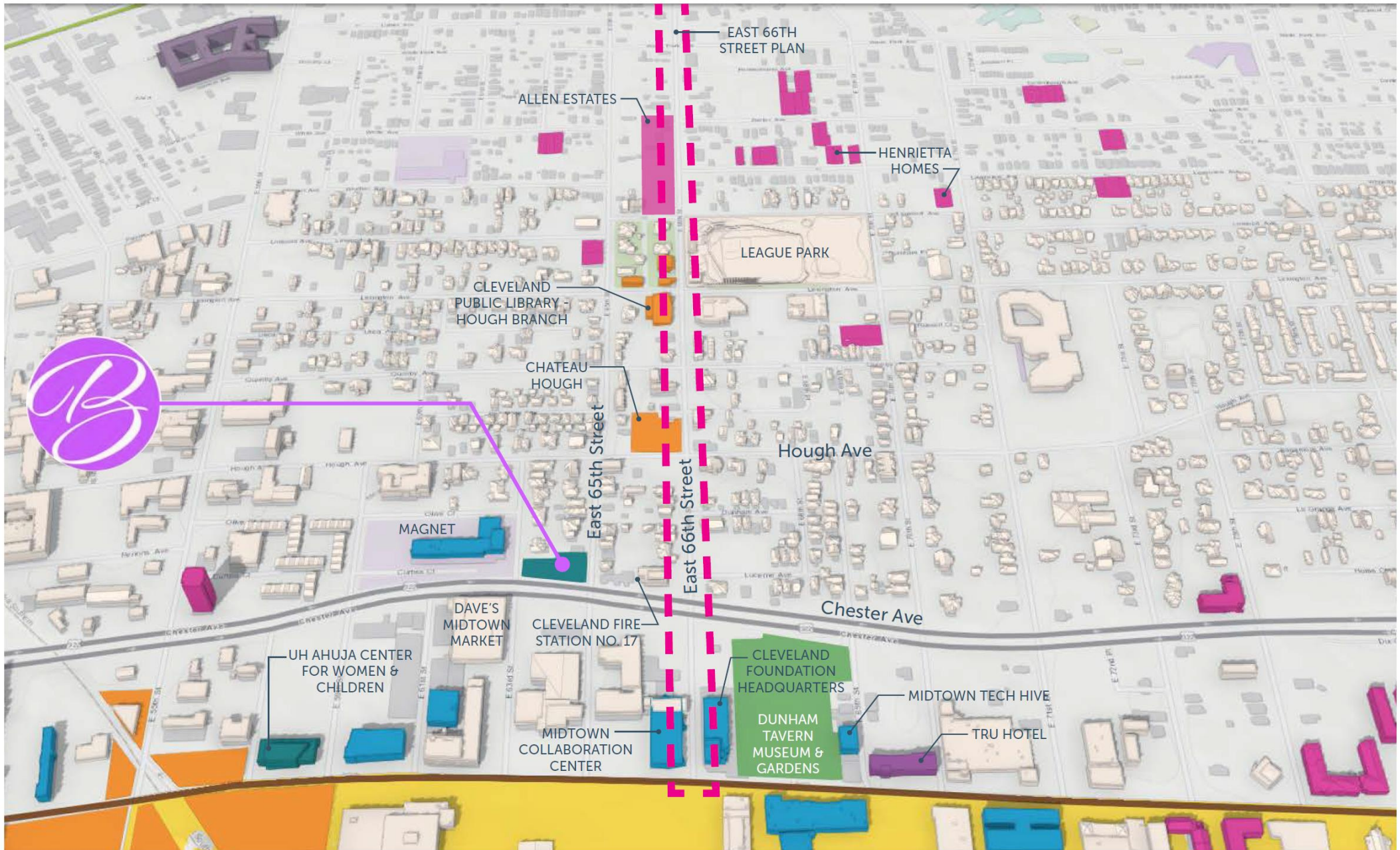
Birth centers are crucial in addressing maternal and infant mortality by providing a **safe and supportive environment** for low-risk pregnancies and births.



- ❖ **Patient-Centered Care**
- ❖ **Lower Costs**
- ❖ **Fewer Interventions**
- ❖ **Increased Patient Satisfaction**
- ❖ **Improved Access to Care**



TRANSFER AGREEMENT REQUIRED WITHIN A 15 MINUTE DRIVE



BIRTHING BEAUTIFUL COMMUNITIES | Location Map







East 63rd Street



East 65th Street



East 63rd Street



East 65th Street



East 65th Street



BIRTHING BEAUTIFUL COMMUNITIES | Site Context (Commercial)

# COMMUNITY UPDATES & OUTREACH

## MARCH 2023

UPDATE AT EAST 66TH COMMUNITY MEETING

## MAY 2023

UPDATE LETTER TO NEIGHBORS OF DEVELOPMENT SITE  
1-ON-1 MEETING WITH IMMEDIATE NEIGHBORS

## JULY 2023

BACKYARD MEETING WITH HOUGH HEIGHTS BLOCK CLUB

## AUGUST 2023

RESIDENT PETITION OBJECTING BIRTH CENTER AT CHESTER & E 65  
OUTREACH BEGINS TO UNDERSTAND RESIDENT CONCERNS

## SEPTEMBER 2023

COMMUNITY BARBECUE ON DEVELOPMENT SITE  
UPDATE AT MIDTOWN COMMUNITY MEETING  
UPDATE AT HOUGH COMMUNITY LAND TRUST MEETING

## NOVEMBER 2023

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW (CONCEPTUAL)  
COMMUNITY MEETING AT NEIGHBORHOOD CONNECTIONS

## DECEMBER 2023

PLANNING COMMISSION (CONCEPTUAL)

## SPRING 2024

FINAL DESIGN REVIEW AND PLANNING COMMISSION

BIRTHING BEAUTIFUL COMMUNITIES | Community Updates and Outreach



BBC Map  
Write a description for your map.

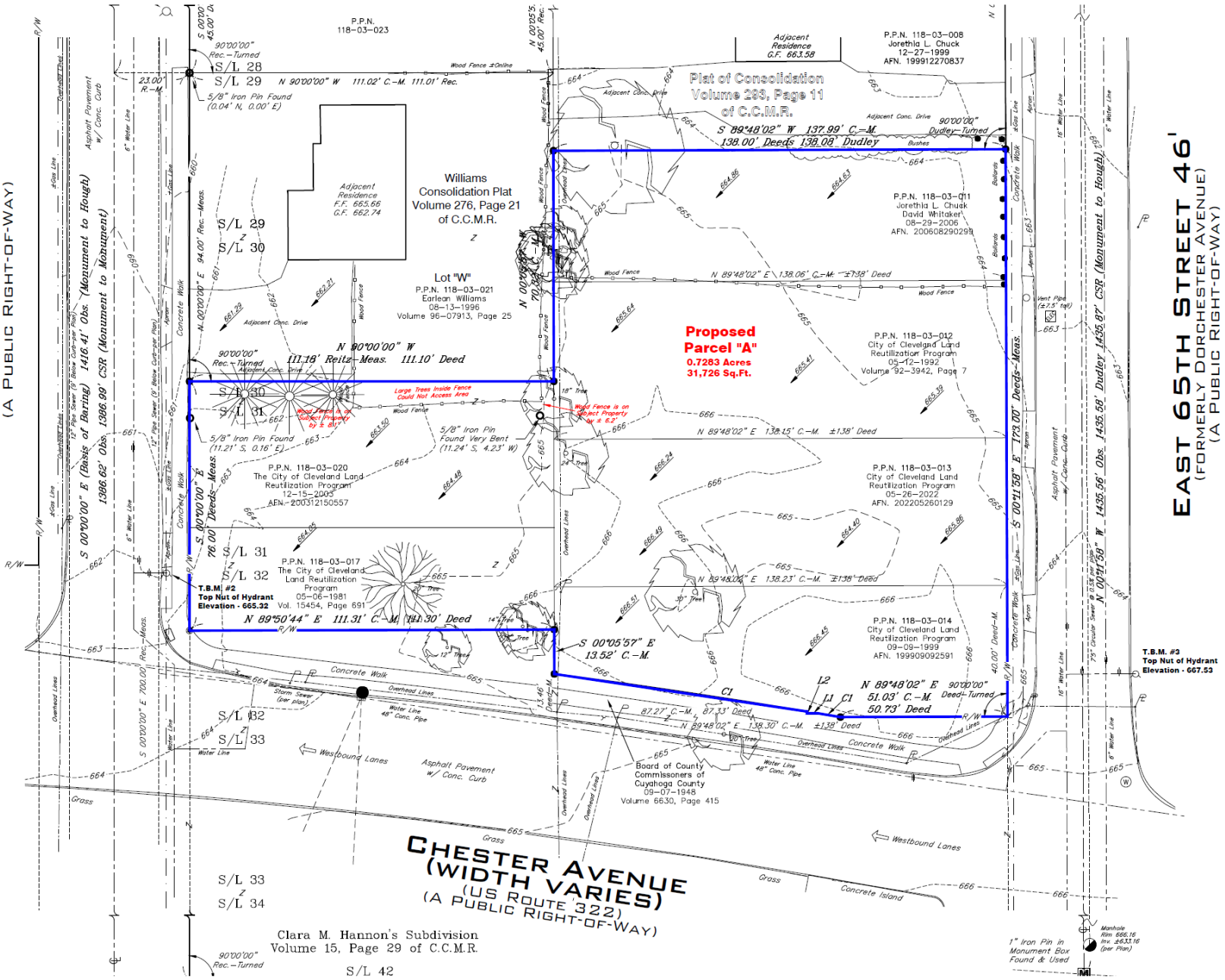
Legend



Google Earth

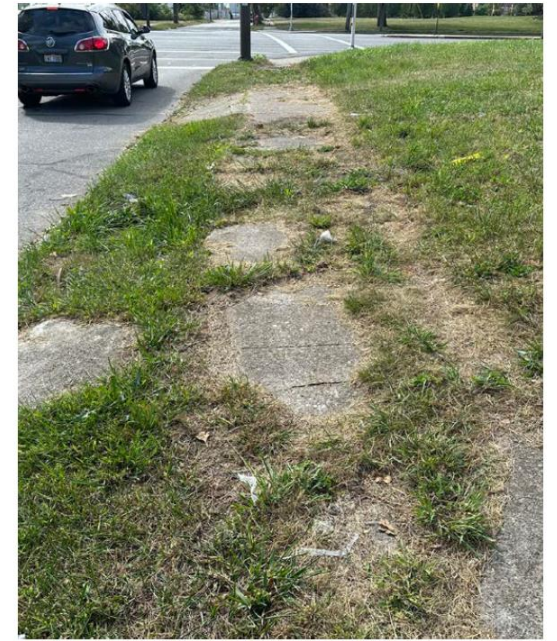
Image © 2023 TerraMetrics

**EAST 63RD STREET 46'**  
(FORMERLY KENSINGTON STREET)  
(A PUBLIC RIGHT-OF-WAY)





BIRTHING BEAUTIFUL COMMUNITIES | Existing Site Photographs



# America has an infant mortality crisis. Meet the black doulas trying to change that



Bold Colors with Bold Natural Wood Colors



Vintage Urban Jungle Fabric inspired by Village of Joy Mural



Fabric Inspiration - Neutral tones from Mural



Artwork Inspiration



Bold Color Palette Inspiration

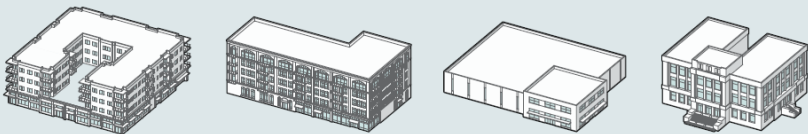
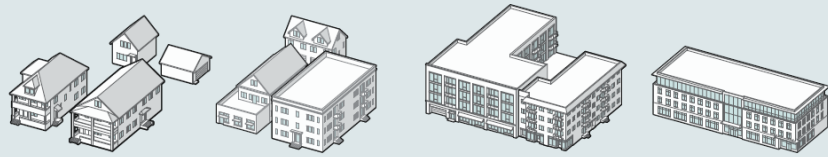


Spreading Joy with pops of color



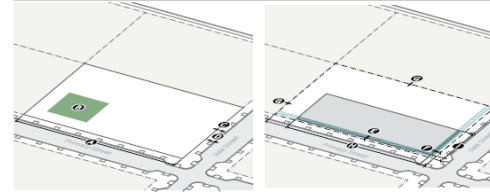


# Title VIIA CLEVELAND NEIGHBORHOOD FORM-BASED CODE



2.6.2. UX3 URBAN FLEX 3

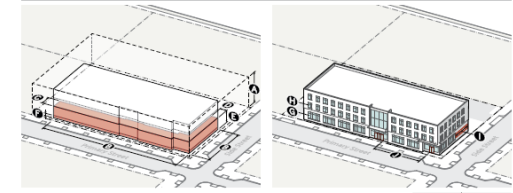
A. SITE



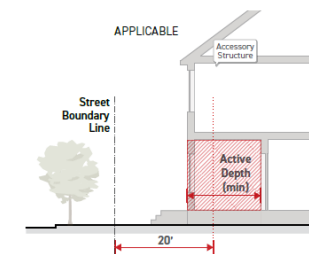
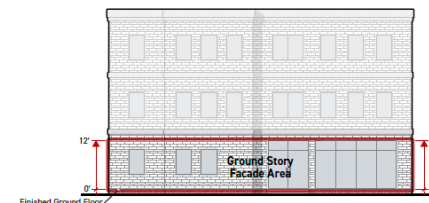
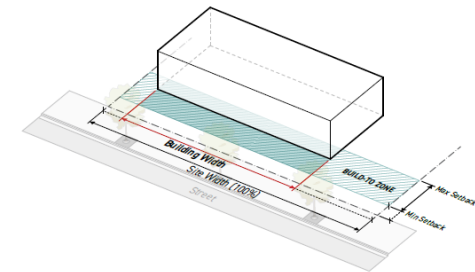
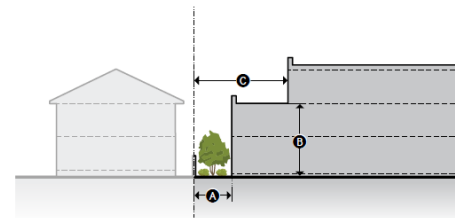
<b>1. Size</b>	2.2.2	<b>6. Setbacks</b>	2.2.7
① Width (min)	35'	① Primary street boundary line (min/ max)	3'/10'
Front access	15'	② Side street boundary line (min/ max)	3'/10'
Side/rear access	15'	③ Rear/side boundary line (min)	0'
<b>2. Dwelling Units</b>	2.2.3	④ Alley boundary line	3' or 20' min
Max per site	Unlimited	<b>7. Transitions</b>	2.2.8
<b>3. Amenity</b>	2.2.4	① Setback from transition boundary line (min)	10'
① Outdoor amenity space (min)	10%	<b>8. Street Build-Out</b>	2.2.9
<b>4. Walls &amp; Fences</b>	2.2.5	① Primary street (min)	75%
Front yard height (max)	Type C4   6'	② Side street (min)	45%
Side street yard height (max)	Type C4   6'	<b>9. Parking Location</b>	2.2.10
Side/rear yard height (max)	Type C6   8'	No parking between the building and the street	
<b>5. Streetscape</b>	2.2.6		
① Pedestrian zone (min)	7'		
② Furniture zone (min)	6'		
Planting strip type	Raised curb planter		
Trees in planting strip	Required (2.2.6(F))		

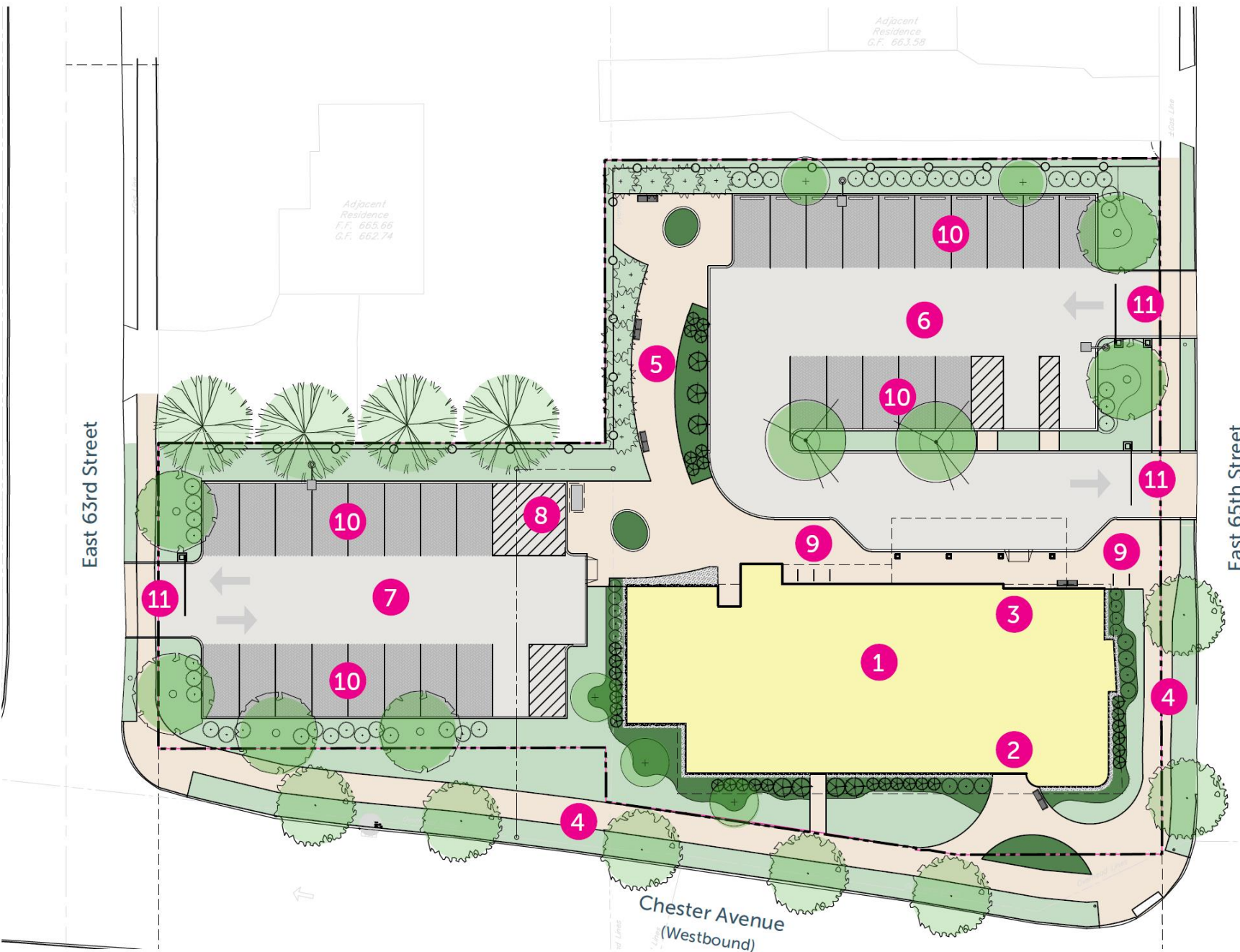
UX3

B. MASSING



<b>1. Building</b>	2.2.11	<b>3. Windows</b>	2.2.13
① Height (max stories/feet)	3/42'	① Ground story (min)	2.2.13
② Width (max)	275'	Residential	35%   30%
③ Active depth (min)		Nonresidential	50%   35%
④ Primary street	15'	② Upper story (min)	15%   15%
⑤ Side street	9'	③ Blank wall width (max)	20'   30'
Dwelling units per building (max)	Unlimited	<b>4. Doors</b>	2.2.14
<b>2. Story Height</b>	2.2.12	① Street-facing entry spacing (max)	75'   100'
① Ground story height (min)			
Residential	10'		
Nonresidential	12'		
② Ground floor elevation (min/max)			
Residential	2'/5.5'		
Nonresidential	-2'/5.5'		





**LEGEND KEY**

- 1 New 3-Story Building
- 2 Building Entrance (Chester Avenue)
- 3 Building Entrance (Parking Lot)
- 4 Expanded Tree Lawn and Sidewalk
- 5 Landscaped Walking Path
- 6 Visitor Parking (17 Spaces)
- 7 Staff Parking (17 Spaces)
- 8 Trash Enclosure
- 9 Bicycle Racks
- 10 Permeable Pavers in Parking Stalls
- 11 Parking Lot Gate







STATE STREET MAPLE



SHAMROCK INKBERRY HOLLY



ICE DANCE SEDGE



BEE BALM



DWARF FOUNTAIN GRASS



CW26-KSA



SKYLINE HONEYLOCUST



GOLDFINGER POTENTILLA



EASTERN BLUESTAR



EMERALD PINK MOSS PHLOX



BLACK EYED SUSAN



SWEETGUM



DIABLO NINEBARK



LANCELEAF COREOPSIS



ALLEGHENY SPURGE



COLUMNAR ENGLISH OAK



GIANT ARBORVITAE



SNOWCAP SHASTA DAISY



HEAVY METAL SWITCH GRASS



BLAZING STAR








HIII-32



CW10



Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
SA			1	Lithonia Lighting	D500 LED P4 50K 70CRI R/C4	D-Series Size 8 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	1	8715	0.9	90.12
SB			1	Lithonia Lighting	D500 LED P4 50K 70CRI R/C4	D-Series Size 8 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	1	12352	0.9	137
SC			1	Lithonia Lighting	D580 LED P5 50K 70CRI 77FN	D-Series Size 9 Area Luminaire P5 Performance Package 3000K CCT 70 CRI Forward Throw	1	13856	0.9	90.12
SE			5	Lithonia Lighting	W063 LED P4 70CRI R3 50K	W063 LED WITH IN - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	1	13314	1	87.8914
SF			1	Lithonia Lighting	W063 LED P4 70CRI R3 50K	W063 LED WITH IN - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 9 OPTIC	1	11212	1	87.8914

Statistics						
Description	Symbol	Avg	Max	Min	Min/Max	Avg/Min
Entry & Exit West	SA	2.2 f.c.	1.7 f.c.	0.9 f.c.	0.9 f.c.	2.2 f.c.
Entry Drive East	SB	2.2 f.c.	0.8 f.c.	0.7 f.c.	0.6 f.c.	2.1 f.c.
Exit Drive East	SC	3.0 f.c.	2.7 f.c.	2.2 f.c.	0.2 f.c.	4.2 f.c.
Parking Lot North	SA	2.7 f.c.	6.1 f.c.	0.7 f.c.	0.7 f.c.	3.9 f.c.
Parking Lot West	SB	2.1 f.c.	4.8 f.c.	0.6 f.c.	0.6 f.c.	3.5 f.c.
Calc Zone #1	SA	1.8 f.c.	13.8 f.c.	0.3 f.c.	N/A	N/A



**POLE LIGHT - FIXTURE TYPES "SA, SB & SC"**  
**TYPE "SA & SB" - 14' AFF**  
**TYPE "SC" - 20' AFF**



**POLE BACKLIGHT CUTOFF-TYPES "SA & SB"**

**Backlight Control**

The goal of the backlight control system is to provide uniform illumination across the entire site while minimizing light spill and glare. The system is designed to provide uniform illumination across the entire site while minimizing light spill and glare.

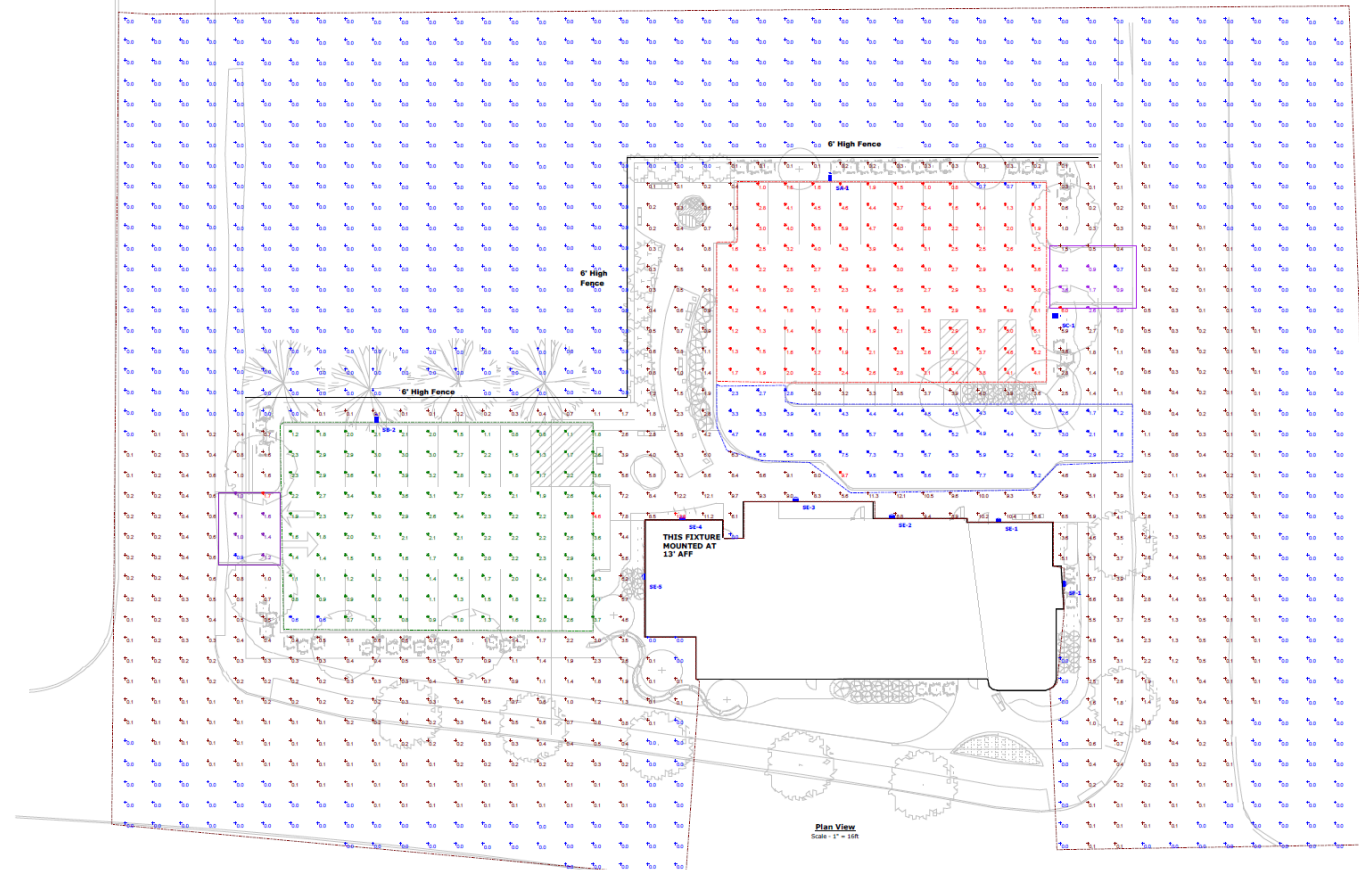
**Backlight Control Details**

- Backlight Control System
- Backlight Control System
- Backlight Control System

**NOTE:**  
**ALL EXTERIOR FIXTURES SHALL BE 80CRI**

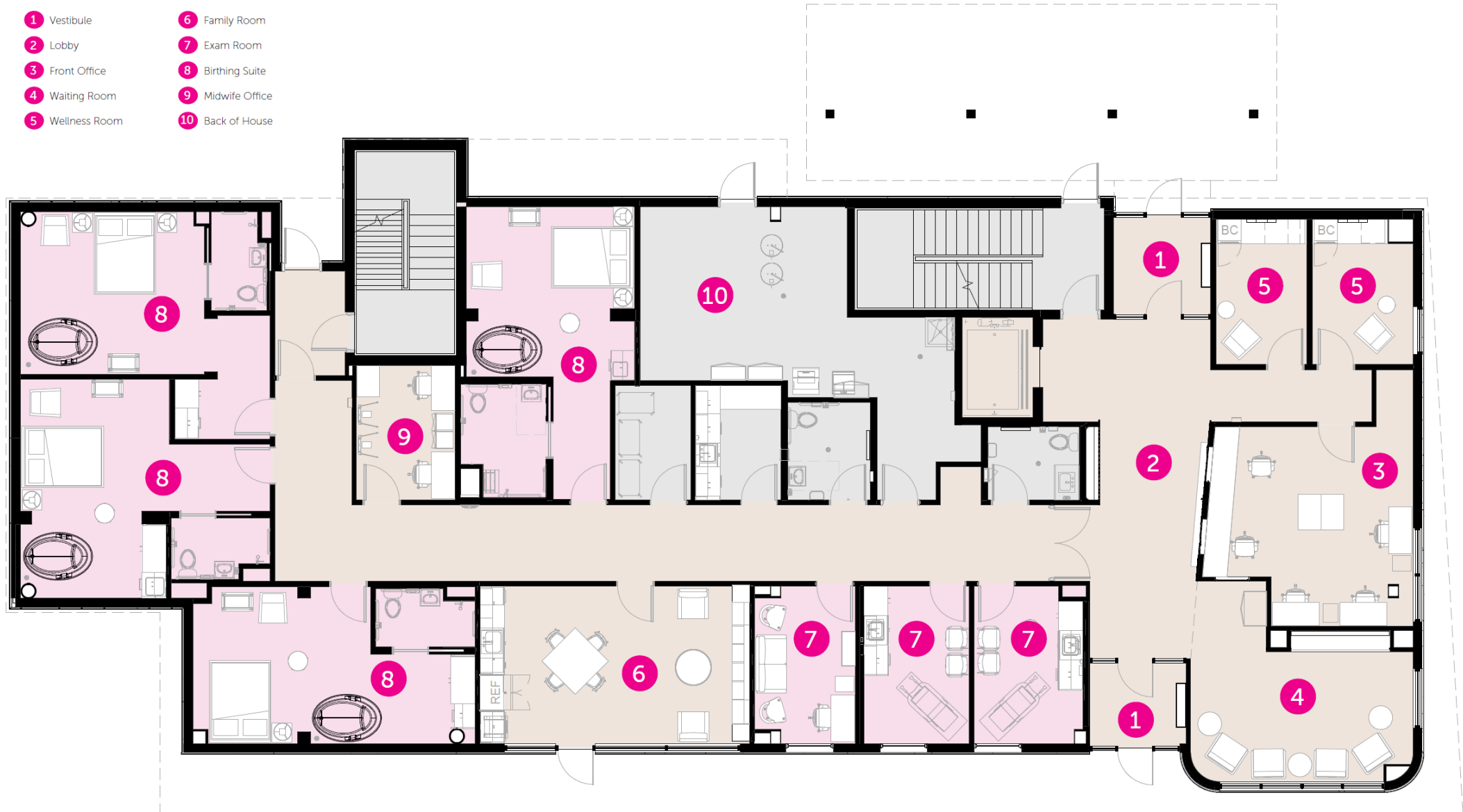


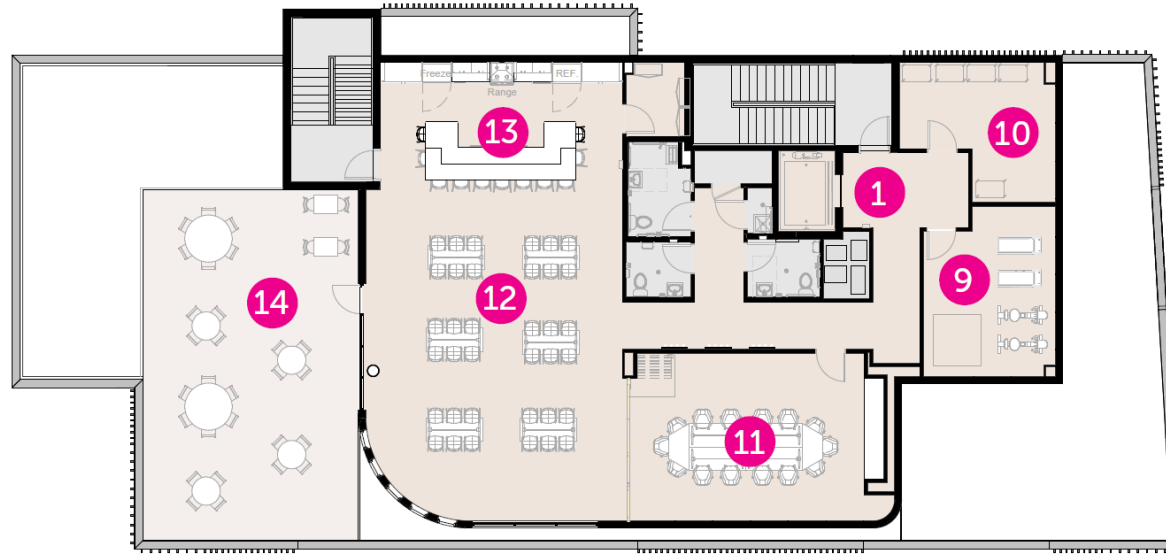
**WALL MOUNT- FIXTURE TYPE "SE & SF"**  
**MOUNTED AT 16' AFF**



LEGEND KEY

- 1 Vestibule
- 2 Lobby
- 3 Front Office
- 4 Waiting Room
- 5 Wellness Room
- 6 Family Room
- 7 Exam Room
- 8 Birthing Suite
- 9 Midwife Office
- 10 Back of House

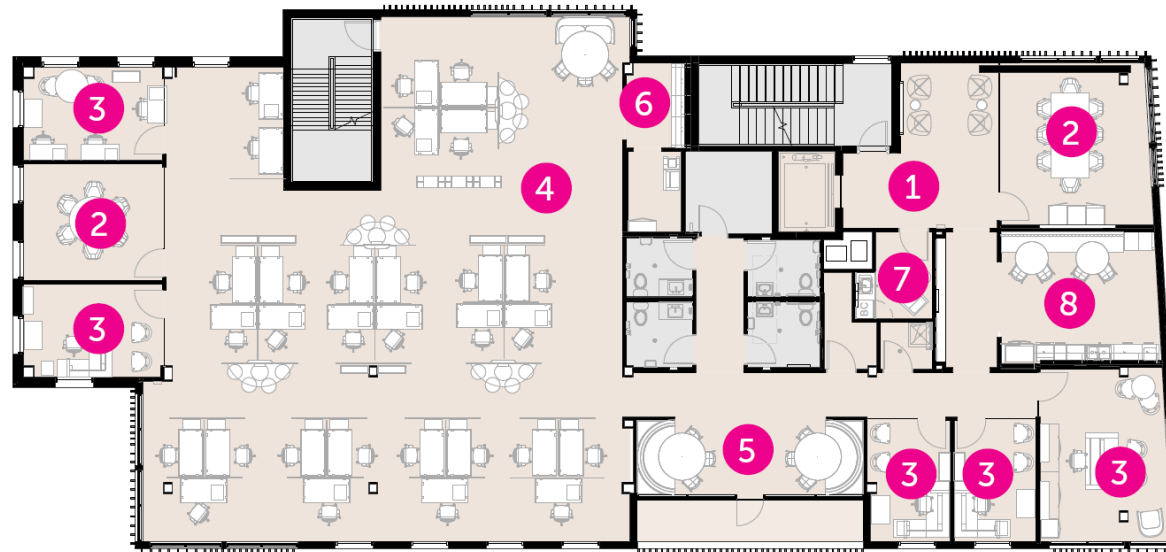




Third Floor Plan

LEGEND KEY

- 1 Lobby
- 2 Conference Room
- 3 Private Office
- 4 Open Office
- 5 Breakout Space
- 6 Work Room
- 7 Mother's Room
- 8 Break Room
- 9 Exercise Room
- 10 Baby Bank
- 11 Training Room
- 12 Community Space
- 13 Teaching Kitchen
- 14 Roof Deck



Second Floor Plan







South (Chester Avenue) Elevation



East (East 65th Street) Elevation



North Elevation



West Elevation



BIRTHING BEAUTIFUL COMMUNITIES | View From Chester and East 63rd



BIRTHING BEAUTIFUL COMMUNITIES | View from East 65th Looking Towards Chester



BIRTHING BEAUTIFUL COMMUNITIES | View from Chester and East 65th

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

# Cleveland City Planning Commission

## Lot Consolidations/Splits

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

# Lot Consolidations/Splits

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**For PPN# 002-31-055**

June 7, 2024

**Addresses: 1944, 1946, & 1948 West 54th Street**

**Presenter: Paul Beegan, Beegan Architectural Design**

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Owners Acceptance

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

1544 W 54, LLC
Michael D. Hughes - Owner

Notary

State of \_\_\_\_\_
County of \_\_\_\_\_
Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2024.
Notary Public
My commission expires \_\_\_\_\_

City Approvals

This Plat of Lot Split is accepted and approved by the Planning Director of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Joyce Pan Huang - Planning Director

This Plat of Lot Split is accepted and approved by the Planning Commissioner of the City of Cleveland, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Richard Swietliski - Planning Commissioner

GRAPHIC SCALE



LEGEND

Legend table with symbols for Monument, Iron Pin, Iron Pipe, etc., and abbreviations for various survey types like A.S.I., B.L., C.C.M.R., etc.

Basis of Bearings

The centerline of West 54th Street as North 00°03'16" West as shown in the Plat of Lot Split recorded in AFN. 201912090208 of Cuyahoga County Records.

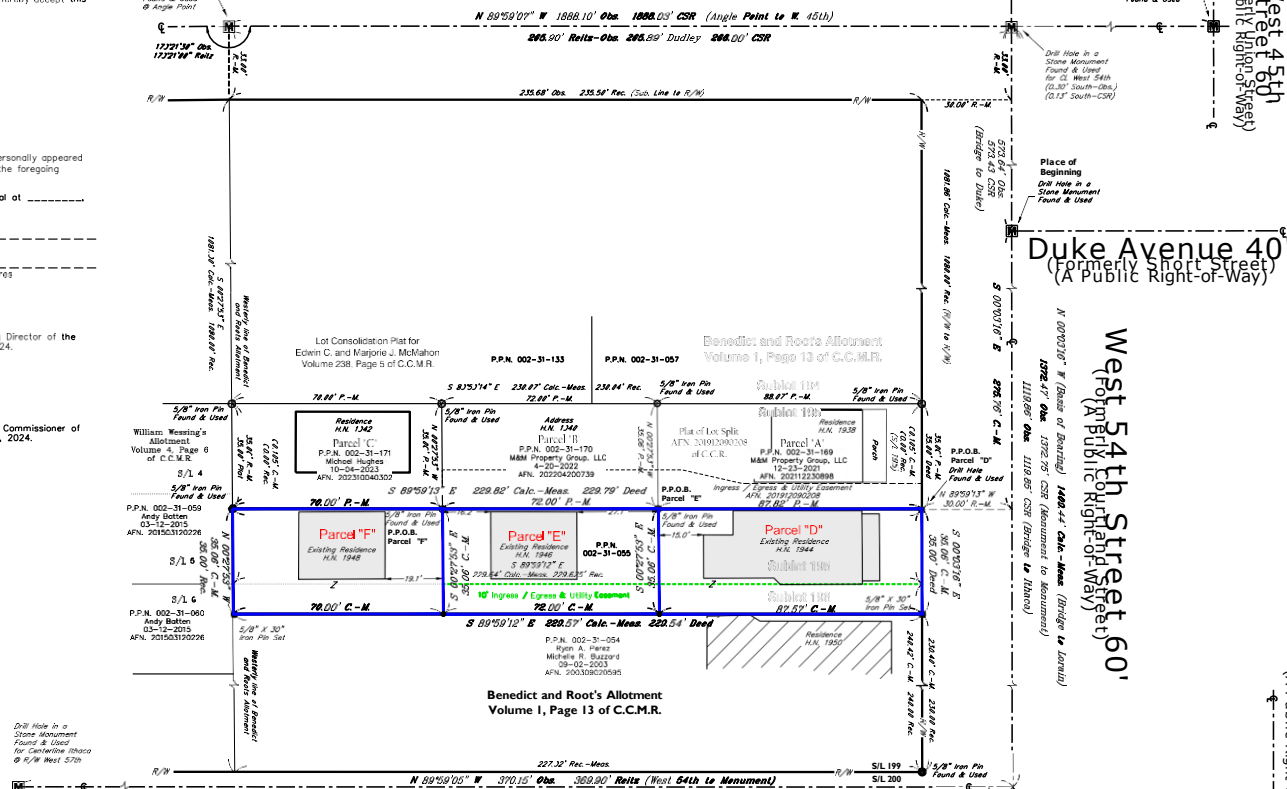
Deed of Record

P.P.N. 002-31-055
Land conveyed to 1944 W 54, LLC by deed dated February 13, 2024 and recorded in AFN. 2022402130123 of Cuyahoga County Deed Records.

Reference Surveys

- List of reference surveys including Benedict and Root's Allotment, William Wessing's Allotment, Plat of Lot Split, Lot Consolidation Plat for Edwin C. and Marjorie J. McMahon, etc.

Bridge Avenue 66' (Formerly Bridge Street)



Plat of Lot Split of 1944 West 54th Street, 1946 West 54th Street, 1948 West 54th Street, P.P.N. 002-31-055 Creating Parcels "D", "E" and "F" City of Cleveland, Ohio

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 195 and 196 in the Benedict & Root's Allotment of part of the Original Breakin Township Lot No. 49, as shown by the plat recorded in Volume 1, Page 13 of Cuyahoga County Map Records.

Parcel Areas

Table with 2 columns: Parcel ID and Area. Rows include Parcel 'D', Parcel 'E', Parcel 'F', and Easement.

Easement Note

Ingress / Egress & Utility Easement shown hereon is for vehicular and pedestrian access over the area for residents of Parcels "D", "E", and "F".

Intent Statement

The intent of this Lot Split Plat is to create a fee simple parcel for each of the existing residences. 1944 West 54th is to become Parcel "D", 1946 West 54th is to become Parcel "E", and 1948 West 54th is to become Parcel "F".

Certification

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only.

Peter J. Gaurloff
S.P. No. 8646
January 25, 2024
Date

Note: ● Denotes 5/8"x30" iron pins set and capped Riverstone Company-PS8646-PS8740



LAND SURVEYING - ENGINEERING - DESIGN
1800 LAVENDE AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE.COM

# 1944, 1946 & 1948 West 54th Street



**1944 West 54th Street  
permit B23033084**



**1946 West 54th Street  
permit B23034044**



**1948 West 54th Street  
permit B23034048**

issue	date	description
1	05.31.24	existing conditions



Paul R. Beegan, License #12574  
Expiration Date: 12.31.2025

**BEEGAN**  
architectural design

15703 madison avenue phone 216.521.9000  
lakewood, ohio 44107 216.916.4591 fax  
www.beegan-ad.com paul@beegan-ad.com

project no. 23-051

**M&M Property Group, LLC  
Interior Renovations  
House "A, B, C"**

1944 west 54th street  
Cleveland, Ohio 44102

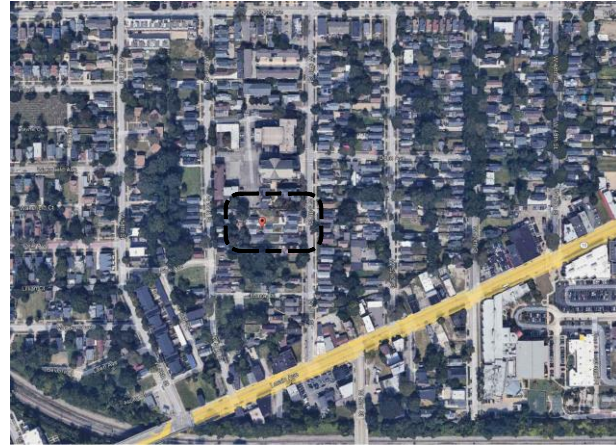
Existing Conditions

**EX-1**

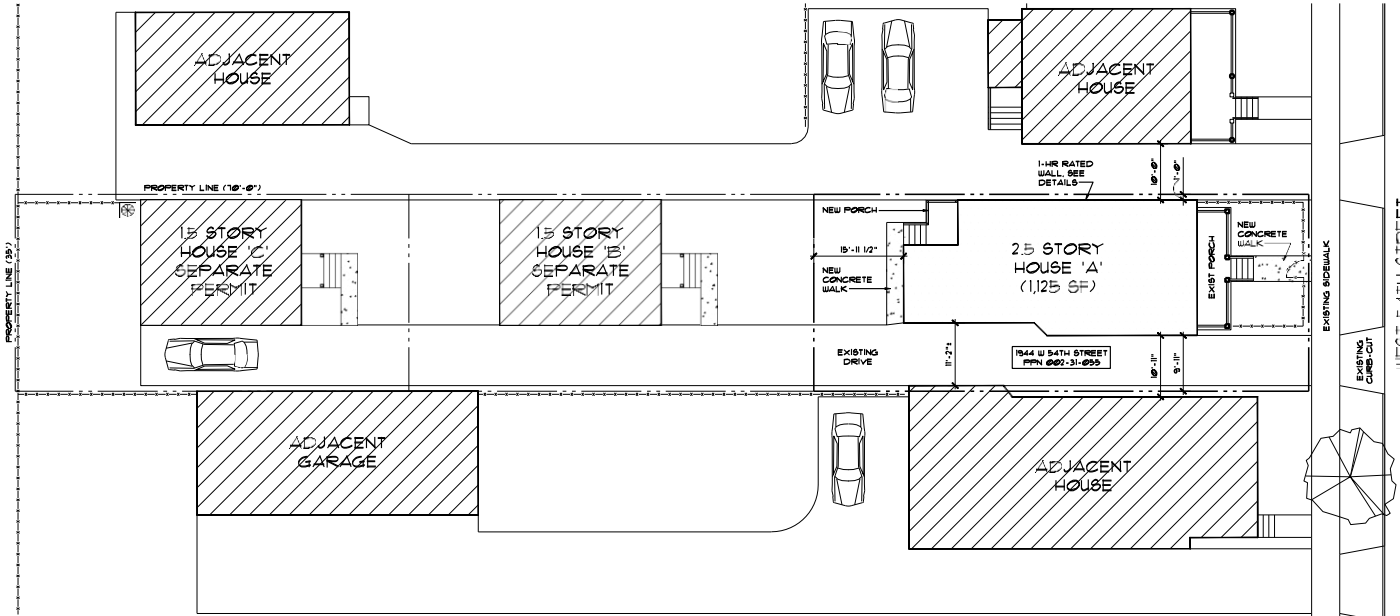
# 1944 West 54th Street

PROJECT DESCRIPTION:	
<b>A. ARCHITECTURAL:</b>	INTERIOR AND EXTERIOR RENOVATIONS TO EXISTING 1.5 STORY HOUSE
<b>WALL SYSTEM:</b>	EXISTING AND NEW WOOD FRAMING, SHEATHING, AND SIDING
<b>FOUNDATION SYSTEM:</b>	EXISTING MASONRY WALLS ON CONCRETE FOOTERS
<b>FLOOR SYSTEM:</b>	EXISTING AND NEW FLYWOOD ON WOOD JOISTS
<b>ROOF SYSTEM:</b>	EXISTING AND NEW ASPHALT SHINGLES ON FLYWOOD SHEATHING
<b>B. STRUCTURAL:</b>	EXISTING AND NEW WOOD BEAMS
<b>C. MECHANICAL:</b>	EXISTING FORCED AIR HVAC SYSTEM W/ NEW DUCTWORK AND REGISTERS
<b>D. PLUMBING:</b>	NEW PLUMBING AND FIXTURES FOR KITCHENS & BATHROOMS TO TIE INTO EXISTING SUPPLY AND WASTE
<b>E. ELECTRICAL:</b>	NEW WIRING INCLUDING LIGHTS, OUTLETS, AND SWITCHES ON EXISTING ELECTRICAL PANEL
SITE INFORMATION:	
<b>PROPERTY LOCATION:</b>	1944 WEST 54TH STREET, CLEVELAND, OHIO 44102
<b>ZONING DISTRICT:</b>	RESIDENTIAL
<b>SURROUNDING LAND USES:</b>	APPROXIMATELY 3,080 SF (0.07 ACRES)
<b>PARCEL SIZE:</b>	34%
<b>LOT COVERAGE:</b>	WEST 54TH STREET
<b>FRONT LOT LINE:</b>	
BUILDING INFORMATION:	
<b>A. LAND USE:</b>	R - 3 FAMILY PLATTED LOT
<b>B. CONSTRUCTION CLASS:</b>	10 UNPROTECTED, NONCOMBUSTIBLE / COMBUSTIBLE
<b>C. PROJECT FOOTPRINT:</b>	110 GSF (EXISTING)

PROJECT SCOPE NOTES	
1.	ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE SELECTED BY OWNER. PROVIDE SAMPLES OF ALL FINISH MATERIALS FOR REVIEW AND APPROVAL BY OWNER.
2.	WINDOW SIZES AND CONFIGURATION ARE INDICATED ON THE EXTERIOR ELEVATIONS. SELECTIONS OF FINAL WINDOW TYPES TO BE COORDINATED WITH THE OWNER.
3.	ALL CABINETS, COATERS, AND MILLWORK TO BE SELECTED BY THE OWNER.
4.	ELECTRICAL SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE ELECTRICAL SYSTEM INCLUDING SERVICE DEVICES AND LIGHTING BASED ON THE ELECTRICAL LAYOUT.
5.	HVAC SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE GAS FORCED AIR SPLIT-SYSTEM INCLUDING EQUIPMENT, DUCTWORK, FILTERS, CONTROLS, AND ELECTRICAL CONNECTIONS AS REQUIRED FOR NEW CONSTRUCTION.
6.	PLUMBING SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE PLUMBING SYSTEM INCLUDING ALL SUPPLY AND WASTE PIPING TO TIE INTO EXISTING UTILITY SERVICE INCLUDING HOT WATER TANK AND ALL FIXTURES AS INDICATED ON THE PLANS. PERIMETER DRAINS AND STORM LEADERS (DOWNSPOUTS) TO TIE INTO CITY STORM SYSTEM.



SITE LOCATION MAP  
N.T.S.



ARCHITECTURAL SITE PLAN  
3/32" = 1'-0"  
GRAPHIC SCALE (FEET)  
NORTH

issue	date	description
1	03.19.24	plan review and permit

### DRAWING INDEX:

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A0-1	CODE REFERENCES
A1-0	DEMOLITION PLANS
A1-1	FLOOR PLANS
A1-2	REFLECTED CEILING & ELECTRICAL LAYOUT PLANS
A2-1	EXTERIOR ELEVATIONS
A3-1	DETAIL SECTIONS



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Expiration Date: 12.31.2025

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project no. 23-051A

**M&M Property Group, LLC**  
**Residential Renovations**  
**House "A"**

1944 west 54th street  
cleveland, ohio 44102

General Notes and  
Architectural Site Plan

# A0-0

## DEMOLITION NOTES

- THE GENERAL CONTRACTOR IS TO VISIT THE SITE AND BECOME COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS AND DEMOLITION DRAWINGS PRIOR TO START OF WORK AND RESOLVE ANY QUESTIONS OR CONFLICTS REGARDING THE EXISTING CONDITIONS.
- DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DRAWINGS, THE INTENT OF THE DRAWINGS IS TO INDICATE THE WORK AREAS SUBJECT TO ANY AMENDMENTS OR ADDITIONAL WORK. ANY ADDITIONAL CONSTRUCTION NOT SPECIFICALLY NOTED ON THE DRINGS, AND REMOVE OR RETAIN ITEMS AS DIRECTED BY ARCHITECT.
- DEMOLISH AND REMOVE WALLS, CEILINGS AND ALL OTHER ITEMS AS SHOWN. EQUIPMENT DESIGNATED TO REMAIN OR BE REUSED, SUCH AS DOORS, FRAMES, STOPS, MOLDINGS, HARDWARE, AND WALL MOUNTED FIXTURES, ARE TO BE TAGGED AND STORED IN A SAFE PLACE UNTIL READY FOR INSTALLATION, AS DIRECTED BY ARCHITECT.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK UNTIL IT IS SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
- REMOVE DAMAGED CORNER BEADS AND BEADS AT EXISTING CORNERS WHERE NEW WALLS ALIGN WITH EXISTING FINISH.
- ALL CONTRACTORS AND VENDORS ARE TO COORDINATE WITH OTHER TRADES TO VERIFY SCHEDULES, AND REMOVALS OF CONDUIT, PANEL BOARDS, LIGHTING, ELECTRICAL OUTLETS, PLUMBING, DUCTWORK, ETC. PRIOR TO THEIR REMOVAL.
- REMOVE FROM THE PREMISES ALL PRODUCTS OF DEMOLITION NOT DESIGNATED FOR REUSE. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE, PREVENT DUST AND DIRT FROM RISING BY WINDING DEBRIS.
- WHILE DEMOLISHING PARTITIONS AND CEILING, ALL ENCOUNTERED PIPES, CONDUIT AND DUCTWORK WHICH ARE TO REMAIN WILL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN THE FLOOR, WALL, OR CEILING.
- GENERAL CONTRACTOR IS TO INSTALL FLOOR TO CEILING PLASTIC SHEETING BETWEEN OCCUPIED AREAS AND RENOVATED AREAS. EXISTING WALLS ARE TO REMAIN AS TEMPORARY PROTECTION UNTIL PLUMBING IS DONE FOR DEMOLITION OF PARTITIONS. TO PROTECT EXISTING DOORS, MOLDINGS, ETC., THE GENERAL CONTRACTOR SHALL USE 48"X66" NON-STAINING PAPER ON EA. SIDE.
- THE GENERAL CONTRACTOR IS TO PROMPTLY REPAIR ALL DAMAGE CAUSED TO ADJACENT AREAS BY DEMOLITION AT NO ADDITIONAL EXPENSE TO THE TENANT/OWNER. GENERAL CONTRACTOR IS TO PATCH AS REQUIRED BY ARCHITECTS ADJACENT AREA IN MATERIAL, FINISH, OR COLOR UNLESS NOTED OTHERWISE BY ARCHITECT.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN THE FLOOR THE GEN. CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR REQUIRED SURFACE TO RECEIVE NEW FINISHED FLOOR.
- REMOVE EXISTING CARPET, PADDING AND TACK STRIPS FROM ENTIRE AREA OF ALTERATION OR AS NOTED IN THESE DRAWINGS. GENERAL CONTRACTOR WILL REMOVE, IN CONTAINERS, ALL DEBRIS.

## DESIGN LOADS, AS PER I.R.C.O.:

- ROOF LIVE LOAD, 30 PSF  
 ROOF SNOW LOAD (S<sub>L</sub>) = 325PSF, FF + 13 PSF, CC + 0.7, 1 + 10 WITH PROVISIONS FOR DRIFTED SNOW  
 MINIMUM SNOW DESIGN PRESSURE IS 30 PSF  
 WIND LOAD, EXTERNAL: V = 119 MPH, 1 + 10 EXH. B. P. = 12 PSF, MIN. WIND DESIGN PRESSURE IS 20 PSF  
 SEISMIC CRITERIA: A.V. = 0.071, A.A. = 0.024, HAZ. GROUP I, PERFORMANCE CAT. B, SOIL PROFILE TYPE S2, REIN. MASONRY SHEAR WALL, R = 4, 1/2, CD, 4  
 FLOOR LIVE LOAD: 40 PSF THROUGHOUT (RESIDENTIAL)

## GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH REQUIREMENTS OF THESE DOCUMENTS AND THE REQUIREMENTS OF THE OWNER AND THE CURRENT RESIDENTIAL CODE OF OHIO (RCO).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ANY AND ALL FIRE AND SAFETY CODES, OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED IN THESE CONTRACT DOCUMENTS. CONFLICTS BETWEEN WORK SET FORTH IN THESE DOCUMENTS AND BUILDING CODES/LAWS OR REGULATIONS NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY FEDERAL, STATE, COUNTY, MUNICIPAL LAW AND SHALL INCLUDE IN THE CONTRACT THE COST OF SUCH FEES.
- THE GENERAL CONTRACTOR IS TO ARRANGE FOR ALL HOISTING FACILITIES FOR MATERIALS AND EQUIPMENT. THE CONTRACT SHALL INCLUDE ALL COSTS FOR DELIVERY AND/OR HANDLING OF MATERIALS.
- ALL ARRANGEMENTS FOR CONSTRUCTION PERSONNEL ENTERING THE BUILDING DURING WORKING HOURS, MATERIAL DELIVERY, DEBRIS REMOVAL, MATERIAL RETURNED TO BUILDING, IS TO BE MADE WITH THE OWNER.
- EACH CONTRACTOR AND VENDOR SHALL CHECK BUILDING OPENINGS, AND CLEARANCES FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS (SIZES OF ELEVATORS, DOORS, CORRIDORS, ETC.)
- THE GENERAL CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING WITH ANY WORK.
- DO NOT SCALE DRAWINGS- USE DIMENSIONS SHOWN.
- THE GENERAL CONTRACTOR IS TO ERRECT ALL NECESSARY TEMPORARY, SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT OCCUPIED AREAS INCLUDING THE PROTECTION OF FLOORING MATERIALS WHILE CONSTRUCTION AND DEMOLITION ARE IN PROGRESS.
- THE GENERAL CONTRACTOR IS TO REMOVE ALL DEBRIS AND LEAVE ALL AREAS BROOM CLEAN AT THE END OF EACH WORK DAY, AND TO BE CAREFUL TO PROTECT AND NOT DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED.
- THE GENERAL CONTRACTOR IS TO REFORM ALL WORK FOR THE CONTRACT B/W WITHOUT ADJUSTMENT IN THE EVENT OF LABOR DISPUTES AND/OR WORK STOPPAGES.
- INSPECTIONS: OWNER TO CONTRACT WITH A QUALIFIED TESTING LABORATORY FOR TESTING OF CONCRETE, REBAR, SOIL BEARING, SOIL COMPACTION, MASONRY, GROUT, ETC. AS REQUIRED BY LOCAL CODES.

## WOOD FRAMING

### 1. WOOD STRIKE GRADERS:

FB= 1000 PSI  
 E= 1,000,000 PSI  
 Fv= 50 PSI

- CONSTRUCTION TO CONFORM TO THE NATIONAL DESIGN GUIDELINES FOR WOOD CONSTRUCTION WOOD TO BE USED AS PER, I.R. OR SOUTHERN PINE GRAD 1 OR BETTER.

## CODE REFERENCES

### DESIGN CRITERIA

- WEATHERING
  - SEVERE WEATHERING PROBABILITY FOR CONCRETE IN OHIO, FIGURE R302(7.3)
  - TERMITES ARE TO BE PREVENTED BY THE USE OF:
    - MODERATE TO HEAVY TERMITES INFESTATION PROBABILITY, FIGURE R302(7.6)
- DECAY AREA
- A. SLIGHT TO MODERATE DECAY PROBABILITY, FIGURE R302(7.1)
- UNTER DESIGN TEMPERATURE, FIGURE R302(7.2)  
 A. 0°F-10°F WINTER DESIGN TEMPERATURE, FIGURE R302(7.1)

### SITE ADDRESS

- ADDRESS NUMBERS, 3101
  - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FACING THE PROPERTY.

### MEANS OF EGRESS

- ATTACHMENT, 3101
  - EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TIE-ONALS OR NAILS SUBJECT TO WITHDRAWAL.
  - THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 2" A NOSING NOT LESS THAN 1" OR MORE THAN 1 1/2" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS, THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/2" BETWEEN TWO STORIES. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". OPEN RISERS PERMITTED IF OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.

### FIRE RESISTANT CONSTRUCTION

- WALL AND CEILING FINISHES
  - FLAME SPREAD SHALL BE R302(9.1)
    - WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200
  - SMOKE DEVELOPED INDEX, R302.9.3
    - WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450
  - TESTING, R302(9.3), R302(9.4)
    - TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E 84, UL 73 OR NFPA 286
- INSULATION
  - FLAME SPREAD/SMOKE DEVELOPED, R302(9.1), R302(9.2)
    - INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR BARRIER MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALL ASSEMBLIES, ROOF-CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 733.
    - LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 733 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION 302(9.1) WHEN TESTED IN ACCORDANCE WITH CAN-108.
  - CELLULOSE LOOSE-FILL, R302(9.3.4)
    - CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR PARTS D09 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED.
  - TESTING, R302(9.3)
    - TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910

### FIREBLOCKING

- FIREBLOCKING, R302(7)
  - FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
    - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES AND PARALLEL, ROWS OF STUDS OR STAGGERED STUDS BOTH VERTICALLY AT THE CEILING/FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
    - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT 90(DI), DROP CEILING AND COVER CEILING.
    - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 302(7).
    - AT OPENINGS AROUND VENT, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM REQUIREMENTS.
    - IN BUILDINGS OR STRUCTURES WITH MORE THAN ONE DWELLING, FIREBLOCKING OF CORNICES IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

### DRAFTSTOPPING

- DRAFTSTOPPING, 302(7)
  - IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED DO NOT EXCEED 1/8" THICK. THE CONCEALED SPACE DOES NOT EXCEED 1/8" OF DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
    - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
    - FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-ENDS OR PERFORATED MEMBERS

### REQUIRED HEATING

- REQUIRED HEATING, 300.8
  - WHEN THE WINTER DESIGN TEMPERATURE IN TABLE 302(7.1) IS BELOW 60°F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS AND 18" FROM ADJACENT WALLS. THE TEMPERATURE, THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THE SECTION.

### CARBON MONOXIDE ALARMS

- CARBON MONOXIDE ALARMS, 3103
  - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES.
- WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3103.
- ALARMS REQUIREMENTS, 3103
  - SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 7204 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

### GLAZING

- IDENTIFICATION, 3001
  - EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH MANUFACTURER'S DESIGNATION SPECIFYING WHO OR WHAT IS THE DESIGNATION, TYPE OF GLASS, SAFETY GLAZING STANDARDS WITH WHICH IT COMPLIES, VISIBL IN FINISH INSTALLATION.
- HUMAN IMPACT LOADS, 300.8.3
  - GLAZED AREAS, INCLUDING MIRRORS, SHALL PASS TEST REQUIREMENTS IN ACCORDANCE WITH CPSC 16 CFR 1201

### GUARDBAILS

- WHERE REQUIRED, 3102
  - GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
- HEIGHT, 3102
  - REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, CONES OR LANDINGS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE AND VAPOR BARRIER MEMBRANES INSTALLED CONNECTING THE LEADING EDGES OF THE TREADS.
    - EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS
    - EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE HANDRAIL SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS
- OPENING LIMITS, 3102.3
  - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE BALANCE BOARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER
    - EXCEPTION: THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER
    - EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 1/4" IN DIAMETER
- EXTERIOR WOODPLASTIC COMPOSITE GUARDS, 3104
  - WOODPLASTIC COMPOSITE GUARDS SHALL COMPLY WITH THE PROVISIONS OF SECTION 3114

### COMBUSTIBLE INSULATION CLEARANCE

- COMBUSTIBLE INSULATION CLEARANCE, 302(3)
  - COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" FROM RECEIVED LUMINAIR, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES

### FOAM PLASTIC

- LABELING AND IDENTIFICATION, 3102
  - PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S IDENTIFICATION, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THAT END USE WILL COMPLY WITH THE REQUIREMENTS
- SURFACE BURNING CHARACTERISTICS, 3103
  - ALL FOAM PLASTIC OR FOAM PLASTIC CORES USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84 OR UL 733.
  - LOOSE-FILL TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX
    - EXCEPTION: FOAM PLASTIC INSULATION MORE THAN 4" THICK SHALL HAVE A FLAME SPREAD INDEX OF 75 AND A SMOKE-DEVELOPED INDEX OF 450 WHEN TESTED AT A MINIMUM THICKNESS OF 4". PROVIDED THE END USE IS APPROVED IN ACCORDANCE WITH SECTION 3103.
    - THICKNESS AND DENSITY INTENDED FOR USE
- THERMAL BARRIER, 3104
  - FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY A THERMAL BARRIER OF 1/2" MINIMUM GYPSUM WALLBOARD OR EQUIVALENT

### DECAY AND TERMITES PROTECTION

- LOCATION REQUIRED, 3111
  - PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ALPHA II FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ALPHA II
    - WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR USE CLOSER THAN 18 INCHES OR WOOD GIRDERS USE CLOSER THAN 2 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNDERGARAGES SHALL BE PRESERVATIVE-TREATED WITH PERIPHERY OF THE BUILDING FOUNDATION
    - ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 6" FROM THE EXPOSED GROUND
    - WALLS AND PARTITIONS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER
    - THE ENDS OF WOOD GIRDERS EXPOSED EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2" ON TOP, SIDES AND ENDS
    - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER
    - WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PRONE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER
    - WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS
- QUALITY MARK, 3112, 3103
  - LUMBER AND PL-TWOOD REQUIRED TO BE PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION 3101 SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE AISC TREATED WOOD PROGRAM
- SUBTERRANEAN TERMITES CONTROL, METHOD 3103
  - IN AREAS SUBJECT TO DAMAGE FROM TERMITES AS INDICATED BY TABLE 302(7.1) METHODS OF PROTECTION SHALL BE ONE OF THE FOLLOWING METHODS OR A COMBINATION OF THESE METHODS:
    - CHEMICAL TERMITICIDE TREATMENT
    - TERMITE BAITING SYSTEM
    - PRESERVATIVE-PRESERVATIVE-TREATED WOOD
    - NATURALLY DURABLE TERMITES-RESISTANT WOOD
    - PHYSICAL BARRIERS AS PROVIDED IN SECTION 3103
    - COLD-FORMED STEEL FRAMING

### PARTICLEBOARD UNDERLAYMENT

- PARTICLEBOARD SHALL CONFORM TO ANSI A2081 AND SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY AN APPROVED AGENCY.
- FLOOR UNDERLAYMENT SHALL CONFORM TO TYPE PBI AND SHALL NOT BE LESS THAN 1/2" THICK.
- PARTICLEBOARD SHALL BE INSTALLED PROPERLY PER TABLE R602(3.1)

### GENERAL WALL CONSTRUCTION

- REQUIREMENTS, 602
  - WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION 301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS
- GRADE, 602
  - STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER
  - DRILLING AND NOTCHING STUDS, 602.6
    - STUDS IN EXTERIOR WALL OR BEARING WALL MAY BE NOTCHED TO NOT MORE THAN 1/4" DEEP AND NOT MORE THAN 1/4" WIDE
    - STUDS IN NONBEARING PARTITION MAY BE NOTCHED UP TO 40% WIDTH
    - STUDS THAT BE DRILLED SO LONG AS DIAMETER IS NO MORE THAN 60% OF STUD WIDTH AND EDGE OF HOLE IS NO MORE THAN 1/2" FROM THE EDGE OF STUD AND IS NOT MORE THAN 1/2" FROM AN EXTERIOR OR BEARING WALL, STUDS MUST BE DOUBLED WITH NO MORE THAN 2 SUCCESSIVE DOUBLED STUDS.

issue	date	description
1	03.19.24	plan review and permit



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 Expiration Date: 12.31.2025

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project no. 23-051A

## M&M Property Group, LLC Residential Renovations House "A"

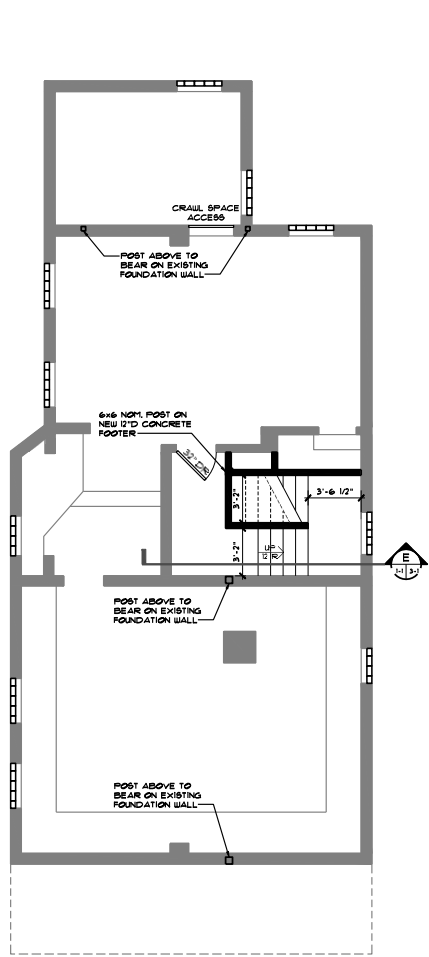
1944 west 54th street  
cleveland, ohio 44102

## Code References

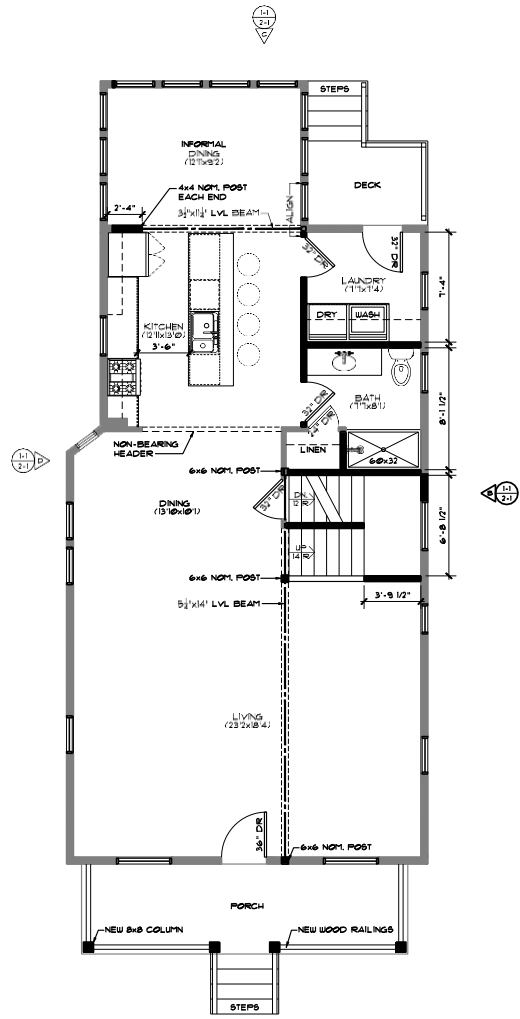
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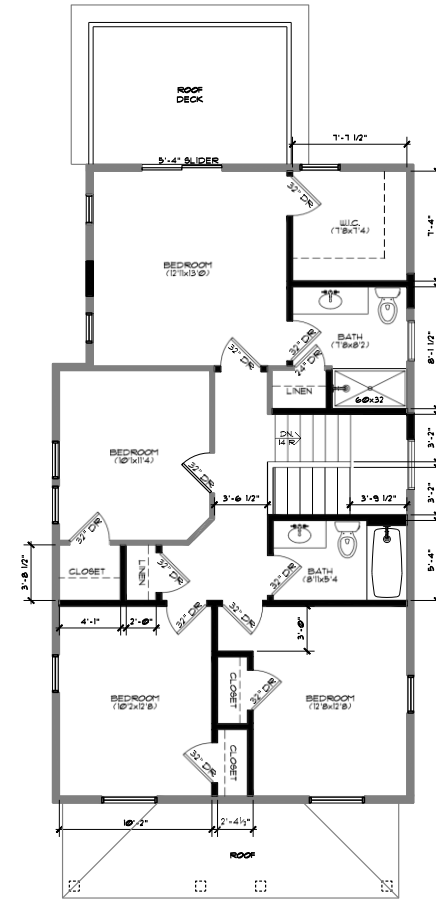
issue	date	description
1	03.19.24	plan review and permit



**BASEMENT PLAN**  
1/4" = 1'-0"  
GRAPHIC SCALE (FEET)



**1ST FLOOR PLAN**  
1/4" = 1'-0"  
GRAPHIC SCALE (FEET)



**2ND FLOOR PLAN**  
1/4" = 1'-0"  
GRAPHIC SCALE (FEET)



Paul R. Beegan, License #12574  
Expiration Date: 12.31.2025

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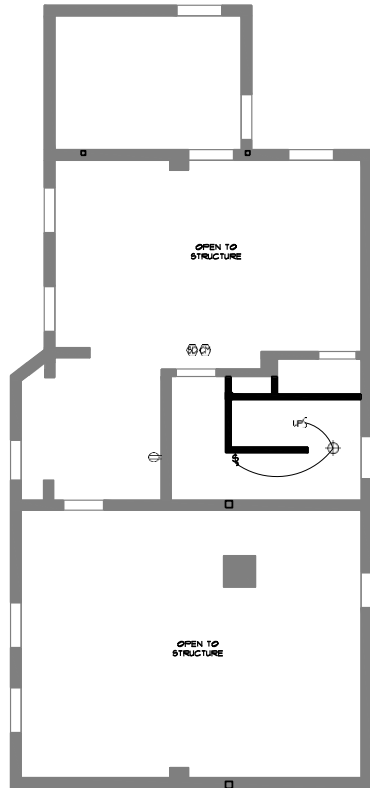
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**House "A"**

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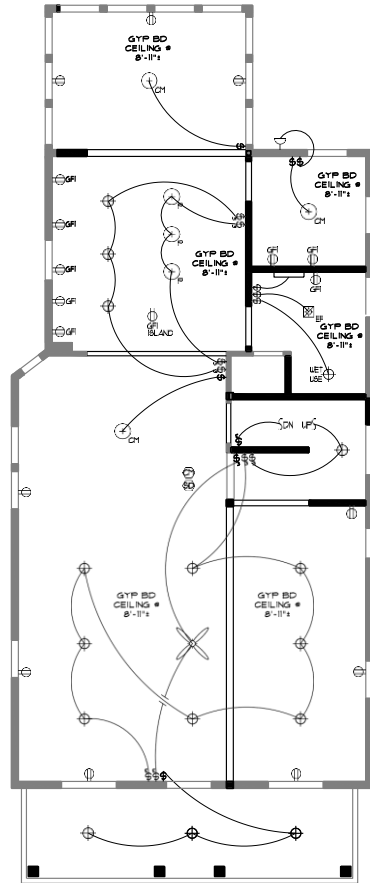
Floor Plans

**A1-1**



**BASEMENT REFLECTED CEILING  
4 ELECTRICAL LAYOUT PLAN**

1/4" = 1'-0"



**1ST FLOOR REFLECTED CEILING  
4 ELECTRICAL LAYOUT PLAN**

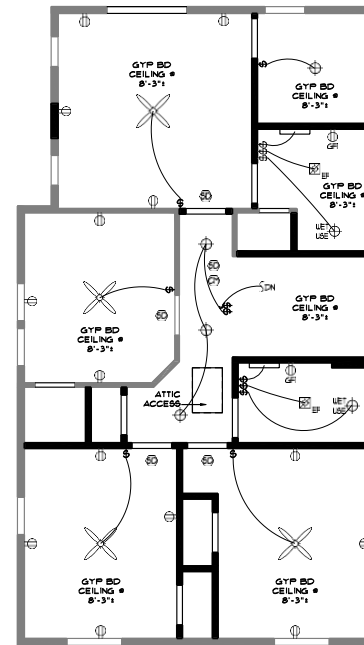
1/4" = 1'-0"



**CEILING PLAN KEY**

	4' DOWN LIGHT		WALL MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE		GFI RECEPTACLE
	LIGHT/EXHAUST FAN COMBO		GFCI PROTECTED RECEPTACLE
	VANITY LIGHT		SWITCH, TYP.
	CEILING FAN/LIGHT		3-WAY SWITCH
			SMOKE / CARBON MONOXIDE DETECTOR

- BCP NOTES:**
1. PROVIDE ARC FAULT AND TAMPER RESISTANT RECEPTACLES WHERE REQUIRED PER 2011 NATIONAL ELECTRICAL CODE
  2. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS WHERE INDICATED AND PER R34 AND R39
  3. SPECIFIC FIXTURE STYLE TO BE SELECTED BY OWNER
  4. ALL EXHAUST VENTS TO BE ROUTED TO EXTERIOR



**2ND FLOOR REFLECTED CEILING  
4 ELECTRICAL LAYOUT PLAN**

1/4" = 1'-0"



issue	date	description
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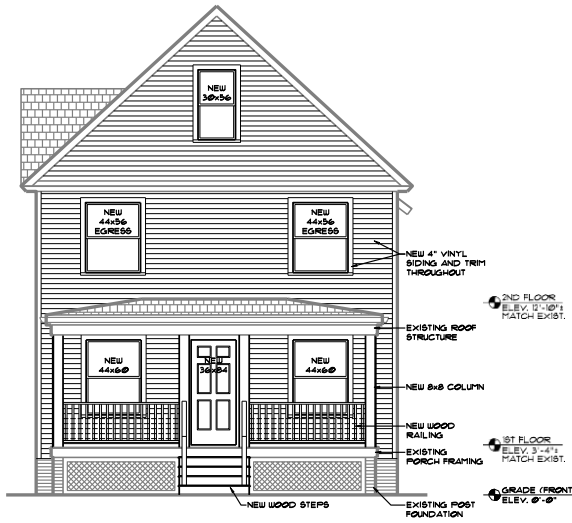
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Residential Renovations  
House "A"**

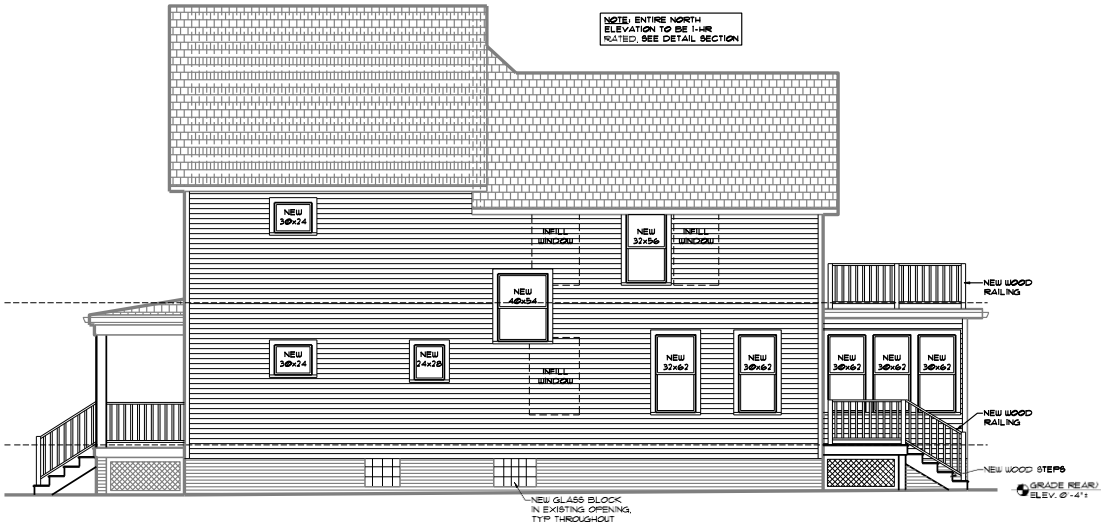
1944 west 54th street  
cleveland, ohio 44102

Reflected Ceiling and  
Electrical Layout Plans

**A1-2**



**EAST ELEVATION**  
1/4" = 1'-0"  
A  
GRAPHIC SCALE (FEET)



**NORTH ELEVATION**  
1/4" = 1'-0"  
B  
GRAPHIC SCALE (FEET)



**WEST ELEVATION**  
1/4" = 1'-0"  
C  
GRAPHIC SCALE (FEET)



**SOUTH ELEVATION**  
1/4" = 1'-0"  
D  
GRAPHIC SCALE (FEET)

issue	date	description
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**Residential Renovations**  
**House "A"**

1944 west 54th street  
cleveland, ohio 44102

Exterior Elevations

**A2-1**





# 1946 West 54th Street

**PROJECT DESCRIPTION:**

**A. ARCHITECTURAL:** INTERIOR AND EXTERIOR RENOVATIONS TO EXISTING 1.5 STORY HOUSE  
**WALL SYSTEM:** EXISTING AND NEW WOOD FRAMING, SHEATHING, AND SIDING  
**FOUNDATION SYSTEM:** EXISTING MASONRY WALLS ON CONCRETE FOOTERS  
**FLOOR SYSTEM:** EXISTING AND NEW FLYWOOD ON WOOD JOISTS  
**ROOF SYSTEM:** EXISTING AND NEW ASPHALT SHINGLES ON FLYWOOD SHEATHING

**B. STRUCTURAL:** EXISTING AND NEW WOOD BEAMS

**C. MECHANICAL:** EXISTING FORCED AIR HVAC SYSTEM W/ NEW DUCTWORK AND REGISTERS

**D. PLUMBING:** NEW PLUMBING AND FIXTURES FOR KITCHENS & BATHROOMS TO TIE INTO EXISTING SUPPLY AND WASTE

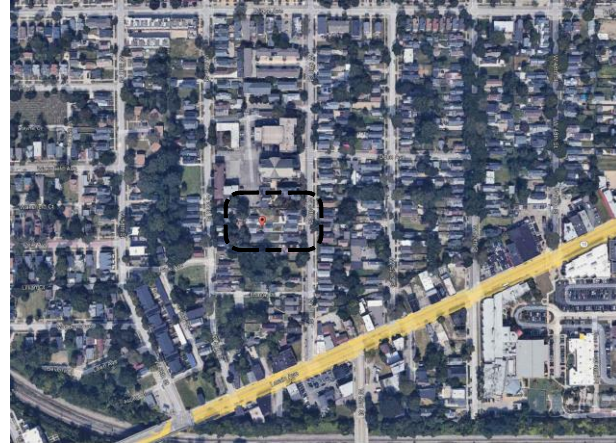
**E. ELECTRICAL:** NEW WIRING INCLUDING LIGHTS, OUTLETS, AND SWITCHES ON EXISTING ELECTRICAL PANEL

**SITE INFORMATION:**

**PROPERTY LOCATION:** 1946 WEST 54TH STREET, CLEVELAND, OHIO 44102  
**ZONING DISTRICT:** RESIDENTIAL  
**SURROUNDING LAND USES:** APPROXIMATELY 2,520 SF (0.05 ACRES)  
**PARCEL SIZE:** 294  
**LOT COVERAGE:** WEST 54TH STREET  
**FRONT LOT LINE:**

**BUILDING INFORMATION:**

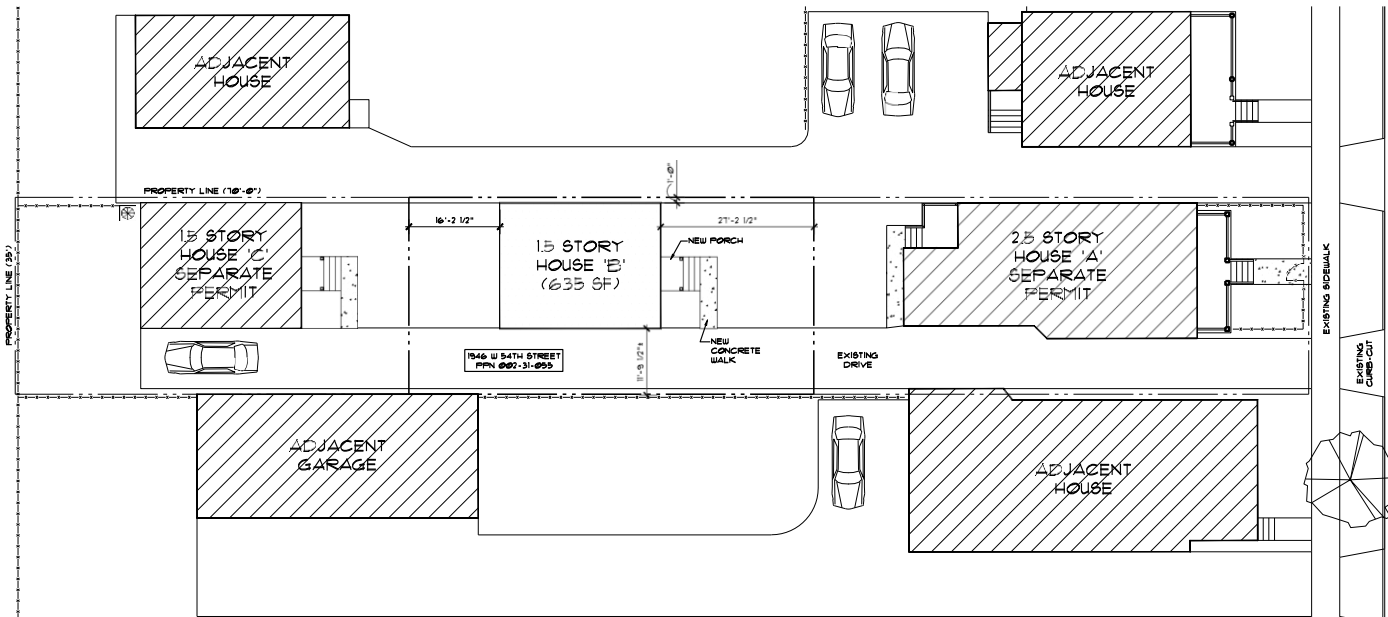
**A. LAND USE:** R - 3 FAMILY PLATTED LOT  
**B. CONSTRUCTION CLASS:** 1.5 UNPROTECTED, NONCOMBUSTIBLE / COMBUSTIBLE  
**C. PROJECT FOOTPRINT:** 635 GSF (EXISTING)



SITE LOCATION MAP  
N.T.S.



- PROJECT SCOPE NOTES**
- ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE SELECTED BY OWNER. PROVIDE SAMPLES OF ALL FINISH MATERIALS FOR REVIEW AND APPROVAL BY OWNER.
  - WINDOW SIZES AND CONFIGURATION ARE INDICATED ON THE EXTERIOR ELEVATIONS. SELECTIONS OF FINAL WINDOW TYPES TO BE COORDINATED WITH THE OWNER.
  - ALL CABINETS, COATERS, AND MILLWORK TO BE SELECTED BY THE OWNER.
  - ELECTRICAL SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE ELECTRICAL SYSTEM INCLUDING SERVICE DEVICES AND LIGHTING BASED ON THE ELECTRICAL LAYOUT.
  - HVAC SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE GAS FORCED AIR SPLIT-SYSTEM INCLUDING EQUIPMENT, DUCTWORK, FILTERS, CONTROLS, AND ELECTRICAL CONNECTIONS AS REQUIRED FOR NEW CONSTRUCTION.
  - PLUMBING SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE PLUMBING SYSTEM INCLUDING ALL SUPPLY AND WASTE PIPING TO TIE INTO EXISTING UTILITY SERVICE INCLUDING HOT WATER TANK AND ALL FIXTURES AS INDICATED ON THE PLANS. PERIMETER DRAINS AND STORM LEADERS (DOWNSPOUTS) TO TIE INTO CITY STORM SYSTEM.



ARCHITECTURAL SITE PLAN  
3/32" = 1'-0"  
GRAPHIC SCALE (FEET)  
NORTH

issue	date	description
1	03.13.24	plan review and permit

**DRAWING INDEX:**

- A0-0 GENERAL NOTES AND ARCHITECTURAL SITE PLAN
- A0-1 CODE REFERENCES
- A1-0 DEMOLITION AND FLOOR PLANS
- A1-1 REFLECTED CEILING & ELECTRICAL LAYOUT PLANS, ROOF PLAN
- A2-1 EXTERIOR ELEVATIONS
- A3-1 DETAIL SECTIONS



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project no. 23-051B

**M&M Property Group, LLC**  
**Residential Renovations**  
**House "B"**

1946 west 54th street  
cleveland, ohio 44102

General Notes and  
Architectural Site Plan

**A0-0**

## DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS TO VISIT THE SITE AND BECOME COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS AND DEMOLITION DRAWINGS PRIOR TO START OF WORK AND RESOLVE ANY QUESTIONS OR CONFLICTS REGARDING THE EXISTING CONDITIONS.
2. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DRAWINGS. THE INTENT OF THE DRAWINGS IS TO INDICATE THE WORK AREAS SUBJECT TO ANY AMENDMENTS. THE GENERAL CONTRACTOR SHALL CONSTRUCTION NOT SPECIFICALLY NOTED ON THE DRINGS, AND REMOVE OR RETAIN ITEMS AS DIRECTED BY ARCHITECT.
3. DEMOLISH AND REMOVE WALLS, CEILING AND ALL OTHER ITEMS AS SHOWN. EQUIPMENT DESIGNATED TO REMAIN OR BE REUSED, SUCH AS DOORS, FRAMES, STOPS, MOLDINGS, HARDWARE, AND WALL MOUNTED FIXTURES, ARE TO BE TAGGED AND STORED IN A SAFE PLACE UNTIL READY FOR INSTALLATION, AS DIRECTED BY ARCHITECT.
4. BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK UNTIL IT IS SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
5. REMOVE DAMAGED CORNER BEADS AND BEADS AT EXISTING CORNERS WHERE NEW WALLS ALIGN WITH EXISTING FINISH.
6. ALL CONTRACTORS AND VENDORS ARE TO COORDINATE WITH OTHER TRADES TO VERIFY SCHEDULES, AND REMOVALS OF CONDUIT, PANEL BOARDS, LIGHTING, ELECTRICAL OUTLETS, PLUMBING, DUCTWORK, ETC. PRIOR TO THEIR REMOVAL.
7. REMOVE FROM THE PREMISES ALL PRODUCTS OF DEMOLITION NOT DESIGNATED FOR REUSE. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE, PREVENT DUST AND DIRT FROM RISING BY WINDING DEBRIS.
8. WHILE DEMOLISHING PARTITIONS AND CEILING, ALL ENCOUNTERED PIPES, CONDUIT AND DUCTWORK WHICH ARE TO REMAIN WILL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN THE FLOOR, WALL, OR CEILING.
9. GENERAL CONTRACTOR IS TO INSTALL FLOOR TO CEILING PLASTIC SHEETING BETWEEN OCCUPIED AREAS AND RENOVATED AREAS. EXISTING WALLS ARE TO REMAIN AS TEMPORARY PROTECTION UNTIL PLUMBING IS DONE FOR DEMOLITION OF PARTITIONS. TO PROTECT EXISTING DOORS, MOLDINGS, ETC., THE GENERAL CONTRACTOR SHALL USE 48"X60" NON-STAINING PAPER ON EA. SIDE.
10. THE GENERAL CONTRACTOR IS TO PROMPTLY REPAIR ALL DAMAGE CAUSED TO ADJACENT AREAS BY DEMOLITION AT NO ADDITIONAL EXPENSE TO THE TENANT/OWNER. GENERAL CONTRACTOR IS TO PATCH AS REQUIRED BY ARCHITECTS ADJACENT AREA IN MATERIAL, FINISH, OR COLOR UNLESS NOTED OTHERWISE BY ARCHITECT.
11. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN THE FLOOR THE GEN. CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR REQUIRED SURFACE TO RECEIVE NEW FINISHED FLOOR.
12. REMOVE EXISTING CARPET, PADDING AND TACK STRIPS FROM ENTIRE AREA OF ALTERATION OR AS NOTED IN THESE DRAWINGS. GENERAL CONTRACTOR WILL REMOVE, IN CONTAINERS, ALL DEBRIS.

## DESIGN LOADS, AS PER I.R.C.O.:

- ROOF LIVE LOAD, 30 PSF  
 ROOF SNOW LOAD (S<sub>L</sub>) = 325PSF, FF + 13 PSF, CC + 0.7, 1 + 10 WITH PROVISIONS FOR DRIFTED SNOW  
 MINIMUM SNOW DESIGN PRESSURE IS 30 PSF  
 DESIGN WIND: WIND SPEED: V = 115 MPH, 1 + 10 EXH. B. FF + 12 PSF, MIN. WIND DESIGN PRESSURE IS 20 PSF  
 SEISMIC CRITERIA: A.V. + 0.071, A.A. + 0.024, HAZ. GROUP I, PERFORMANCE CAT. B, SOIL PROFILE TYPE S2, REIN. MASONRY SHEAR WALL, R = 4, 1/2, CD, 4  
 FLOOR LIVE LOAD: 40 PSF THROUGHOUT (RESIDENTIAL)

## GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH REQUIREMENTS OF THESE DOCUMENTS AND THE REQUIREMENTS OF THE OWNER AND THE CURRENT RESIDENTIAL CODE OF OHIO (R.C.O.).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ANY AND ALL FIRE AND SAFETY CODES, OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED IN THESE CONTRACT DOCUMENTS. CONFLICTS BETWEEN WORK SET FORTH IN THESE DOCUMENTS AND BUILDING CODES/LAWS OR REGULATIONS NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY FEDERAL, STATE, COUNTY, MUNICIPAL LAW AND SHALL INCLUDE IN THE CONTRACT THE COST OF SUCH FEES.
4. THE GENERAL CONTRACTOR IS TO ARRANGE FOR ALL HOISTING FACILITIES FOR MATERIALS AND EQUIPMENT. THE CONTRACT SHALL INCLUDE ALL COSTS FOR DELIVERY AND/OR HANDLING OF MATERIALS.
5. ALL ARRANGEMENTS FOR CONSTRUCTION PERSONNEL ENTERING THE BUILDING DURING WORKING HOURS, MATERIAL DELIVERY, DEBRIS REMOVAL, MATERIAL RETURNED TO BUILDING, IS TO BE MADE WITH THE OWNER.
6. EACH CONTRACTOR AND VENDOR SHALL CHECK BUILDING OPENINGS, AND CLEARANCES FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS (SIZES OF ELEVATORS, DOORS, CORRIDORS, ETC.)
7. THE GENERAL CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING WITH ANY WORK.
8. DO NOT SCALE DRAWINGS- USE DIMENSIONS SHOWN.
9. THE GENERAL CONTRACTOR IS TO ERRECT ALL NECESSARY TEMPORARY, SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT OCCUPIED AREAS INCLUDING THE PROTECTION OF FLOORING MATERIALS WHILE CONSTRUCTION AND DEMOLITION ARE IN PROGRESS.
10. THE GENERAL CONTRACTOR IS TO REMOVE ALL DEBRIS AND LEAVE ALL AREAS BROOM CLEAN AT THE END OF EACH WORK DAY, AND TO BE CAREFUL TO PROTECT AND NOT DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED.
11. GENERAL CONTRACTOR IS TO REPAIR ALL WORK FOR THE CONTRACT B/L WITHOUT ADJUSTMENT IN THE EVENT OF LABOR DISPUTES AND/OR WORK STOPPAGES.
12. INSPECTIONS: OWNER TO CONTRACT WITH A QUALIFIED TESTING LABORATORY FOR TESTING OF CONCRETE, REBAR, SOIL BEARING, SOIL COMPACTION, MASONRY, GROUT, ETC. AS REQUIRED BY LOCAL CODES.

## WOOD FRAMING

### 1. WOOD STRIKEB GRADES:

FB= 1000 PSI  
 E= 1,000,000 PSI  
 Fv= 39 PSI

2. CONSTRUCTION TO CONFORM TO THE NATIONAL DESIGN GUIDELINES FOR WOOD CONSTRUCTION WOOD TO BE USED AS PER, I.R. OR SOUTHERN PINE GRAD 1 OR BETTER.

## CODE REFERENCES

### DESIGN CRITERIA

1. WEATHERING
  - A. SEVERE WEATHERING PROBABILITY FOR CONCRETE IN OHIO, FIGURE R302(7.3)
  - B. TERMITES ARE TO BE PREVENTED BY THE FOLLOWING:
    - A. MODERATE TO HEAVY TERMITES INFESTATION PROBABILITY, FIGURE R302(7.6)
3. DECAY AREA
4. LIGHT TO MODERATE DECAY PROBABILITY, FIGURE R302(7.1)
4. WINTER DESIGN TEMPERATURE, FIGURE R302(7.1)
  - A. 0°F-10°F WINTER DESIGN TEMPERATURE, FIGURE R302(7.1)

### SITE ADDRESS

1. ADDRESS NUMBERS, 3101
  - A. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FACING THE PROPERTY.

### MEANS OF EGRESS

1. ATTACHMENT, 3101
  - A. EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOWELS OR NAILS SUBJECT TO WITHDRAWAL.
  - B.
    - A. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 2" A NOSING NOT LESS THAN 1" OR MORE THAN 1 1/2" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS, THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/2" BETWEEN TWO STORIES. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". OPEN RISERS PERMITTED IF OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.

### FIRE RESISTANT CONSTRUCTION

1. WALL AND CEILING FINISHES
  - A. FLAME SPREAD SHALL BE R302(9.1)
    - WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200
  - B. SMOKE DEVELOPED INDEX, R302.9.3
    - WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450
  - C. TESTING, R302(9.3), R302(9.4)
    - TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E 84, UL 713 OR NFPA 286
2. INSULATION
  - A. FLAME SPREAD/SMOKE DEVELOPED, R302(10), R302(10.2)
    - INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR BARRIER MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALL ASSEMBLIES, ROOF-CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 713.
    - LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 713 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION 302(10) WHEN TESTED IN ACCORDANCE WITH CAN1016
  - B. CELLULOSE LOOSE-FILL, R302(10.3)-4
    - CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR PARTS D09 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED.
  - C. TESTING, R302(10.3)
    - TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910

### FIREBLOCKING

1. FIREBLOCKING, R302(11)
  - A. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
    - IN CRAWL SPACES AND PARTITIONS, INCLUDING PURSED SPACES AND PARALLEL, ROWS OF STUDS OR STAGGERED STUDS BOTH VERTICALLY AT THE CEILING/FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 16"
    - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT 90(DI), DROP CEILING AND COVER CEILING
    - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 302(7)
    - AT OPENINGS AROUND VENT, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM REQUIREMENTS
    - IN BUILDINGS OR STRUCTURES WITH MORE THAN ONE DWELLING, FIREBLOCKING OF CORNICES IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

### DRAFTSTOPPING

1. DRAFTSTOPPING, 302(12)
  - A. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED DO NOT EXCEED 1/8" THICK. THE CONCEALED SPACE DOES NOT EXCEED 1/8" OR 3/4". DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
    - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
    - FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-ENDS OR PERFORATED MEMBERS

### REQUIRED HEATING

1. REQUIRED HEATING, 302(8)
  - A. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE 302(7.1) IS BELOW 60°F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS AND 12" FROM ADJACENT WALLS. THE TEMPERATURE, THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THE SECTION.

### CARBON MONOXIDE ALARMS

1. CARBON MONOXIDE ALARMS, 3103
  - A. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES.
2. WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3103
3. ALARM REQUIREMENTS, 3103
  - A. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

### GLAZING

1. IDENTIFICATION, 3001
  - A. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH MANUFACTURER'S DESIGNATION SPECIFYING GLAZING TYPE AND DESIGNATION. TYPE OF GLASS SAFETY GLAZING STANDARDS WITH WHICH IS COMPLIANCE IN FINAL INSTALLATION.
2. HUMAN IMPACT LOADS, 3003
  - A. GLAZED AREAS, INCLUDING MIRRORS, SHALL PASS TEST REQUIREMENTS IN ACCORDANCE WITH CPSC 16 CFR 1201

### GUARDBAILS

1. WHERE REQUIRED, 3102
  - A. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
2. HEIGHT, 3102
  - A. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, CONES OR LANDINGS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE AND VAPOR BARRIER MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALL ASSEMBLIES, ROOF-CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A HIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
    - EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A HORIZONTAL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS
3. OPENING LIMITS, 3103
  - A. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE CEILING OR FLOOR LEVEL WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER
    - EXCEPTION: THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER
    - EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 1/4" IN DIAMETER
4. EXTERIOR WOODPLASTIC COMPOSITE GUARDS, 3104
  - A. WOODPLASTIC COMPOSITE GUARDS SHALL COMPLY WITH THE PROVISIONS OF SECTION 3114

### COMBUSTIBLE INSULATION CLEARANCE

1. COMBUSTIBLE INSULATION CLEARANCE, 302(13)
  - A. COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" FROM RECEIVED LUMINAIR, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES

### FOAM PLASTIC

1. LABELING AND IDENTIFICATION, 3102
  - A. PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE MANUFACTURER'S IDENTIFICATION, IDENTIFICATION, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH THE REQUIREMENTS
2. SURFACE BURNING CHARACTERISTICS, 3103
  - A. ALL FOAM PLASTIC OR FOAM PLASTIC CORES USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84 OR UL 713. LOOSE-FILL TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX
    - EXCEPTION: FOAM PLASTIC INSULATION MORE THAN 4" THICK SHALL HAVE A FLAME SPREAD INDEX OF 75 AND A SMOKE-DEVELOPED INDEX OF 450 WHERE TESTED AT A MINIMUM THICKNESS OF 4"; PROVIDED THE END USE IS APPROVED IN ACCORDANCE WITH SECTION 3106 USING THE THICKNESS AND DENSITY INTENDED FOR USE
3. THERMAL BARRIER, 3104
  - A. FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY A THERMAL BARRIER OF 1/2" MINIMUM GYPSUM WALLBOARD OR EQUIVALENT

### DECAY AND TERMITES PROTECTION

1. LOCATION REQUIRED, 3111
  - A. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ALPHA II FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ALPHA II
    - WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR USE CLOSER THAN 18 INCHES OR WOOD GIRDERS USE CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNDERGARMENTS ARE INSTALLED AND WITHIN PERIMETER OF THE BUILDING FOUNDATION
    - ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 6" FROM THE EXPOSED GROUND
    - BILLS AND RISERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER
    - THE ENDS OF WOOD GIRDERS EXPOSED EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2" ON TOP, SIDES AND ENDS
    - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER
    - WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-RESISTABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER
    - WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS
2. QUALITY MARK, 3112, 3103
  - A. LUMBER AND PL WOOD REQUIRED TO BE PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION 3101 SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE ALBC TREATED WOOD PROGRAM
3. SUBTERRANEAN TERMITES CONTROL, METHOD 3101
  - A. IN AREAS SUBJECT TO DAMAGE FROM TERMITES AS INDICATED BY TABLE 302(11) METHODS OF PROTECTION SHALL BE ONE OF THE FOLLOWING METHODS OR A COMBINATION OF THESE METHODS:
    - CHEMICAL TREATMENT
    - TERMITES BAITING SYSTEM
    - PRESERVATIVE-PRESERVATIVE-TREATED WOOD
    - NATURALLY DURABLE TERMITES-RESISTANT WOOD
    - PHYSICAL BARRIERS AS PROVIDED IN SECTION 3103
    - COLD-FORMED STEEL FRAMING

### PARTICLEBOARD UNDERLAYMENT

1. PARTICLEBOARD SHALL CONFORM TO ANSI A2081 AND SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY AN APPROVED AGENCY.
2. FLOOR UNDERLAYMENT SHALL CONFORM TO TYPE PBI AND SHALL NOT BE LESS THAN 1/2" THICK.
3. PARTICLEBOARD SHALL BE INSTALLED PROPERLY PER TABLE R602(3.1)

### GENERAL WALL CONSTRUCTION

1. REQUIREMENTS, 602
  - A. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION 301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS
2. GRADE, 602
  - A. STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER
  - B. DRILLING AND NOTCHING STUDS, 602.6
    - A. STUDS IN EXTERIOR WALL OR BEARING WALL MAY BE NOTCHED TO NOT MORE THAN EXCEED 1/4" DEPTH
    - B. STUDS IN NONBEARING PARTITION MAY BE NOTCHED UP TO 40% WIDTH
    - C. STUDS THAT BE DRILLED SO LONG AS DIAMETER IS NO MORE THAN 60% OF STUD WIDTH AND EDGE OF HOLE IS NO MORE THAN 1/2" TO THE EDGE OF STUD AND IS NOT MORE THAN 1/2" FROM AN EXTERIOR OR BEARING WALL, STUDS MUST BE DOUBLED WITH NO MORE THAN 2 SUCCESSIVE DOUBLED STUDS.

issue	date	description
1	03.13.24	plan review and permit



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Expiration Date: 12.31.2025

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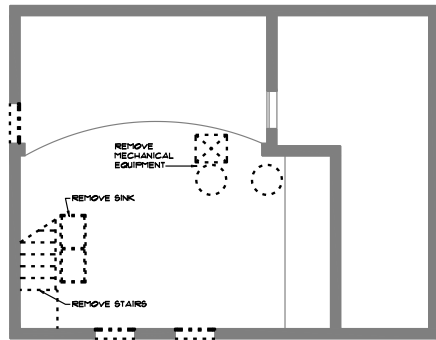
project no. 23-051B

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**Residential Renovations**  
**House "B"**

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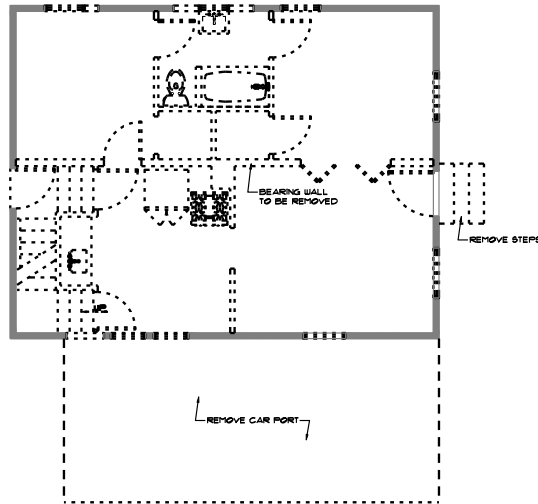
## Code References

# A0-1

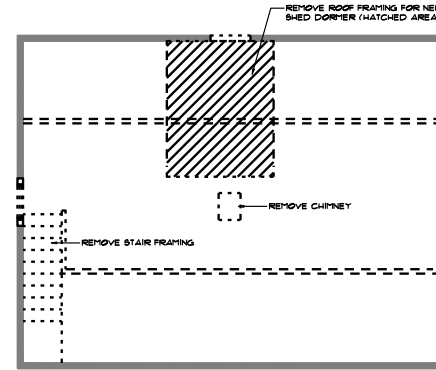


**BASEMENT DEMO PLAN**  
1/4" = 1'-0"  
1-0/11-0  
GRAPHIC SCALE (FEET)

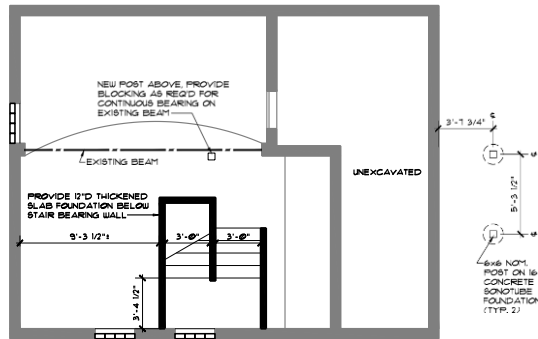
NOTE: REMOVE ALL WALLS, DOORS, WINDOWS AND OTHER PLAN ENTITIES AS SHOWN. DOTTED: PROVIDE TEMPORARY SUPPORT AT ALL REMOVED BEARING WALLS UNTIL NEW WALLS OR BEAMS ARE PLACED.



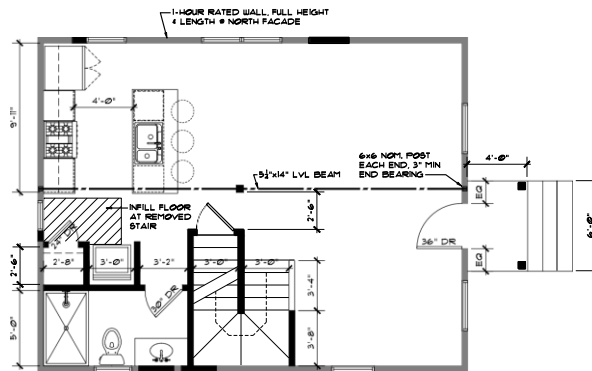
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1/4" = 1'-0"  
1-0/11-0  
GRAPHIC SCALE (FEET)



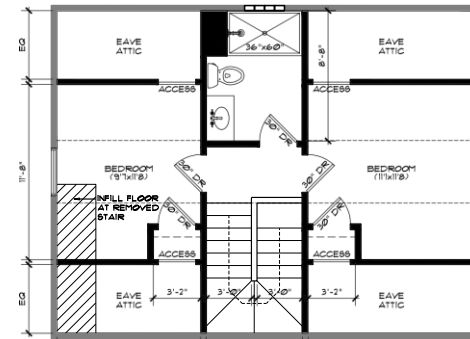
**2ND FLOOR DEMO PLAN**  
1/4" = 1'-0"  
1-0/11-0  
GRAPHIC SCALE (FEET)



**BASEMENT PLAN**  
1/4" = 1'-0"  
1-0/11-0  
GRAPHIC SCALE (FEET)



**1ST FLOOR PLAN**  
1/4" = 1'-0"  
1-0/11-0  
GRAPHIC SCALE (FEET)



**2ND FLOOR PLAN**  
1/4" = 1'-0"  
1-0/11-0  
GRAPHIC SCALE (FEET)

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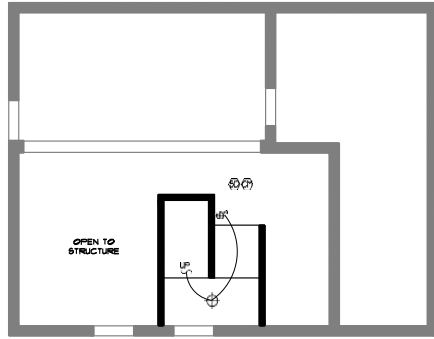
project no. 23-051B

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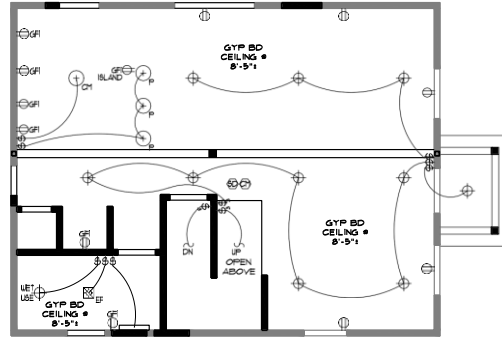
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Demolition & Floor Plans

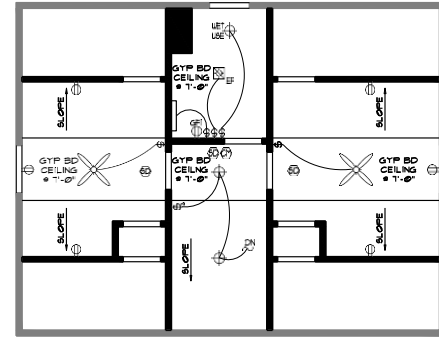
**A1-0**



**BASEMENT REFLECTED CEILING & ELECTRICAL LAYOUT PLAN**  
 1/4" = 1'-0" GRAPHIC SCALE (FEET)



**1ST FLOOR REFLECTED CEILING & ELECTRICAL LAYOUT PLAN**  
 1/4" = 1'-0" GRAPHIC SCALE (FEET)

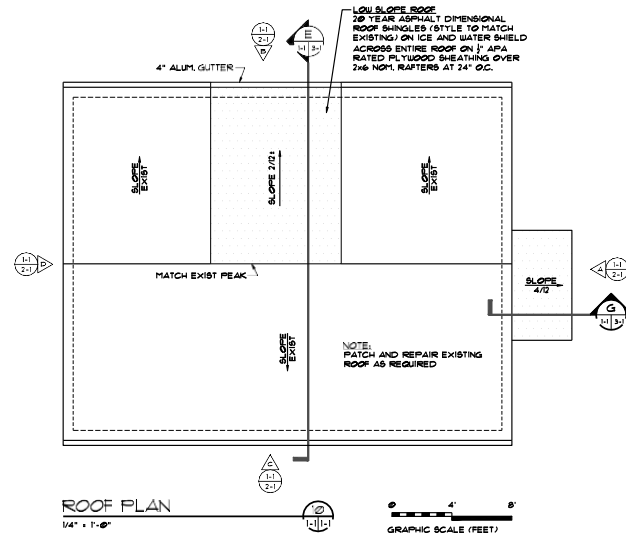


**2ND FLOOR REFLECTED CEILING & ELECTRICAL LAYOUT PLAN**  
 1/4" = 1'-0" GRAPHIC SCALE (FEET)

**CEILING BLANKET**

	4' DOWN LIGHT		120V RECEPTACLE
	CEILING MOUNTED FIXTURE		GFCI PROTECTED RECEPTACLE
	LIGHT/EXHAUST FAN CORPSE		SWITCH, TYP.
	VANITY LIGHT		3-WAY SWITCH
	CEILING FAULLIGHT		SMOKE / CARBON MONOXIDE DETECTOR

- RCP NOTES:**
1. PROVIDE ARC FAULT AND TAMPER RESISTANT RECEPTACLES WHERE REQUIRED PER 2017 NATIONAL ELECTRICAL CODE
  2. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS WHERE INDICATED AND PER RIS AND RISB
  3. SPECIFIC FIXTURE STYLE TO BE SELECTED BY OWNER
  4. ALL EXHAUST VENTS TO BE ROUTED TO EXTERIOR



**ROOF PLAN**  
 1/4" = 1'-0" GRAPHIC SCALE (FEET)

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project no. 23-051B

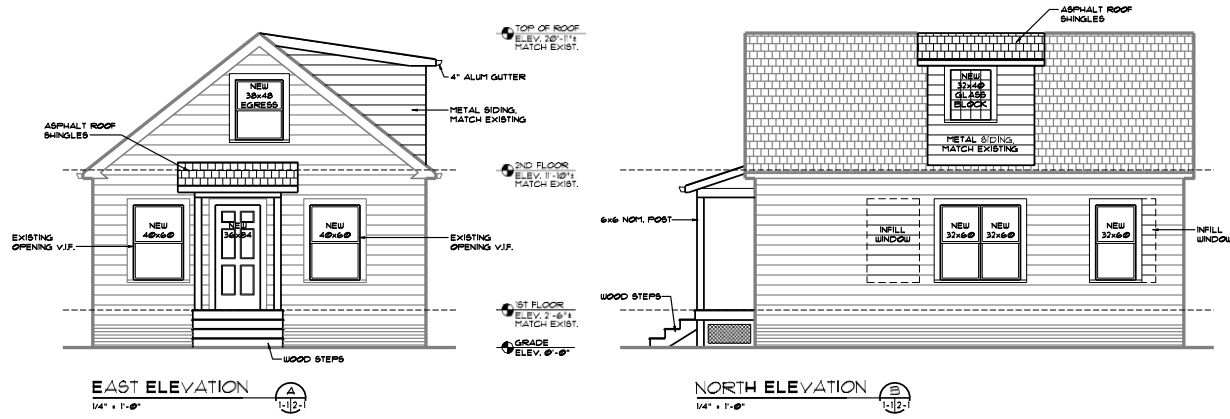
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Reflected Ceiling &  
 Electrical Layout Plans,  
 Roof Plan

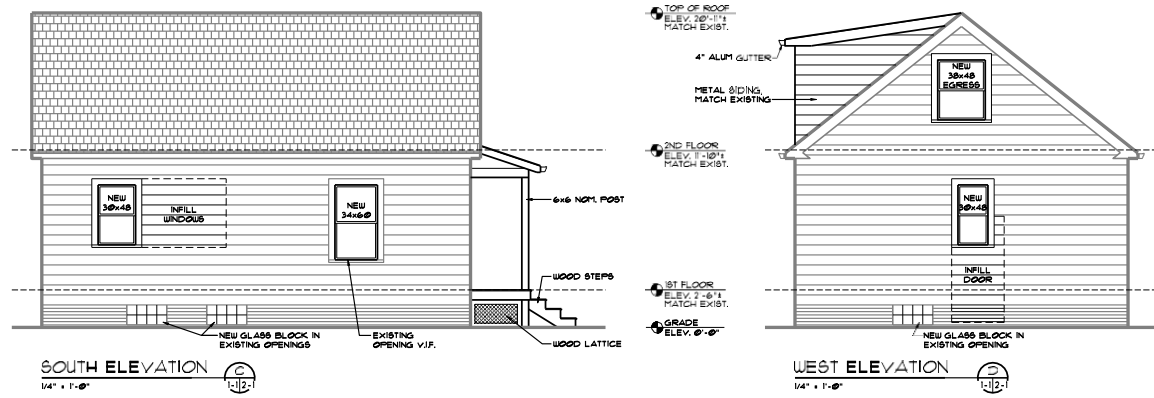
**A1-1**

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1	03.13.24	plan review and permit



# A2-1

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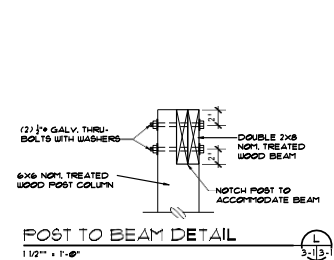
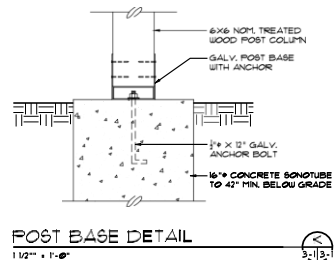
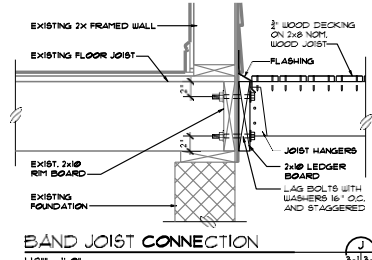
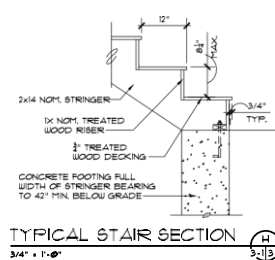
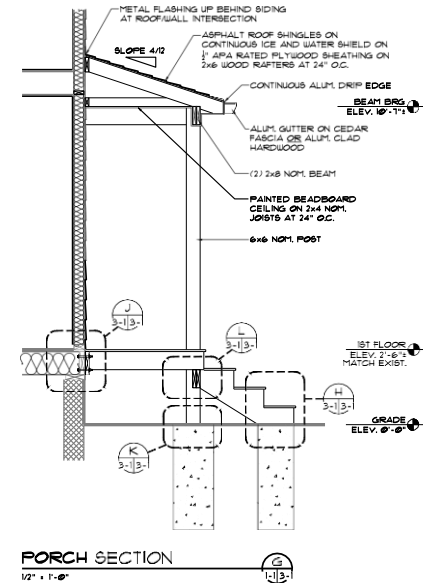
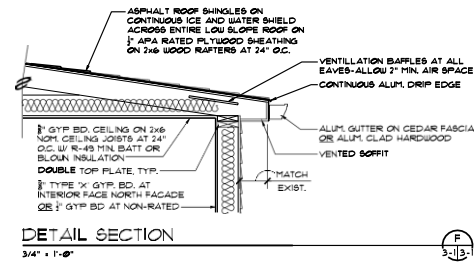
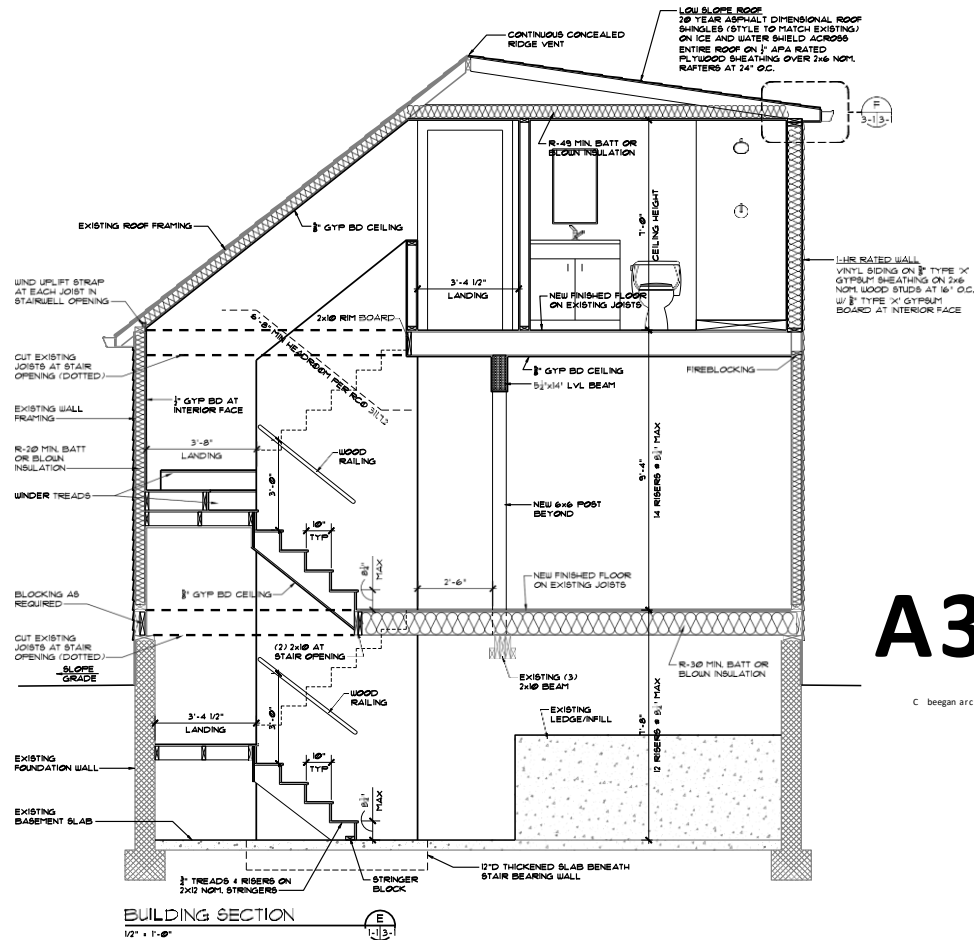
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project no. 23-051B

**M&M Property Group, LLC  
Residential Renovations  
House "B"**

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Exterior Elevations



# A3-1

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issu e	date	description
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project no. 23-051B

**M&M Property Group, LLC**  
**Residential Renovations**  
**House "B"**

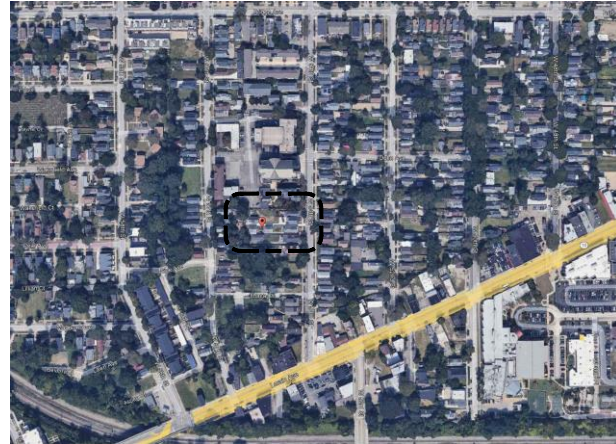
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Detail Sections

# 1948 West 54th Street

PROJECT DESCRIPTION:	
A. ARCHITECTURAL:	INTERIOR AND EXTERIOR RENOVATIONS TO EXISTING 1.5 STORY HOUSE
WALL SYSTEM:	EXISTING AND NEW WOOD FRAMING, SHEATHING, AND SIDING
FOUNDATION SYSTEM:	EXISTING MASONRY WALLS ON CONCRETE FOOTERS
FLOOR SYSTEM:	EXISTING AND NEW FLYWOOD ON WOOD JOISTS
ROOF SYSTEM:	EXISTING AND NEW ASPHALT SHINGLES ON FLYWOOD SHEATHING
B. STRUCTURAL:	EXISTING AND NEW WOOD BEAMS
C. MECHANICAL:	EXISTING FORCED AIR HVAC SYSTEM W/ NEW DUCTWORK AND REGISTERS
D. PLUMBING:	NEW PLUMBING AND FIXTURES FOR KITCHENS & BATHROOMS TO TIE INTO EXISTING SUPPLY AND WASTE
E. ELECTRICAL:	NEW WIRING INCLUDING LIGHTS, OUTLETS, AND SWITCHES ON EXISTING ELECTRICAL PANEL
SITE INFORMATION:	
PROPERTY LOCATION:	1948 WEST 54TH STREET, CLEVELAND, OHIO 44102
ZONING DISTRICT:	RESIDENTIAL
SURROUNDING LAND USES:	APPROXIMATELY 2,480 SF (0.055 ACRES)
PARCEL SIZE:	24'
LOT COVERAGE:	WEST 54TH STREET
FRONT LOT LINE:	
BUILDING INFORMATION:	
A. LAND USE:	R - 3 FAMILY PLATTED LOT
B. CONSTRUCTION CLASS:	1/2 UNPROTECTED, NONCOMBUSTIBLE / COMBUSTIBLE
C. PROJECT FOOTPRINT:	635 GSF (EXISTING)

PROJECT SCOPE NOTES	
1.	ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE SELECTED BY OWNER. PROVIDE SAMPLES OF ALL FINISH MATERIALS FOR REVIEW AND APPROVAL BY OWNER.
2.	WINDOW SIZES AND CONFIGURATION ARE INDICATED ON THE EXTERIOR ELEVATIONS. SELECTIONS OF FINAL WINDOW TYPES TO BE COORDINATED WITH THE OWNER.
3.	ALL CABINETS, COATERS, AND MILLWORK TO BE SELECTED BY THE OWNER.
4.	ELECTRICAL SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE ELECTRICAL SYSTEM INCLUDING SERVICE DEVICES AND LIGHTING BASED ON THE ELECTRICAL LAYOUT.
5.	HVAC SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE GAS FORCED AIR SPLIT-SYSTEM INCLUDING EQUIPMENT, DUCTWORK, FILTERS, CONTROLS, AND ELECTRICAL CONNECTIONS AS REQUIRED FOR NEW CONSTRUCTION.
6.	PLUMBING SYSTEM TO BE DESIGN-BUILD. PROVIDE COMPLETE PLUMBING SYSTEM INCLUDING ALL SUPPLY AND WASTE PIPING TO TIE INTO EXISTING UTILITY SERVICE INCLUDING HOT WATER TANK AND ALL FIXTURES AS INDICATED ON THE PLANS. PERMETER DRAINS AND STORM LEADERS (DOWNSPOUTS) TO TIE INTO CITY STORM SYSTEM.



SITE LOCATION MAP  
N.T.S.



issue	date	description
1	03.13.24	plan review and permit

### DRAWING INDEX:

A0-0	GENERAL NOTES AND ARCHITECTURAL SITE PLAN
A0-1	CODE REFERENCES
A1-0	DEMOLITION AND FLOOR PLANS
A1-1	REFLECTED CEILING & ELECTRICAL LAYOUT PLANS, ROOF PLAN
A2-1	EXTERIOR ELEVATIONS
A3-1	DETAIL SECTIONS



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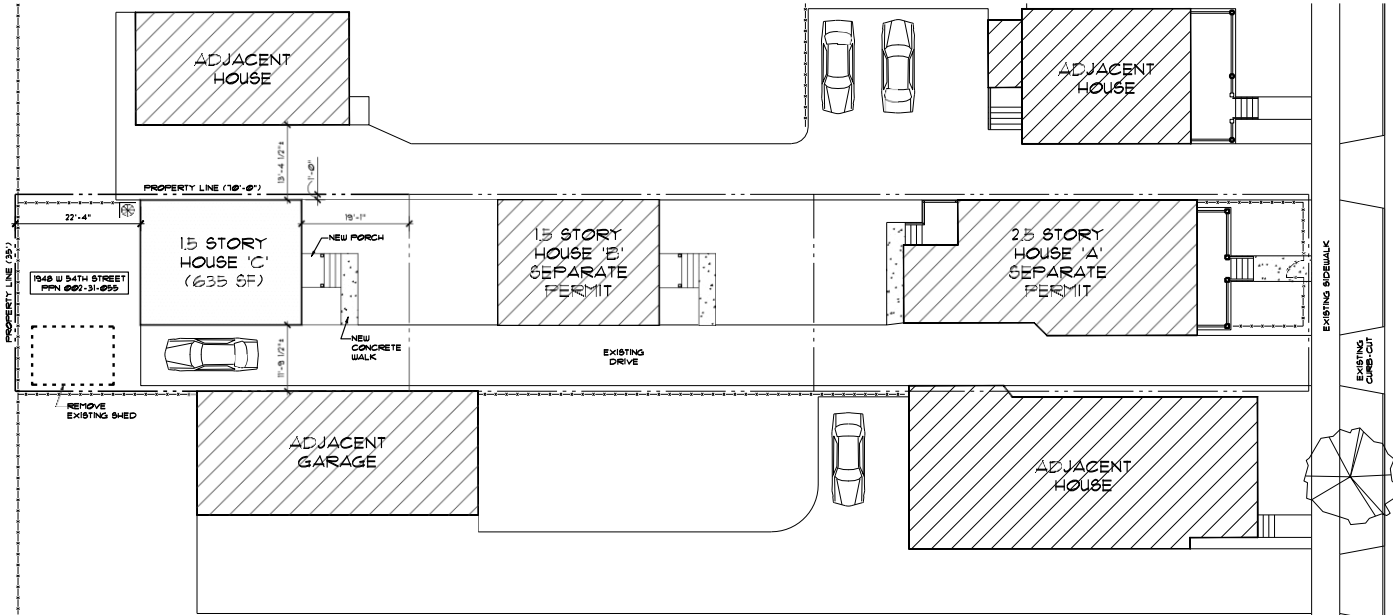
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**M&M Property Group, LLC**  
**Residential Renovations**  
**House "C"**

1948 west 54th street  
cleveland, ohio 44102

General Notes and  
Architectural Site Plan

**A0-0**





## DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS TO VISIT THE SITE AND BECOME COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS AND DEMOLITION DRAWINGS PRIOR TO START OF WORK AND RESOLVE ANY QUESTIONS OR CONFLICTS REGARDING THE EXISTING CONDITIONS.
2. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DRAWINGS. THE INTENT OF THE DRAWINGS IS TO INDICATE THE WORK AREAS SUBJECT TO ANY AMENDMENTS. THE GENERAL CONTRACTOR SHALL CONSTRUCTION NOT SPECIFICALLY NOTED ON THE DRINGS, AND REMOVE OR RETAIN ITEMS AS DIRECTED BY ARCHITECT.
3. DEMOLISH AND REMOVE WALLS, CEILINGS AND ALL OTHER ITEMS AS SHOWN. EQUIPMENT DESIGNATED TO REMAIN OR BE REUSED, SUCH AS DOORS, FRAMES, STOPS, MOLDINGS, HARDWARE, AND WALL MOUNTED FIXTURES, ARE TO BE TAGGED AND STORED IN A SAFE PLACE UNTIL READY FOR INSTALLATION, AS DIRECTED BY ARCHITECT.
4. BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK UNTIL IT IS SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
5. REMOVE DAMAGED CORNER BEADS AND BEADS AT EXISTING CORNERS WHERE NEW WALLS ALIGN WITH EXISTING FINISH.
6. ALL CONTRACTORS AND VENDORS ARE TO COORDINATE WITH OTHER TRADES TO VERIFY SCHEDULES, AND REMOVALS OF CONDUIT, PANEL BOARDS, LIGHTING, ELECTRICAL OUTLETS, PLUMBING, DUCTWORK, ETC. PRIOR TO THEIR REMOVAL.
7. REMOVE FROM THE PREMISES ALL PRODUCTS OF DEMOLITION NOT DESIGNATED FOR REUSE. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE, PREVENT DUST AND DIRT FROM RISING BY SETTING DEBRIS.
8. WHILE DEMOLISHING PARTITIONS AND CEILING, ALL ENCOUNTERED PIPES, CONDUIT AND DUCTWORK WHICH ARE TO REMAIN WILL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN THE FLOOR, WALL, OR CEILING.
9. GENERAL CONTRACTOR IS TO INSTALL FLOOR TO CEILING PLASTIC SHEETING BETWEEN OCCUPIED AREAS AND RENOVATED AREAS. EXISTING WALLS ARE TO REMAIN AS TEMPORARY PROTECTION UNTIL PLUMBING IS DONE FOR DEMOLITION OF PARTITIONS. TO PROTECT EXISTING DOORS, MOLDINGS, ETC., THE GENERAL CONTRACTOR SHALL USE 48"X60" NON-STAINING PAPER ON EA. SIDE.
10. THE GENERAL CONTRACTOR IS TO PROMPTLY REPAIR ALL DAMAGE CAUSED TO ADJACENT AREAS BY DEMOLITION AT NO ADDITIONAL EXPENSE TO THE TENANT/OWNER. GENERAL CONTRACTOR IS TO PATCH AS REQUIRED BY ARCHITECTS ADJACENT AREA IN MATERIAL, FINISH, OR COLOR UNLESS NOTED OTHERWISE BY ARCHITECT.
11. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN THE FLOOR THE GEN. CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/OR REQUIRED SURFACE TO RECEIVE NEW FINISHED FLOOR.
12. REMOVE EXISTING CARPET, PADDING AND TACK STRIPS FROM ENTIRE AREA OF ALTERATION OR AS NOTED IN THESE DRAWINGS. GENERAL CONTRACTOR WILL REMOVE, IN CONTAINERS, ALL DEBRIS.

## DESIGN LOADS, AS PER I.C.C.:

- ROOF LIVE LOAD, 30 PSF  
 ROOF SNOW LOAD (S<sub>L</sub>) = 325PSF, FF + 13 PSF, CC + 0.7, 1 + 10 WITH PROVISIONS FOR DRIFTED SNOW  
 MINIMUM SNOW DESIGN PRESSURE IS 30 PSF  
 DESIGN WIND: CRITERIA: V = 15 MPH, 1 + 10 EXH. B. P. = 12 PSF, MIN. WIND DESIGN PRESSURE IS 30 PSF  
 SEISMIC CRITERIA: A.V. = 0.071, A.A. = 0.024, HAZ. GROUP I, PERFORMANCE CAT. B, SOIL PROFILE TYPE S2, REIN. MASONRY SHEAR WALL, R = 4, 1/2, CD, 4  
 FLOOR LIVE LOAD: 40 PSF THROUGHOUT (RESIDENTIAL)

## GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH REQUIREMENTS OF THESE DOCUMENTS AND THE REQUIREMENTS OF THE OWNER AND THE CURRENT RESIDENTIAL CODE OF OHIO (RCO).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ANY AND ALL FIRE AND SAFETY CODES, OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED IN THESE CONTRACT DOCUMENTS. CONFLICTS BETWEEN WORK SET FORTH IN THESE DOCUMENTS AND BUILDING CODES/LAWS OR REGULATIONS NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY FEDERAL, STATE, COUNTY, MUNICIPAL LAW AND SHALL INCLUDE IN THE CONTRACT THE COST OF SUCH FEES.
4. THE GENERAL CONTRACTOR IS TO ARRANGE FOR ALL HOISTING FACILITIES FOR MATERIALS AND EQUIPMENT. THE CONTRACT SHALL INCLUDE ALL COSTS FOR DELIVERY AND/OR HANDLING OF MATERIALS.
5. ALL ARRANGEMENTS FOR CONSTRUCTION PERSONNEL ENTERING THE BUILDING DURING WORKING HOURS, MATERIAL DELIVERY, DEBRIS REMOVAL, MATERIAL RETURNED TO BUILDING, IS TO BE MADE WITH THE OWNER.
6. EACH CONTRACTOR AND VENDOR SHALL CHECK BUILDING OPENINGS, AND CLEARANCES FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS (SIZES OF ELEVATORS, DOORS, CORRIDORS, ETC.)
7. THE GENERAL CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING WITH ANY WORK.
8. DO NOT SCALE DRAWINGS- USE DIMENSIONS SHOWN.
9. THE GENERAL CONTRACTOR IS TO ERRECT ALL NECESSARY TEMPORARY, SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT OCCUPIED AREAS INCLUDING THE PROTECTION OF FLOORING MATERIALS WHILE CONSTRUCTION AND DEMOLITION ARE IN PROGRESS.
10. THE GENERAL CONTRACTOR IS TO REMOVE ALL DEBRIS AND LEAVE ALL AREAS BROOM CLEAN AT THE END OF EACH WORK DAY, AND TO BE CAREFUL TO PROTECT AND NOT DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED.
11. GENERAL CONTRACTOR IS TO REPAIR ALL WORK FOR THE CONTRACTOR BUT WITHOUT ADJUSTMENT IN THE EVENT OF LABOR DISPUTES AND/OR WORK STOPPAGES.
12. INSPECTIONS: OWNER TO CONTRACT WITH A QUALIFIED TESTING LABORATORY FOR TESTING OF CONCRETE, REBAR, SOIL BEARING, SOIL COMPACTION, MASONRY, GROUT, ETC. AS REQUIRED BY LOCAL CODES.

## WOOD FRAMING

### 1. WOOD STRIKE GRADDES:

FB= 1000 PSI  
 E= 1,000,000 PSI  
 Fv= 39 PSI

1. CONSTRUCTION TO CONFORM TO THE NATIONAL DESIGN GUIDELINES FOR WOOD CONSTRUCTION WOOD TO BE USED AS PER: 2 OR SOUTHERN PINE GRADE 1 OR BETTER.

## CODE REFERENCES

### DESIGN CRITERIA

1. WEATHERING
  - A. SEVERE WEATHERING PROBABILITY FOR CONCRETE IN OHIO, FIGURE R302(12)
  - B. TERMITES ARE AS:  
 1. MODERATE TO HEAVY TERMITES INFESTATION PROBABILITY, FIGURE R302(14)
2. DECAY AREA
3. DECAY AREA
4. LIGHT TO MODERATE DECAY PROBABILITY, FIGURE R302(17)
  - A. 0.9-10P WINTER DESIGN TEMPERATURE, FIGURE R302(11)

### SITE ADDRESS

1. ADDRESS NUMBERS, 3101
  - A. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FACING THE PROPERTY.

### MEANS OF EGRESS

1. ATTACHMENT, 3101
  - A. EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOWELAIS OR NAILS SUBJECT TO WITHDRAWAL.
  - B.
    - I. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 2". A NOSING NOT LESS THAN 1" OR MORE THAN 1 1/2" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS, THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". BETWEEN TWO STORIES, BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". OPEN RISERS PERMITTED IF OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.

### FIRE RESISTANT CONSTRUCTION

1. WALL AND CEILING FINISHES
  - A. FLAME SPREAD SHALL BE: R302(9)
  - B. SMOKE DEVELOPED INDEX SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 450
  - C. TESTING: R302(7.3), R302(7.4)
    - I. TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E 84, UL 713 OR NFPA 286
2. INSULATION
  - A. FLAME SPREAD/SMOKE DEVELOPED, R302(10), R302(10)2
    - I. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR BARRIER MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALL ASSEMBLIES, ROOF-CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 713.
    - II. LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 713 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION 302(10) WHEN TESTED IN ACCORDANCE WITH CAN-10.
  - B. CELLULOSE LOOSE-FILL, R302(10)3-4
    - I. CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR PARTS D09 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED.
    - II. TESTS FOR CRITICAL RADIAN FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910
  - C. TESTING, R302(10)5

### FIRELOCKING

1. FIRELOCKING, R302(11)
  - A. FIRELOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:  
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES AND PARALLEL, ROWS OF STUDS OR STAGGERED STUDS BOTH VERTICALLY AT THE CEILING/FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 4'-0".  
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT 90(DIG), DROP CEILING AND COVER CEILING.  
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 302(7).  
 4. AT OPENINGS AROUND VENTILATION PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E-84 TEST.  
 5. IN BUILDINGS OR STRUCTURES WITH MORE THAN ONE DWELLING, FIRELOCKING OF CORNICES IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

### DRAFTSTOPPING

1. DRAFTSTOPPING, 302(12)
  - A. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED DO NOT EXCEED 1/8" OR 3/16" IN THICKNESS. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:  
 1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING  
 2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-ENDS OR PERFORATED MEMBERS

### REQUIRED HEATING

1. REQUIRED HEATING, 300.8
  - A. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE 302(11) IS BELOW 60°F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS AND INSULATED HARDWARE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THE SECTION.

### CARBON MONOXIDE ALARMS

1. CARBON MONOXIDE ALARMS, 3103
  - A. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES.
2. WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3103.
3. ALARM REQUIREMENTS, 3103
  - A. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

### GLAZING

1. IDENTIFICATION, 3001
  - A. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH MANUFACTURER'S DESIGNATION SPECIFYING WHOOPER AND THE DESIGNATION TYPE OF GLASS. SAFETY GLAZING STANDARDS WITH WHICH IS COMPLIANCE IN FINAL INSTALLATION.
2. HUMAN IMPACT LOADS, 300.8
  - A. GLAZED AREAS, INCLUDING MIRRORS, SHALL PASS TEST REQUIREMENTS IN ACCORDANCE WITH CPSC 16 CFR 1201

### GUARDBAILS

1. WHERE REQUIRED, 3102
  - A. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
2. HEIGHT, 3102
  - A. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, CONES OR LANDINGS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE AND VAPOR BARRIER MEMBRANES INSTALLED CONNECTING THE LEADING EDGES OF THE TREADS.  
 EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.  
 EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HANDRAIL ON THE OPEN SIDES OF STAIRS. THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
3. OPENING LIMITS, 3103
  - A. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE BALANCE BOARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.  
 EXCEPTION: THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.  
 EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 1/4" IN DIAMETER.
4. EXTERIOR WOODPLASTIC COMPOSITE GUARDS, 3104
  - A. WOODPLASTIC COMPOSITE GUARDS SHALL COMPLY WITH THE PROVISIONS OF SECTION 3114.

### COMBUSTIBLE INSULATION CLEARANCE

1. COMBUSTIBLE INSULATION CLEARANCE, 302(13)
  - A. COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" FROM RECEIVED LUMINAIR, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES.

### FOAM PLASTIC

1. LABELING AND IDENTIFICATION, 3102
  - A. PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING THE IDENTIFICATION AND INFORMATION SUFFICIENT TO IDENTIFY THE PRODUCT THAT END USE WILL COMPLY WITH THE REQUIREMENTS.
2. SURFACE BURNING CHARACTERISTICS, 3103
  - A. ALL FOAM PLASTIC OR FOAM PLASTIC CORES USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84 OR UL 713. LOOSE-FILL TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX.  
 EXCEPTION: FOAM PLASTIC INSULATION MORE THAN 4" THICK SHALL HAVE A FLAME SPREAD INDEX OF 75 AND A SMOKE-DEVELOPED INDEX OF 450 WHEN TESTED AT A MINIMUM THICKNESS OF 4". PROVIDED THE END USE IS APPROVED IN ACCORDANCE WITH SECTION 3103. USING THE THICKNESS AND DENSITY INTENDED FOR USE.
3. THERMAL BARRIER, 3104
  - A. FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY A THERMAL BARRIER OF 1/2" MINIMUM GYPSUM WALLBOARD OR EQUIVALENT.

### DECAY AND TERMITES PROTECTION

1. LOCATION REQUIRED, 3111
  - A. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ALPHA II FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ALPHA II.  
 - WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR USE CLOSER THAN 18 INCHES OR WOOD GIRDERS USE CLOSER THAN 2 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNDERGARMENTS ARE INSTALLED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.  
 - ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 6" FROM THE EXPOSED GROUND.  
 - BILLS AND RISERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.  
 - THE ENDS OF WOOD GIRDERS EXPOSED EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1" ON TOP, SIDES AND ENDS.  
 - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.  
 - WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-RESISTABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.  
 - WOOD PURLIN STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE PURLIN STRIPS OR FRAMING MEMBERS.
2. QUALITY MARK, 3112, 3103
  - A. LUMBER AND PL WOOD REQUIRED TO BE PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION 3101 SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE ALBC TREATED WOOD PROGRAM.
3. SUBTERRANEAN TERMITES CONTROL, METHOD 3103
  - A. IN AREAS SUBJECT TO DAMAGE FROM TERMITES AS INDICATED BY TABLE 302(11) METHODS OF PROTECTION SHALL BE ONE OF THE FOLLOWING METHODS OR A COMBINATION OF THESE METHODS:  
 - CHEMICAL TREATMENT  
 - TERMITE BAITING SYSTEM  
 - PRESERVATIVE-TREATED WOOD  
 - NATURALLY DURABLE TERMITES-RESISTANT WOOD  
 - PHYSICAL BARRIERS AS PROVIDED IN SECTION 3103  
 - COLD-FORMED STEEL FRAMING

### PARTICLEBOARD UNDERLAYMENT

1. PARTICLEBOARD SHALL CONFORM TO ANSI A2081 AND SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY AN APPROVED AGENCY.
2. FLOOR UNDERLAYMENT SHALL CONFORM TO TYPE PBU AND SHALL NOT BE LESS THAN 1/2" IN THICKNESS.
3. PARTICLEBOARD SHALL BE INSTALLED PROPERLY PER TABLE R602(3.11)

### GENERAL WALL CONSTRUCTION

1. REQUIREMENTS, 602
  - A. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION 301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.
2. GRADE, 602
  - A. STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.
  - B. DRILLING AND NOTCHING STUDS, 602.6  
 1. STUDS IN EXTERIOR WALL OR BEARING WALL MAY BE NOTCHED TO NOT MORE THAN 1/4" IN DEPTH.  
 2. STUDS IN NONBEARING PARTITION MAY BE NOTCHED UP TO 40% WIDTH.  
 3. STUDS THAT BE DRILLED SO LONG AS DIAMETER IS NO MORE THAN 60% OF STUD WIDTH AND EDGE OF HOLE IS NO MORE THAN 1/8" TO THE EDGE OF STUD AND IS NOT MORE THAN 1/8" FROM AN EXTERIOR OR BEARING WALL. STUDS THAT BE DRILLED WITH NO MORE THAN 2 SUCCESSIVE DOUBLED STUDS.

issue	date	description
1	03.13.24	plan review and permit



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 Expiration Date: 12.31.2025

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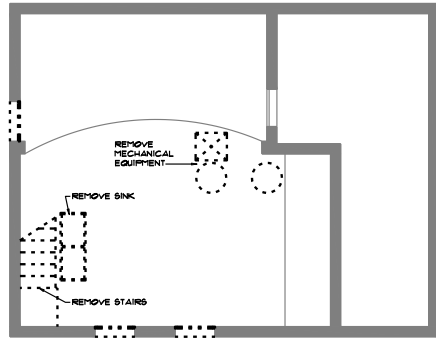
project no. 23-051C

## M&M Property Group, LLC Residential Renovations House "C"

1948 west 54th street  
cleveland, ohio 44102

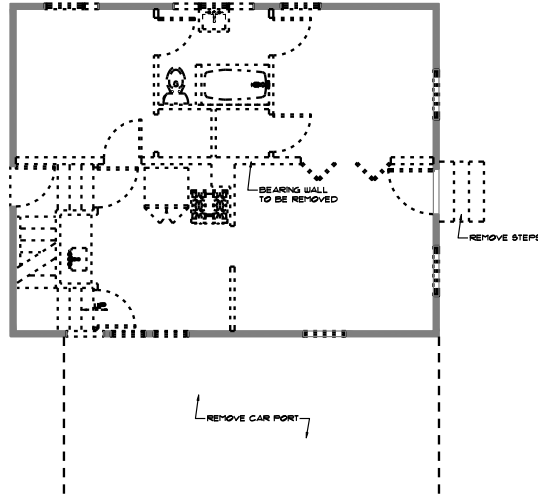
## Code References

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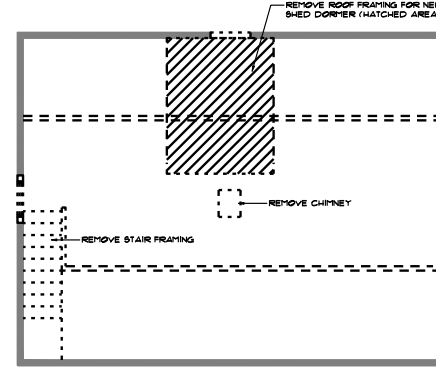


**BASEMENT DEMO PLAN**  
1/4" = 1'-0" 1-0/11-0 GRAPHIC SCALE (FEET)

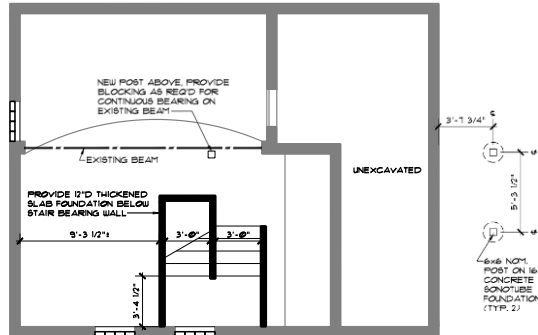
NOTE: REMOVE ALL WALLS, DOORS, WINDOWS AND OTHER PLAN ENTITIES AS SHOWN DOTTED. PROVIDE TEMPORARY SUPPORT AT ALL REMOVED BEARING WALLS UNTIL NEW WALLS OR BEAMS ARE PLACED



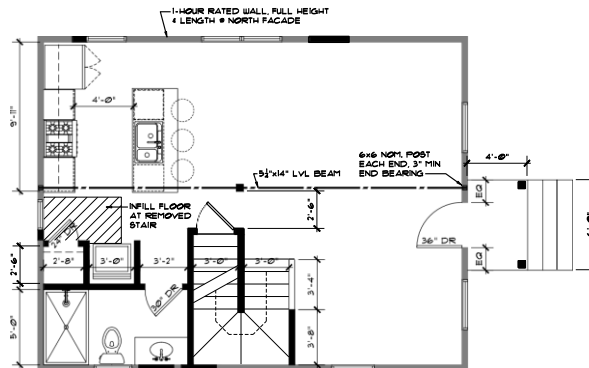
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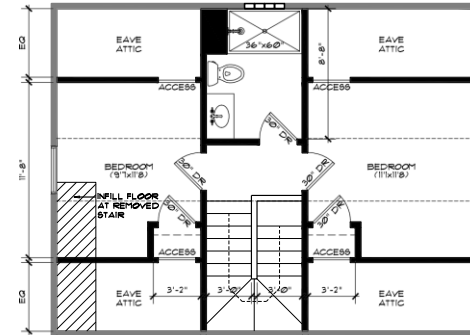
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1/4" = 1'-0" 1-0/11-0 GRAPHIC SCALE (FEET)



**BASEMENT PLAN**  
1/4" = 1'-0" 1-0/11-0 GRAPHIC SCALE (FEET)



**1ST FLOOR PLAN**  
1/4" = 1'-0" 1-0/11-0 GRAPHIC SCALE (FEET)



**2ND FLOOR PLAN**  
1/4" = 1'-0" 1-0/11-0 GRAPHIC SCALE (FEET)

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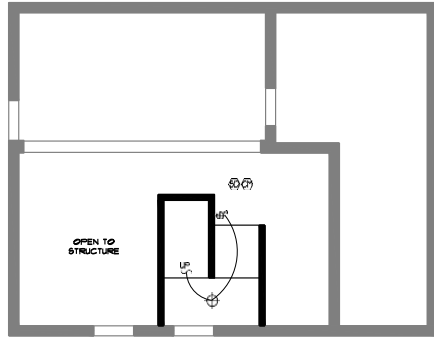
project no. 23-051C

**M&M Property Group, LLC  
Residential Renovations  
House "C"**

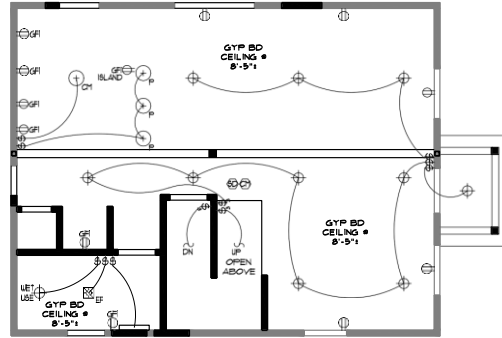
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Demolition & Floor Plans

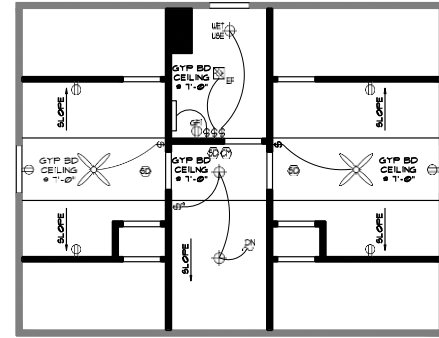
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**BASEMENT REFLECTED CEILING & ELECTRICAL LAYOUT PLAN**  
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 GRAPHIC SCALE (FEET)



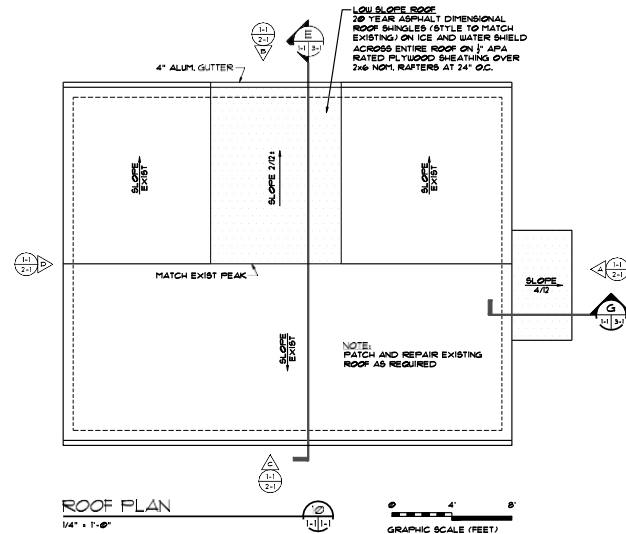
**1ST FLOOR REFLECTED CEILING & ELECTRICAL LAYOUT PLAN**  
 1/4" = 1'-0"  
 GRAPHIC SCALE (FEET)



**2ND FLOOR REFLECTED CEILING & ELECTRICAL LAYOUT PLAN**  
 1/4" = 1'-0"  
 GRAPHIC SCALE (FEET)

CEILING BLANKET			
	4' DOWN LIGHT		120V RECEPTACLE
	CEILING MOUNTED FIXTURE		GFCI PROTECTED RECEPTACLE
	LIGHT/EXHAUST FAN CORPSE		SWITCH, TYP.
	VANITY LIGHT		3-WAY SWITCH
	CEILING FAULLIGHT		SMOKE / CARBON MONOXIDE DETECTOR

- RCP NOTES:**
1. PROVIDE ARC FAULT AND TAMPER RESISTANT RECEPTACLES WHERE REQUIRED PER 2017 NATIONAL ELECTRICAL CODE
  2. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS WHERE INDICATED AND PER RISA AND RIBS
  3. SPECIFIC FIXTURE STYLE TO BE SELECTED BY OWNER
  4. ALL EXHAUST VENTS TO BE ROUTED TO EXTERIOR



**ROOF PLAN**  
 1/4" = 1'-0"  
 GRAPHIC SCALE (FEET)

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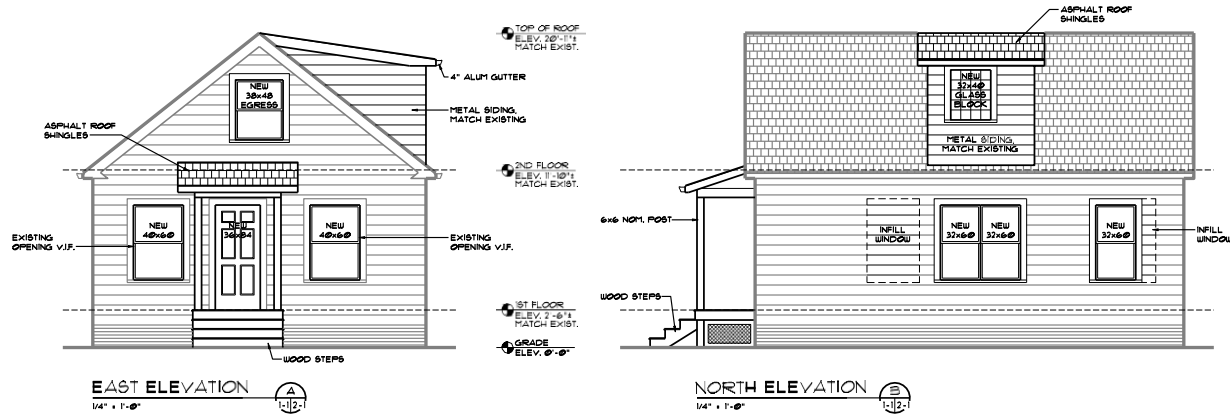
**M&M Property Group, LLC  
 Residential Renovations  
 House "C"**

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Reflected Ceiling &  
 Electrical Layout Plans,  
 Roof Plan

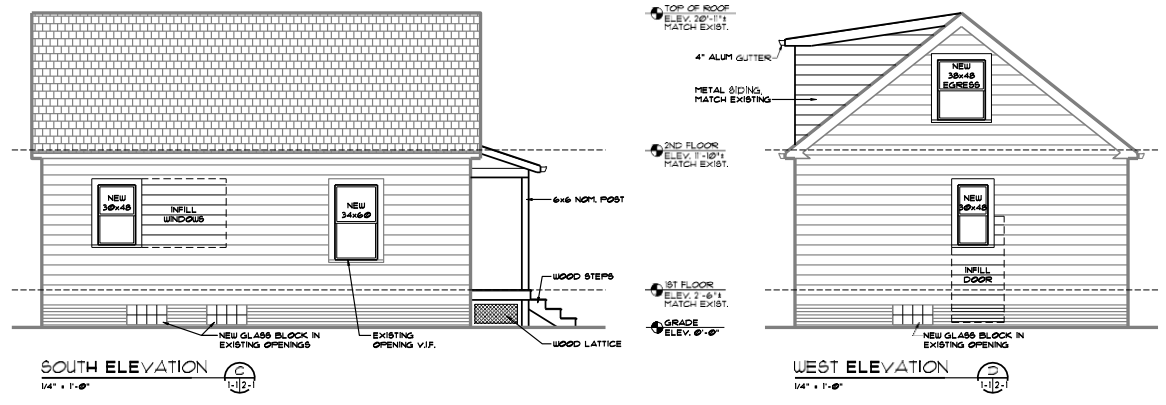
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# A2-1

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architectural design

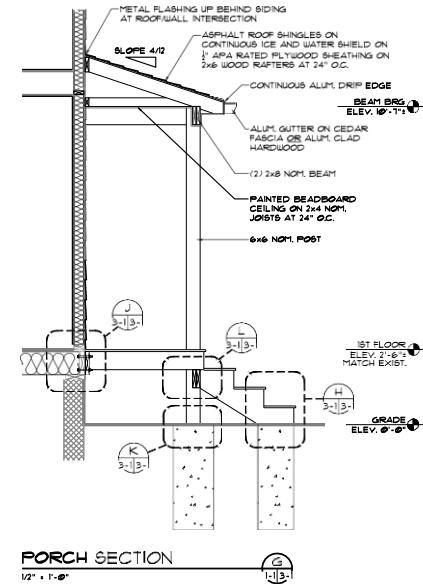
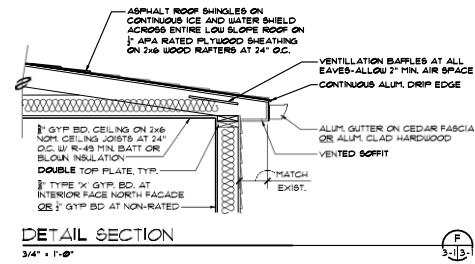
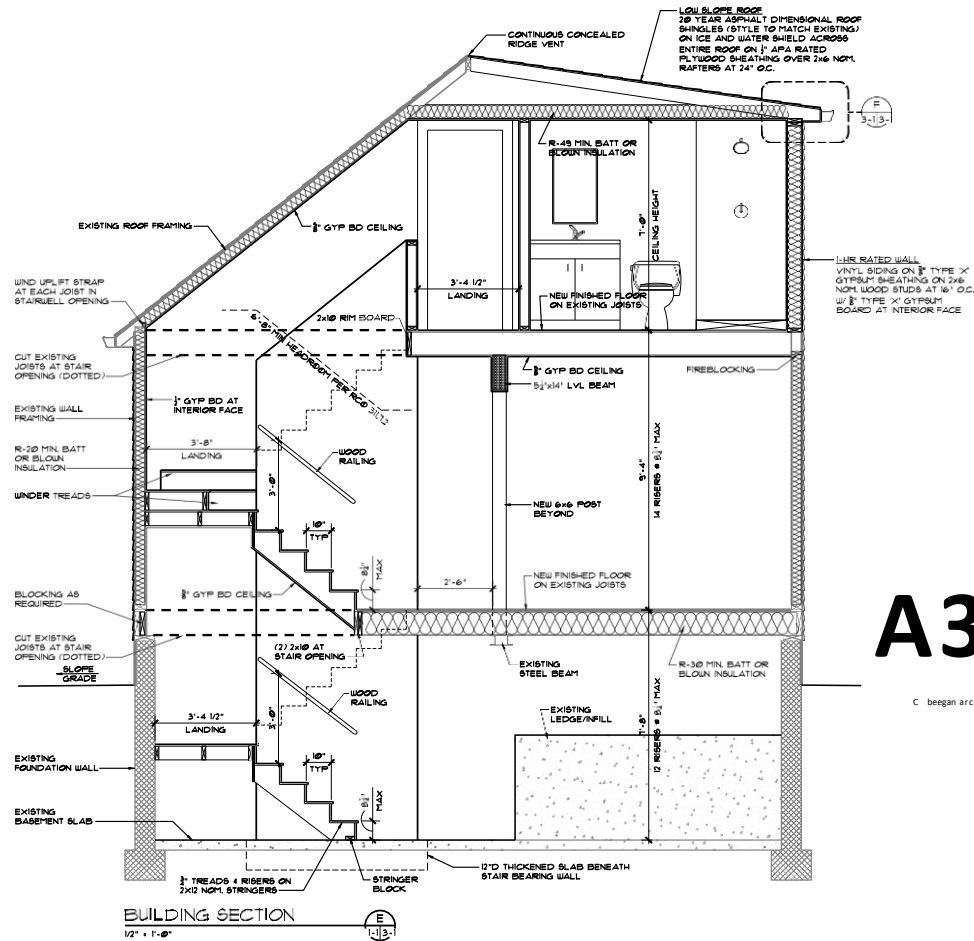
15703 madison avenue lakewood, ohio 44107  
www.began-ad.com  
216.521.9000 phone  
216.916.4591 fax  
p.beegan@began-ad.com

project no. 23-051C

**M&M Property Group, LLC**  
**Residential Renovations**  
**House "C"**

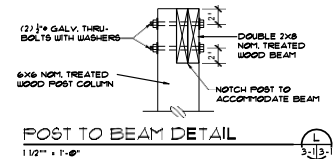
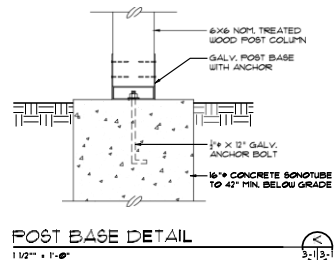
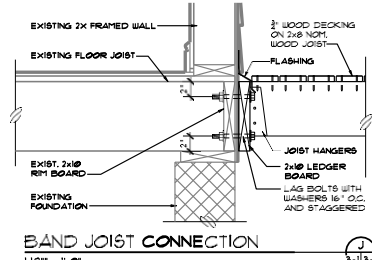
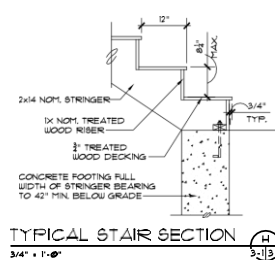
1948 west 54th street  
cleveland, ohio 44102

Exterior Elevations



# A3-1

C. beegan architectural design llc



issu e	date	description
1	03.13.24	plan review and permit



Paul R. Beegan, License #12574  
Expiration Date: 12.31.2025

## BEEGAN

architectural design

15703 madison avenue lakewood, ohio 44107  
www.beegan-ad.com

216.521.9000 phone  
216.516.4551 fax  
psa@beegan-ad.com

project no. 23-051C

**M&M Property Group, LLC**  
**Residential Renovations**  
**House "C"**

1948 west 54th street  
cleveland, ohio 44102

Detail Sections

# Lot Consolidations/Splits

---

**For PPN# 007-02-061**

June 7, 2024

**Address: 4109 Bailey Avenue**

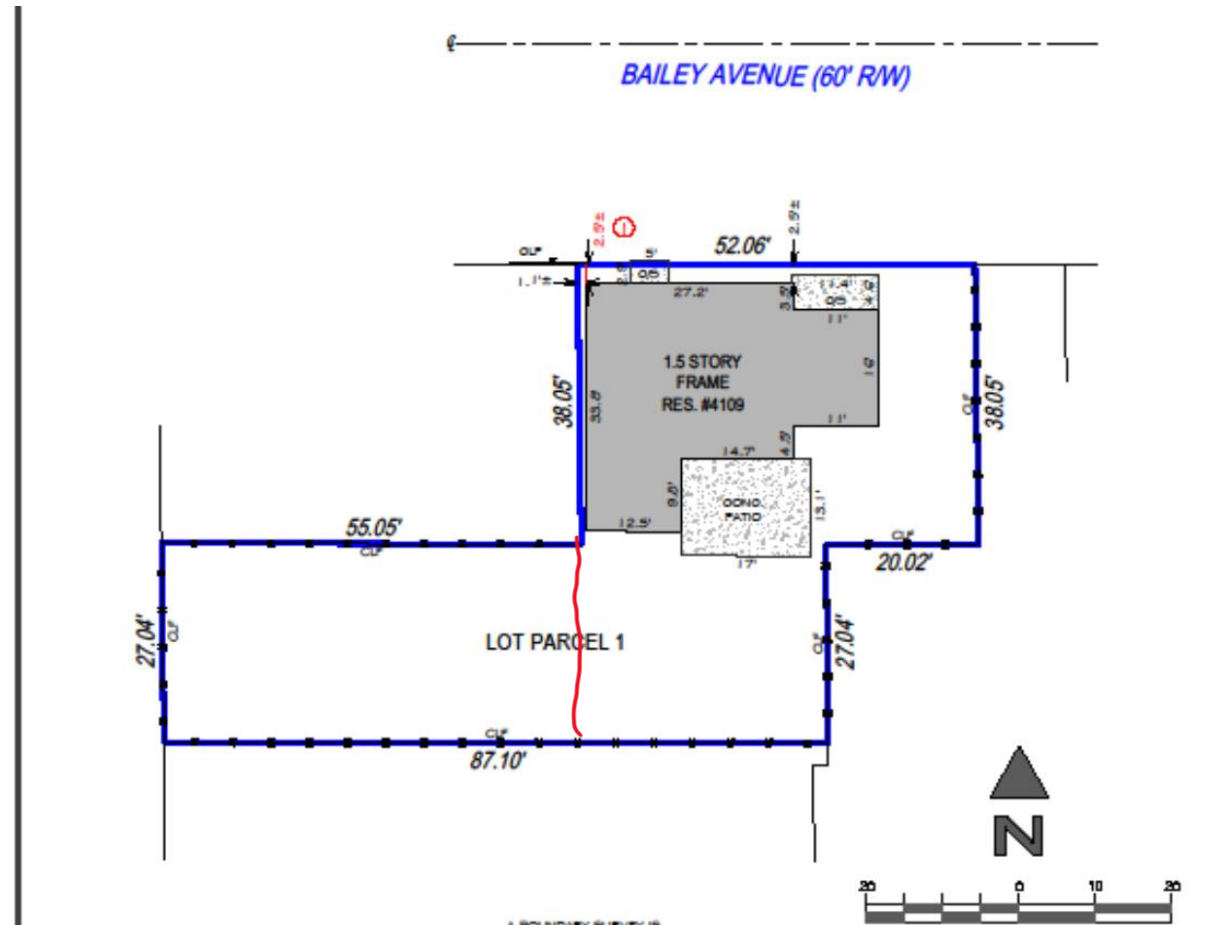
**Presenter: Jackson Currie, Property Owner**

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Splitting lot 4109 Bailey Cleveland,  
OH, 44113

JMAC Real Estate LLC

Survey with split line drawn. 55ft X 27ft sold to neighbor at 4115 bailey, 4109 bailey retains approx. 32ft X 27ft of yard





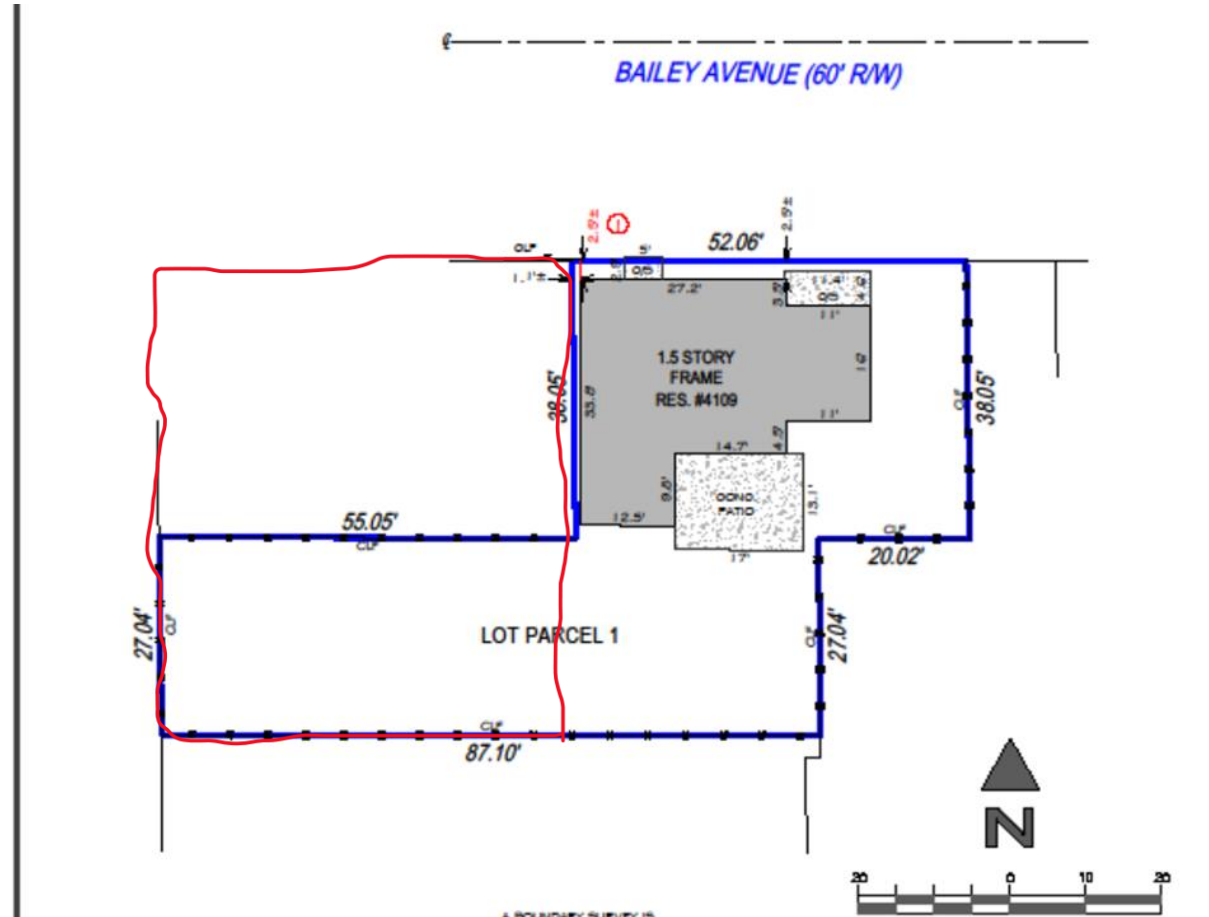
Context – black outline 4109 bailey current measurements, red line proposed split



Current condition; red line approx. split

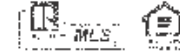


# Conceptual site plan – neighbor purchases, adds to their lot



# Purchase Agreement – buyer has agreed to price and dimension, is having lawyer review purchase agreement document

## VACANT LAND PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE



1 BUYER: The undersigned Michelle Hamilton offers to buy the  
2 PROPERTY: Located at 4109 Bailey Ave.  
3 City Cleveland Ohio, Zip Code 44113  
4 Permanent Parcel No. TBD and further described as being,  
5 \_\_\_\_\_

6 The property which Buyer accepts in its "AS IS" PRESENT PHYSICAL CONDITION shall include the land and all  
7 appurtenant rights, privileges and easements. Also included,  
8 \_\_\_\_\_

9 NOT included:  
10 \_\_\_\_\_

11 PRICE: Buyer shall pay the sum of \$45,000.00

12 Earnest money payable to Infinity Title

13 In the form of a  check  note. Note shall be received immediately  
14 upon receipt of a binding agreement (as defined on Lines 103-117)  
15 and all monies earned in an escrow/trust account are to be  
16 credited against the purchase price \$2,000.00

17 Balance of cash to be deposited in escrow \$

18 Mortgage loan to be obtained by Buyer \$43,000.00  
19  Conventional.  Other CASH

22 FINANCING: Buyer shall make a written application for the above mortgage loan and provide documentation to  
23 Seller or said application within N/A days and shall obtain a commitment for that loan no later than  
24 N/A days after acceptance of this offer. At the Seller's written election, if despite Buyer's good  
25 faith efforts, that commitment has not been obtained, then this Agreement shall be null and void. Upon signing of  
26 a mutual release by Seller and Buyer, the earnest money deposit shall be returned to the Buyer without any  
27 further liability of either party to any other or to the brokers and their agents. (see line 95)

28 CLOSING: All funds and documents necessary for the completion of this transaction shall be placed in escrow  
29 with the lending institution or escrow company on or before 06/26/2024, and title shall be  
30 recorded on or about 06/26/2024.

31 POSSESSION: Seller shall deliver possession to Buyer of the property within 0 days of  
32 5:00 (time)  AM  PM after the title has been recorded.

33 TITLE: Seller shall convey a marketable title to Buyer by general warranty deed and/or fiduciary deed if required,  
34 with power rights released free and clear of all liens and encumbrances whatsoever except: a) any mortgage  
35 assumed by Buyer, b) such restrictions, conditions, easements (however created) and encroachments that do not  
36 materially adversely affect the use or value of the property; c) zoning ordinances, if any; and d) taxes and  
37 assessments, both general and special, not yet due and payable. Seller shall furnish an Owner's Free Policy of Title  
38 Insurance in the amount of the purchase price. Seller shall have thirty (30) days after notice to remove title defects.  
39 If Seller is unable to do so, Buyer may either a) accept Title subject to each defect without any reduction in the  
40 purchase price or b) terminate this Agreement, in which case neither Buyer, Seller nor any broker, shall have any  
41 further liability to each other, and both Buyer and Seller agree to sign a mutual release, releasing earnest money to  
42 Buyer. (see line 93)

# Cleveland City Planning Commission

## Northeast Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

## NE2023-030 – Hough Community Green Space: Seeking Final Approval

June 7, 2024

**Project Address: 1596 East 86th Street**

**Project Representative: Alex Pesta, City Architecture**

**Note: the Planning Commission granted this item Schematic Design Approval on January 5, 2024.**

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**Ward 7- Councilmember Howse-Jones | SPA: Hough**

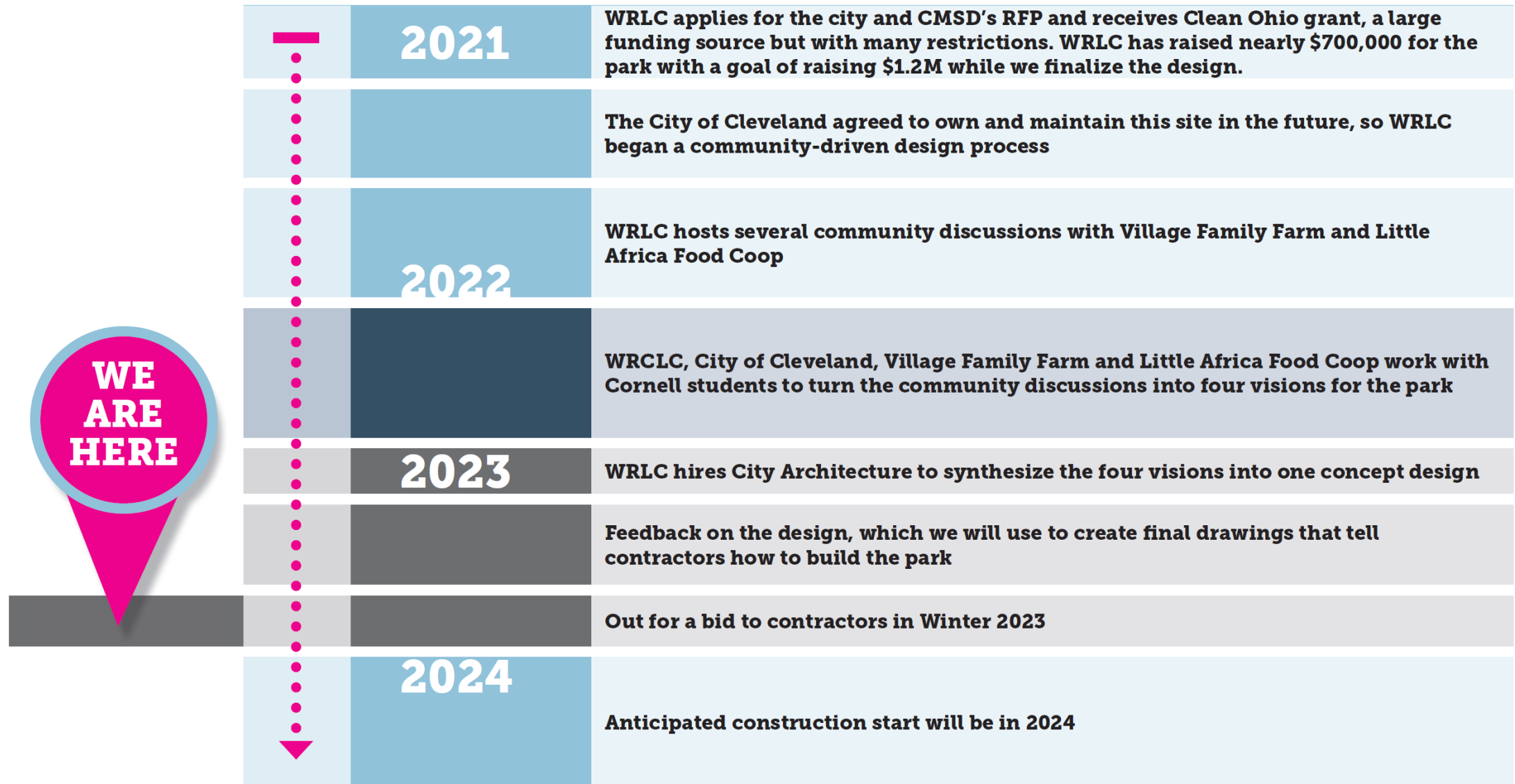
CITY



HOUGHCOMMUNITYGREENSPACE

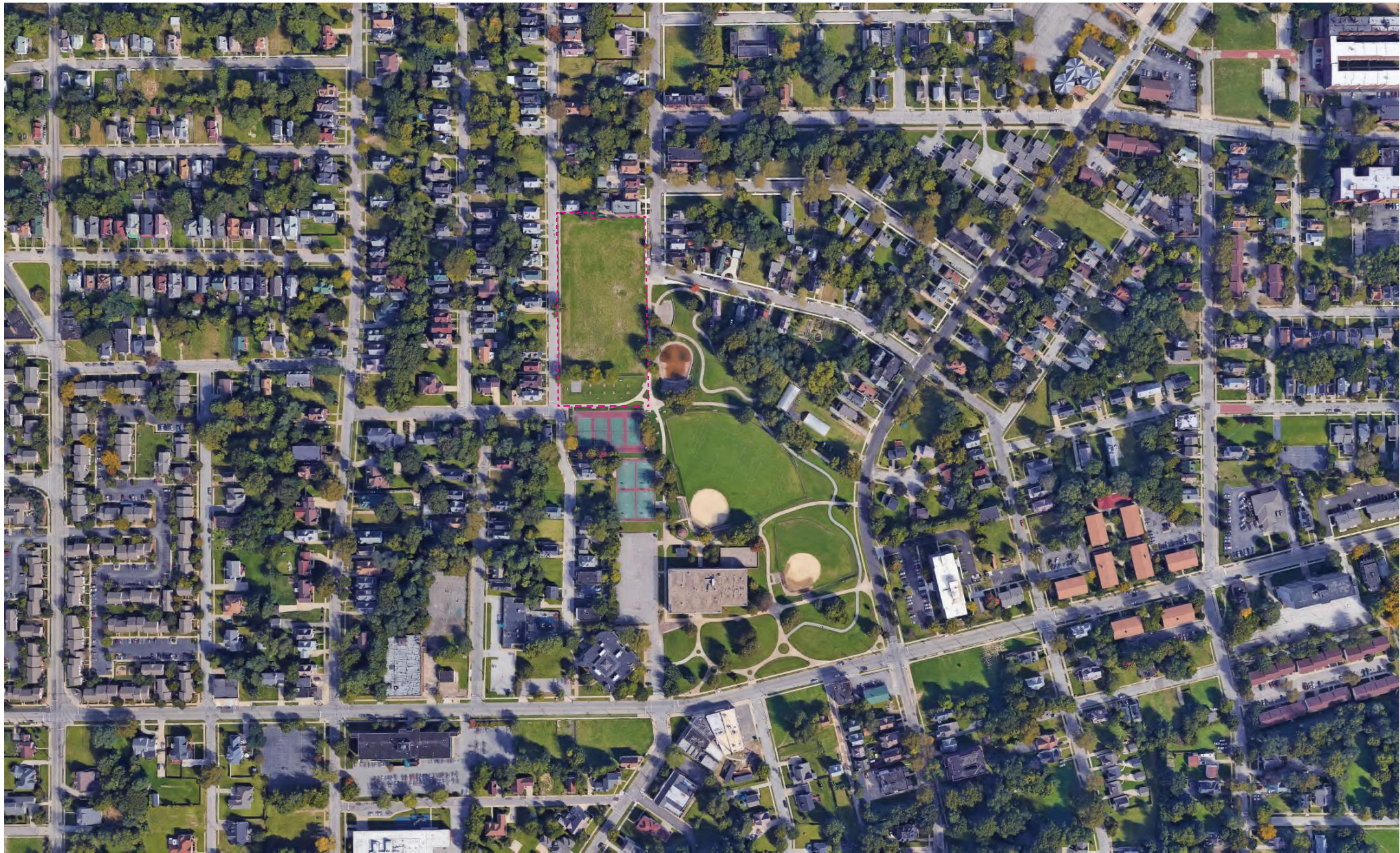
WesternReserveLandConservancy|AndrewSargeant|DesignReviewPresentation|5.21.2024

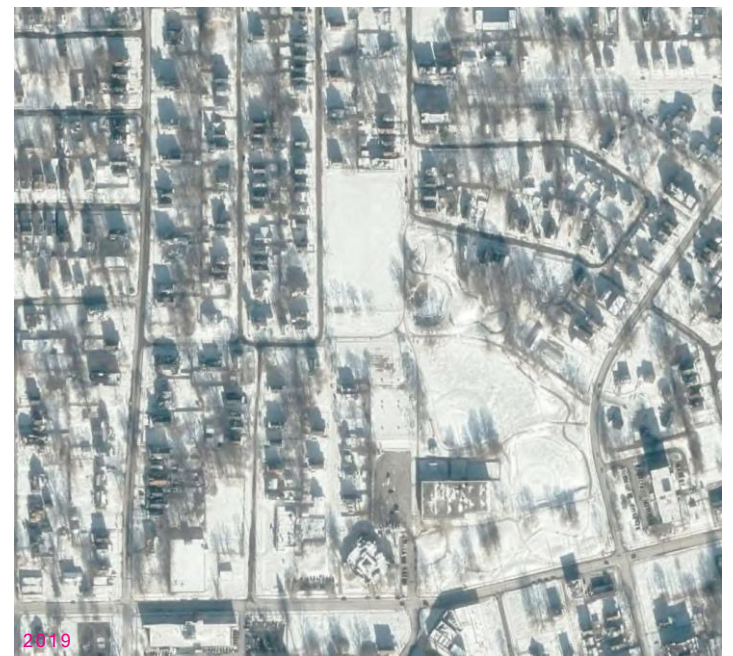
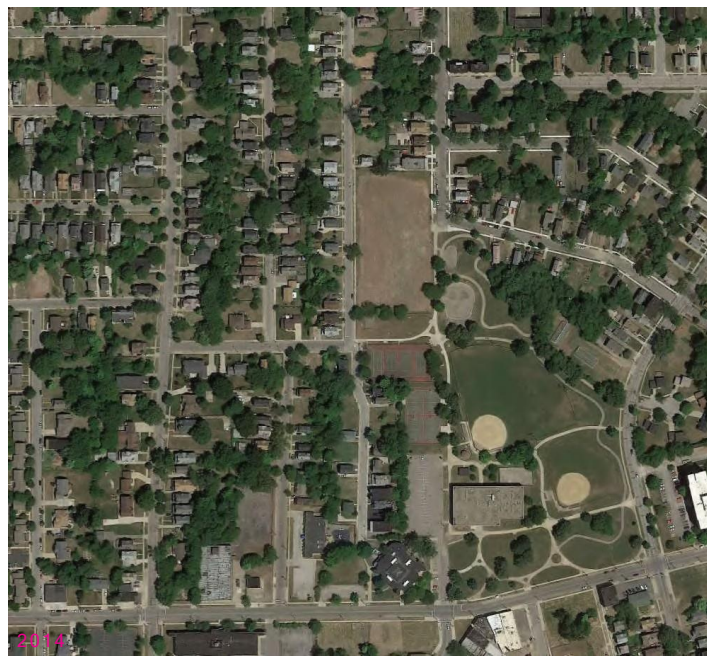
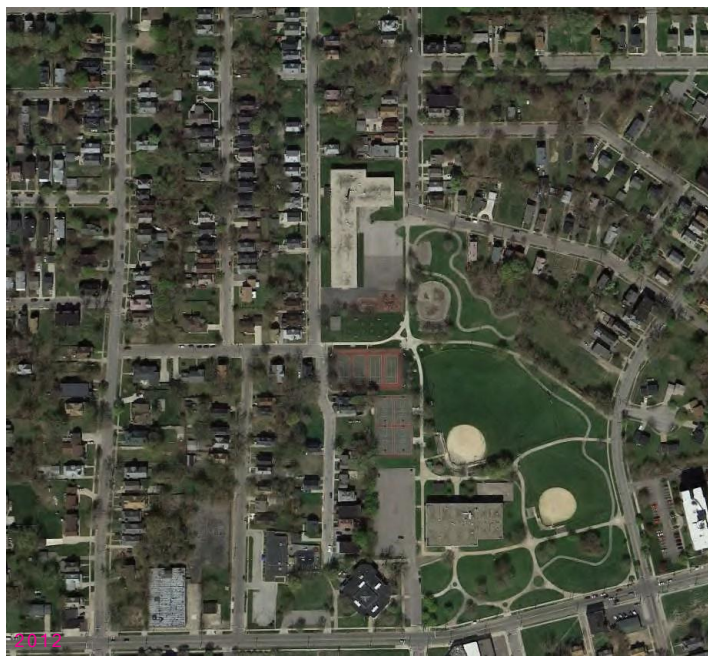
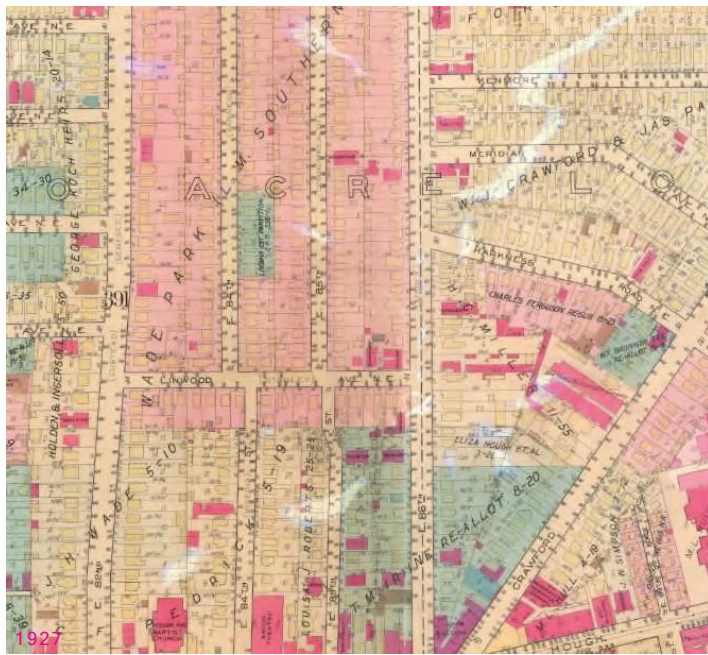
# HOUGH COMMUNITY GREEN SPACE | TIMELINE



**Our approach is that the creation of the Hough Community Green Space is an ongoing process, and we are excited to share these updates and more to keep the process moving forward.**







# COMMUNITY DISCUSSIONS | SEPTEMBER 2021

**Prompt 1 - Tie to Place:** What ties you to this place? Share memories and draw connections with others.

Group 1	Group 2	Group 3	Group 4
<p>Love neighborhood - great location, family roots - 30 year resident</p> <p>Originally from Toledo, currently in Hough. Revisited connect to shared interest in community</p> <p>Born &amp; raised in Hough. Moved into family home. Involved in community garden. Love what's going on in the neighborhood. Remembers the building of Thurgood - want to see connections similar to other neighborhoods</p> <p>EBDH is excellent - living here since 1988. Connected and stakeholder to see that the neighborhood improves and steady growth</p> <p>Experiences in many Cleveland neighborhoods. Working at VA hospital, likes the fact that neighborhood is developing and growing</p> <p>Breaking the fear of neighborhoods. Positive image</p>	<p>Life long resident at 7709 &amp; Hough. Love the neighborhood. Played sports in neighborhood</p> <p>Visitor to neighborhood. Connected to family space. Family connections to Hough</p> <p>Visitor to Hough. Long term Clevelander. Artist and long time gardener. Connected through art and her love of Cleveland.</p> <p>Connected to the farm through partnerships. Love to live within the Black culture</p> <p>Came up in Hough. Connections through school. Part of the neighborhood through family. Community is special.</p> <p>Former roots in around Hough on E 89th &amp; St. Clair. Love spending time at the green house.</p>	<p>Live on corner of Harkness. Owns four lots in neighborhood for flower gardens. Connected to beautification of neighborhood. House looks over the park.</p> <p>Life long resident. Totally connected to the Hough neighborhood. Successful in connecting to people in neighborhood. Food systems fellowship resident</p> <p>Roots in Hough with grandmother. Relationship with Village Family Farms and Africa House International African American Museum of Cleveland.</p> <p>Founder of Village Family Farms. Former resident for over 20 years. Currently a business owner. Want to be part of the development process.</p>	<p>Africa House Arts &amp; Cultural. Greenhouse Landscaping HSDC, assisting residential and commercial landscaping</p> <p>Entrepreneur CEO of Africa House Learning Garden. Interested in connecting all gardens. Want to be part of this project. Long term resident.</p> <p>E 89th &amp; Linwood - 30 year resident. Connected to youth sports at Thurgood. Street in nice and quiet.</p> <p>Life long resident with family ties. Great neighbors, secure. Interested in the change.</p> <p>Former resident of E 89th &amp; Hough. Husband is a stakeholder and involved in project.</p> <p>30 year resident family ties. Home daycare. Love outdoors. Mother of neighborhood. Some children started own business because [unclear] entrepreneur</p>

**Prompt 3 - Neighborhood:** Where do you like to go? What do you like to do there? How do you get around? What are neighborhood strengths and weaknesses? Post-its on a large map.

Group 1	Group 2	Group 3 (post-its)	Group 4	Other
<p>bike path</p> <p>playground/solar</p> <p>Big tree - with shade</p> <p>gazebo</p> <p>art as an entry point</p> <p>amphitheater</p> <p>solar lighting</p> <p>slow grow grass</p>	<p>musical chimes</p> <p>Maintenance</p> <p>DIY bikes - fence?</p> <p>parking</p> <p>No alcohol</p> <p>Musical chimes</p> <p>Edge water children park</p> <p>senior yoga</p> <p>Parking</p> <p>Exercise</p> <p>No alcohol</p> <p>Trash limits</p> <p>DIY bikes</p> <p>Security</p> <p>Gazebos</p> <p>Grill installs</p> <p>Non-As</p>	<p>Musical chimes</p> <p>Youth area</p> <p>Circuit exercise</p> <p>exercise equipment</p> <p>fenced year round</p> <p>Pavilion</p> <p>Community board</p> <p>canopy</p> <p>Parking</p> <p>Exercise</p> <p>No alcohol</p> <p>Trash limits</p> <p>DIY bikes</p> <p>Security</p> <p>Gazebos</p> <p>Grill installs</p> <p>Non-As</p>	<p>Accessibility for older folks</p> <p>Accessibility for preteen</p> <p>Elementary/toddler</p> <p>walking path connect to Thurgood</p> <p>Wooden stump seats</p> <p>Botanical garden wooden nest</p> <p>Rock climbing wall</p> <p>bench</p> <p>Gazebos</p> <p>Trees &amp; Flowers</p>	<p>Thurgood Marshall takes to nets, not younger folks</p> <p>Softy issue with kids using bikes dangerously on side</p>

**Prompt 2 - Natural Spaces:** How do natural spaces fit into your life? What makes a special natural area for you? Connect words and drawings with line.

Group 1		Group 2	
Role	Special	Role	Special
Education/Learning	Peaceful	Outdoors play	Stronger connection
Playing/Recreation	Mental health	Exasperation	Peace
Growing/Gardening	Spiritual	Lakes, parks, garden	Family connection
Loss of land	Grounding	Fear of the unknown	Freedom
Technology	Provides a sense of purpose		Creativity
Fear of unknown	Connection to us as a people		Sustainability
Lifestyle/Choices	Creating natural space		
	Teaches caretaking of our environment		

Group 3		Group 4	
Role	Special	Role	Special
Outdoor play		Natural connection	Own-Grow-Observe (land mgmt)
Walking		Healing place	Cures - disease, gym actions, vitamin D
Energy		Eat seasonally	Local food production
Sports		H&W	Green spaces are natural crime deterrents
Biking		Gardening	Love of flowers
Camping		Freedom	Mental balance
Exercise		Biodiversity	Enjoyment
Pools		Color	Peace of mind
Loss of cultural connections		Beautification	
		Fresh air/Breathe	

**Prompt 4 - Imagine:** Imagine the future school site. Read the great limitations and think about how the site is used today. Draw a new plan with three most essential features.

<p>art</p> <p>reciprocate containers</p> <p>garden</p> <p>art</p> <p>retail like Box Spot?</p> <p>teaching</p> <p>storage</p> <p>Use benches, water, etc for art</p> <p>Accessible parking for older/handicap - preferably on the north side</p> <p>Pavilion/Gazebo - where open field symbol is</p> <p>Use round events - to be reserved by community member to clear a block/short cut</p> <p>DIY bikes &amp; other are a problem for open areas</p> <p>Common areas should be visible from the street</p> <p>Don't use "points" - a derogatory term - replace with "gathering"</p>	<p>Like sitting/ground</p> <p>Like exercise equipment</p> <p>"Gathering" theme for art</p> <p>Connections to bike path</p>
<p>Used to be a playground - they took it down</p> <p>Designated youth area</p> <p>Like the exercise stations</p> <p>Labyrinth - meditative, walking subject</p> <p>benches</p> <p>Flowers</p> <p>native habitat</p> <p>Musical chimes in play area</p> <p>Perch-holes along for older (sitting bench/chair)</p> <p>Back of lawn for young (one hand) kids to play</p> <p>Exercise equipment accessible for all</p> <p>Solar lighting around existing amphitheater</p> <p>Water for community art</p> <p>Parking should stay</p> <p>Benches to generate revenue for maintenance</p> <p>Entrepreneurial incubator for</p>	<p>Ball field</p> <p>Community garden</p> <p>Community garden</p> <p>Community garden</p>



# COMMUNITYDISCUSSIONS|MARCH 2022

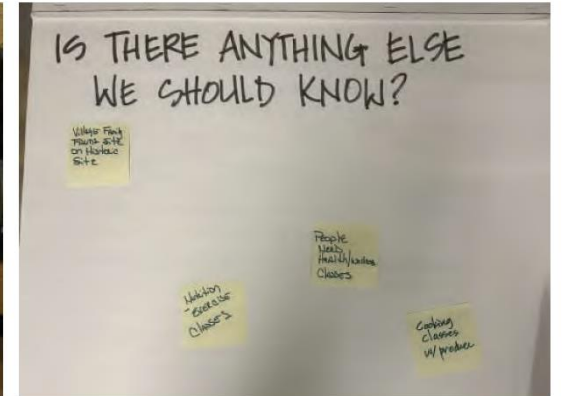
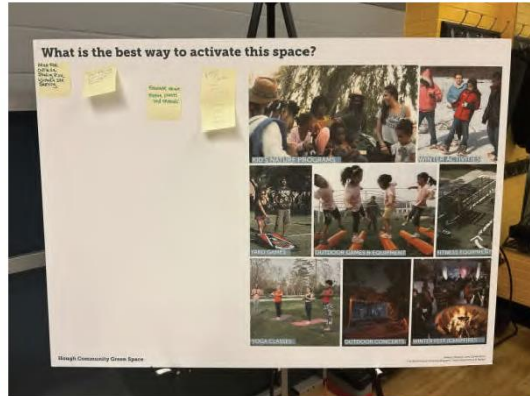


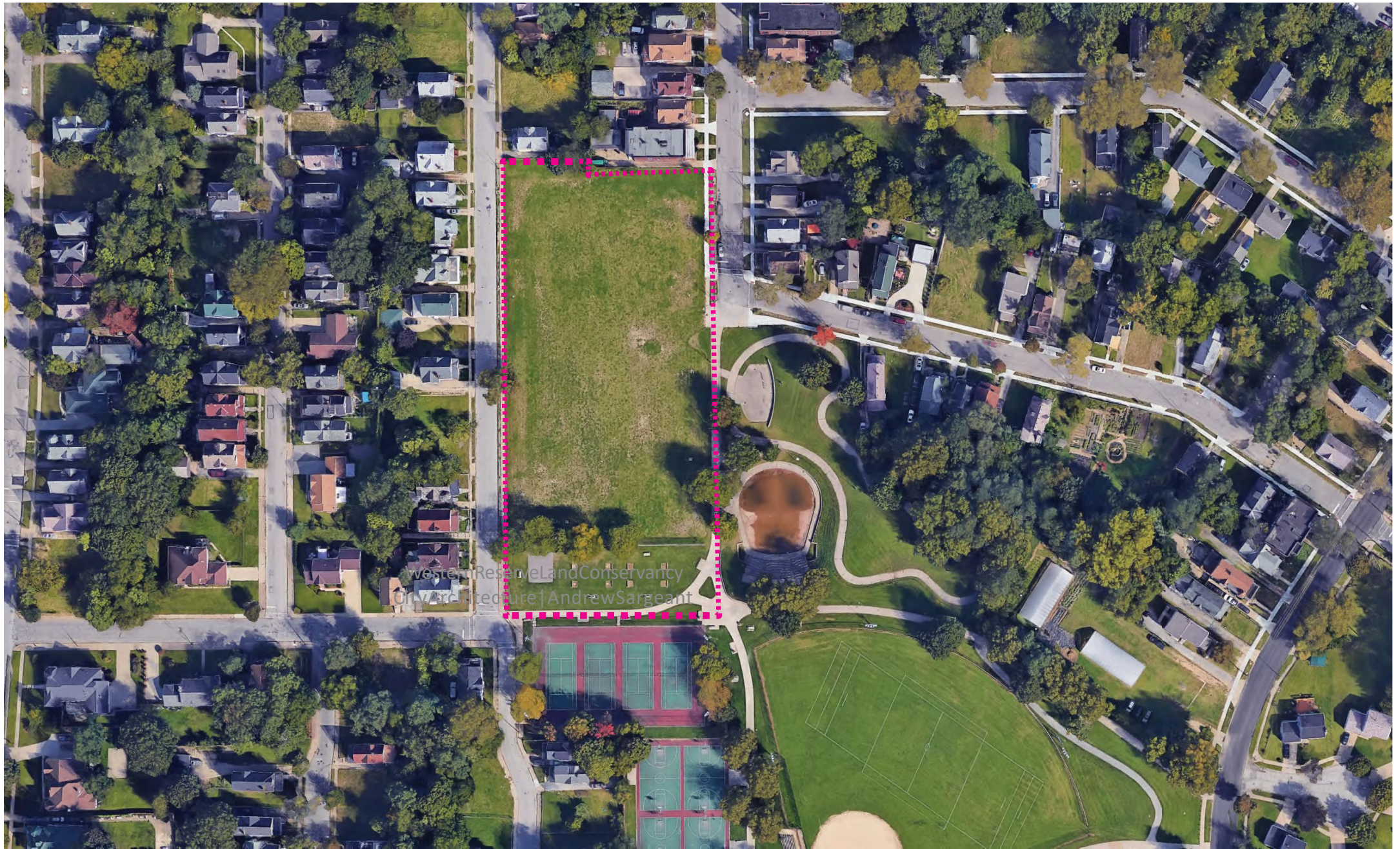
# COMMUNITY OPEN HOUSES | MARCH & SEPTEMBER 2023

**HOUGH COMMUNITY GREEN SPACE**  
DESIGN UPDATES OPEN HOUSE

Learn about progress in the design process and provide feedback!

Thursday, March 9  
6:00-7:30 pm  
Thurgood Marshall Recreation Center

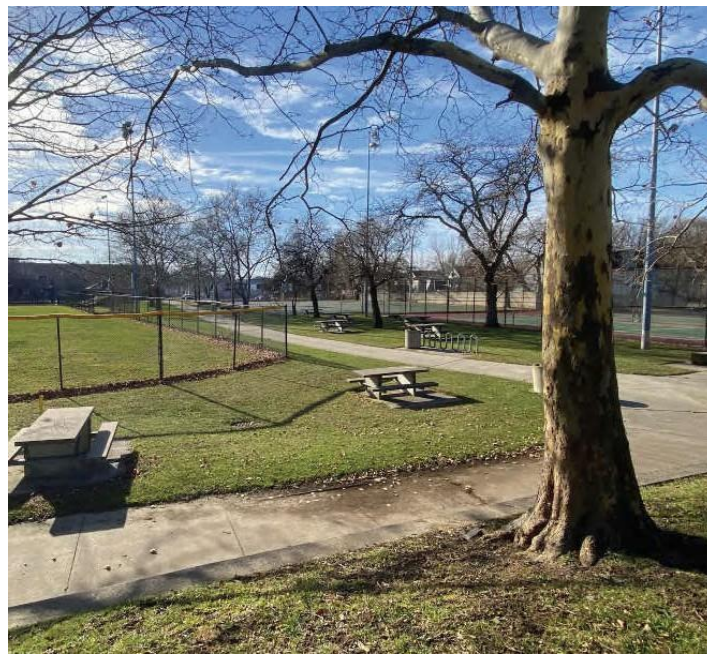




HoughCommunityGreenSpace|AerialView

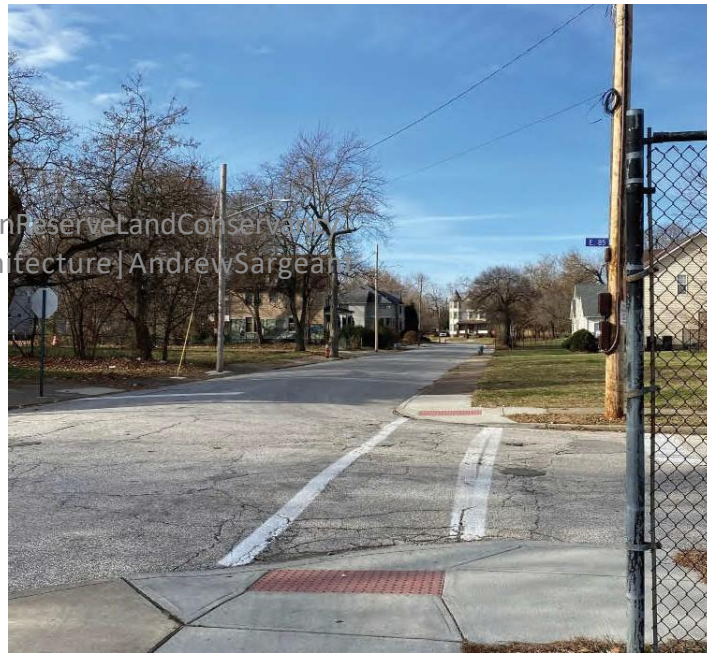


HoughCommunityGreenSpace|TopographyInfluences



HoughCommunityGreenSpace|Views





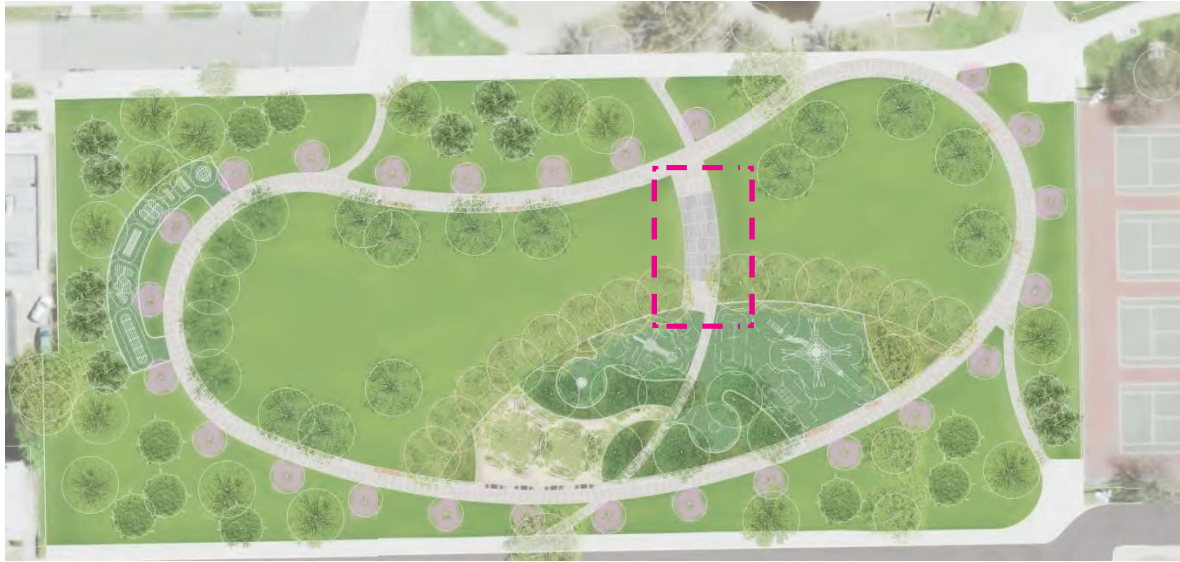






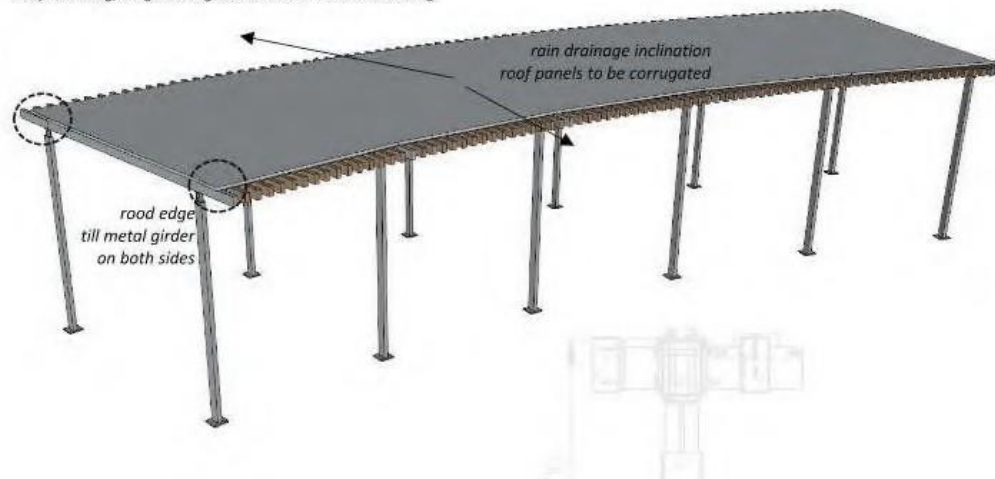
HoughCommunityGreenSpace |SelectPanoramicViews





Curved stand-alone shade structure build up of 2x5 modules (~3x3m)  
 12 columns, all modules to be covered by roofing panels  
 All wooden slats in Accoya; metal girders, columns in powder coated steel in standard color (color tbd)

*image shows desired scheme;  
 shop drawing/ engineering coordination remains leading*



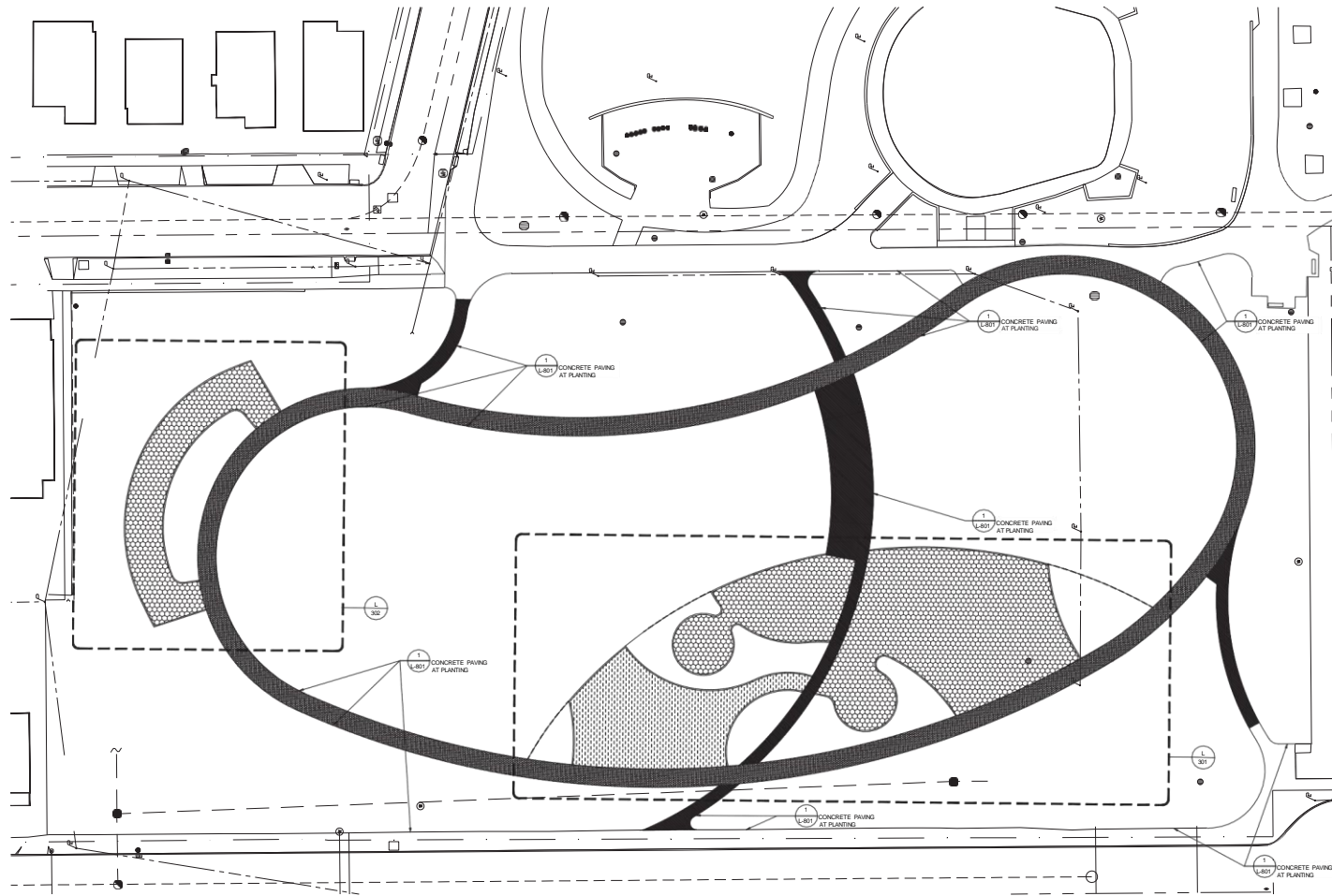
PavilionCustom Design

HoughCommunityGreenSpace |PavilionDesign



PavilionExampleImages|Streetlife

Western Reserve Land Conservancy  
 City Architecture | Andrew Sargeant



**HOUGH GREENSPACE**  
 East 86th Street  
 Cleveland, Ohio 44106

**OWNER**  
 WESTERN RESERVE  
 LAND CONSERVANCY  
 812 HURON ROAD E SUITE 840  
 CLEVELAND, OH 44115  
 440.708.4100

**LANDSCAPE ARCHITECT**  
 LAYERCAKE, LLC  
 7425 DETROIT AVE  
 CLEVELAND, OH 44102  
 201.290.2645

**CIVIL & STRUCTURAL ENGINEERING**  
 RIVERSTONE  
 3905 LAWRENCE AVENUE, SUITE 100  
 CLEVELAND, OH 44114  
 216.491.9640

REV #	DATE	DESCRIPTION

SEAL

90% CDs  
 NOT FOR CONSTRUCTION

LC PROJECT # 003  
 ISSUE DATE 05/10/2014  
 DRAWN BY AS  
 CHECKED BY AS

**MATERIALS PLAN**  
**L-300**

Standard Sidewalk  
**Paving Surfaces**

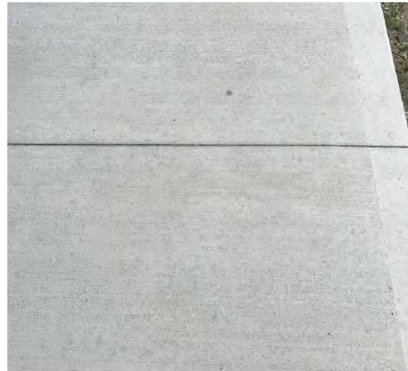
Poured In Place Rubber



Pavement Diagram



**Playground Surface** | Pro-Techs Perma Play



Broom Finish Concrete

**Paving Surfaces**





**Streetlife Site Furniture**



**1** 8' Backless Bench



**2** Two-sided 8' Bench w/ Back



**3** Picnic Table



**4** BBQ Grill



**Streetlife Site Furniture**



**1** 8' Backless Bench



**2** Two-sided 8' Bench w/ Back



**3** Picnic Table



**4** BBQ Grill



**5** Chaise Lounge



**6** 8' Bench with Back



# THURGOOD MARSHALL GREE

## BROOK GROVE & PAVILION

**STAY CONNECTED:**

Visit WRLC Website: <https://wrlandconservancy.org>

Email: [Khaire@wrlc.org](mailto:Khaire@wrlc.org)

Follow: [#WRLC](#)



FOLLOW THIS QR CODE



AdultFitnessTrail

AdventurePlayArea

ToddlerPlayArea



# THURGOOD MARSHALL GREE

NATURE PLAYGROUND

**STAY CONNECTED:**

Visit WRLC Website: <https://wrlandconservancy.org>  
Email: [KhalidAlattWRLC@wrlandconservancy.org](mailto:KhalidAlattWRLC@wrlandconservancy.org)

FOLLOW THIS QR CODE





# THURGOOD MARSHALL GREE

## EXERCISE & LOUNGE AREA

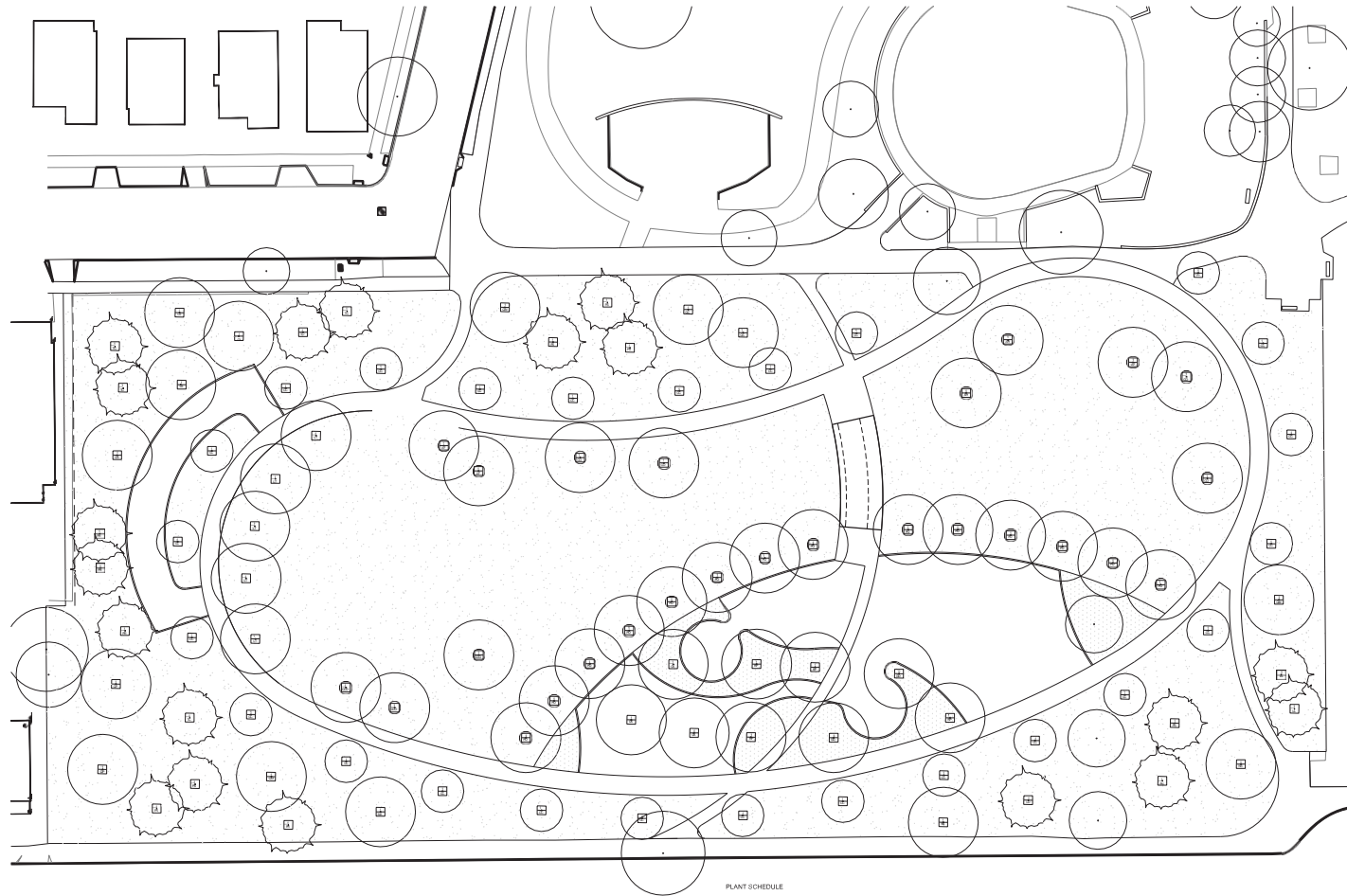
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Visit WRLC Website: <https://wrlandconservancy.org>  
Email: [KhalidAlattWRLC@wrlandconservancy.org](mailto:KhalidAlattWRLC@wrlandconservancy.org)

FOLLOW THIS QR CODE







**HOUGH GREENSPACE**  
 East 86th Street  
 Cleveland, Ohio 44106

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 216.491.9840

REV # DATE DESCRIPTION

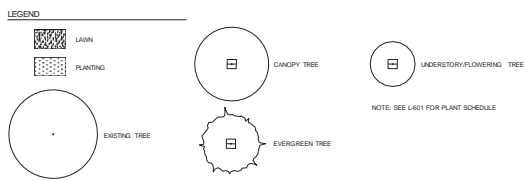
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SEAL

90% CDs  
 NOT FOR CONSTRUCTION

LC PROJECT # 003  
 ISSUE DATE 09/10/2024  
 DRAWN BY AS  
 CHECKED BY AS

**PLANTING PLAN**  
**L-900**



**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT CODE	QUANTITY
1	(Symbol)	...	...	...	...	...
2	(Symbol)	...	...	...	...	...
3	(Symbol)	...	...	...	...	...
4	(Symbol)	...	...	...	...	...
5	(Symbol)	...	...	...	...	...
6	(Symbol)	...	...	...	...	...
7	(Symbol)	...	...	...	...	...
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47	(Symbol)	...	...	...	...	...
48	(Symbol)	...	...	...	...	...
49	(Symbol)	...	...	...	...	...
50	(Symbol)	...	...	...	...	...

Standard Sidewalk  
 Paving Surfaces

Poured In Place Rubber



# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024



### Northeast Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number: NE 2023-030

Meeting Date: 05/21/2024

Project Name: Hough Community Green Space

Ward #: 7

Project Address: 1596 E 86th Street

Project Rep.: Alex Pesta and Andrew Sargeant

Existing Use: Vacant Land/Former School Site

Proposed Use: Green Space

Project Scope:

Design Review Level Applied For:

Motion by Design Review Committee:

Approve (as presented)

Approve (with stated conditions)

Disapprove

Table

Conditions:

Final approval with conditions:

- The entrance walkways to the site are reviewed in context of possible natural walk lines.
- Looking at the grill placement perhaps getting them closer to the picnic tables, maybe not so much in a line.

Committee Action:		(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)									
Brown	(C)	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input checked="" type="checkbox"/> Pres.	Veider	2	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input checked="" type="checkbox"/> Pres.
		<input type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input type="checkbox"/> Pres.	Bandy-Zalatoris	R	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input type="checkbox"/> Pres.
Farina		<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input checked="" type="checkbox"/> Pres.			<input type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input type="checkbox"/> Pres.
Lukacsy-Love		<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input checked="" type="checkbox"/> Pres.			<input type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input type="checkbox"/> Pres.
Nieswander	1 (VC)	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input checked="" type="checkbox"/> Pres.			<input type="checkbox"/> Yea	<input type="checkbox"/> Nay	<input type="checkbox"/> Abst.	<input type="checkbox"/> Pres.

Applicant Signature & Date: \_\_\_\_\_ Virtual Meeting – No Signature Required

# Cleveland City Planning Commission

## Near West Design Review

---



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

## NW2023-031 – College and Professor Apartments New Construction: Seeking Final Approval

June 7, 2024

**Project Location: As above**

**Project Representative: Brandon Kline, The Geis Companies**

**Note: the Planning Commission granted this project, formerly known as 'Tremont Treehouse Apartments', Schematic Design Approval on March 1, 2024.**

---

**Ward 3- Councilmember McCormack | SPA: Tremont**

# College & Professor Apartments

*Multi-family - Retail*





Ohio City

The Flats

Lake Erie

Duck Island

Scranton Peninsula

Cuyahoga River

Lincoln Heights

Downtown

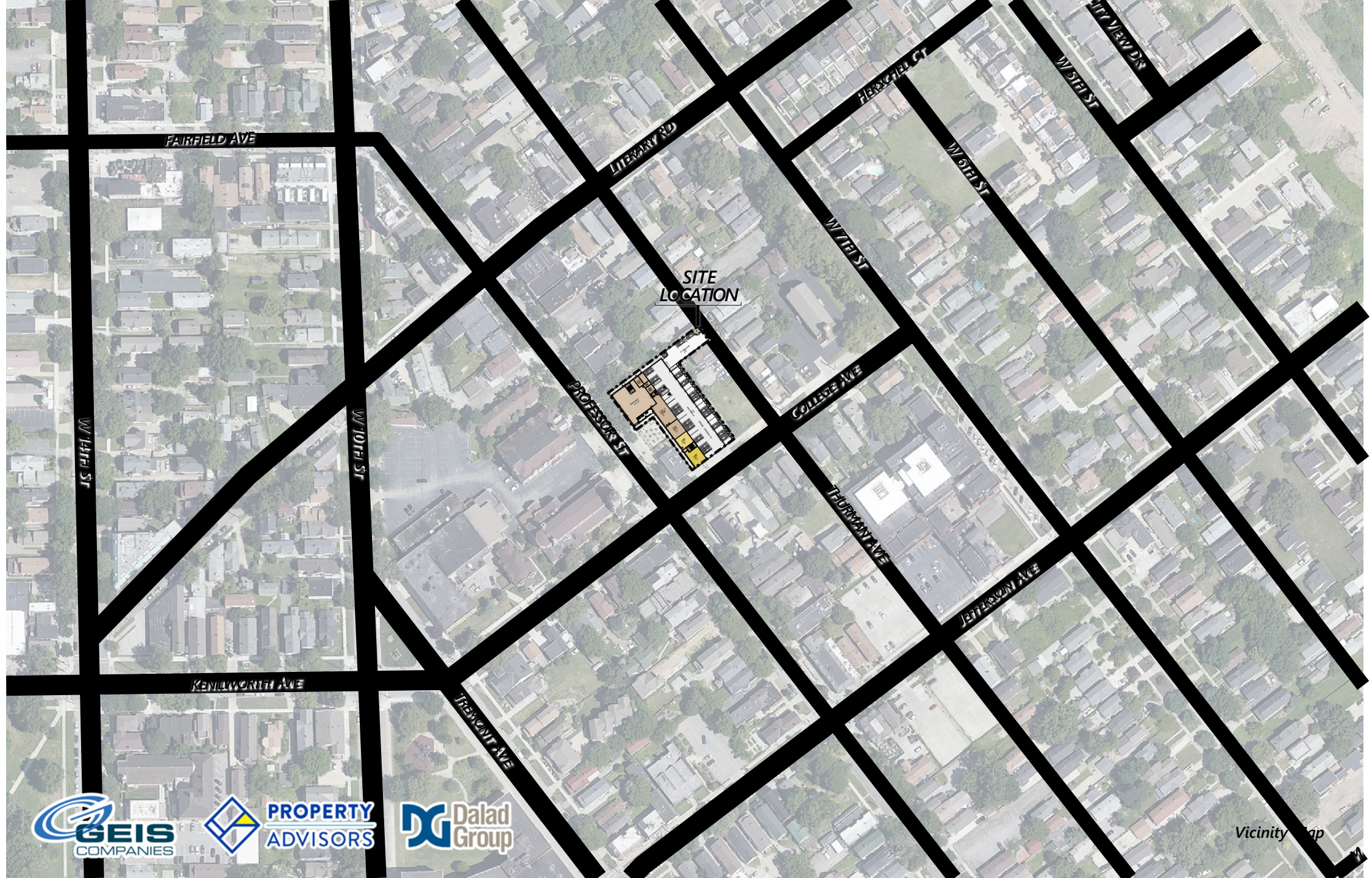
**TREMONT**

SITE

Midtown



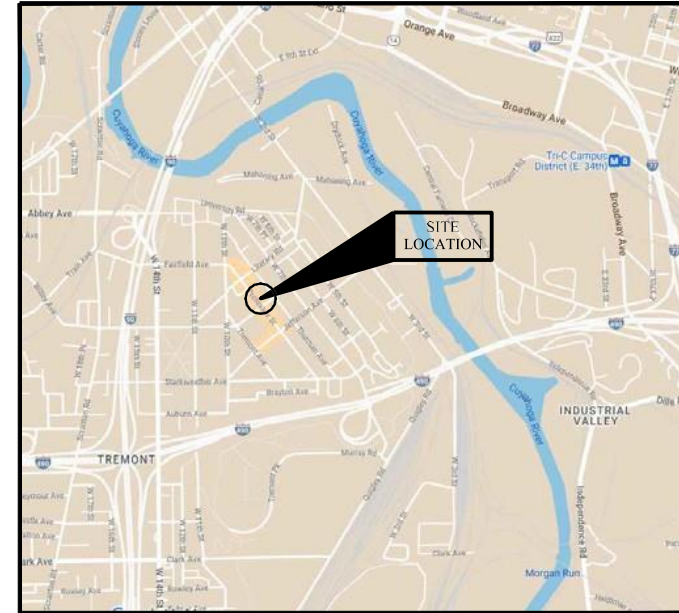
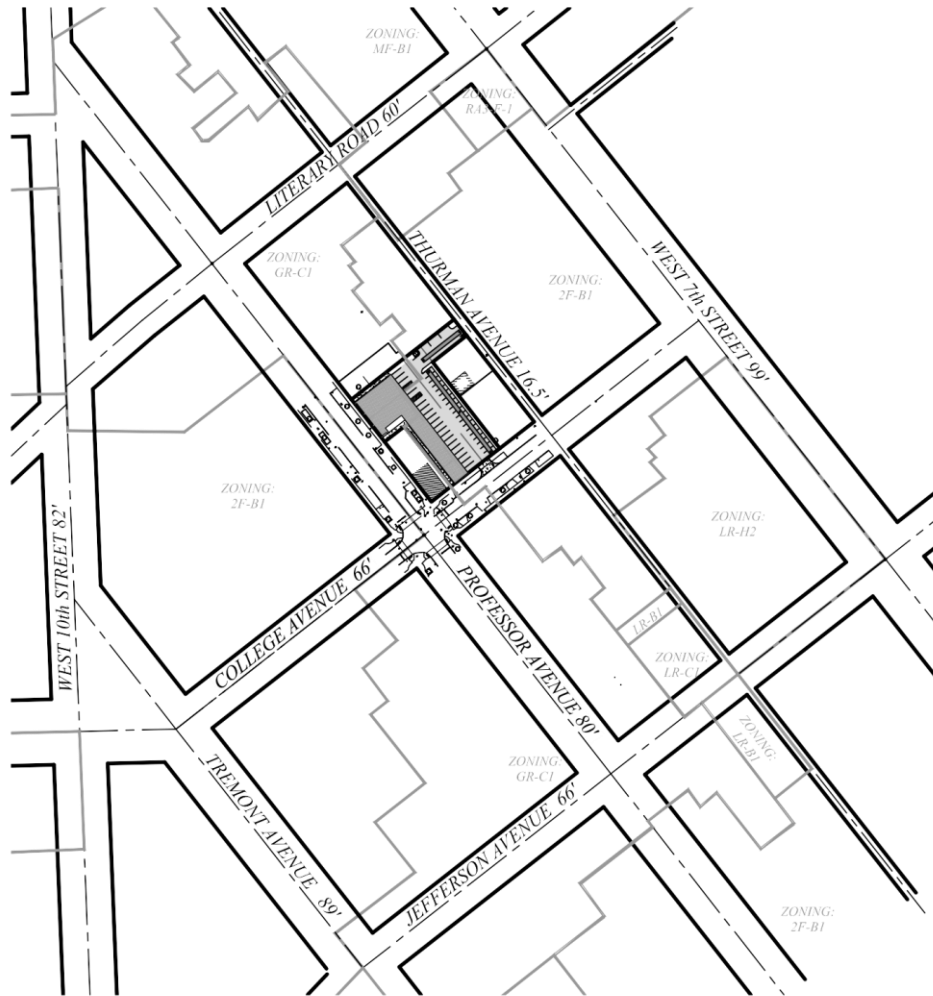
Area Map



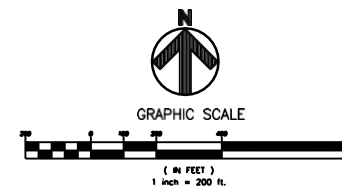
SITE  
LOCATION



Vicinity Map



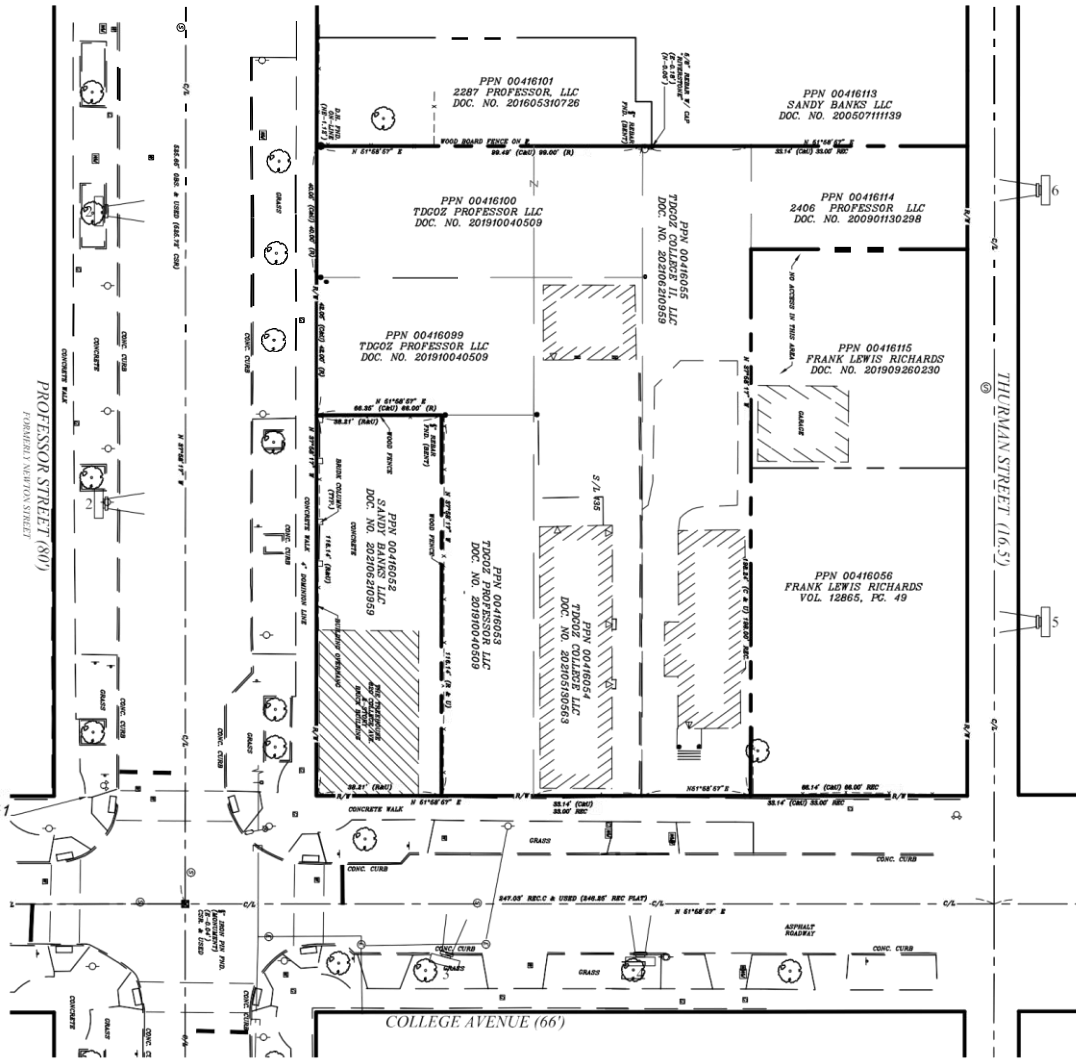
SITE LOCATION MAP  
NO SCALE



Site Context Plan

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH





STREET SIDE PHOTO 1



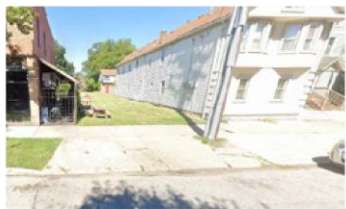
STREET SIDE PHOTO 6



STREET SIDE PHOTO 2



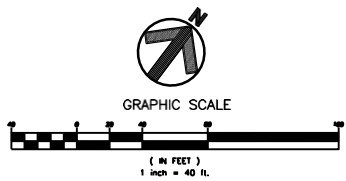
STREET SIDE PHOTO 5



STREET SIDE PHOTO 3



STREET SIDE PHOTO 4



Existing Site Conditions Plan

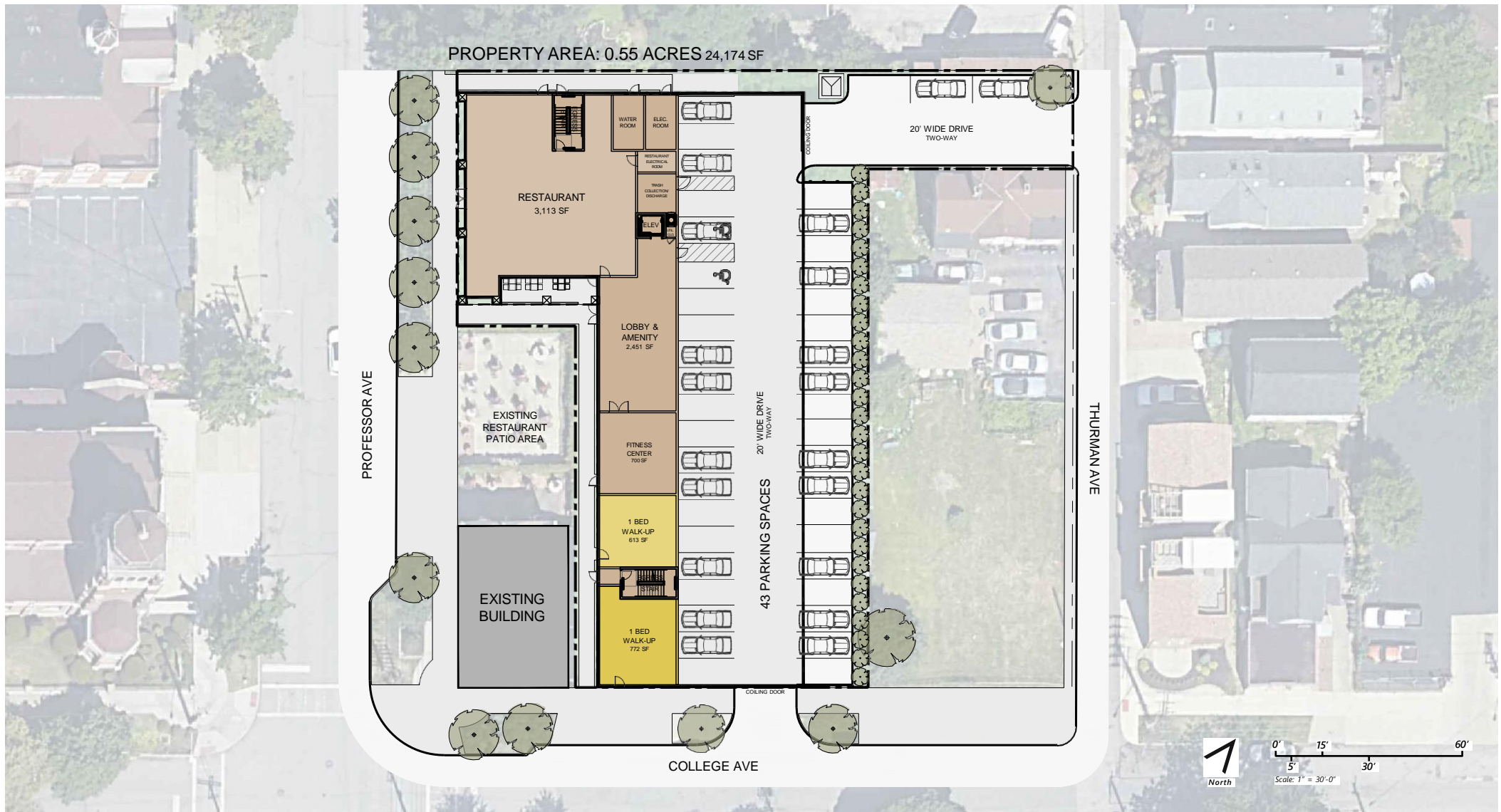
College & Professor Apartments  
 College Ave & Professor St, Cleveland, OH



**Site Context Photos**

*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*





**Site & Ground Floor Plan**

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH

# Project Data

### Overall Building Areas

Ground Floor	15,274 gsf
2nd - 3rd Floors	15,612 gsf
4th Floor	13,558 gsf
<b>Total</b>	<b>60,056 gsf</b>

### Project Information

**Unit Count** 43 units

#### Areas

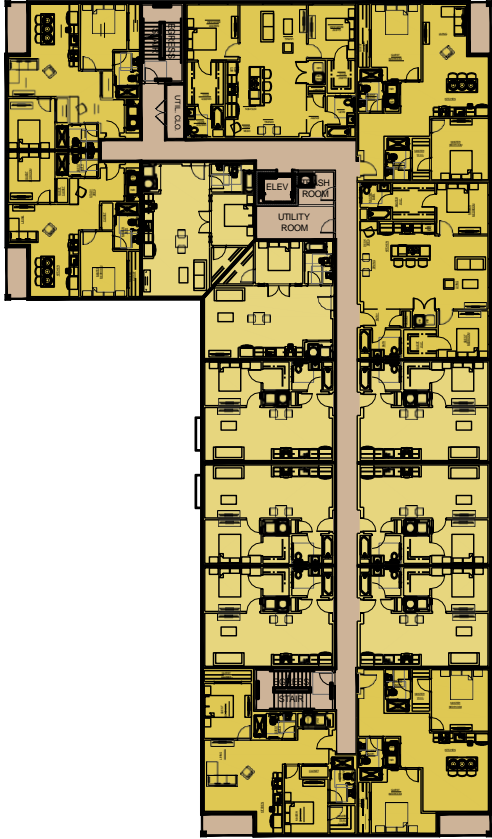
Lobby & Amenity	3,953 sf
Social Lounge	1,502 sf
Retail & Restaurant	3,313 sf
Circulation & Utility	3,120 sf

<b>Residential RSF</b>	<b>39,648 rsf</b>
1st - 4th Floors	39,648 rsf
<b>Retail &amp; Restaurant RSF</b>	<b>3,313 rsf</b>
1st Floor	3,313 rsf

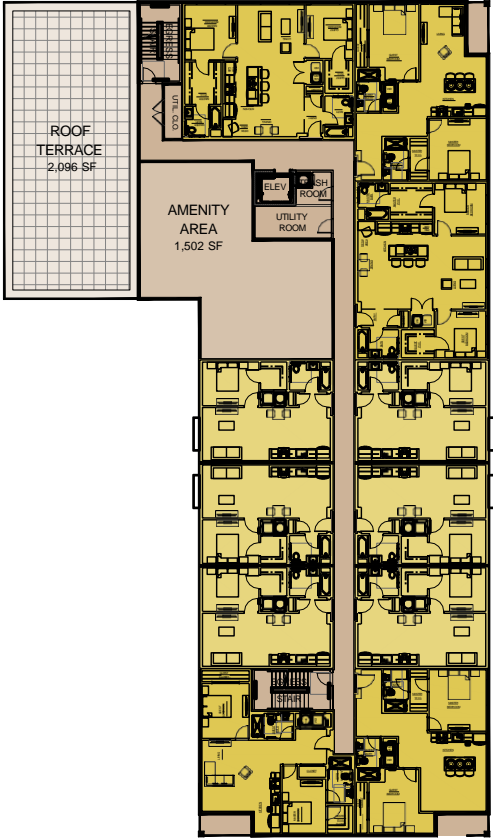
**Total RSF** 42,961 rsf

#### Unit Mix

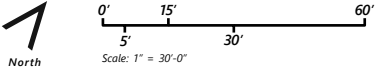
<b>Apartment</b>		
One Bedrooms	23	53%
Two Bedrooms	20	47%



Second - Third Floor Plan



Fourth Floor Plan



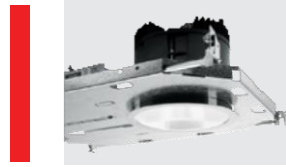
### Second - Fourth Floor Plans

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH





**Wall Pack**  
Mirada - Small Wall Sconce



**Recessed Can Light**  
Williams - 4.5" Round Downlight



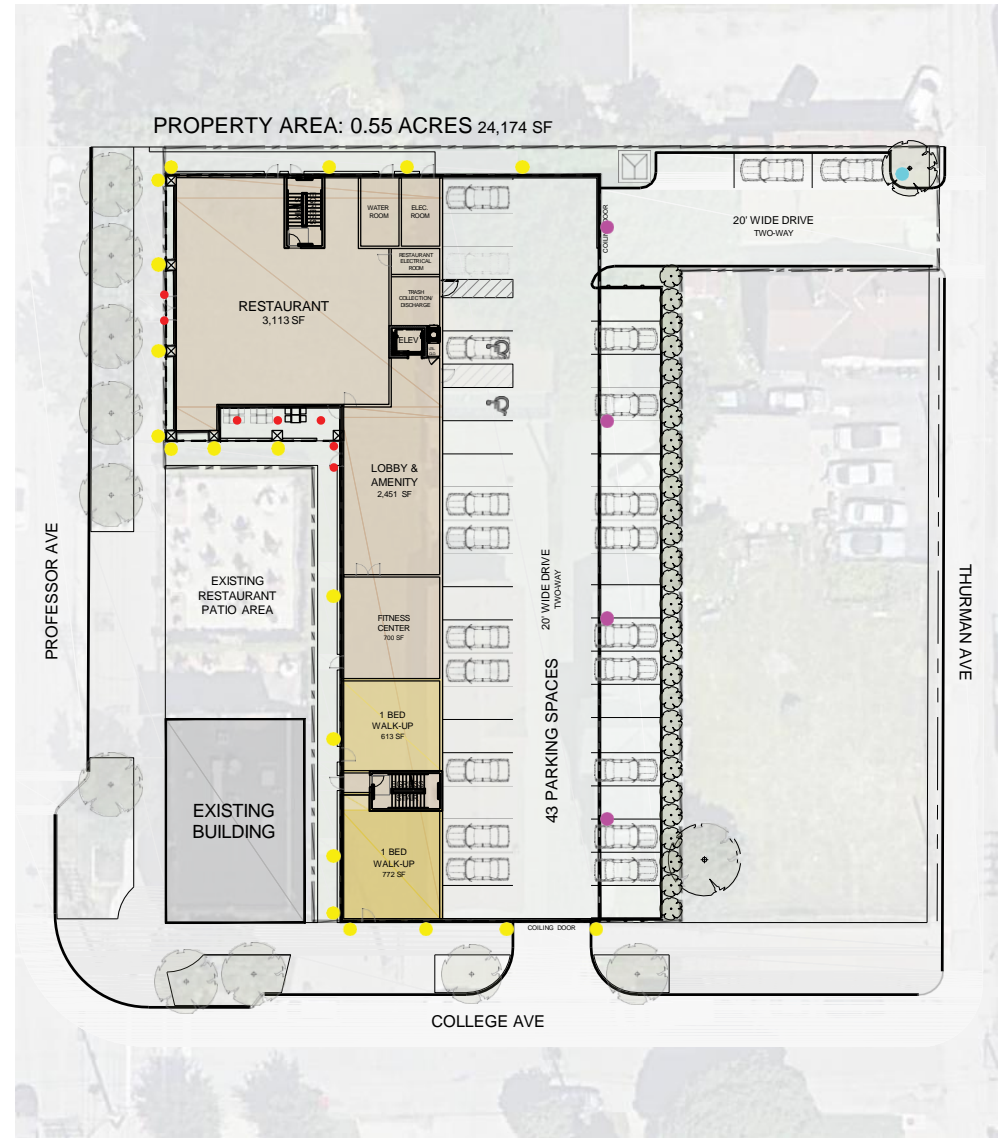
**Wall Sconce**  
Performance in Lighting - Q-Wall



**Balcony Wall Sconce**  
Ultralux - LED Wall Light



**Pole Light**  
ANP Lighting - LA441 LED



### Site Lighting Plan

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH





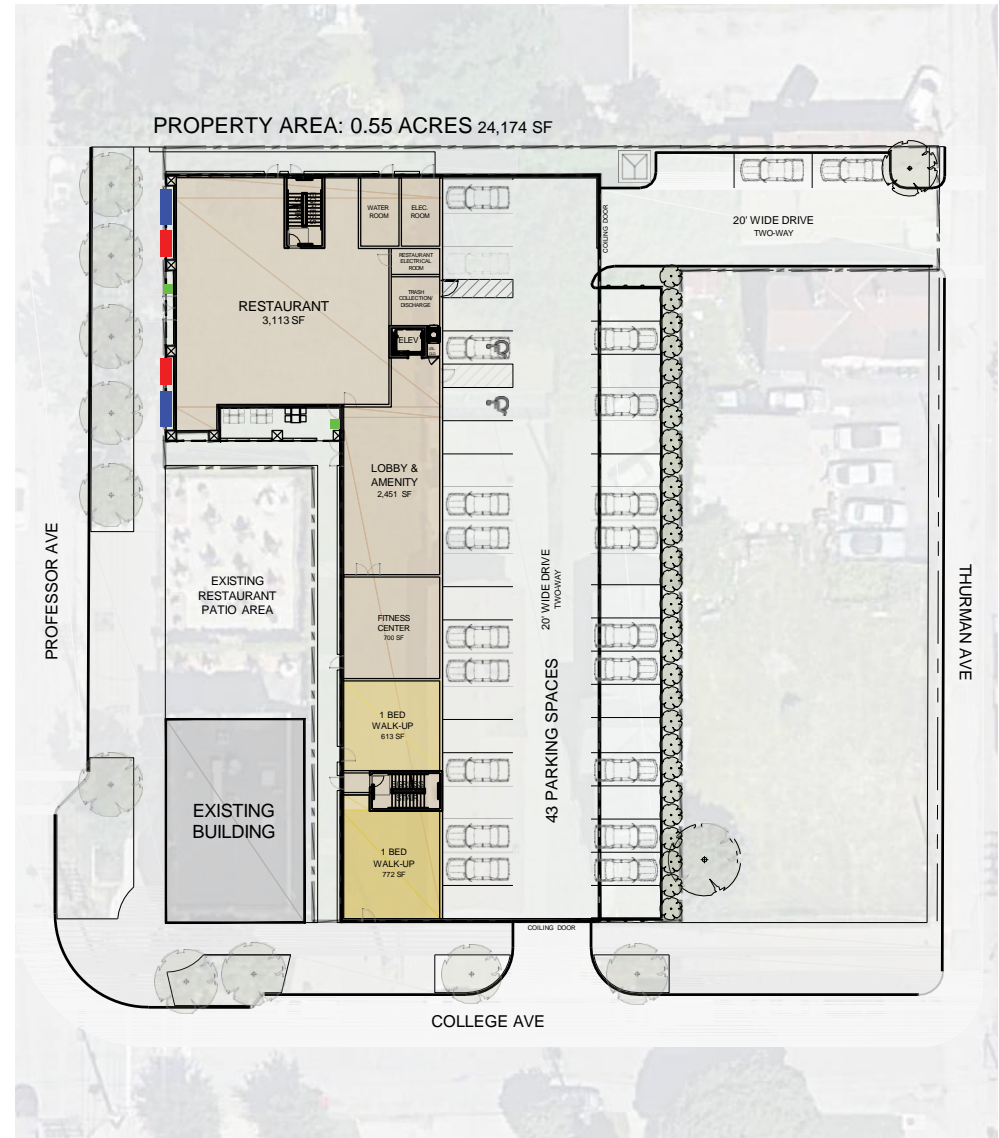
**Bike Rack** ■



**Park Bench** ■



**Trash Receptacle** ■



### Site Furnishings & Amenities

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH



*Rendering*

*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*



*Rendering*

*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*





*Rendering*

*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*



*Rendering*

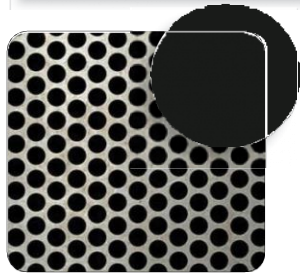


*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*



*Rendering*

*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*



7 SEMI-PERFORATED SCREEN, MCNICHOLS 1/4" ROUND, BLACK FINISH



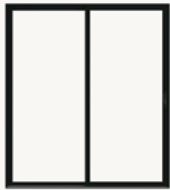
8 OVERHEAD PERFORATED COILING DOORS CORNELL IRON, BLACK



9 ENDURABLE JULIET BALCONIES + RAILINGS BLACK FINISH



10 PLANTER BOXES BLACK FINISH



11 ANDERSON 100 SERIES GLIDING WINDOWS



12 ANDERSON 100 SERIES CASEMENT WINDOWS



13 KAWNEER (OR EQUAL) STOREFRONTS BLACK #29



14 HOLLOW METAL MAN DOORS, PAINTED SW6993, BLACK OF NIGHT



1 BRICK GLEN-GERY, MODULAR SIZE ADRIAN



4 METAL PANEL DMI, 12" FLUSH REVEAL PANEL MATTE BLACK



2 MASONRY WAINSCOT ECHELON, CORDOVA STONE, GROUNDFACE, LIMESTONE



5 COPING + BREAK METAL DETAILS DMI, MATTE BLACK



3 MASONRY COLUMNS SMOOTH FACE, ECHELON, QT BLACK

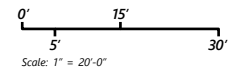


6 MAPES CANOPY BLACK



**Material Board**

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH



**East Elevation**

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH



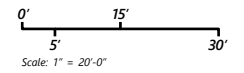


0' 5' 15' 30'  
Scale: 1" = 20'-0"

**North Elevation**

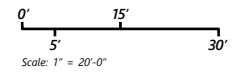
*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*





**West Elevation**

*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*



**South Elevation**

*College & Professor Apartments  
College Ave & Professor St, Cleveland, OH*



# Plantings



Autumn Brilliance Service Berry



Redpointe Maple



Frontier Elm



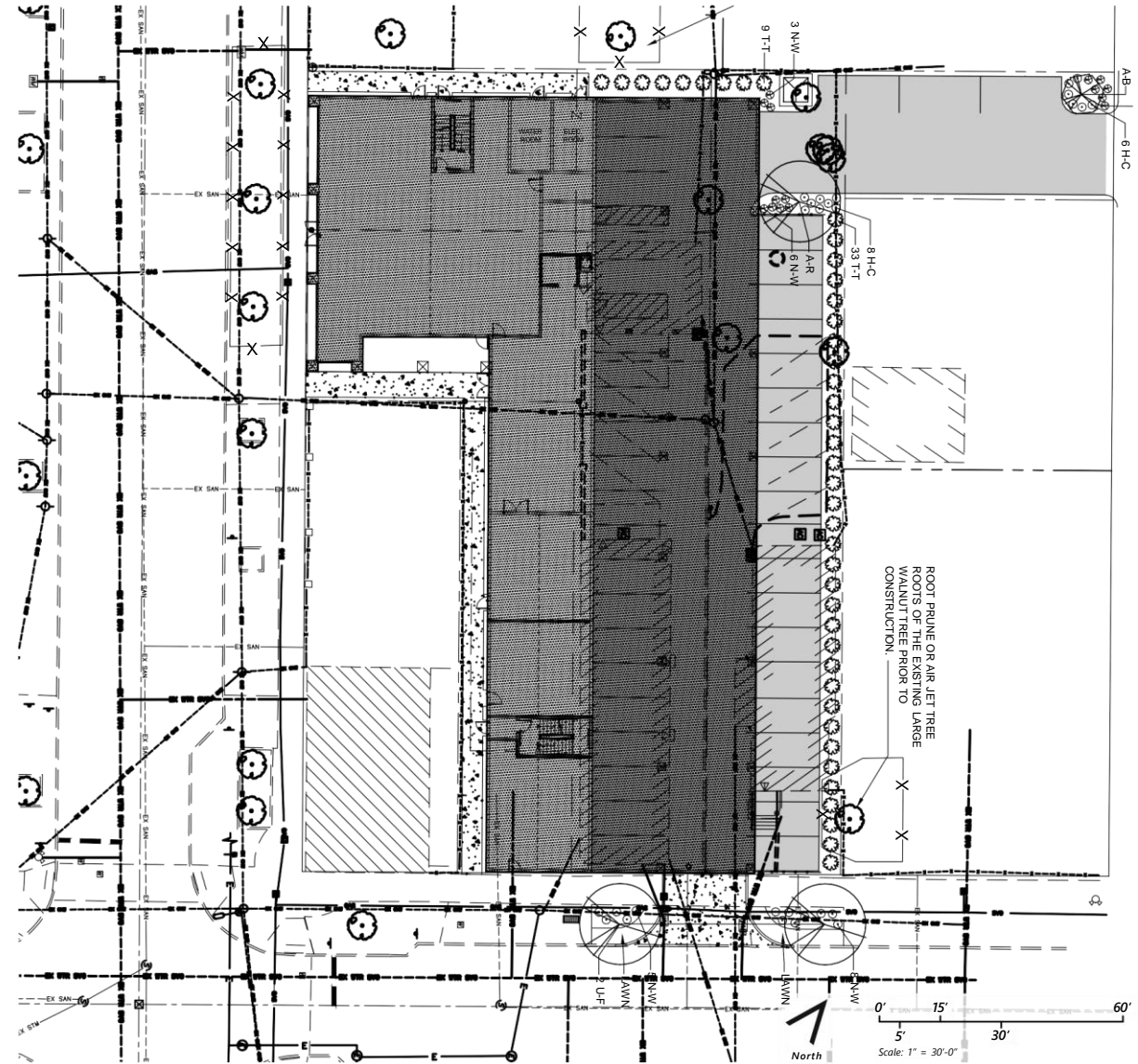
Missio Arborvitae



Aaronsbeards St. Johnswort



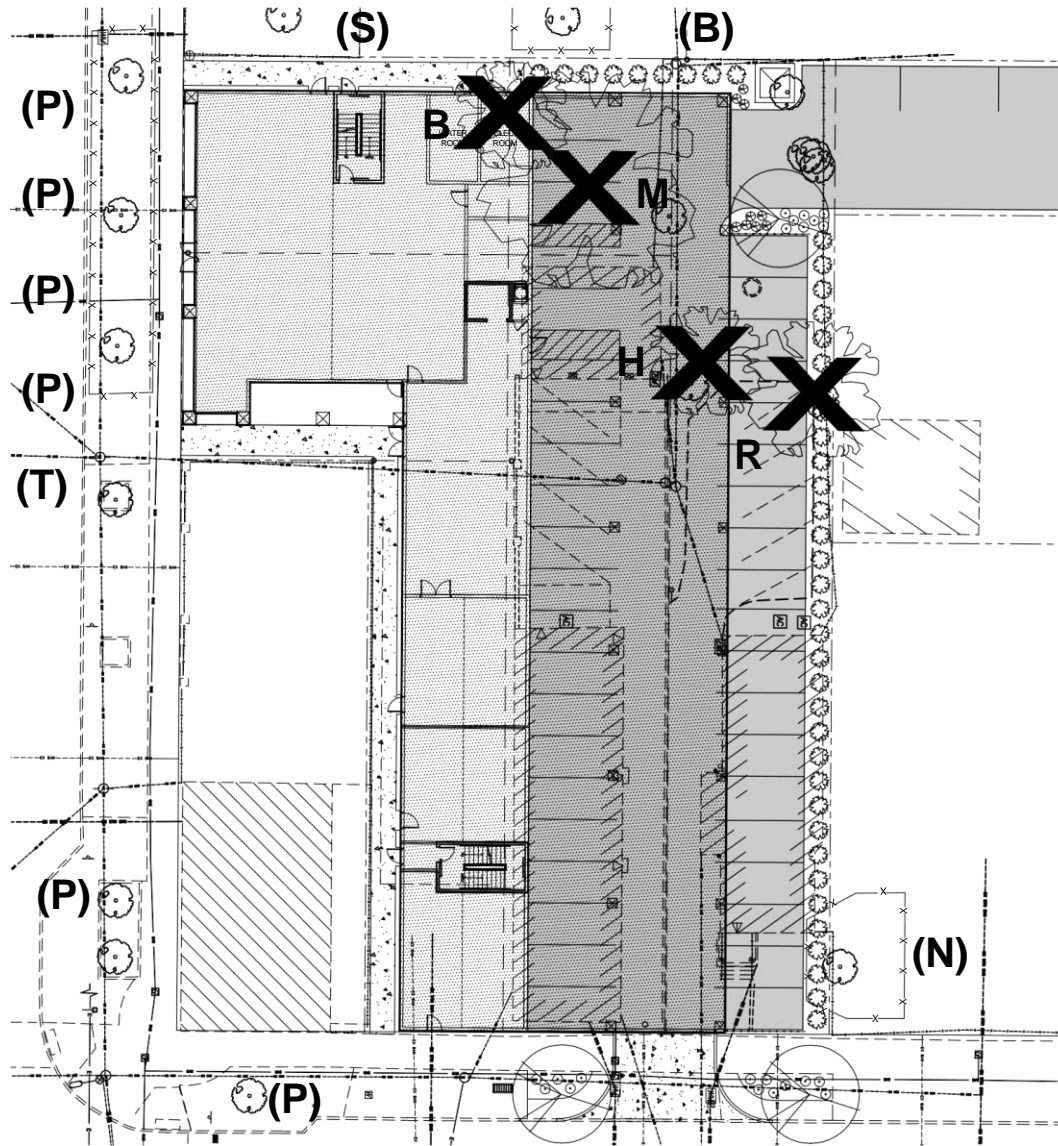
Walkers Low Catmint



## Landscaping Plan

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH



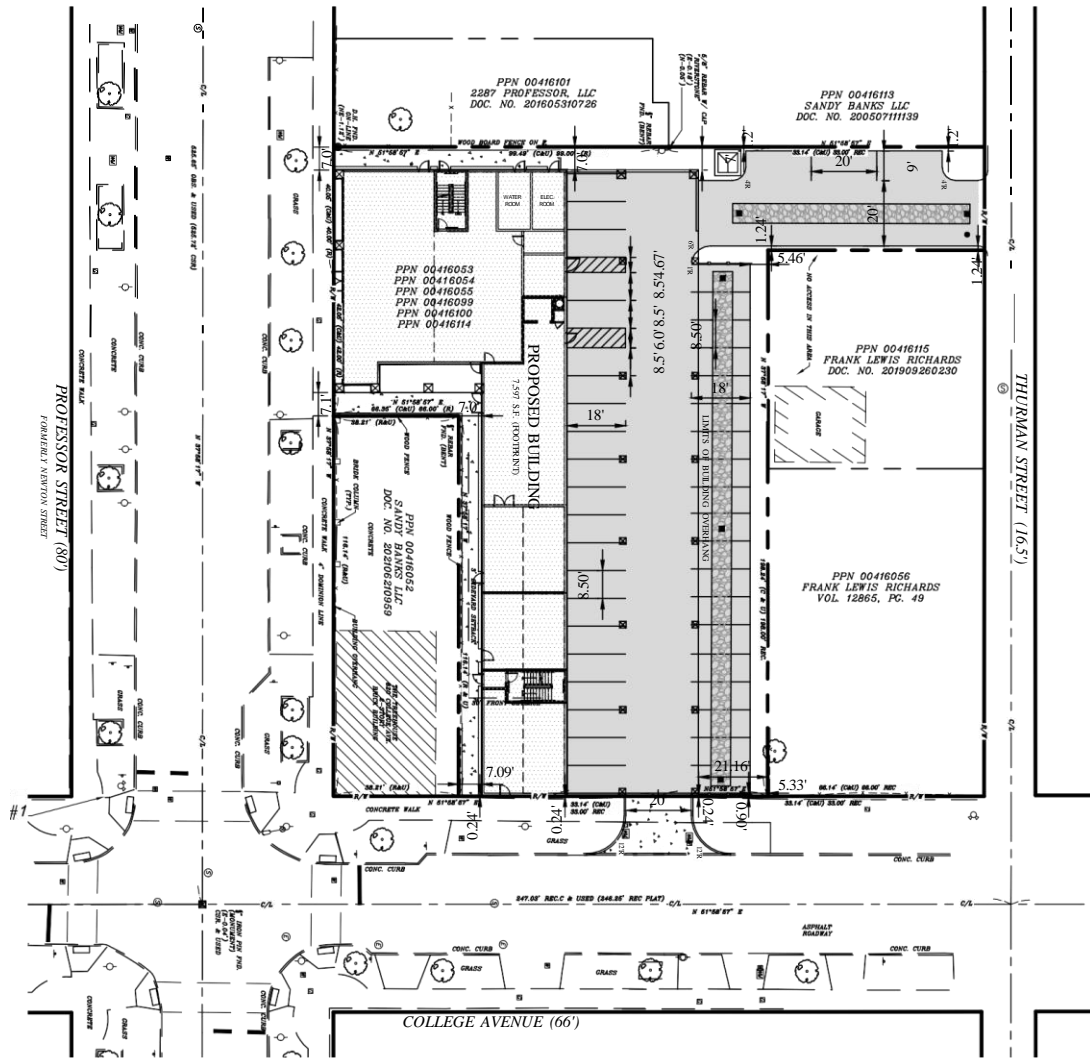


CATEGORY OF ON SITE TREES BY SPECIES					
Siberian Elm - Non-native, invasive and not desirable					
Mulberry - Native, vigorous, aggressive growing root system, not desirable					
Black Walnut - Native, messy, desirable in a suitable location, but not along buildings, roads, or walks					
Red Maple - Native, desirable if trunk structure is appropriate					
Norway Maple - Non-native, invasive, not desirable					
Eastern Hemlock - Native, medium size, desirable					
PROPOSED TREES					
(3) SHADE TREES SHOWN . . . . . 2" CALIPER					
(1) ORNAMENTAL TREES SHOWN . . . . . 1-1/2" CALIPER					
EXISTING TREE KEY					
S	Siberian Elm				
B	Black Walnut				
M	Mulberry				
R	Red Maple				
T	Trident Maple (City Owned)				
H	Hemlock				
N	Norway Maple				
P	Pear (City owned)				
(B) (P) (S) (T)	Off site trees to remain				
LEGEND					
	EXISTING TREE TO BE REMAIN AND PROTECT				
	EXISTING TREE TO BE REMOVED				
	TREE PROTECTION FENCING				
TREE CHART					
VARIETY	QTY	CALIPER (DBH)	HEIGHT	NOTES	STATUS
Trident Maple ( <i>Acer buergerianum</i> )	1	9"	15'	UTILITY PRUNED	PRESERVE
Callery Pear ( <i>Pyrus calleryana</i> )	1	15"	20'	UTILITY PRUNED	PRESERVE
	2	13"	20'	UTILITY PRUNED	PRESERVE
	1	9"/15"/4"	20'	UTILITY PRUNED	PRESERVE
	2	15"	20'	UTILITY PRUNED	PRESERVE
Norway Maple ( <i>Acer platanoides</i> )	1	18"	30'	GOOD CONDITION LOW BRANCHED	PRESERVE
Red Maple ( <i>Acer rubrum</i> )	1	15"	45'	GOOD CONDITION	REPLACE
Eastern Hemlock ( <i>Tsuga canadensis</i> )	1	12"	20'	UTILITY PRUNED	REPLACE
Mulberry ( <i>Morus</i> )	1	40"+		MULTI-TRUNK	REPLACE
Black Walnut ( <i>Juglans nigra</i> )	1	14"	50'	GOOD CONDITION	REPLACE



### Tree Preservation Plan

College & Professor Apartments  
College Ave & Professor St, Cleveland, OH




**SITE DATA**


USE DISTRICT	= GR-C1 (GENERAL RETAIL) 2F-B1 (TWO FAMILY)
SITE AREA	= (0.55 AC.)
PROP. BUILDING AREA	= 8,683 S.F. (FOOTPRINT)
<b>NUMBER OF PARKING SPACES:</b>	
REGULAR PARKING SPACES	= 41
HANDICAP PARKING SPACES	= 2
TOTAL PARKING SPACES	= 43

**FLOOD ZONE**

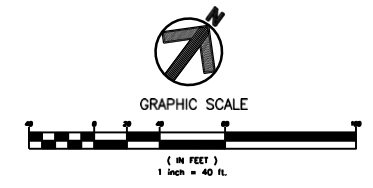
FLOOD ZONE 'X' PER FLOOD INSURANCE  
 RATE MAP NUMBER 39035C 0181 F  
 COMMUNITY PANEL NUMBER 39035 0181 F  
 EFFECTIVE DATE AUGUST 15, 2019

**LEGEND**

 REGULAR DUTY ASPHALT

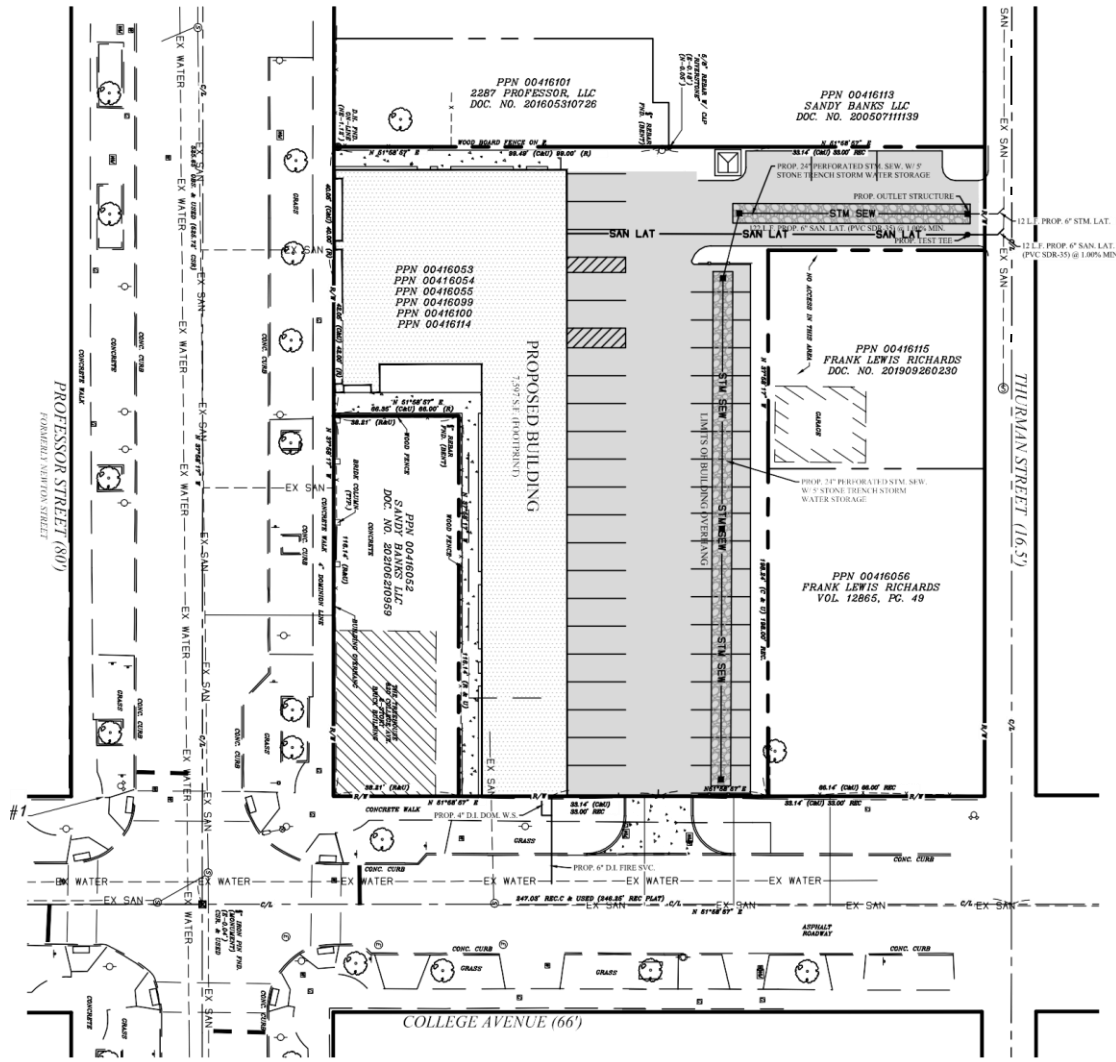
 CONCRETE PAVING

*ITALICS TEXT REPRESENTS EXISTING CONDITION*  
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



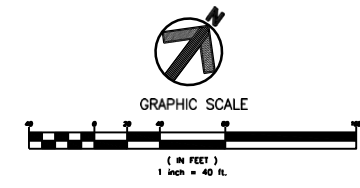
**Civil Site Plan**

College & Professor Apartments  
 College Ave & Professor St, Cleveland, OH



**LEGEND**

*ITALICS TEXT REPRESENTS EXISTING CONDITION*  
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



**Stormwater Management Plan**

College & Professor Apartments  
 College Ave & Professor St, Cleveland, OH

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024



**CITY OF CLEVELAND**

Mayor Justin M. Bibb

# Near West Design Review District

Design Review Advisory Committee

## Meeting Motion and Report Form

**Meeting Location:** Virtual

**Case Number:** NW 2023-031

**Meeting Date:** 05/22/2024

**Project Name:** College and Professor Ave. Apartments (Formally Treehouse)

**Project Address:** College and Professor Ave

**Contact Person:** Dan Spirko

**Architect/Contractor:** \_\_\_\_\_

**General Description:** New apartments

### Motion by Design Review Committee:

#### **Approved**

**Approve:** Esposito, Gallagher, Gardin, Jurca, Madera, Rakauskas, Sandoval

**Disapprove:**

**Abstain:**

**Non-Voting Members:** Tremont West, Administrator and City planner, Britany Pabon

Final Approval granted. Motion to approve as presented: 1st Esbeey , 2nd Kerry. Recommendation to move the bike racks.

# Near West Design Review

---

**NW2024-009 – Urban Community School Rec Center New  
Construction: Seeking Schematic Design Approval**

June 7, 2024

**Project Address: 2045 West 47th Street**

**Project Representative: Chris Kaczmar, Architect**

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**Ward 3- Councilmember McCormack | SPA: Ohio City**

# UCS

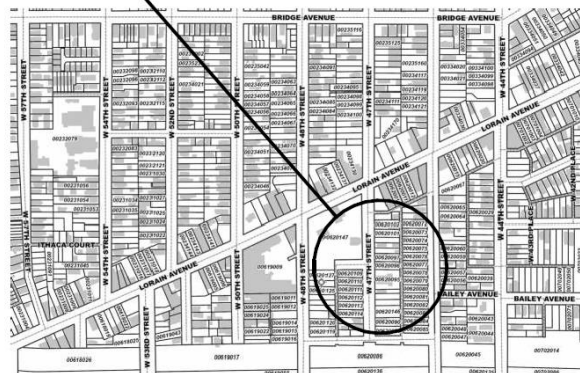
## NEW ATHLETIC CENTER

2045 W. 47TH ST.  
CLEVELAND, OHIO

DESIGN REVIEW  
MAY 31, 2024



### SITE



### DRAWING INDEX

001	PROJECT SUMMARY	010	SITE PLAN - NEW	206	PERSPECTIVE VIEW
002	EXISTING CONDITIONS	101	GROUND FLOOR PLAN	207	PERSPECTIVE VIEW
003	EXISTING CONDITIONS PHOTOS	102	SECOND FLOOR PLAN	208	PERSPECTIVE VIEW
004	EXISTING CONDITIONS PHOTOS	200	EXTERIOR ELEVATIONS	C2.01	EXISTING CONDITIONS
005	EXISTING CONDITIONS PHOTOS	201	EXTERIOR ELEVATIONS	C2.02	SITE DEMOLITION PLAN
006	CAMPUS PLAN - EXISTING	202	PERSPECTIVE VIEW	C3.01	SITE PLAN
006B	CAMPUS PLAN - DEMO	203	PERSPECTIVE VIEW	C4.01	UTILITY PLAN
007	CAMPUS PLAN - NEW	204	PERSPECTIVE VIEW	C5.01	GRADING PLAN
008	SURVEY / PLAT	205	PERSPECTIVE VIEW	L-100	LANDSCAPE PLAN
009	SITE PLAN - EXISTING			L-101	PLANT PALLETTE
				L-102	TREE PRESERVATION PLAN

OWNER:  
URBAN COMMUNITY SCHOOL  
4909 LORAIN AVENUE  
CLEVELAND, OH 44102



1468 W. 9th St. Suite 400  
Cleveland, OH 44113  
p: 216.687.1555 fax: 216.687.1558





# Urban Community School

Catherine T. and John E. Gallagher Sr. Family Campus



- 1 = UCS Carolyn Heller Elementary Building (2005) & Thomas Jeckering Middle School (2014)
- 2 = UCS Gallagher Family Early Education Center (2021)
- 3 = Gallagher Family Lacrosse Field (2017)
- 4 = Outdoor Playspace (2021)
- 5 = Basketball Court (2021)
- 6 = Tom & Rhonda Richlovsky Learning Garden (2021)
- 7 = Public Plaza (2020)
- 8 = The Cletus Jeckering Family Center of Care (*The MetroHealth System*) (2020)
- 9 = Urban Squash Cleveland (2018)

- 10 = Facing History and Ourselves (2022)
- 11 = Re:Source Cleveland (*formerly The Refugee Response*) (2022)
- 12 = Sports Mini-Pitch (2023)
- 13 = House of Champions (2013, 2019, 2024)
- 14 = New Location for House of Champions #2
- 15 = Proposed Little League Field
- 16 = Proposed Athletic Center
- 17 = Proposed Cornerstone Building

### PROJECT SUMMARY:

#### SITE:

The proposed new Urban Community School Athletic Center will be located along the east side of West 47<sup>th</sup> St., representing an expansion to the existing UCS campus. The site will consist of consolidated parcels totaling approximately 1.2 acres of improvements, including a parking area on the north side of the building including twenty-seven (27) cars. Additional parking will be shared with existing UCS lots on the west side of 47<sup>th</sup>, as the new athletic facility usage time will not coincide with UCS school hours.

#### BUILDING:

The new building will offer an approximate 19,200 square foot Gymnasium housing three (3) 50'x84' cross courts oriented east/west, and one (1) primary 50'x94' main basketball court oriented north/south. The facility will not only support competitive basketball, but will be equipped to accommodate volleyball, wrestling, and pickleball, as well as representing a training site for a variety of other sports as well. The Gymnasium will be constructed utilizing a slab-on-grade pre-engineered metal building (PEMB) system. A two (2) story support building consisting of approximately 11,400 square feet is also included in the project to the north end, housing Reception/Concessions, Restrooms, Locker Rooms, Multi-Purpose Room, Offices, and other support facilities. The total combined building area is approximately 30,600 GSF.



EXISTING CONDITIONS



EXISTING CONDITIONS



W.47TH ST. LOOKING SOUTH



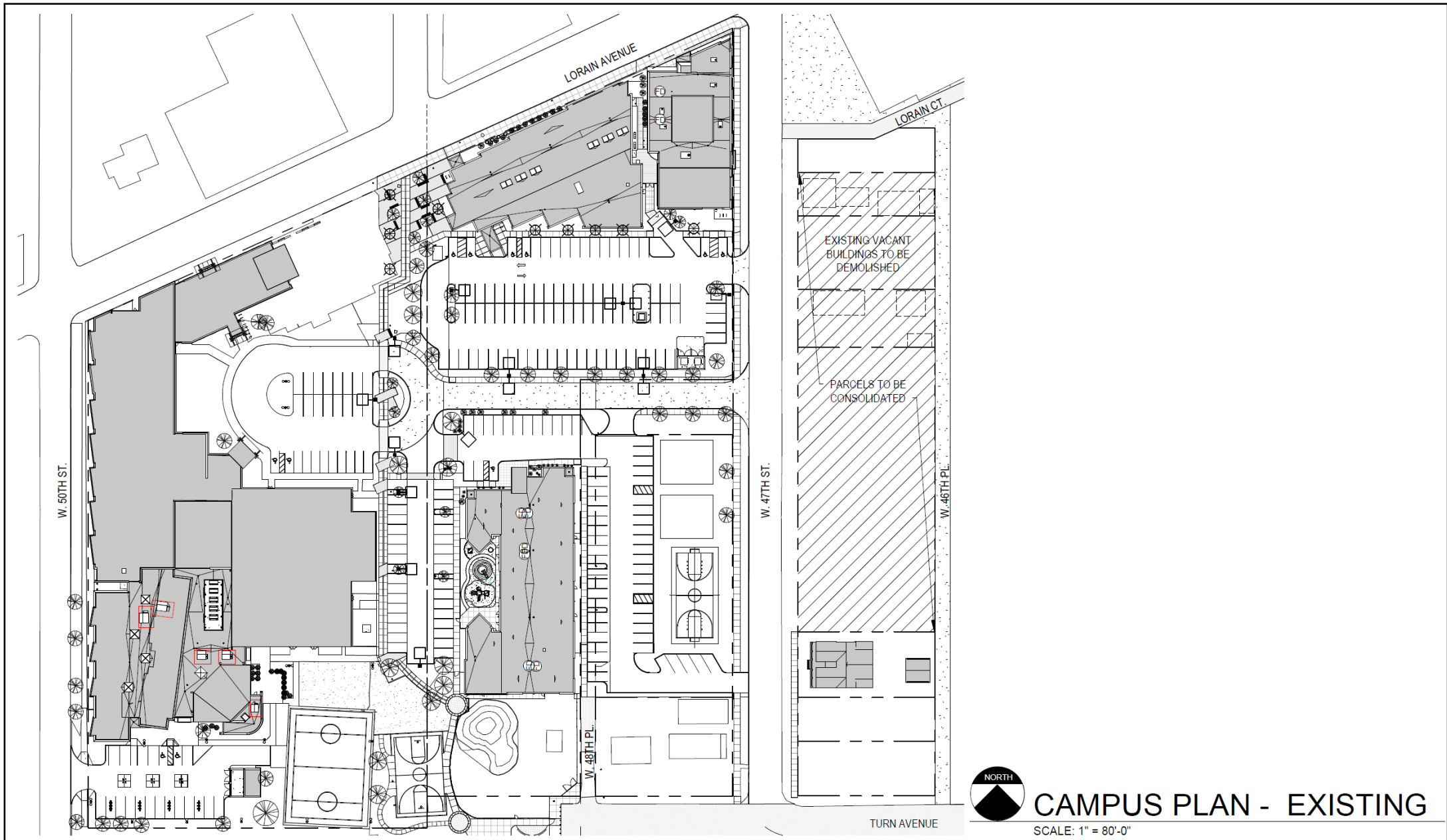
W.47TH ST. LOOKING NORTH



W.46TH PL. LOOKING SOUTH

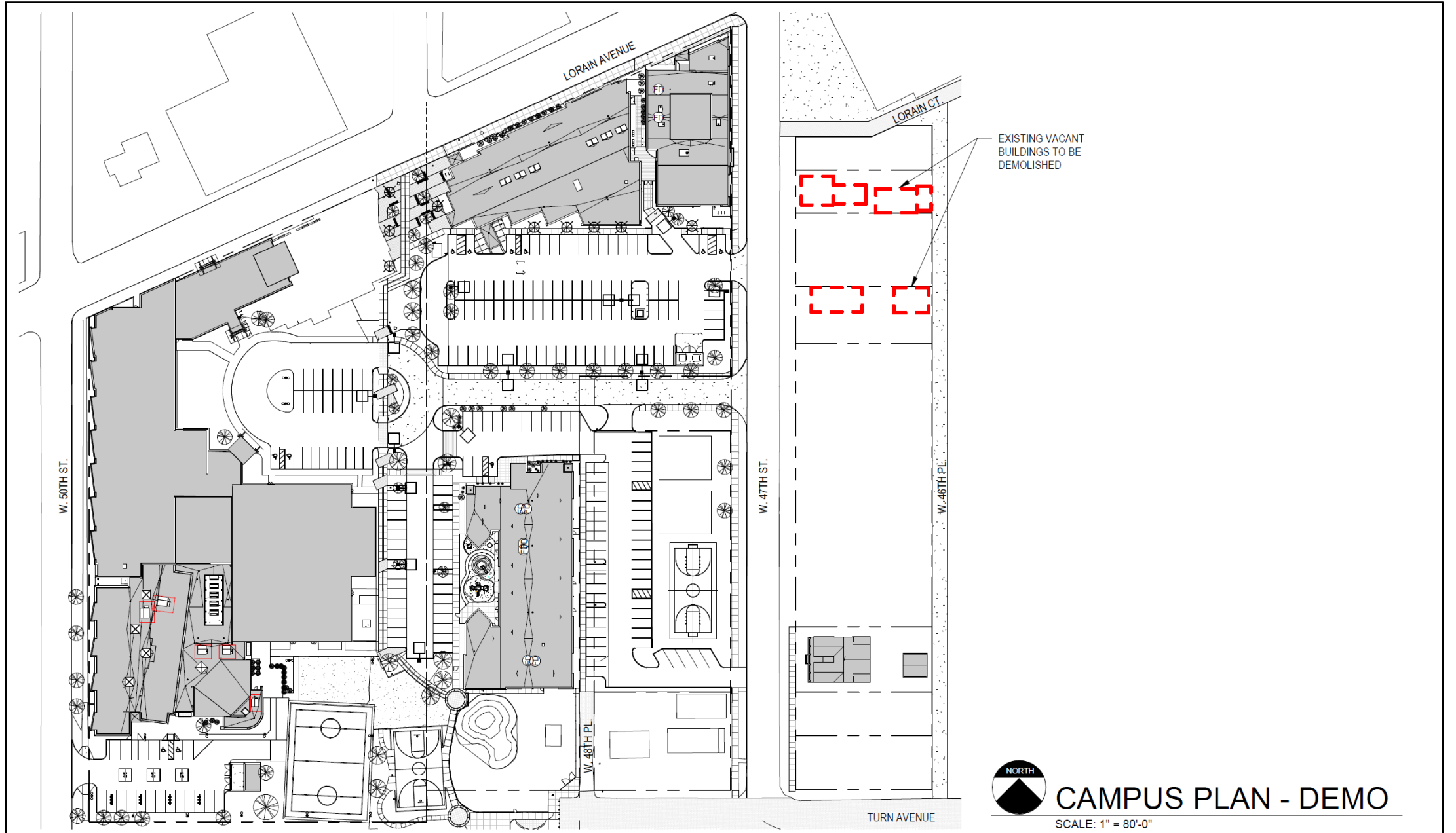


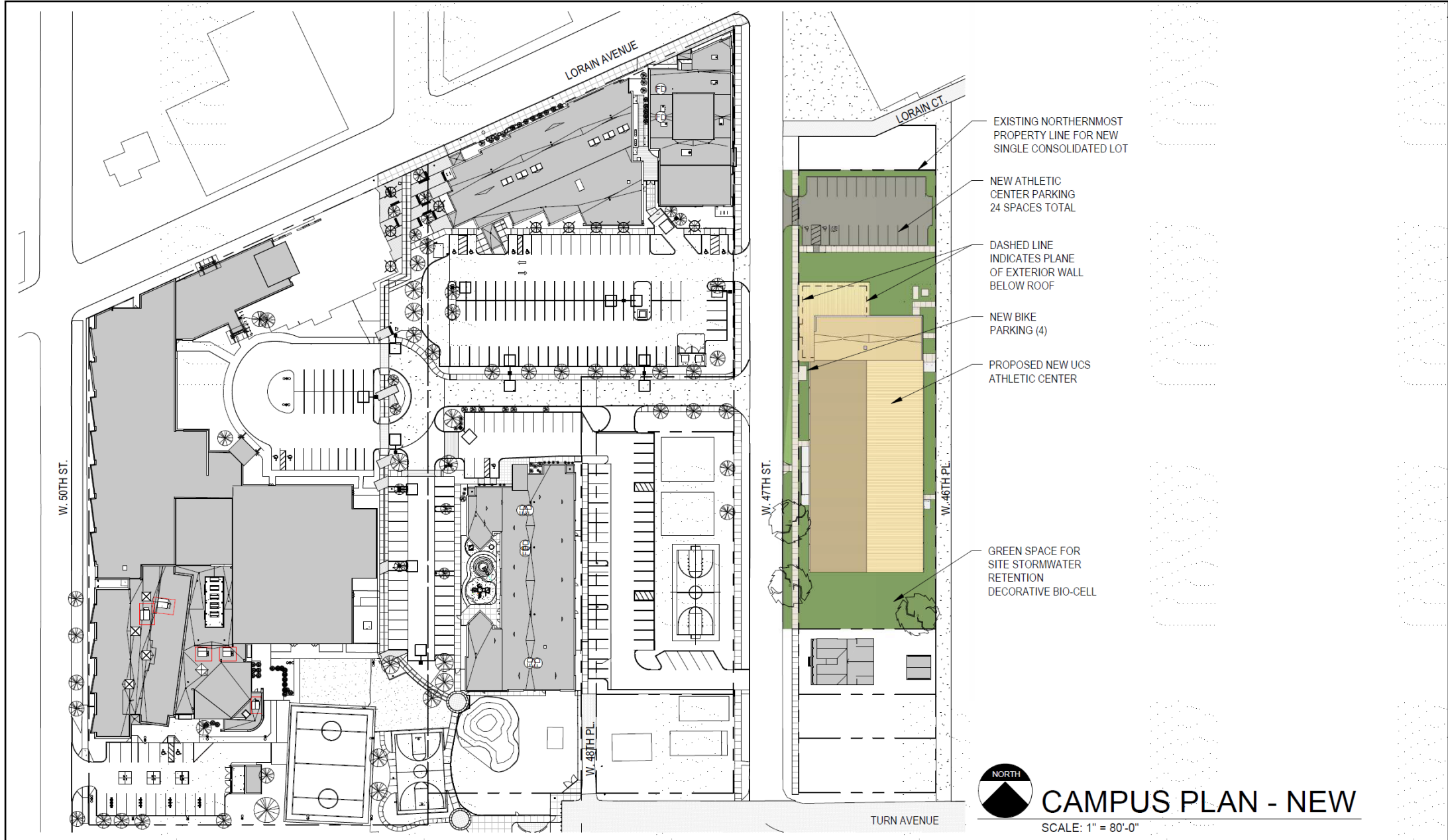
W.46TH PL. LOOKING NORTH



**CAMPUS PLAN - EXISTING**

SCALE: 1" = 80'-0"





- EXISTING NORTHERNMOST PROPERTY LINE FOR NEW SINGLE CONSOLIDATED LOT
- NEW ATHLETIC CENTER PARKING 24 SPACES TOTAL
- DASHED LINE INDICATES PLANE OF EXTERIOR WALL BELOW ROOF
- NEW BIKE PARKING (4)
- PROPOSED NEW UCS ATHLETIC CENTER
- GREEN SPACE FOR SITE STORMWATER RETENTION DECORATIVE BIO-CELL




**CAMPUS PLAN - NEW**

SCALE: 1" = 80'-0"







 SITE PLAN - EXISTING  
SCALE: 1" = 50'-0"



W. 47TH ST.

LORAIN AVENUE

NEW ATHLETIC CENTER  
PARKING LOT

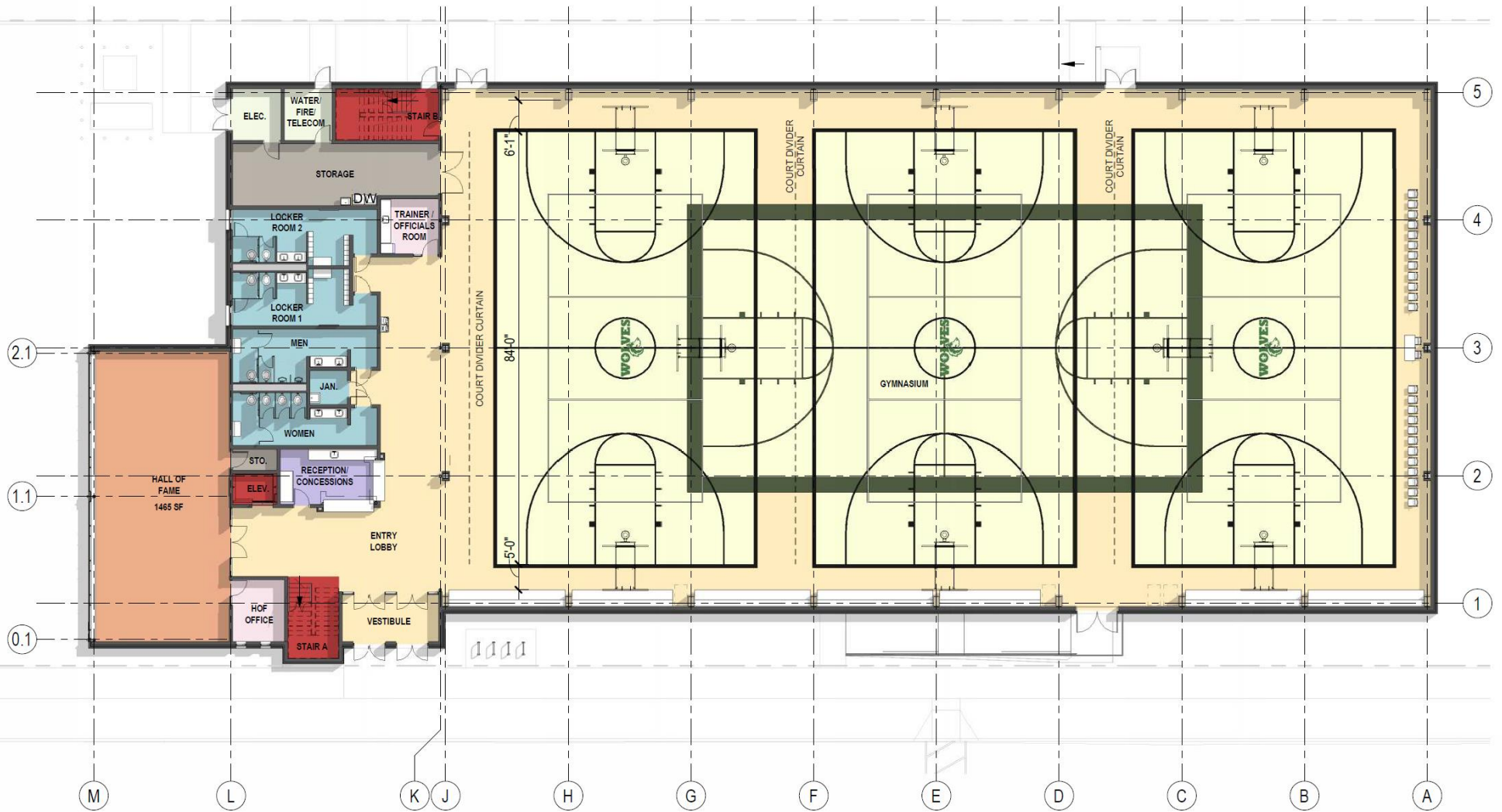
PROPOSED NEW UCS  
ATHLETIC CENTER

GREEN SPACE  
FOR SITE  
STORMWATER  
RETENTION  
DECORATIVE  
BIO-CELL



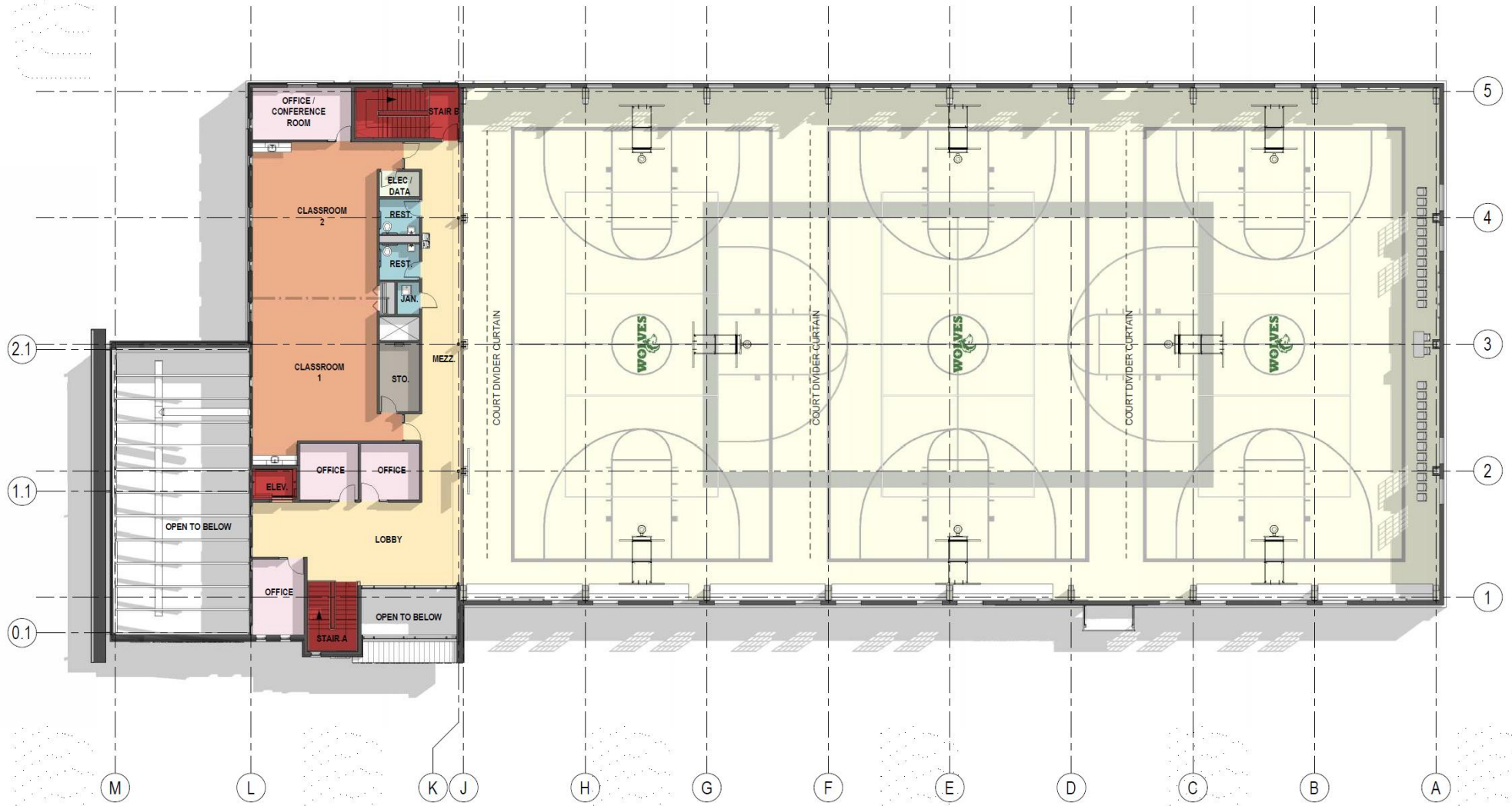
SITE PLAN

SCALE: 1" = 50'-0"



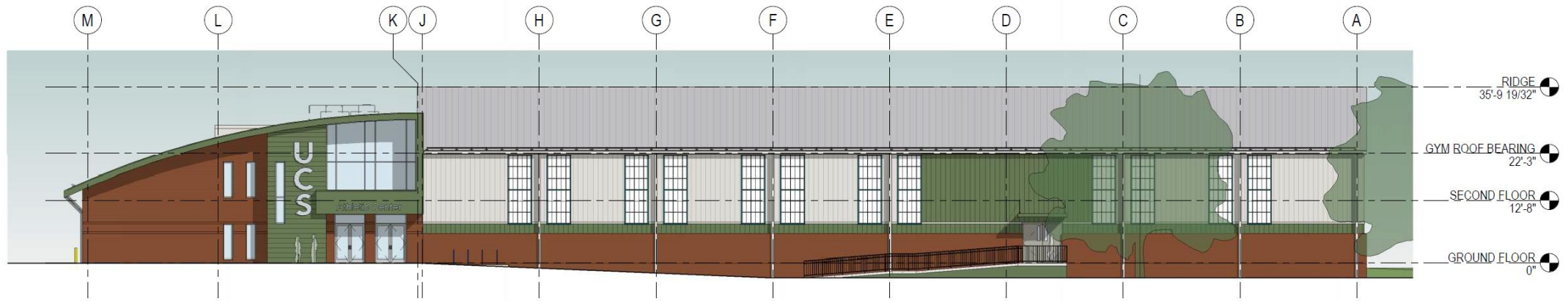
FIRST FLOOR = 26,199 GSF

 **GROUND FLOOR**  
SCALE: 1" = 20'-0"

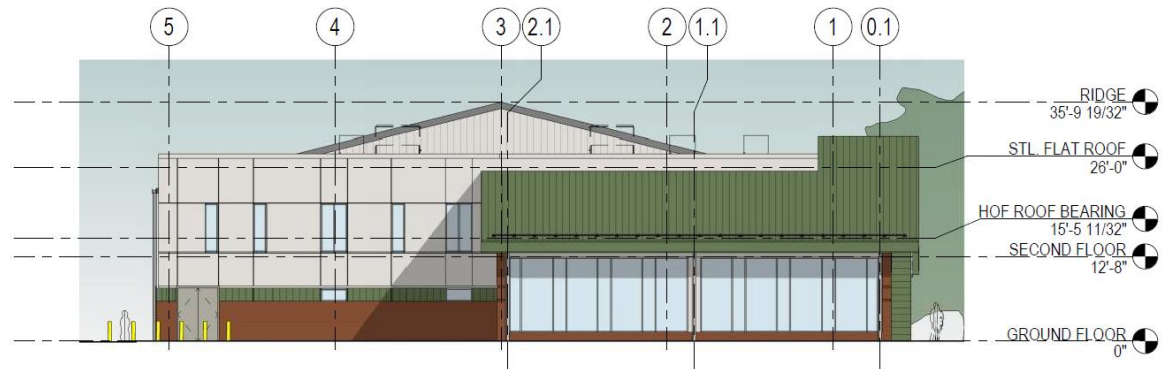


SECOND FLOOR = 4,437 GSF

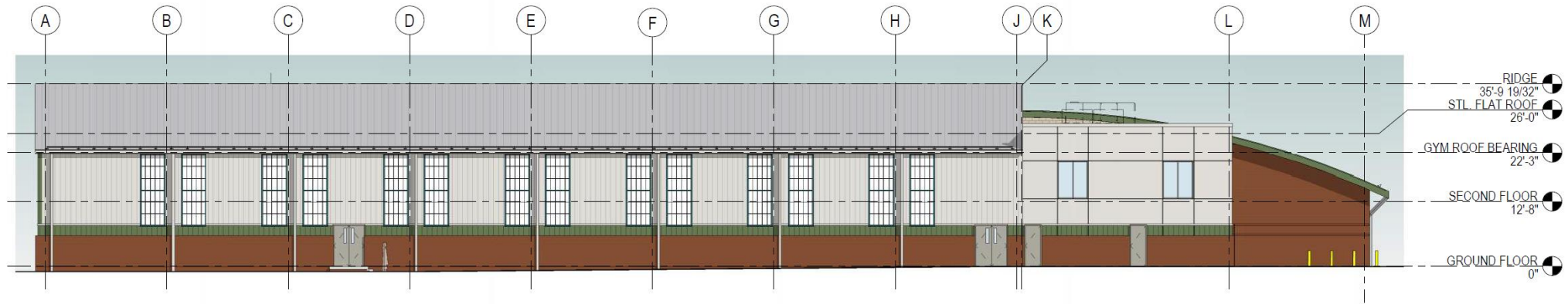
 SECOND FLOOR  
SCALE: 1" = 20'-0"



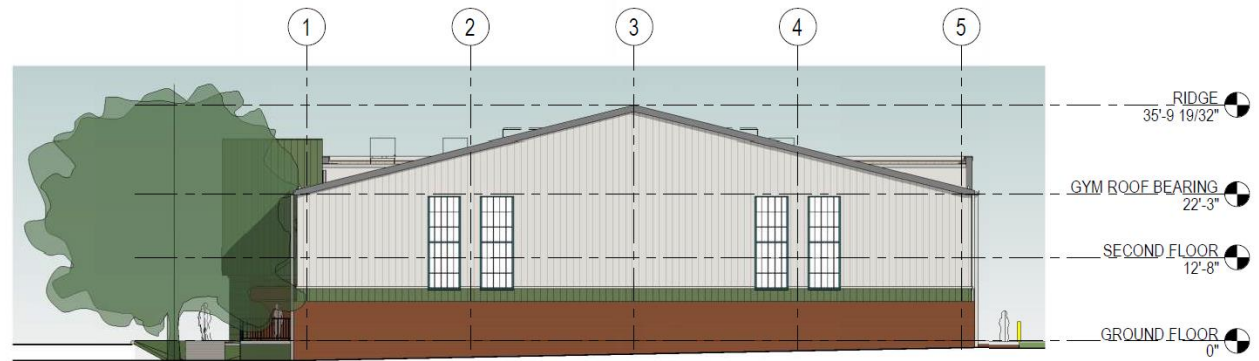
2 ELEVATION - WEST  
200 SCALE: 1" = 20'-0"



1 ELEVATION - NORTH  
200 SCALE: 1" = 20'-0"



2 ELEVATION - EAST  
201 SCALE: 1" = 20'-0"



1 ELEVATION - SOUTH  
201 SCALE: 1" = 20'-0"

















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**RIVERSTONE**  
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WWW.RIVERSTONEENGINEERING.COM

2023-157

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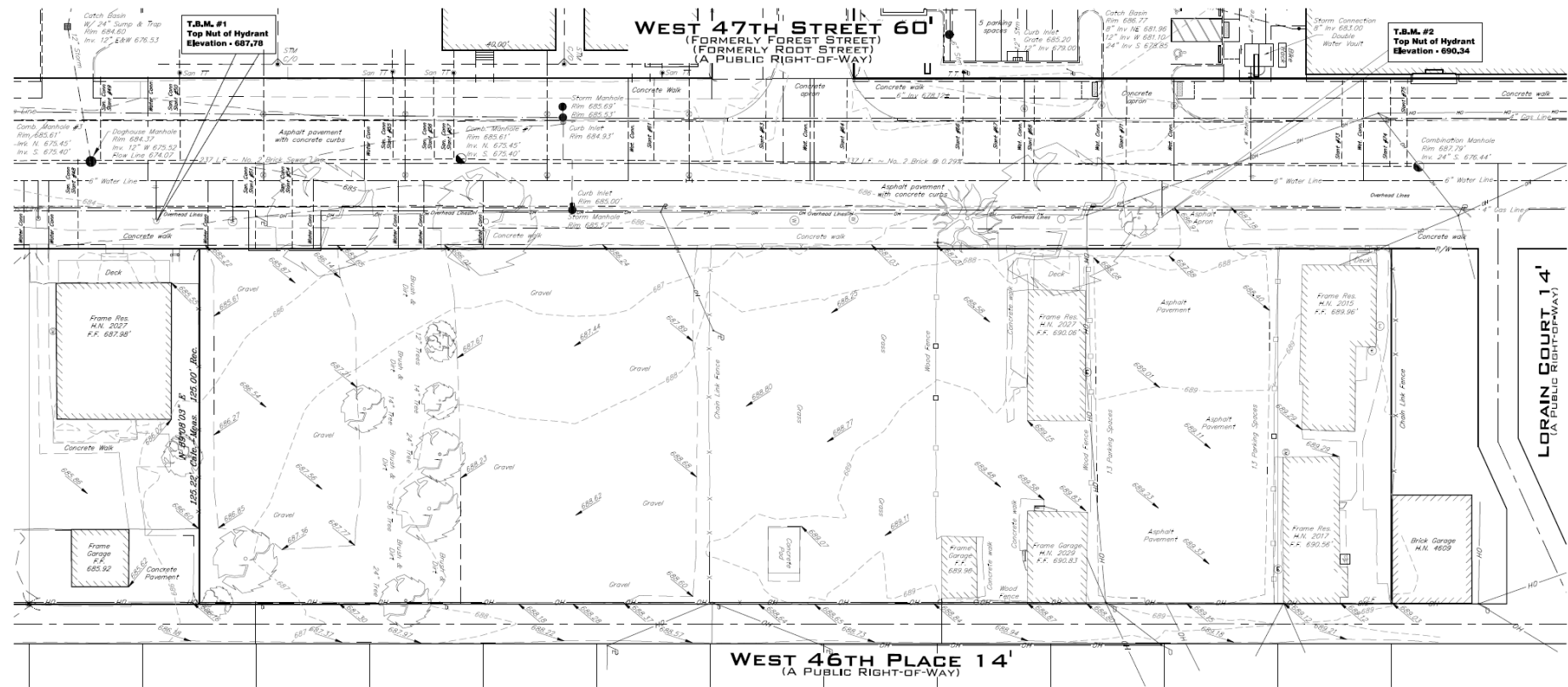
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URBAN COMMUNITY SCHOOL  
NEW ATHLETIC CENTER  
CLEVELAND, OHIO  
EXISTING CONDITIONS

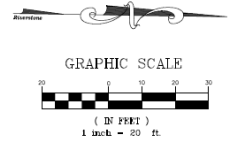


**C2.01**



**LEGEND**

<ul style="list-style-type: none"> <li>MB Monument Box Found</li> <li>IP Iron Pin or Pipe Found</li> <li>5/8" Iron Pin Set and Capped</li> <li>RD Riverstone Company Durable P56747</li> <li>DK Nail</li> <li>CM Gas Meter</li> <li>GV Gas Valve</li> <li>UD Utility Pole</li> <li>LP Light Pole</li> <li>GA Guy Anchor &amp; Line</li> <li>TE Telephone Box</li> <li>EB Electric Box</li> <li>CB Cable Box</li> <li>GB Gullard</li> </ul>	<ul style="list-style-type: none"> <li>SE Spot Elevation Tag</li> <li>HY Hydrant</li> <li>WS Water Service Valve</li> <li>WV Water Valve</li> <li>WM Water Meter</li> <li>RD Reducer</li> <li>SM Storm Manhole</li> <li>SM Sanitary Manhole</li> <li>CB Carb Inlet</li> <li>CS Catch Basin</li> <li>RC Round Carb Inlet</li> <li>CT Cleanout/Test Tee</li> </ul>	<ul style="list-style-type: none"> <li>EL Easement Line</li> <li>PL Property Line</li> <li>SL Sublot Line</li> <li>EL Electric Line</li> <li>SL Sanitary/Combination Sewer</li> <li>SS Storm Sewer</li> <li>WL Waterline</li> <li>FL Fence Line (Wooden)</li> <li>FL Fence Line (Chain-Link)</li> <li>GR Guardrail</li> </ul>	<ul style="list-style-type: none"> <li>Ac Acres</li> <li>Adj. Adjacent</li> <li>Ag Asphalt</li> <li>BF Basement Floor</li> <li>Cal./C. Calculated</li> <li>CB Catch Basin</li> <li>CC.M.R. Cuyahoga County Mag. Records</li> <li>Ch. Chain-Link Fence</li> <li>CLF Clear</li> <li>CL Concrete</li> <li>Conn. Connection</li> <li>DM Drain Hole</li> <li>DI.M.M. Double Iron Water Man</li> <li>EG Electric</li> <li>Enc. Enclosures</li> <li>Ex. Existing</li> <li>FF Finished Floor</li> </ul>	<ul style="list-style-type: none"> <li>L.C.A. Limited Corner Area</li> <li>Mess./M. Measured</li> <li>MH Manhole</li> <li>Obs. Observed</li> <li>Page Page</li> <li>P.P.N. Permanent Parcel Number</li> <li>Record Record</li> <li>R/W Right-of-Way</li> <li>Sq. Square Feet</li> <li>Sq. Square Feet</li> <li>Sq. Square Feet</li> <li>Stm. Storm</li> <li>Temp. Temporary Bench Mark</li> <li>To. To be Removed</li> <li>TIF Telephone</li> <li>Tip. Tip. Footer</li> <li>Vol. Volume</li> <li>Wat. Water</li> </ul>
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12500 W. 14th Street, Suite 100  
Cleveland, Ohio 44144  
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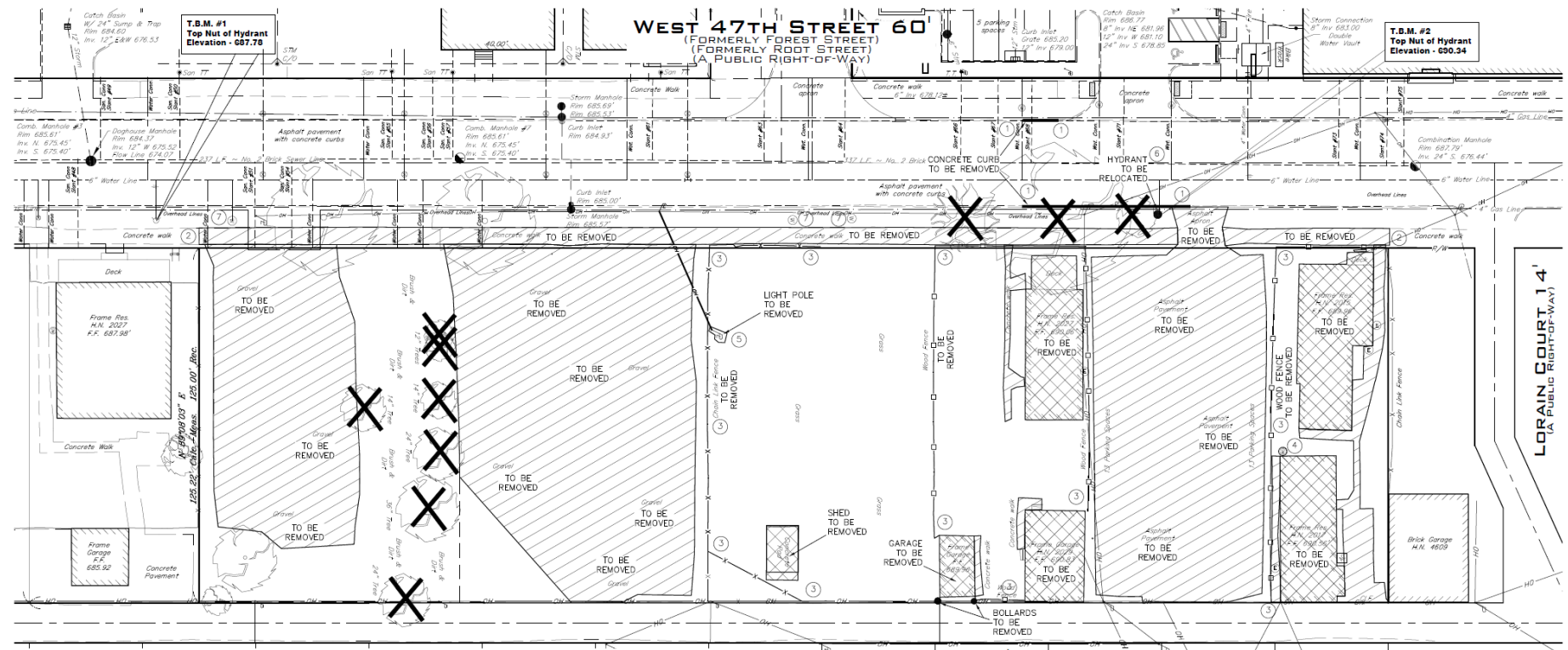
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URBAN COMMUNITY SCHOOL  
NEW ATHLETIC CENTER  
CLEVELAND, OHIO  
SITE DEMOLITION PLAN



**GENERAL SITE DEMOLITION NOTES:**

CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS NECESSARY FOR SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR ALL FEES.

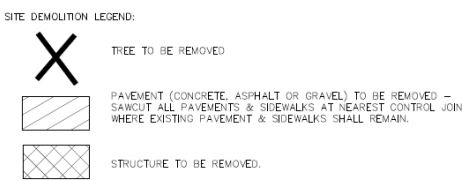
CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) A MINIMUM OF 48 HOURS BEFORE ANY DEMOLITION WORK.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY DEMOLITION WORK WITH THE APPROPRIATE UTILITIES PRIOR TO DEMOLITION. ALL UTILITY CONNECTIONS SHALL BE REMOVED ACCORDING TO UTILITY COMPANY REQUIREMENTS.

SANITARY AND WATER CONNECTIONS TO REMAIN FOR REUSE SHALL BE LOCATED, INSPECTED AND MARKED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF EXACT LOCATIONS AND ELEVATIONS. ALL OTHER CONNECTIONS NOT PROPOSED TO BE REUSED SHALL BE PLUGGED AND ABANDON PER UTILITY REQUIREMENTS.

ANY EXISTING INACTIVE WATER CONNECTIONS ALONG PROPERTY FRONTAGE SHALL BE PLUGGED PER CWD STANDARDS.

- SITE DEMOLITION PLAN KEYNOTES:**
- 1 SAWCUT AND REMOVE CURB. CONTRACTOR SHALL SAWCUT AND REMOVE CURB PROVIDING A CLEAN SMOOTH EDGE AND ENSURE THE INTEGRITY OF THE PAVEMENT TO REMAIN.
  - 2 SIDEWALK TO BE REMOVED. SAWCUT AT THE NEAREST JOINT AND PROVIDE SMOOTH CLEAN EDGE AND ENSURE INTEGRITY OF PAVEMENT TO REMAIN.
  - 3 FENCE TO BE REMOVED. CONTRACTOR TO REMOVE FENCE, FENCE POST AND POST FOUNDATIONS.
  - 4 GAS CONNECTION TO BE PLUGGED AT MAIN AND REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
  - 5 LIGHT POLE AND OVERHEAD LINE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - 6 REFER TO SHEET C4.01 FOR NEW HYDRANT LOCATION.
  - 7 EXISTING METER PIT TO BE REMOVED PER CWD STANDARDS. CONTRACTOR SHALL COORDINATE ALL WORK WITH CWD PRIOR TO CONSTRUCTION.



**LEGEND**

<ul style="list-style-type: none"> <li>Monument Box Found</li> <li>Iron Pin or Pipe Found</li> <li>5/8" Iron Pin Set and Capped (Riverstone Company Dudley P56747)</li> <li>P.K. Nail</li> <li>Gas Meter</li> <li>Iron Valve</li> <li>Utility Pole</li> <li>Light Pole</li> <li>Buy Anchor &amp; Line</li> <li>Telephone Box</li> <li>Electric Box</li> <li>Cable Box</li> <li>Bollard</li> </ul>	<ul style="list-style-type: none"> <li>Spot Elevation Tag</li> <li>Hydrant</li> <li>Water Service Valve</li> <li>Water Valve</li> <li>Water Meter</li> <li>Reducer</li> <li>Storm Manhole</li> <li>Sanitary Manhole</li> <li>Curb Inlet</li> <li>Catch Basin</li> <li>Round Curb Inlet</li> <li>Cleanout/Test Tee</li> </ul>	<ul style="list-style-type: none"> <li>Ex. Parcel Line</li> <li>Original Sublot Line</li> <li>Original Lot Line</li> <li>Centerline</li> <li>Right-of-Way Line</li> <li>Equipment Line</li> <li>Railroad Tracks</li> <li>Electric Line</li> <li>Gas Line</li> <li>Sanitary/Combination Sewer</li> <li>Storm Sewer</li> <li>Manhole</li> <li>Fence Line (Wooden)</li> <li>Fence Line (Chain-Link)</li> <li>Guardrail</li> </ul>	<ul style="list-style-type: none"> <li>Acres</li> <li>Adj.</li> <li>Asp.</li> <li>Basement Floor</li> <li>Cal./C.</li> <li>CB</li> <li>C.C.M.R.</li> <li>Cartilage County</li> <li>Map Records</li> <li>Cartilage</li> <li>Chain-Link Fence</li> <li>CLF</li> <li>Clear</li> <li>Conc.</li> <li>Conn.</li> <li>D.H.</li> <li>D.I.M.M.</li> <li>Ditch</li> <li>Enc.</li> <li>Es.</li> <li>F.F.</li> </ul>	<ul style="list-style-type: none"> <li>L.C.A.</li> <li>Max./N</li> <li>Misread</li> <li>MH</li> <li>Obs.</li> <li>Page</li> <li>Prepared Parcel Number</li> <li>P.P.N.</li> <li>Property Line</li> <li>Rec./R.</li> <li>Record</li> <li>Right-of-Way</li> <li>Sanitary</li> <li>Sq. Feet</li> <li>Sublot</li> <li>Stm.</li> <li>T.B.M.</li> <li>Temp. Branch Mark</li> <li>To Be Removed</li> <li>Telephone</li> <li>T.F.</li> <li>Vol.</li> <li>Wat</li> </ul>
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Ohio Utilities Protection Service  
**OUPS**  
before you dig

OCPUPS  
Ohio Construction Protection Update Service  
Call (800) 426-3867

**C2.02**



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LAND SURVEYING - ENGINEERING - DESIGN  
3800 W. 130th St., Suite 100  
Cleveland, Ohio 44111  
PHONE: (216) 491-2000 FAX: (216) 491-9540  
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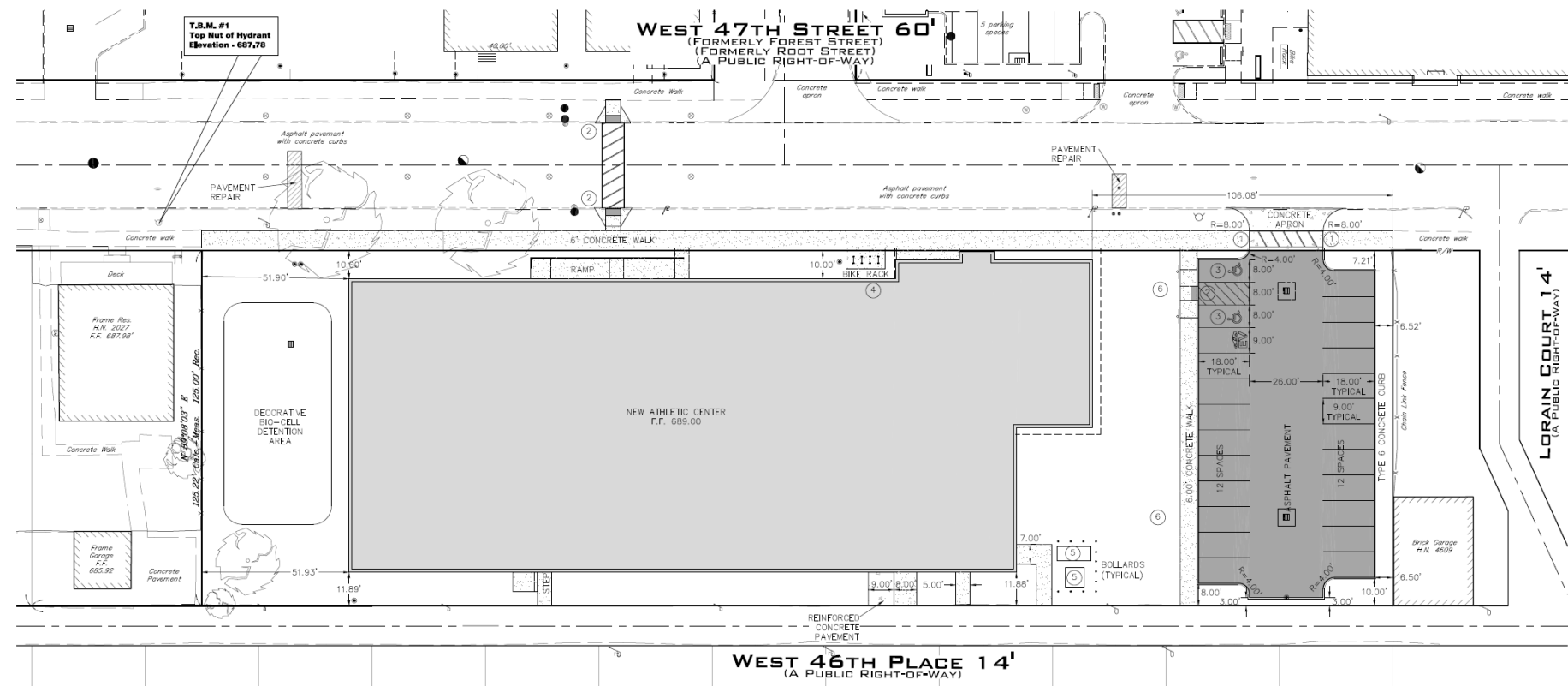
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URBAN COMMUNITY SCHOOL  
NEW ATHLETIC CENTER  
CLEVELAND, OHIO  
SITE PLAN



OGPUPS  
Ohio Green Protection Service  
1111 S. 10th Street, Columbus, OH 43260  
(614) 762-5868

C3.01



LEGEND

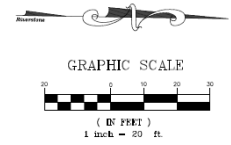
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PAVEMENT LEGEND:

	ASPHALT PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALKS

NOTES:

- END CURB PER END CURB TAPER DETAIL. SEE DETAIL SHEET C6.01.
- DETECTABLE WARNINGS, TRUNCATED DOWNS. SEE DETAIL SHEET C6.03.
- ADA PARKING STALL AND SIGN. SEE DETAIL SHEET C6.03.
- BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
- TRANSFORMER AND GENERATOR PADS. REFER TO ELECTRICAL PLANS FOR DETAILS.
- CONCRETE COLLAR. SEE DETAIL SHEET C6.01.



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CLEVELAND, OHIO 44114  
PHONE: (216) 451-1000 FAX: (216) 451-1940  
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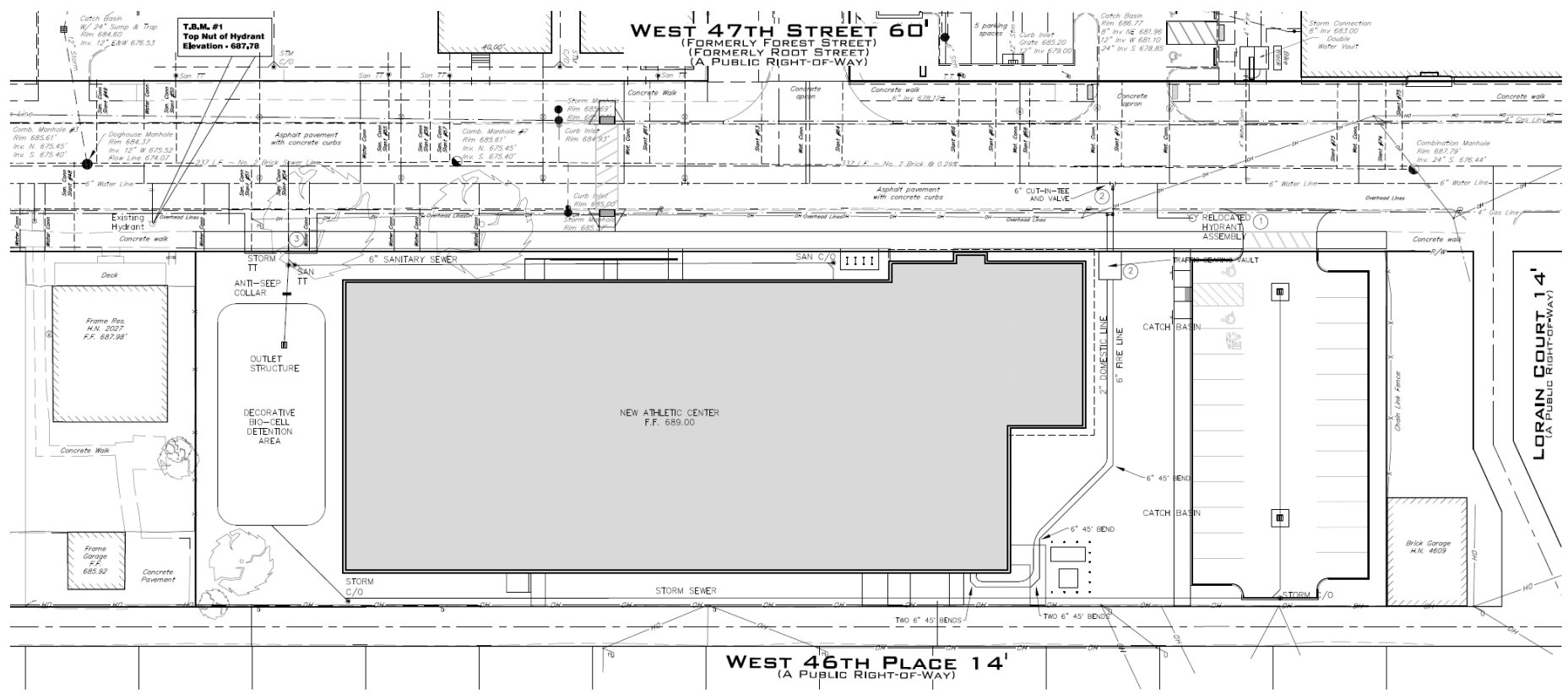
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URBAN COMMUNITY SCHOOL  
NEW ATHLETIC CENTER  
CLEVELAND, OHIO  
UTILITY PLAN

Ohio Wetland Protection Service  
before you dig  
OGPUPS  
Ohio Geological Protection Service  
Ohio Geological Protection Service

C4.01

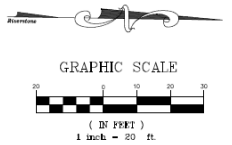


**LEGEND**

<ul style="list-style-type: none"> <li>Monument Box Found</li> <li>Iron Pin or Pipe Found</li> <li>5/8" Iron Pin Set and Capped</li> <li>P.K. Nail</li> <li>Gas Meter</li> <li>Gas Valve</li> <li>Reducer</li> <li>Light Pole</li> <li>Gay Anchor &amp; Line</li> <li>Telephone Box</li> <li>Electric Box</li> <li>Cable Box</li> <li>Ballard</li> </ul>	<ul style="list-style-type: none"> <li>Spot Elevation Tag</li> <li>Hydrant</li> <li>Water Service Valve</li> <li>Highway Line</li> <li>Basement Line</li> <li>Railroad Tracks</li> <li>Electric Line</li> <li>Gas Line</li> <li>Sanitary/Combination Sewer</li> <li>Storm Sewer</li> <li>Waterline</li> <li>Fence Line (Wooden)</li> <li>Fence Line (Chain-Link)</li> <li>Guardrail</li> </ul>	<ul style="list-style-type: none"> <li>Access</li> <li>Adjacent</li> <li>Asphalt</li> <li>Basement Floor</li> <li>Calculated</li> <li>Catch Basin</li> <li>Catch Basin</li> <li>Catch Basin</li> <li>Mag. Records</li> <li>Centerline</li> <li>Chain-Link Fence</li> <li>Clear</li> <li>Clear</li> <li>Clear</li> <li>Concrete</li> <li>Cornc.</li> <li>Drill Hole</li> <li>Excavation</li> <li>Water Main</li> <li>Electric</li> <li>Existing</li> <li>Vol.</li> <li>Finished Floor</li> </ul>	<ul style="list-style-type: none"> <li>L.C.A. Limited Control Area</li> <li>Meas./M. Measured</li> <li>M.H. Manhole</li> <li>Obs. Observed</li> <li>Page</li> <li>Proprietor Parcel Number</li> <li>Property Line</li> <li>Record</li> <li>Right-of-Way</li> <li>Sanitary</li> <li>Square Feet</li> <li>Sublot</li> <li>Storm</li> <li>Temporary Bench Mark</li> <li>To be Removed</li> <li>Telephone</li> <li>Tip Footer</li> <li>Volume</li> <li>Water</li> </ul>
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**NOTES:**

- RELOCATED FIRE HYDRANT. CONTRACTOR SHALL COORDINATE ALL WORK AND FINAL LOCATION WITH CWD AND CPD PRIOR TO ANY CONSTRUCTION.
- 6" WATER CONNECTION FOR 6" FIRE LINE AND 2" DOMESTIC LINE, METER AND BACKFLOW SHALL BE PLACED INSIDE A CWD APPROVED TRAFFIC BEARING VAULT.
- CONTRACTOR SHALL REPLACE EXISTING SLANT #54 WITH NEW 8" VCP CONNECTION CONNECTION PER WATER POLLUTION CONTROL STANDARDS. SLOPE OF NEW CONNECTION SHALL BE 1% MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY INVERT OF EXISTING SEWER MAIN AT CONNECTION POINT AND SHALL NOTIFY ENGINEER OF ALL FINDINGS. ALL WORK SHALL BE COORDINATED WITH WATER POLLUTION CONTROL.



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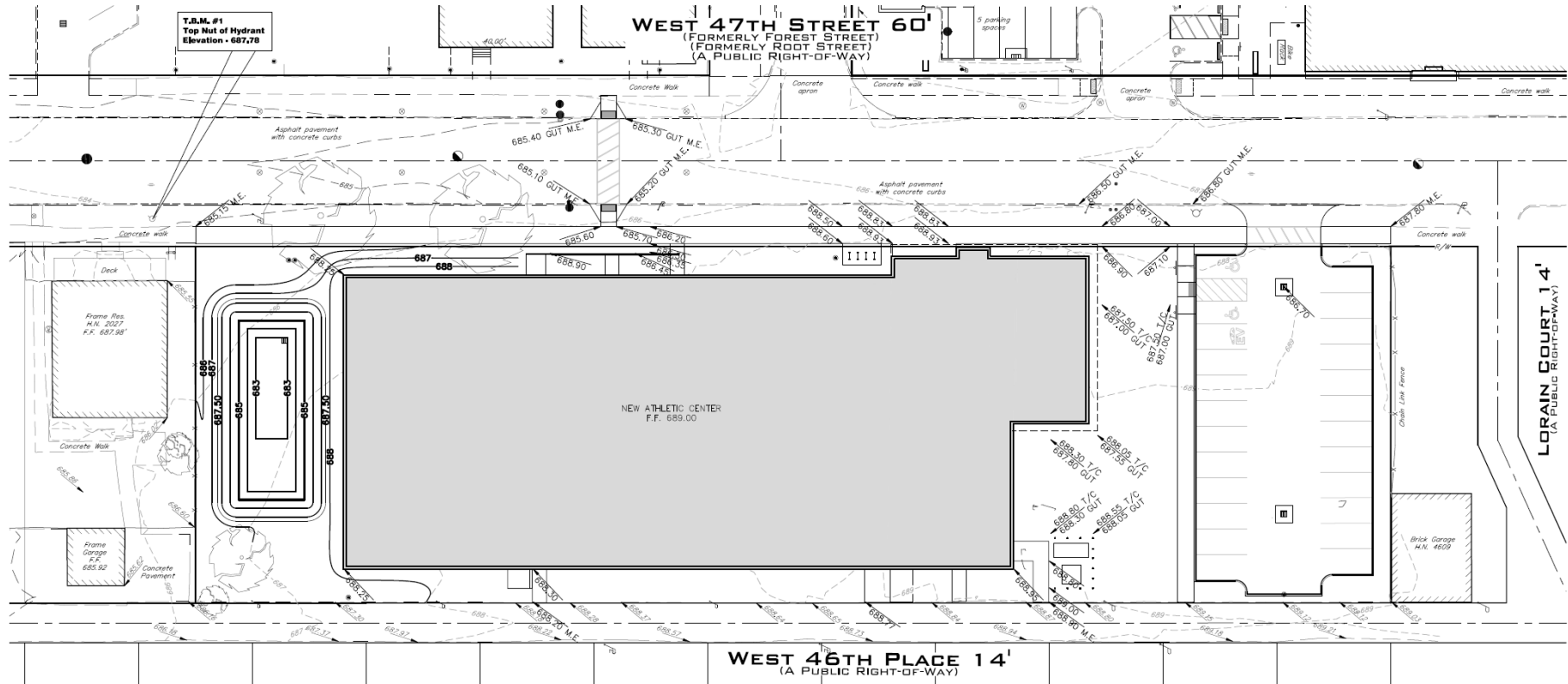
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URBAN COMMUNITY SCHOOL  
NEW ATHLETIC CENTER  
CLEVELAND, OHIO

GRADING PLAN



05.01



T.S.M. #1  
Top Not of Hydrant  
Elevation - 687.78

WEST 47TH STREET 60'  
(FORMERLY FOREST STREET)  
(FORMERLY ROOT STREET)  
(A PUBLIC RIGHT-OF-WAY)

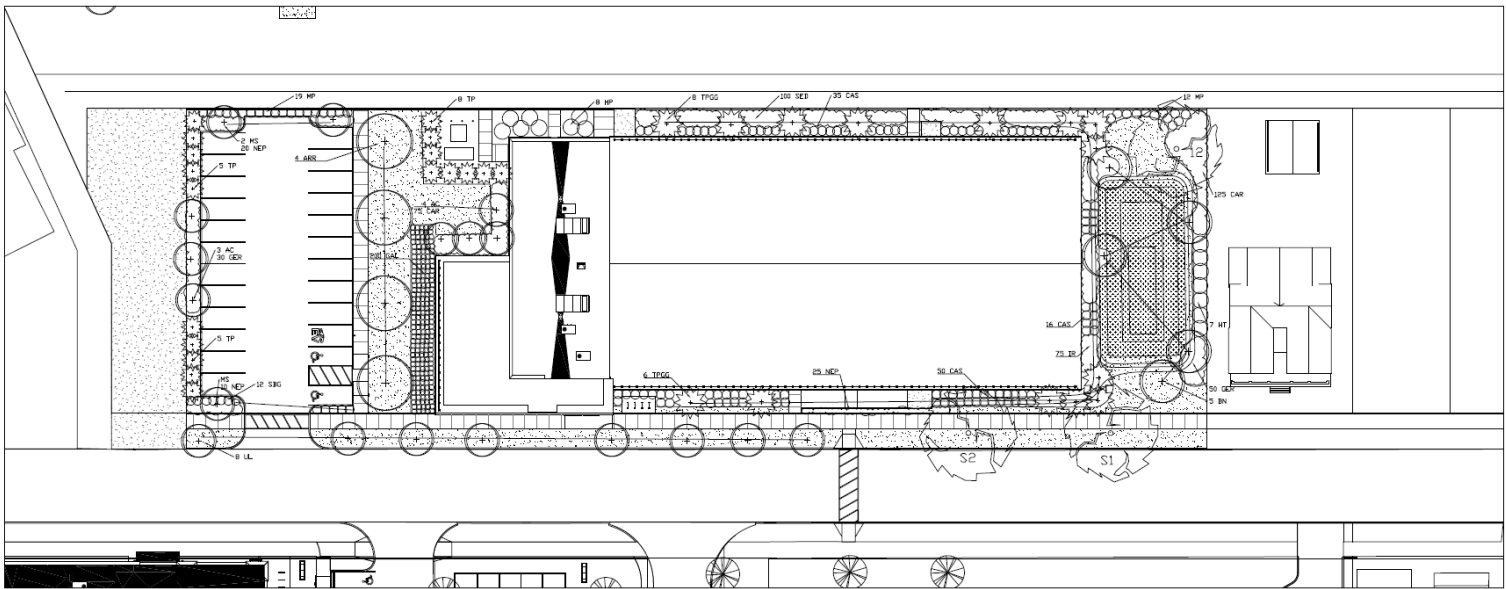
WEST 46TH PLACE 14'  
(A PUBLIC RIGHT-OF-WAY)

LORAIN COURT 14'  
(A PUBLIC RIGHT-OF-WAY)

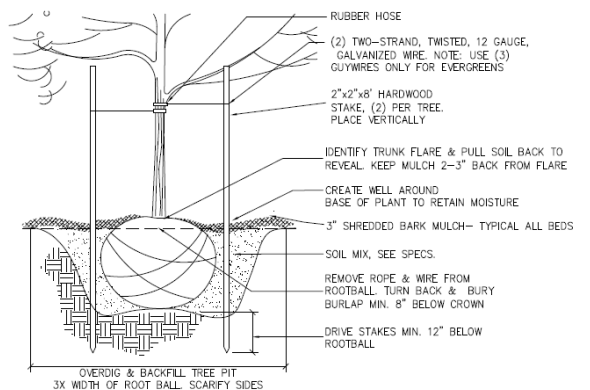
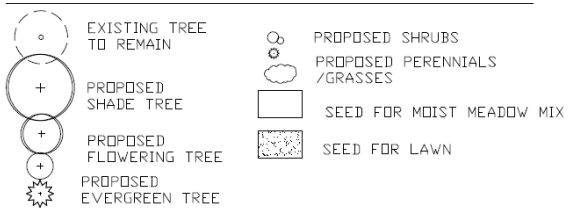
LEGEND

<ul style="list-style-type: none"> <li>■ Monument Box Found</li> <li>○ Iron, Pin or Pipe Found</li> <li>● 5/8" Iron Pin Set and Capped</li> <li>⊕ Capped Riverstone Company Dadeley P56747</li> <li>⊕ P.K. Nail</li> <li>⊕ Gas Meter</li> <li>⊕ Gas Valve</li> <li>⊕ Utility Pole</li> <li>⊕ Light Pole</li> <li>⊕ Day Anchor &amp; Line</li> <li>⊕ Telephone Box</li> <li>⊕ Electric Box</li> <li>⊕ Cable Box</li> <li>● Bollard</li> </ul>	<ul style="list-style-type: none"> <li>⊕ Spot Elevation Tag</li> <li>⊕ Hydrant</li> <li>⊕ Water Service Valve</li> <li>⊕ Water Valve</li> <li>⊕ Water Meter</li> <li>⊕ Resilient</li> <li>⊕ Storm Manhole</li> <li>⊕ Sanitary Manhole</li> <li>⊕ Curb Inlet</li> <li>⊕ Catch Basin</li> <li>⊕ Round Curb Inlet</li> <li>⊕ Cleanout/Test Tee</li> </ul>	<ul style="list-style-type: none"> <li>Ex. Parcel Line</li> <li>Original Sublot Line</li> <li>Original Lot Line</li> <li>Centerline</li> <li>Property Line</li> <li>Right-of-Way Line</li> <li>Easement Line</li> <li>Railroad Tracks</li> <li>Electric Line</li> <li>Gas Line</li> <li>Sanitary/Combination Sewer</li> <li>Storm Sewer</li> <li>Waterline</li> <li>Fence Line (Wooden)</li> <li>Fence Line (Chain-Link)</li> <li>Guardrail</li> </ul>	<ul style="list-style-type: none"> <li>Ac. Acres</li> <li>Adj. Adjacent</li> <li>App. Asphalt</li> <li>B.F. Basement Floor</li> <li>Calc./C. Calculated</li> <li>CB Catch Basin</li> <li>C.C.M.R. Cuyahoga County Map Records</li> <li>Ch. Chain-Link Fence</li> <li>Clr. Clears</li> <li>Conc. Concrete</li> <li>Conn. Connection</li> <li>D.H. Drift Hole</li> <li>D.I.W.M. Ductile Iron Water Main</li> <li>Elec. Electric</li> <li>Encl. Enclosures</li> <li>Ex. Existing</li> <li>P.F. Finished Floor</li> </ul>	<ul style="list-style-type: none"> <li>L.C.A. Limited Common Area</li> <li>Meas./M. Measured</li> <li>M.H. Manhole</li> <li>Obs. Observed</li> <li>Page Page</li> <li>P.P.N. Permanent Parcel Number</li> <li>Prop. Property Line</li> <li>Record Right-of-Way</li> <li>Rec./R. Record</li> <li>R/W Right-of-Way</li> <li>S.F. Square Feet</li> <li>S/L Sublot</li> <li>Stm. Storm</li> <li>Temp. Temporary Bench Mark</li> <li>To Be Removed</li> <li>Tile Tile</li> <li>Top. Top Elevation</li> <li>Vol. Volume</li> <li>Wat. Water</li> </ul>
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KEY



TREE PLANTING & STAKING  
NOT TO SCALE

Plant Schedule					
Key	Qty	Botanical / Common Name	Size	Cont.	Spacing
<b>Trees</b>					
ASK	4	Acer rubrum 'Red Sunset' / Red Maple	2 1/2" Cal.	863	30' O.C.
AC	7	Acer rubrum 'Greenleaf' / Greenleaf Maple	7" Cal.	863	
BN	1	Betula nigra / River Birch	12" Cal.	863	12' O.C.
MB	1	Malus 'Spring Snow' / Spring Snow Crabapple	2" Cal.	863	
EP	18	Thuja glauca 'Western Cedar'	8" Cal.	863	See Plan
FRSG	24	Thuja glauca 'Blueland' / Upright Western Cedar	8" Cal.	863	See Plan
IL	8	Liriodendron 'Yellow' / Yellow Sycamore Elm	3" Cal.	863	
<b>Shrubs</b>					
CAS	108	Cornus sericea 'Cardinal' / Dogwood	3"	863	4' O.C.
UP	1	Hydrangea paniculata 'Tardiva' / Late Panicle Hydrangea	30"	863	See Plan
MP	31	Malva parviflora / Northern Bedstraw	30"	No. 3	4' O.C.
SDO	12	Spiraea x bumalda 'Gold Flame' / Pink Spirea	12"	No. 3	4' O.C.
<b>Grasses</b>					
CAL	200	Calamagrostis canadensis 'Mist Maiden' / Feather Reed Grass	Clump	No. 2	2' O.C.
CAR	200	Carex pensylvanica / Sedge Grass	Clump	No. 1	12" O.C.
<b>Perennials</b>					
GLS	80	Geranium 'Plasencia' / Russian Geranium	Clump	No. 3	30" O.C.
IL	72	Liriodendron / Yellow Sycamore	Clump	No. 1	24" O.C.
NPP	30	Nepeta racemosa 'Diagonum' / Catmint	Clump	No. 2	30" O.C.
SDO	108	Spiraea x bumalda 'Gold Flame' / Autumn Joy Spirea	Clump	No. 2	24" O.C.
Seed for Lawn					

EXISTING TREES TO REMAIN  
PER TREE PRESERVATION REPORT - J. PALMER 05.30.24  
#12 36" SILVER MAPLE  
S1 & S2 SYCAMORE IN TREE LAWN - PRUNE CANOPY PROPORTIONALLY TO ROOTS IMPACTED BY EXCAVATION OF BUILDING FOOTERS.



**Project Team:**  
**STRUCTURAL ENGINEER**  
Thorson Baker + Associates  
300 West Cleveland Rd.  
Hartsville, OH 44206  
p: 330.656.0888  
**MECHANICAL / ELECTRICAL ENGINEER**  
Dank Associates, Inc.  
163 E. 20th St.  
Cleveland, OH 44119  
p: 216.531.8850 1874.031.3144  
**CIVIL ENGINEER**  
Riverstone  
2316 Sycamore Avenue, Suite 110  
Cleveland, OH 44114  
p: 216.681.2000 1.278.618.9940  
**LANDSCAPE ARCHITECT**  
James S. McKnight  
P.O. Box 15119  
Cleveland, OH 44114  
p: 216.615.2408  
**CONSTRUCTION MANAGER**  
Summit Construction  
1095 Home Ave.  
Akron, OH 44326  
p: 330.276.1317

PROJECT:  
**UCS**  
NEW ATHLETIC CENTER  
2208 W. 47TH ST.  
CLEVELAND, OHIO  
OWNER:  
URBAN COMMUNITY SCHOOL  
4809 LORAIN AVENUE  
CLEVELAND, OH 44102  
LANDSCAPE PLAN  
DATE:  
SCALE:  
L-100



RED MAPLE



SERVICEBERRY



RIVER BIRCH



CRABAPPLE



WESTERN CEDAR



ELM



RED TWIG DOGWOOD



HYDRANGEA



NORTHERN BAYBERRY



PINK SPIREA



REED GRASS



SEDGE



GERANIUM



IRIS



CATMINT



SEDUM

**UCS - ATHLETIC CENTER**  
PLANT PALLETTE



## TREE PRESERVATION PLAN

John Palmer  
ISA Board Certified Master Arborist®  
ISA Tree Risk Assessment Qualified  
#OH-6319B  
Cleveland, OH USA

May 30th, 2024

Christopher J. Kaczmar, RA, AIA  
President  
Kaczmar Architects Incorporated  
1468 West 9th Street, Suite 400, Cleveland, OH 44113

Chris,

Here is my tree inventory and site assessment of the UCS project as you requested.

Below is the inventory. See attached site inventory map for locations.

<u>Tree number</u>	<u>Species and size</u> (multiple diameters are of multi trunk trees)
1)	24", 28" Mulberry (Morus) Poor condition (decay on west trunk, lean and canopy only to the west), drip line 25', avg canopy 20'
2)	9" Sugar Maple (Acer saccharum) Good condition, drip line approx. 25', avg canopy 20'
3)	8" Sugar Maple (Acer saccharum) Good condition, could be co-com with adjacent Sugar Maple (buried), drip line 20', avg canopy 15'
4)	7", 8" Sugar Maple (Acer saccharum) Poor condition (trunk damage, grown around chain link fence), drip line 25', avg canopy 20'
5)	8", 5", 7" Mulberry (Morus) Fair condition (fence damage), drip line 35', avg canopy 20'

6)	18" Mulberry (Morus) Poor condition, drip line 25', avg canopy 20'
7)	18", 20" Mulberry (Morus) Good condition, 50' tall, drip line 35', avg canopy 25'
8)	5", 5", 4", 4", 3", 2", 1" Silver Maple (Acer saccharinum) Good condition, drip line 20', avg canopy 15'
9)	4", 2" Silver Maple (Acer saccharinum) Good condition, drip line 10', avg canopy 10'
10)	3", 3", 2", 2", 1" Silver Maple (Acer saccharinum) Poor condition, drip line 15', avg canopy 15'
11)	22" Catalpa (Catalpa speciosa) Good condition, 35' tall, drip line 20', avg canopy 20'
12)	36" Silver Maple (Acer saccharinum) Good condition, 65' tall, drip line 35', avg canopy 35'
13)	5" Mulberry (Morus) Good condition, drip line 10', avg canopy 10'
14)	4") Silver Maple (Acer saccharinum) Good condition, drip line 5', avg canopy 5'
15)	5" Mulberry (Morus) Poor condition (horizontal yet alive) drip line 5', avg canopy 5'
16)	5" Siberian Elm (Ulmus pumila) Good condition, drip line 5', avg canopy 5'
17)	7" Ornamental Cherry (Prunus kwanzan ?) Good condition, 15' tall, drip line 15', avg canopy 15'

I also identified 4 City owned trees on the tree lawn, adjacent to the project site. Care needs to be taken working around these trees.

From North to South:

- BK1 - Buckeye (Aesculus) 25' avg crown spread
- S3 - Sycamore (Platanus occidentalis) 45' avg crown spread
- SM1 - Sugar Maple (Acer saccharum) 25' avg crown spread
- S2 - Sycamore (Platanus occidentalis) 55' avg crown spread
- S1 - Sycamore (Platanus occidentalis) 45' avg crown spread

The major damage will likely be to the surrounding soil, and the critical root zone. With these mature trees, they will be very susceptible to changes in soil structure found on construction sites. The roots will not be protected by the sidewalk over them during the construction process. Compaction will likely be a slow killer of these mature trees, if not planned for before further work takes place.

I recommend that no construction activity take place underneath the overhanging canopy, by vehicles of any kind, and recommend a tree, root, and soil protection zone to extend to the edge of the drip line. See further notes below.

Tree Protection Recommendations.

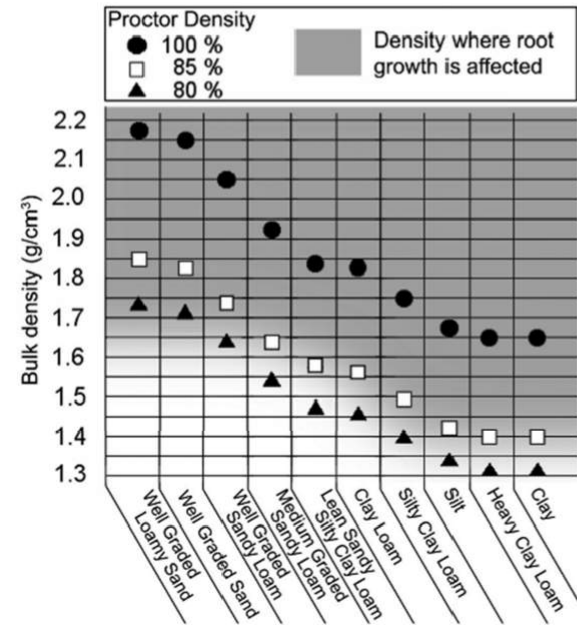
The critical root zone (CRZ) for all trees should be measured out to the edge of the drip line. All soil and roots inside this critical area should be protected from damage, especially from compaction from demolition or construction. Tree protection zone (TPZ) formulas should not be applied. They are inadequate.

A minimum layer of 6" of arborist wood chips can be applied in the CRZ to protect soil and roots from damage and compaction.

Construction options to reduce damage to roots include boring under the root zone (approx. 18" or deeper) when considering trenching for utilities/foundation/sub surface for driveways, etc. Soil cells can also be considered as an option to protect roots around underground utilities.

See charts below for soil compaction research measurements for tree root survival. Using soil compaction measurement tools (penetrometer, etc.) can help determine soil compaction and likelihood of damage to soil and tree roots.

Soil texture	Ideal bulk densities (g/cm <sup>3</sup> )	Bulk densities that may affect root growth (g/cm <sup>3</sup> )	Bulk densities that restrict root growth (g/cm <sup>3</sup> )
Sands, loamy sands	<1.60	1.69	>1.80
Sandy loams, loams	<1.40	1.63	>1.80
Sandy clay loams, loams, clay loams	<1.40	1.60	>1.75
Silts, silt loams	<1.30	1.60	>1.75
Silt loams, silty clay loams	<1.10	1.55	>1.65
Sandy clays, silty clays, some clay loams (35-45% clay)	<1.10	1.49	>1.58
Clays (>45% clay)	<1.10	1.39	>1.47



Linking Proctor Density to Bulk Density by soil type

Planting Soil Compaction



Here is the url to an article with much cited research on tree roots and soil compaction.

<https://www.deeproot.com/blog/blog-entries/the-most-important-factor-for-growing-healthy-trees-2/>

Additionally, when considering cutting roots on existing trees, knowledge of the importance of the prevailing winds, and roots growing in that direction is crucial. Research done by Tom Smiley of Bartlett research (and others) has shown these “tension roots” are the most critical for structural stability of trees.



Also, Dr. Frank Telewski’s research at Michigan State University has identified the shape of roots has significant impact for the stability of trees.



Tree roots in either a “T beam” or “I beam” shape are roots that are providing active load support to existing trees. Care should be taken when considering cutting, removing, or damaging these roots. Air excavation to ascertain the morphology (shape) of large structural roots before work is done around trees is recommended.

Thank you again for allowing me to participate in this project. If I can be of additional service to you, please don’t hesitate to contact me.

Cordially,

A handwritten signature in black ink, appearing to read 'John Palmer'.

John Palmer

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

# Near West Design Review District

Design Review Advisory Committee

## Meeting Motion and Report Form

**Meeting Location:** South Branch Library, 3096 Scranton Road

**Case Number:** NW 2024-009

**Meeting Date:** 05/22/2024

**Project Name:** UCS Athletic Center

**Project Address:** 2045 W 47th St.

**Contact Person:** Chris Kaczmar

**Architect/Contractor:** \_\_\_\_\_

**General Description:** New Athletic center as an extention to the already existing elementart camups and other resource buildings

### Motion by Design Review Committee:

#### **Schematic Design Approval**

**Approve:** Esposito, Gallagher, Gardin, Jurca, Madera, Rakauskas, Sandoval

**Disapprove:**

**Abstain:**

**Non-Voting Members:**

Motion to approve as presented recommendations considered. 1st Kerry, 2nd **Esbeey**. Consider more natural lighting (appropriation varies on location), crosswalks near the entry, consider ramp materials/colors, consider art on empty walls, Consider the centers' entry/exit with alternative options, flip the driving apron orientation, Landscaping, adding color to the recreation center "white box"

# Cleveland City Planning Commission

## Far West Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

## **FW2024-007 – West Park Constellation School Signage: Seeking Final Approval**

June 7, 2024

**Project Address: 16210 Lorain Avenue**

**Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign**

---

**Ward 17- Councilmember Slife**

**SPA: Kamm's**



SATELLITES, PROPERTY LINES AND MEASUREMENTS OBTAINED FROM CUYAHOGA COUNTY AUDITOR GIS MAPPING



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



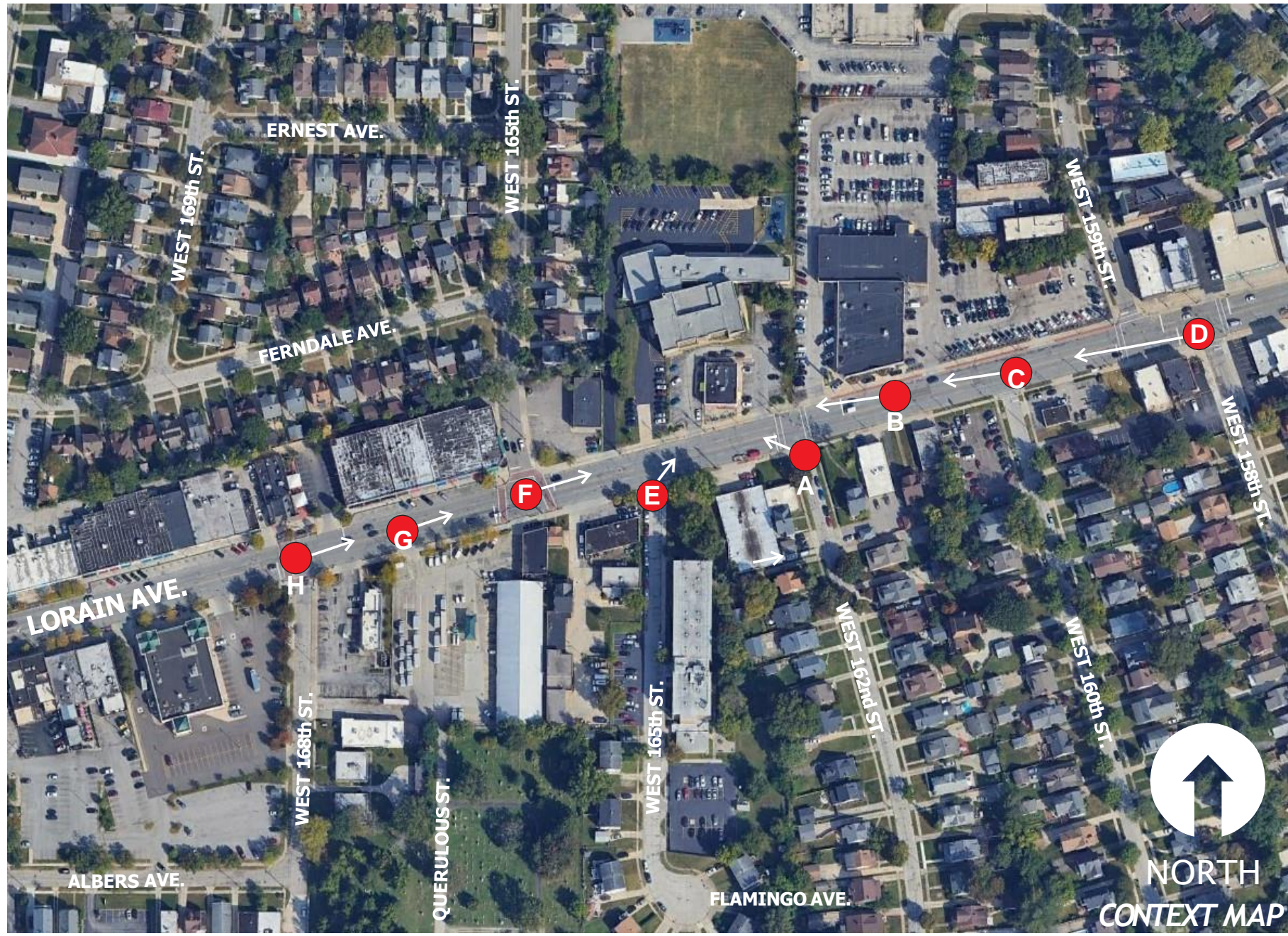
**Brilliant Electric Sign Co., Ltd.**

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING. CREATED BY BRILLIANT SIGNS. IT IS SUBJECT TO A PROFESSIONAL DESIGNER'S REVIEW. FOR YOUR PROTECTION, IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	West Park Community Middle School	SALESMAN	JRM	DATE	3-2-24	DESIGN NO.	B24-289
LOCATION	16210 Lorain Rd., Cleveland, Ohio	DESIGNER	DM	SCALE	SHOWN	REVISION	
						COPYRIGHT ©	2024

FILE NAME: Wmwrnh/constellation\_west\_park



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



**Brilliant Electric Sign Co., Ltd.**

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME

West Park Community Middle School

LOCATION

16210 Lorain Rd., Cleveland, Ohio

SALESMAN

DATE

DESIGNER

SCALE

R

NS

A

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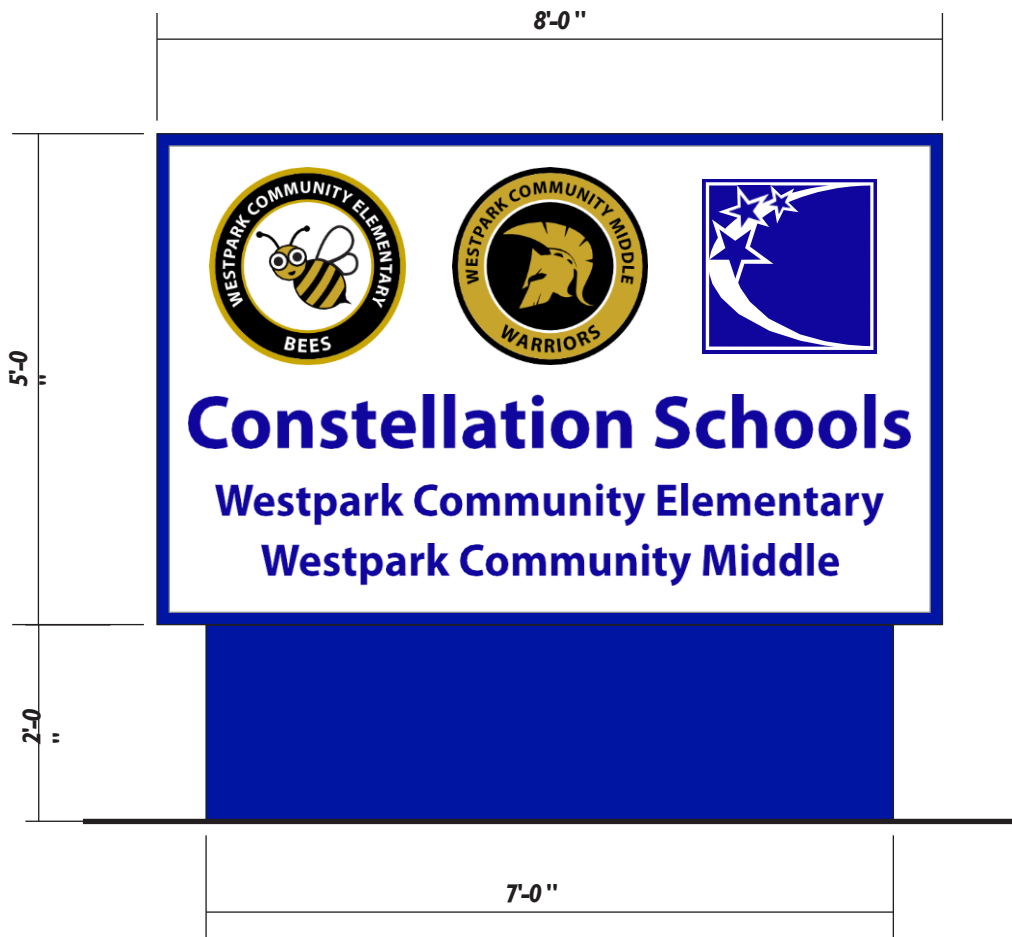
REVISION

624-290 context



FILE NAME: [http://www.bes.com/signs/16210-lorain-west-park](#)

2024



**NOTES:**  
 Double-face, internally-illuminated ground signs with flat polycarbonate faces.  
 Faces to be clear polycarbonate, with direct-to-surface digitally printed graphics.  
 All copy and constellation logo to be blue PMS 072C.  
 Mascot logos to be gold PMS 103C, black PMS 6C, and white.  
 Background to be white.  
 Cabinet, trim and pole cover to be painted blue to match PMS 072C. **RATED 120 VOLTS**

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



**Brilliant Electric Sign Co., Ltd.**

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME	SALESMAN	DATE	REVISION	NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.
LOCATION	DESIGNER	SCALE	COPYRIGHT ©	
West Park Community Middle School	J	3-2-24	B24	
16210 Lorain Rd., Cleveland, Ohio		3/4"=1'-0"	2024	
				FILE # 16210LorainWest1790

R

A





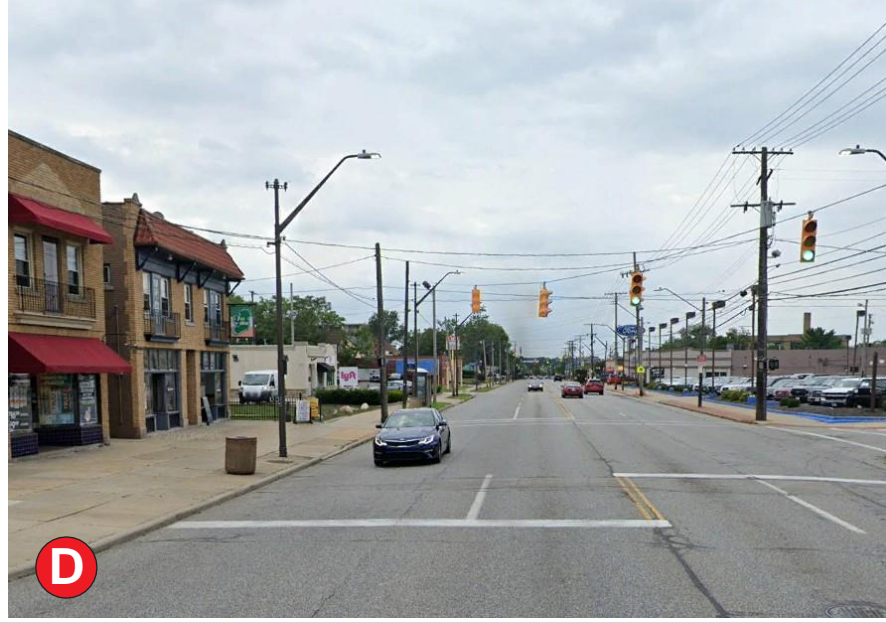
**A**



**B**



**C**



**D**

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



**Brilliant Electric Sign Co., Ltd.**

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME

West Park Community Middle School

LOCATION

16210 Lorain Rd., Cleveland, Ohio

SALESMAN

DATE

DESIGNER

SCALE

3-2-24

REVISION  
NOT TO BE USED, REPRODUCED OR EXHIBITED IN ANY FASHION

PROJECT BEING PLANNED FOR YOU IT IS  
COPYRIGHT ©  
B24-250 photos I

FILE #

2024

R NS

A



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



**Brilliant Electric Sign Co., Ltd.**

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-

COMPANY NAME

West Park Community Middle School

LOCATION

16210 Lorain Rd., Cleveland, Ohio

SALESMAN

DATE

DESIGNER

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DESIGN NO. B24-290 photos 2

FILE NAME: \photos\photos\2024\16210lorain\16210lorain-west-park

3-2-24

J

NIS

2024

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# Constellation Schools Signage

## 16210 Lorain Ave

### City Planning Commission Hearing

### June 07, 2024



CITY OF CLEVELAND  
Mayor Justin M. Bibb

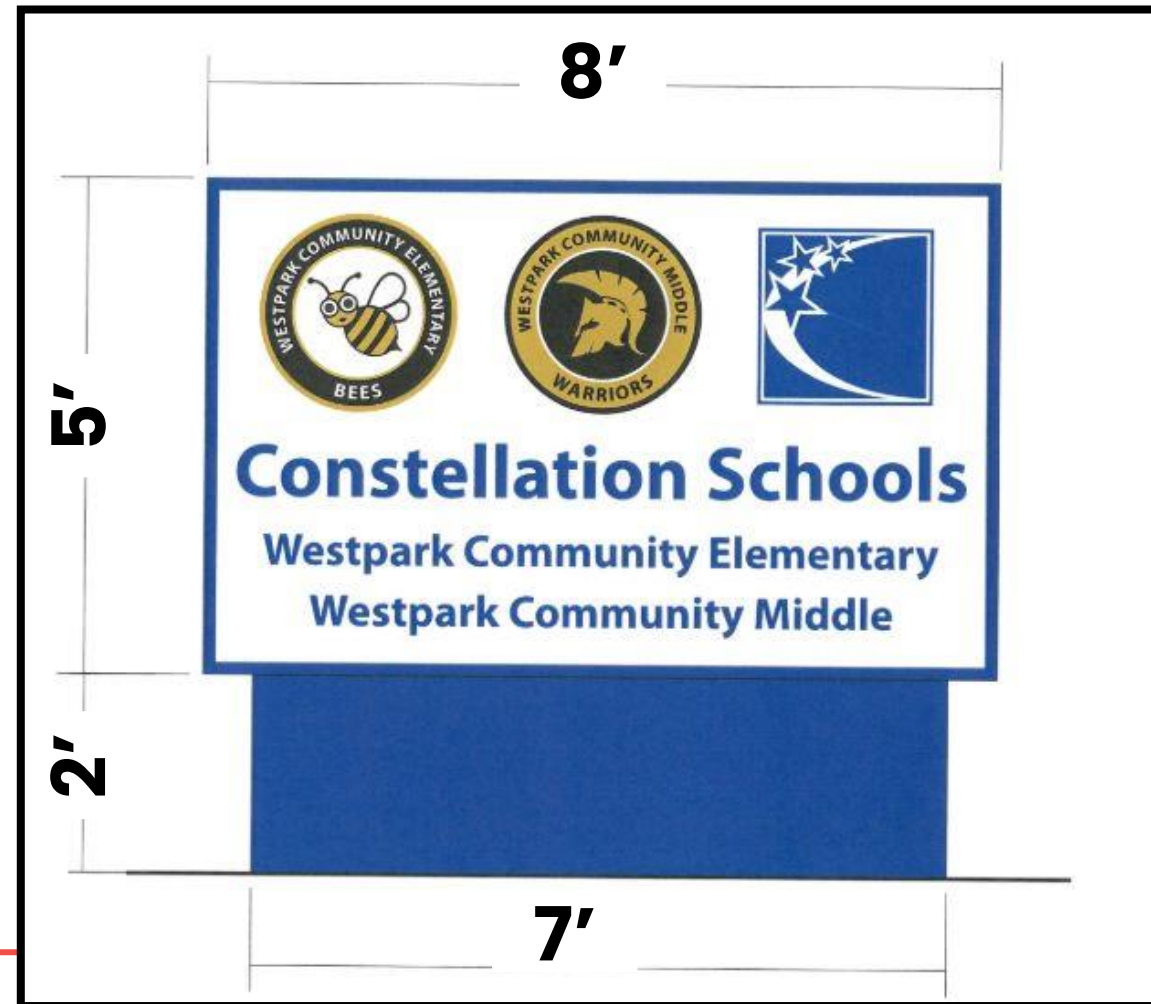
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CITY PLANNING COMMISSION

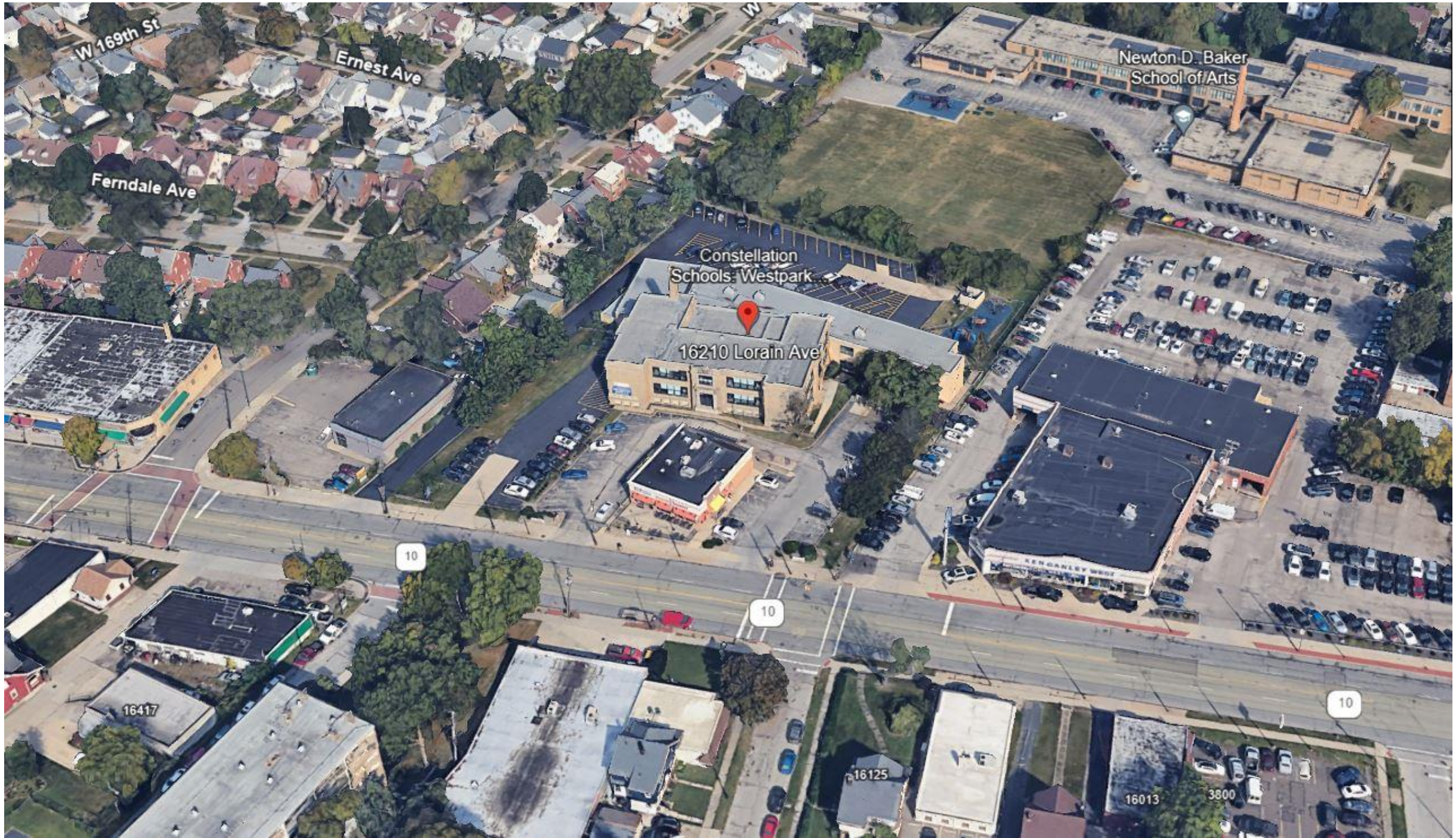
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# Proposal

Applicant is proposing a 40sf business identification free-standing sign.







W 169th St

Ernest Ave

Ferndale Ave

Newton D. Baker  
School of Arts

Constellation  
Schools - Westpark

16210 Lorain Ave

10

10

10

16417

16125

16013

3800

# Why City Planning Commission?

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- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
    - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
    - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

# Business identification Sign

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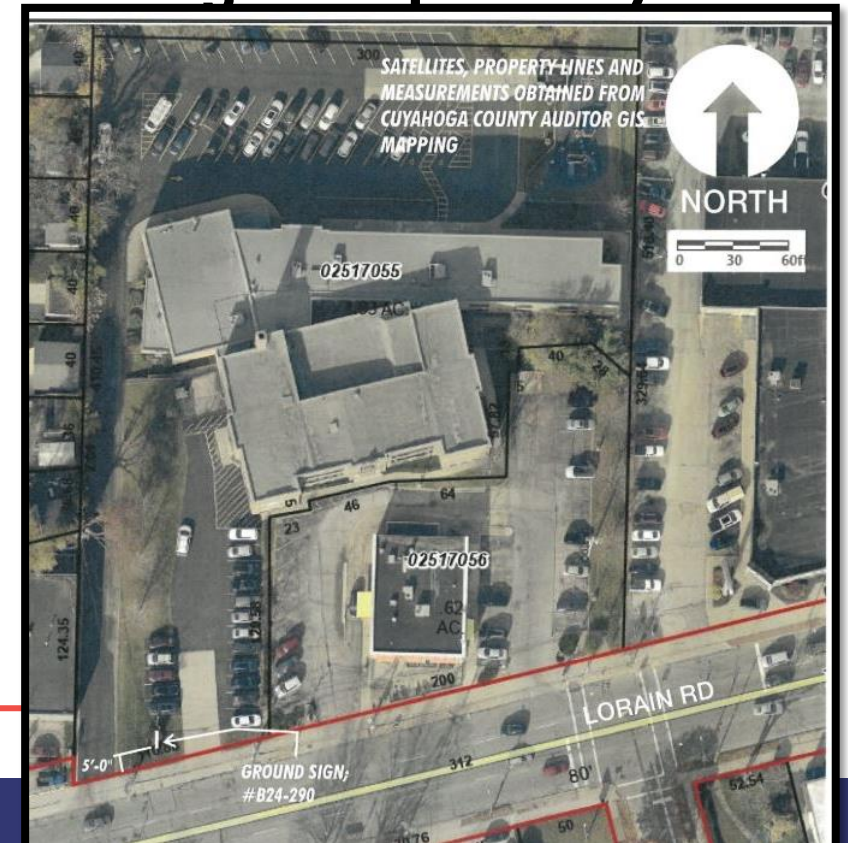
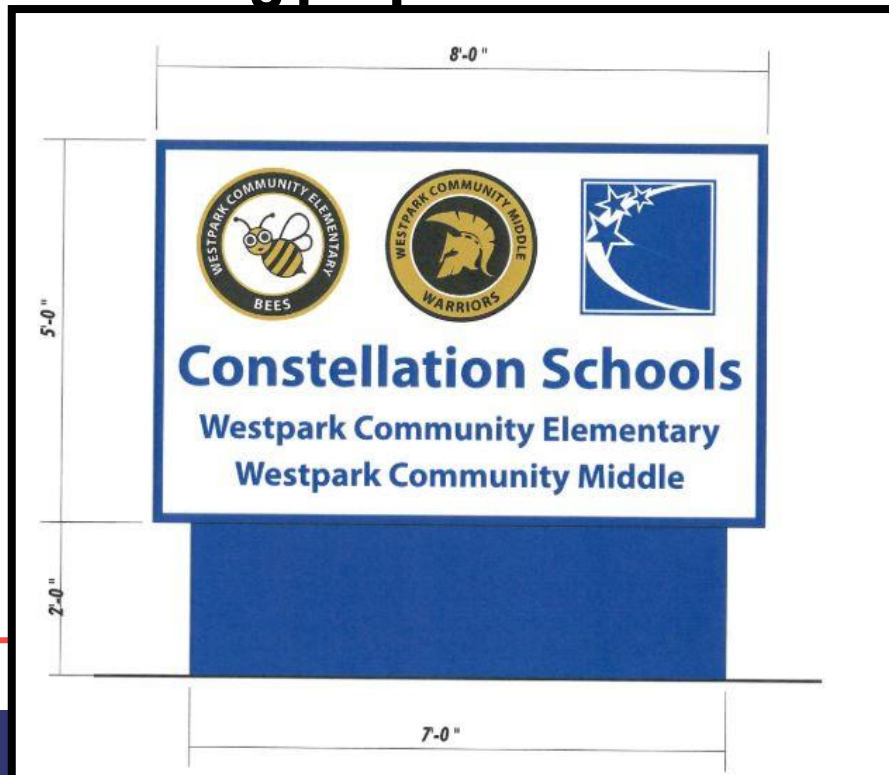
- **Business Sign:** An identification sign which may also display such detailed information about the operation of the business as brand names of goods or services offered on the premises, prices or special “sale” information, forms of payment accepted, hours of operation, telephone number and so forth
  - **Identification Sign:** A sign identifying or naming of business, building, use, etc.
  - **Free-standing Sign:** A sign which is not attached to a building and which is either attached directly to the ground, placed directly on the ground, displayed on a natural or man-made object (other than a building), or elevated on a pole or other supporting structure attached to the ground.
-





# Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**



# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024



### Far West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 9:00 AM

**Case Number:** FW2024-07 **Meeting Date:** 06.05.24  
**Project Name:** West Park Constellation School **Ward #:** 17  
**Project Address:** 16210 Lorain Avenue  
**Project Rep. :** Laura Higgins-Woyma  
**Existing Use:** **Proposed Use:**  
**Project Scope:** New 7 ft. tall monument sign replacing existing

**Design Review Level Applied For:** Final

**Motion by Design Review Committee:**

Approve (as presented)  Approve (with stated conditions)  Disapprove  Table

Conditions:

Scale sign down to 6 ft tall. Proportionally scale back text/logos. Add address to base of sign. Submit final sign schematic to staff to circulate with committee.

Suggestions: Re-work Constellation Logo to be in the center, and switch text to be at top of sign.

Note: Variance needed for 7 foot sign (5 ft allowable) and 20 ft placement off property line, (5 ft proposed)

<b>Committee Action:</b>		(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)			
Andrews	(Alt.) <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Petrakis	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Blazek	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Provolt	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Hewitt	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Young	(C) <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Horton	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Howard	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Orehek	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.				

**Applicant Signature & Date:** \_\_\_\_\_ **Virtual Meeting – No Signature Required**

# Cleveland City Planning Commission

## Downtown | Flats Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

**DF2023-041 – Globe Iron Renovation: Seeking Final Approval**

June 7, 2024

**Project Address: 2325 Elm Street**

**Project Representative: Jesse Sweigart, LDA Architects**

**Note: the Planning Commission granted this item Schematic Design Approval with Conditions on February 16, 2024. Applicant to continue to look at the influence of multi-modal travel, curb cuts, masonry walls, and the visitor experience. Applicant to take into consideration how the courtyard might relate to how one might approach or use it.**

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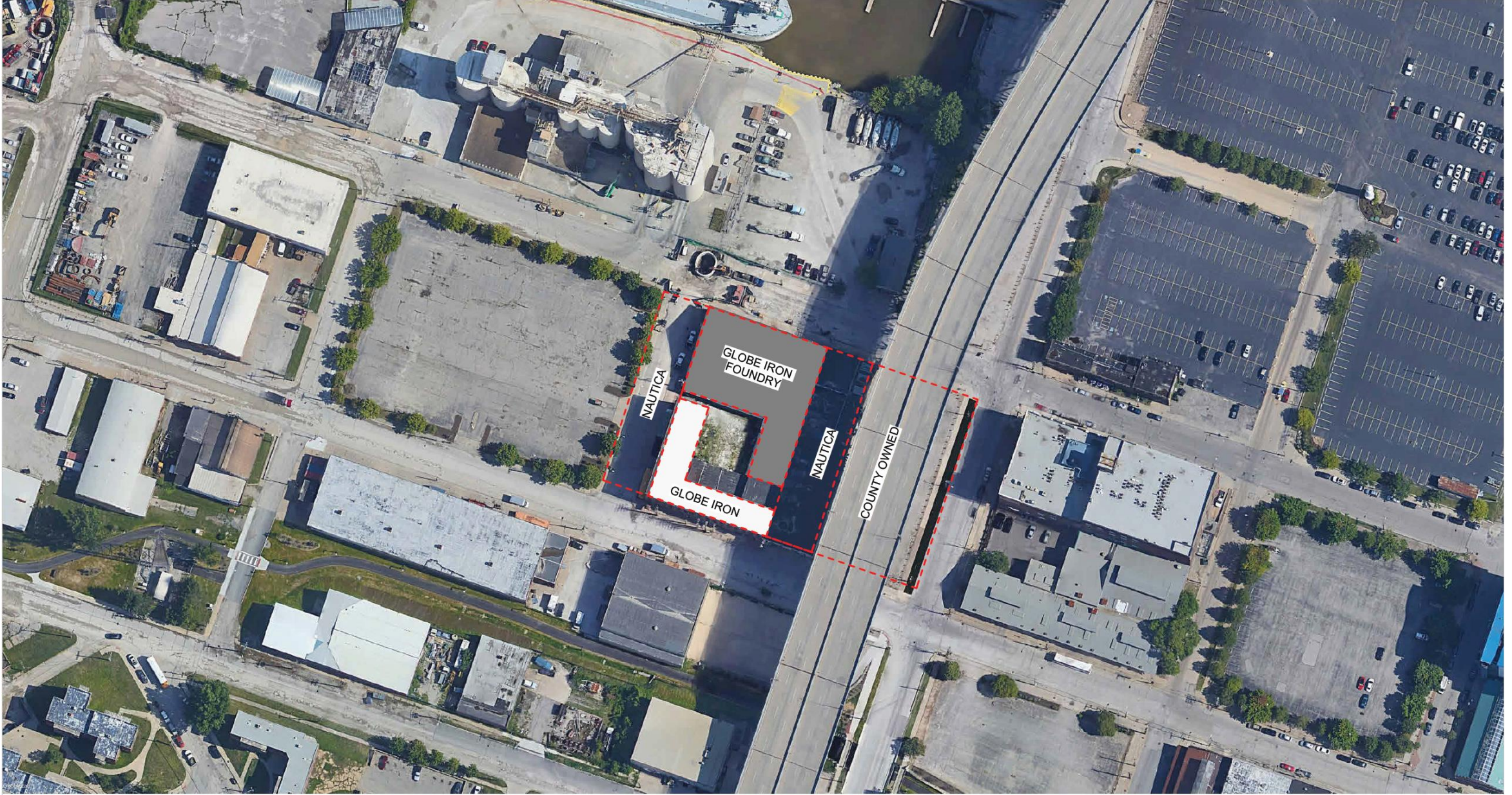
**Ward 3- Councilmember McCormack**

**SPA: Downtown**

# AEG PRESENTS: GLOBE IRON (FOUNDRY)



2325 ELM ST 88-41-G 2325 ELM ST 88-41-G  
3-16-88 3-16-88







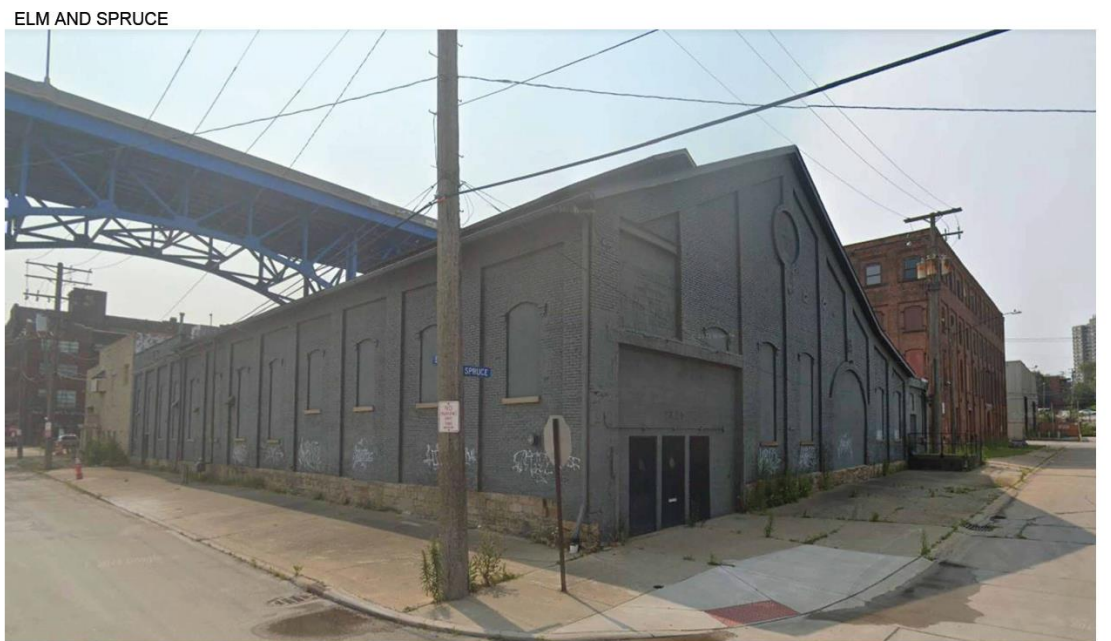
CENTER AND MAIN



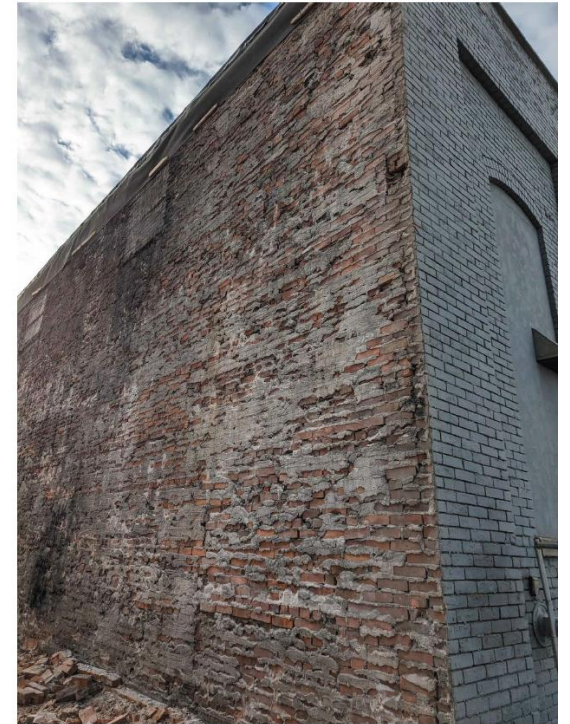
CENTER AND SPRUCE



MAIN STREET

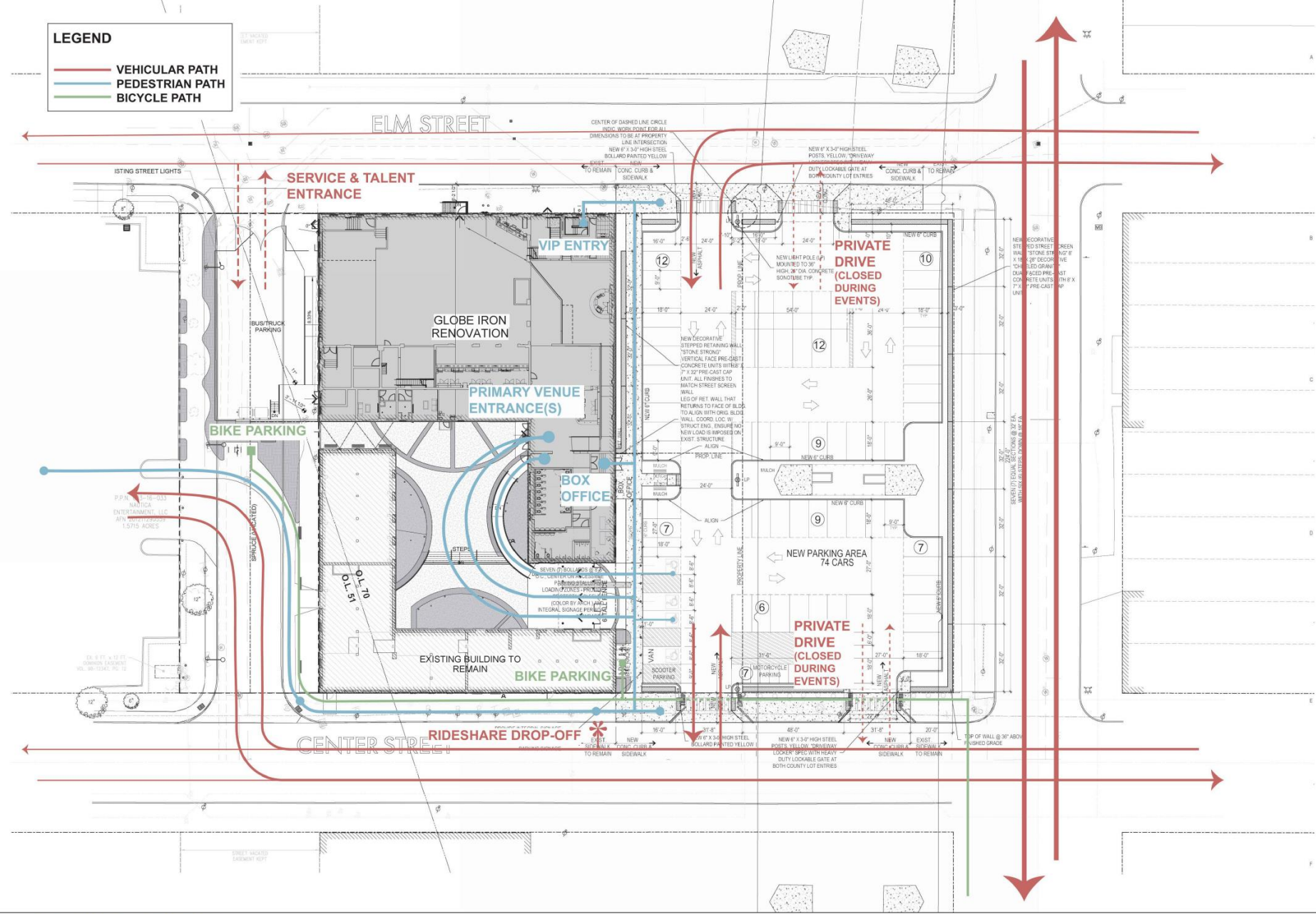


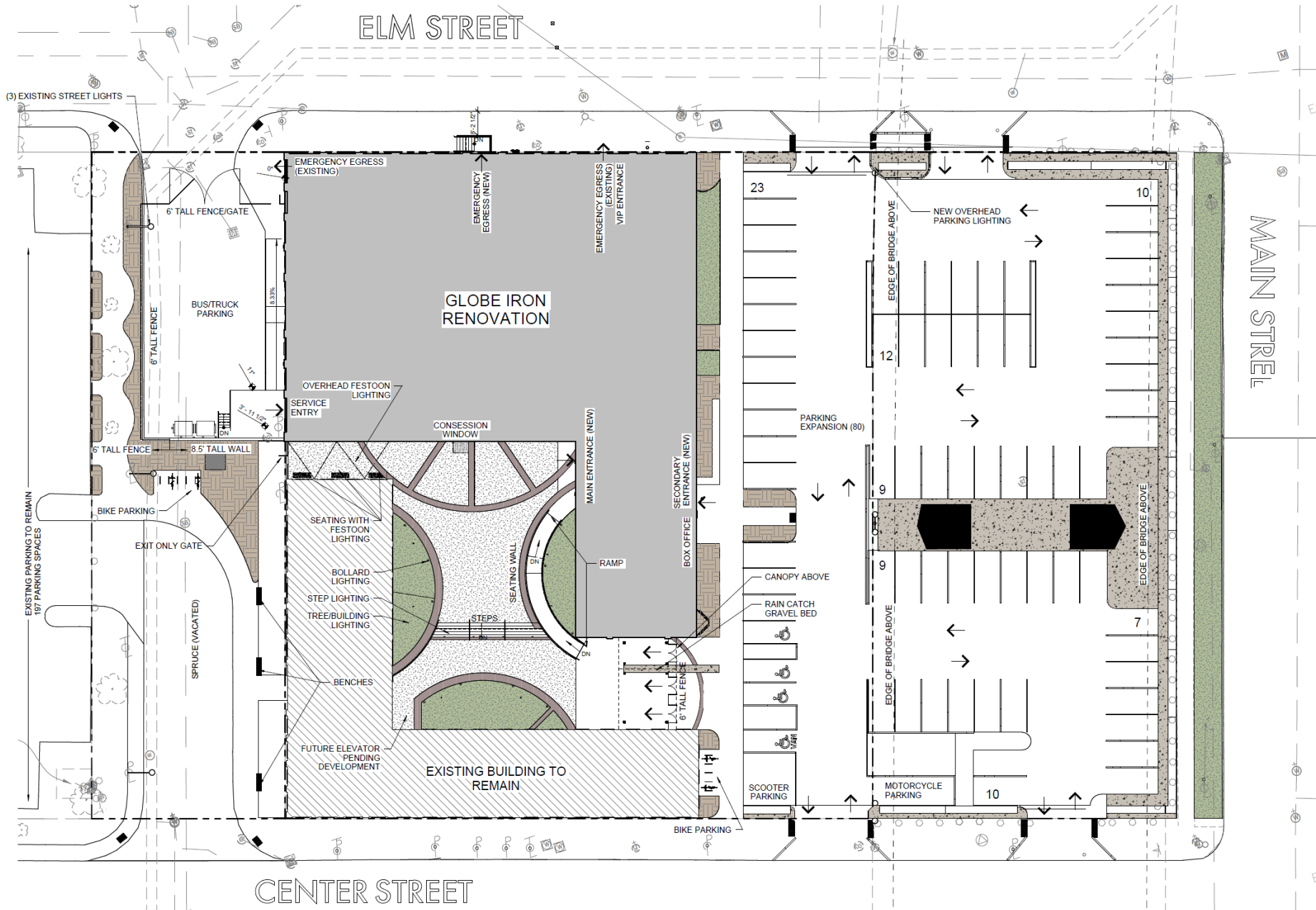
ELM AND SPRUCE



**LEGEND**

- VEHICULAR PATH
- PEDESTRIAN PATH
- BICYCLE PATH

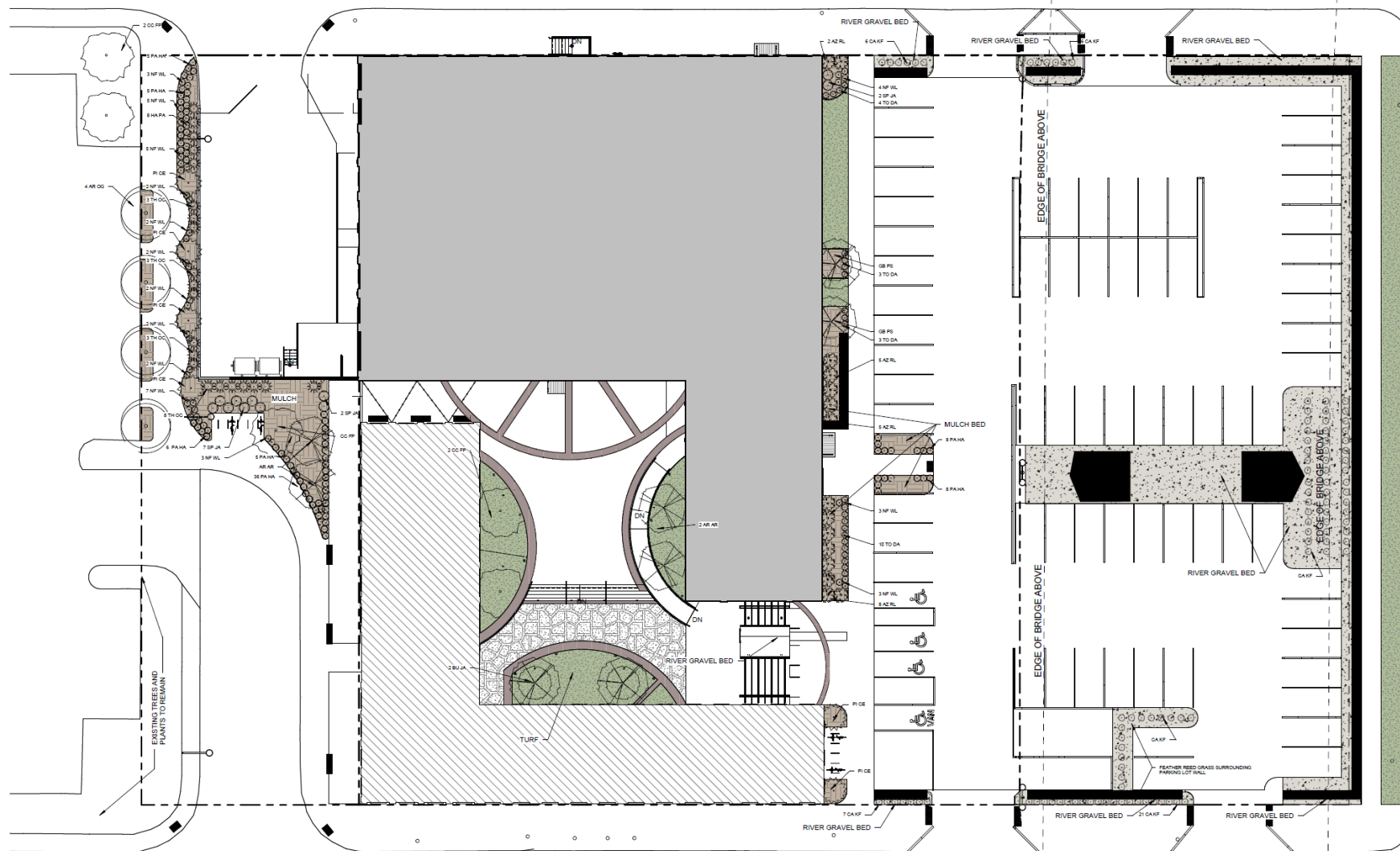




SITE LEGEND	
	EXISTING AND PROPOSED PLANTING BEDS
	ARTIFICIAL AND NATURAL GRASS
	PROPOSED COMPACTED LIMESTONE
	PROPOSED RECLAIMED BRICK PATH
	PROPOSED RIVER ROCK GRAVEL



ELM STREET



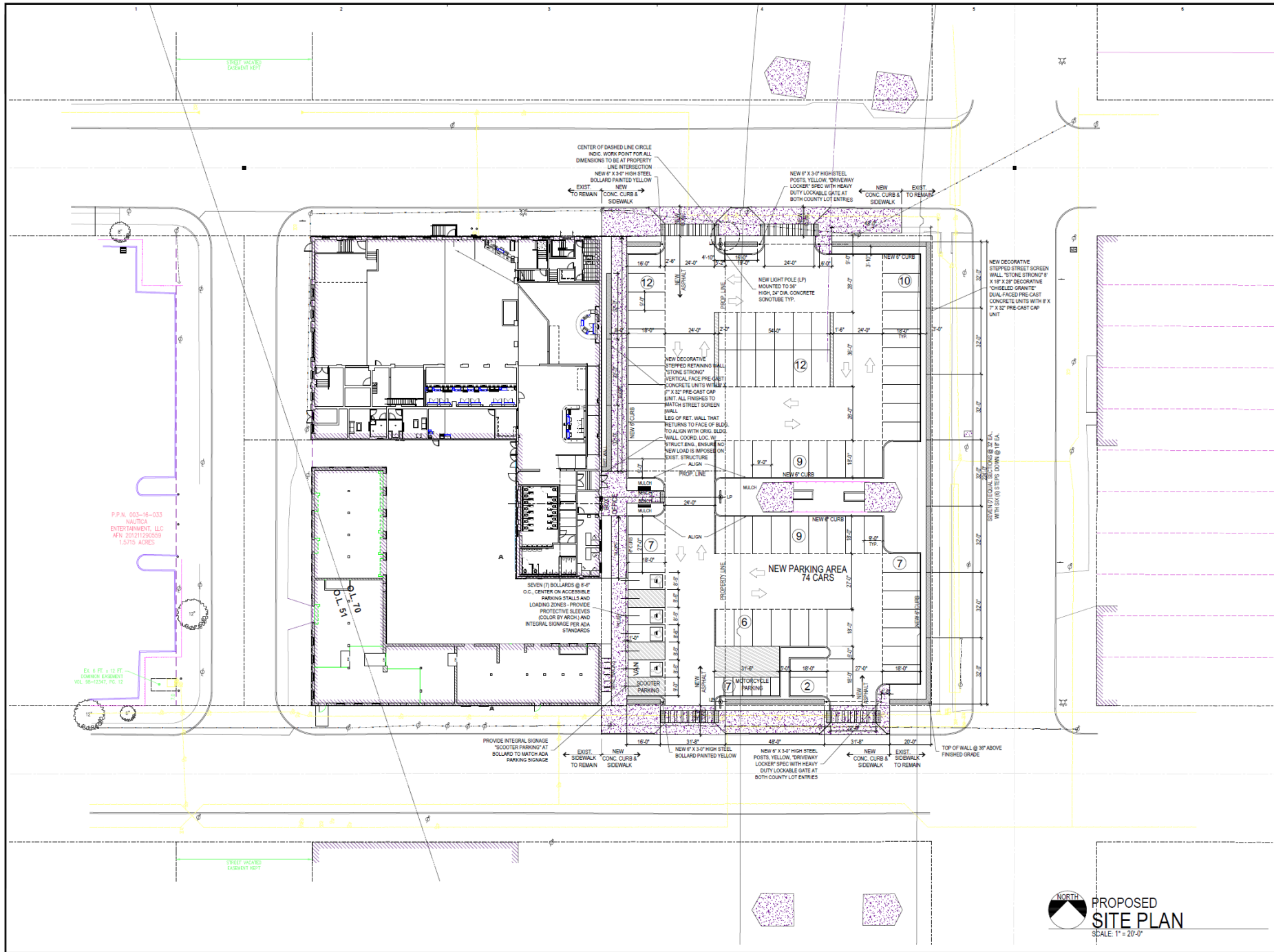
**SITE LEGEND**

- EXISTING AND PROPOSED PLANTING BEDS
- ARTIFICIAL AND NATURAL GRASS
- PROPOSED COMPACTED LIMESTONE
- PROPOSED RECLAIMED BRICK PATH
- PROPOSED RIVER ROCK GRAVEL

MAIN STREET

CENTER STREET





P.P.N. 003-16-033  
 NAUTICA  
 ENTERTAINMENT, LLC  
 A/N 20121250529  
 1.2715 ACRES

EX. 6 FT. x 12 FT.  
 TOWER EXISTENT  
 VOL. 88-12347, PG. 12

Key Plan

**Kaczmar**  
 architects incorporated

14141414  
 14141414  
 14141414  
 Cleveland, OH 44113  
 P: (216) 570-1555 F: (216) 570-1556

Project Consultants:

Civil Engineer:  
**M. Neff Consultants**  
 P: (216) 570.7981

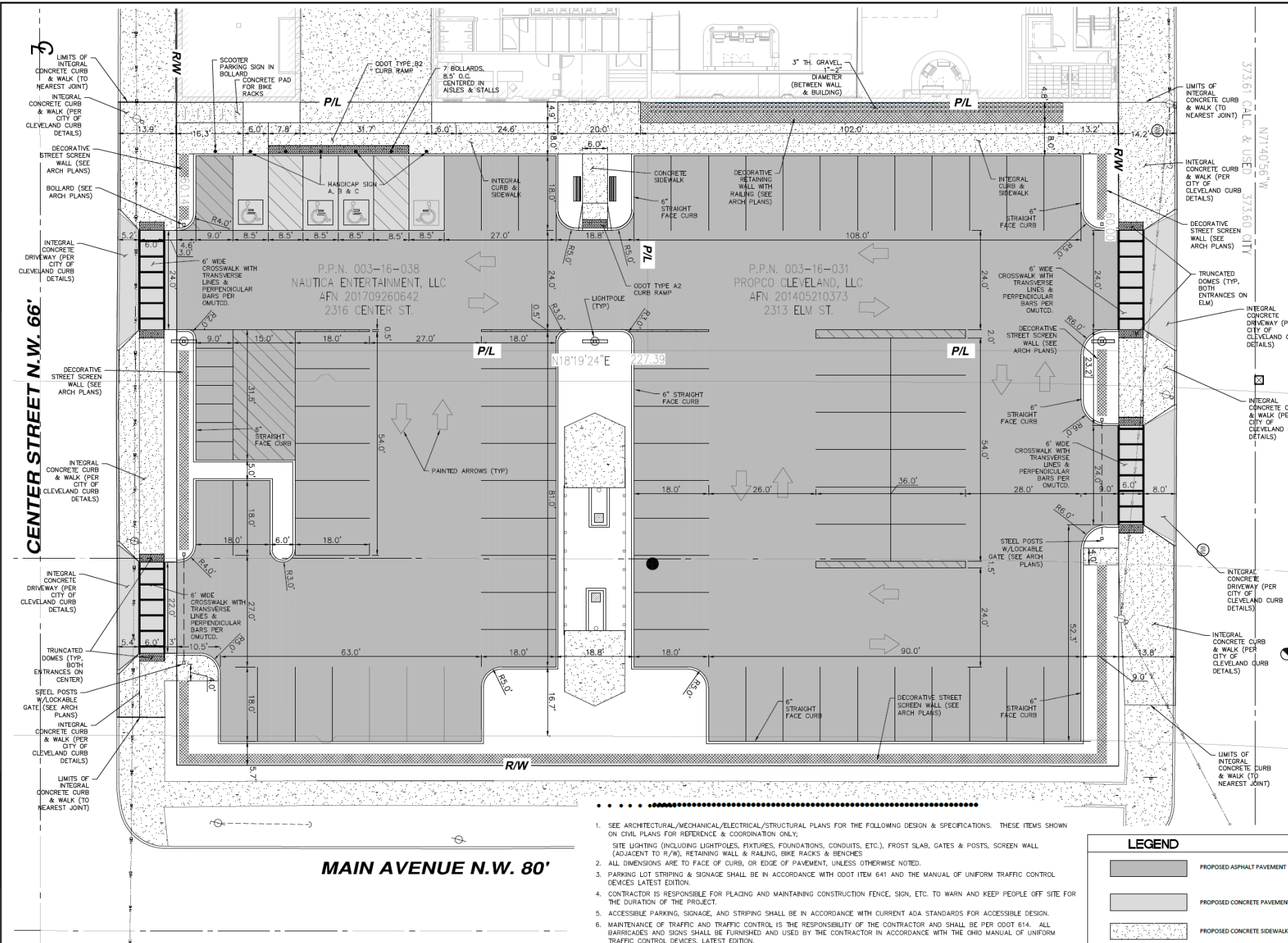
Electrical Engineer:  
**Karpinski Engineering**  
 3135 Euclid Avenue  
 Cleveland, Ohio 44115  
 P: (216) 391.3700

Owner:  
**Jacob's Entertainment, Inc**  
 1231 Main Avenue  
 Cleveland, Ohio 44113

ISSUED	BY	DATE

**NEW SURFACE PARKING  
 NAUTICA WATERFRONT  
 DISTRICT**  
 Cleveland, Ohio

Scale: 1" = 20'-0"  
 Date: 5.8.24  
 Sheet: SD-1



CENTER STREET N.W. 66'

**MAIN AVENUE N.W. 80'**

1. SEE ARCHITECTURAL/MECHANICAL/ELECTRICAL/STRUCTURAL PLANS FOR THE FOLLOWING DESIGN & SPECIFICATIONS. THESE ITEMS SHOWN ON CIVIL PLANS FOR REFERENCE & COORDINATION ONLY:  
 SITE LIGHTING (INCLUDING LIGHTPOLES, FIXTURES, FOUNDATIONS, CONDUITS, ETC.), FROST SLAB, GATES & POSTS, SCREEN WALL (ADJACENT TO R/W), RETAINING WALL & RAILING, BIKE RACKS & BENCHES
2. ALL DIMENSIONS ARE TO FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. PARKING LOT STRIPING & SIGNAGE SHALL BE IN ACCORDANCE WITH ODOT ITEM 641 AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
4. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGN, ETC. TO WARN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
5. ACCESSIBLE PARKING, SIGNAGE, AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
6. MAINTENANCE OF TRAFFIC AND TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PER ODOT 614. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LEGEND	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

Ohio Utilities Protection Service  
**Call 811**  
 before you dig

UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN EXCAVATED OR VERIFIED. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BELONGS TO THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES. THESE DRAWINGS ARE THE PROPERTY OF M.N.EFF CONSULTANTS AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF M.N.EFF CONSULTANTS.

255 PARK PLACE  
 CHAGRIN FALLS, OHIO 44022  
 (216) 408-6074

**M.N.EFF CONSULTANTS**  
 planners • engineers • surveyors  
 matt@mneffconsultants.com  
 216-570-7991

---

**ELM STREET N.W. 66'**

NEW SURFACE PARKING  
 NAUTICA WATERFRONT DISTRICT  
 CLEVELAND, CUYAHOGA COUNTY, OHIO

SITE PLAN

---

REVISIONS
04-19-24 PRELIM GRADING
04-26-24 REVI
04-29-24 DEMO PLAN
04-30-24 ZONING SUBMITTAL
05-09-24 CITY SUBMITTAL

---

SCALE: 0 5 10  
 1 INCH = 10 FEET

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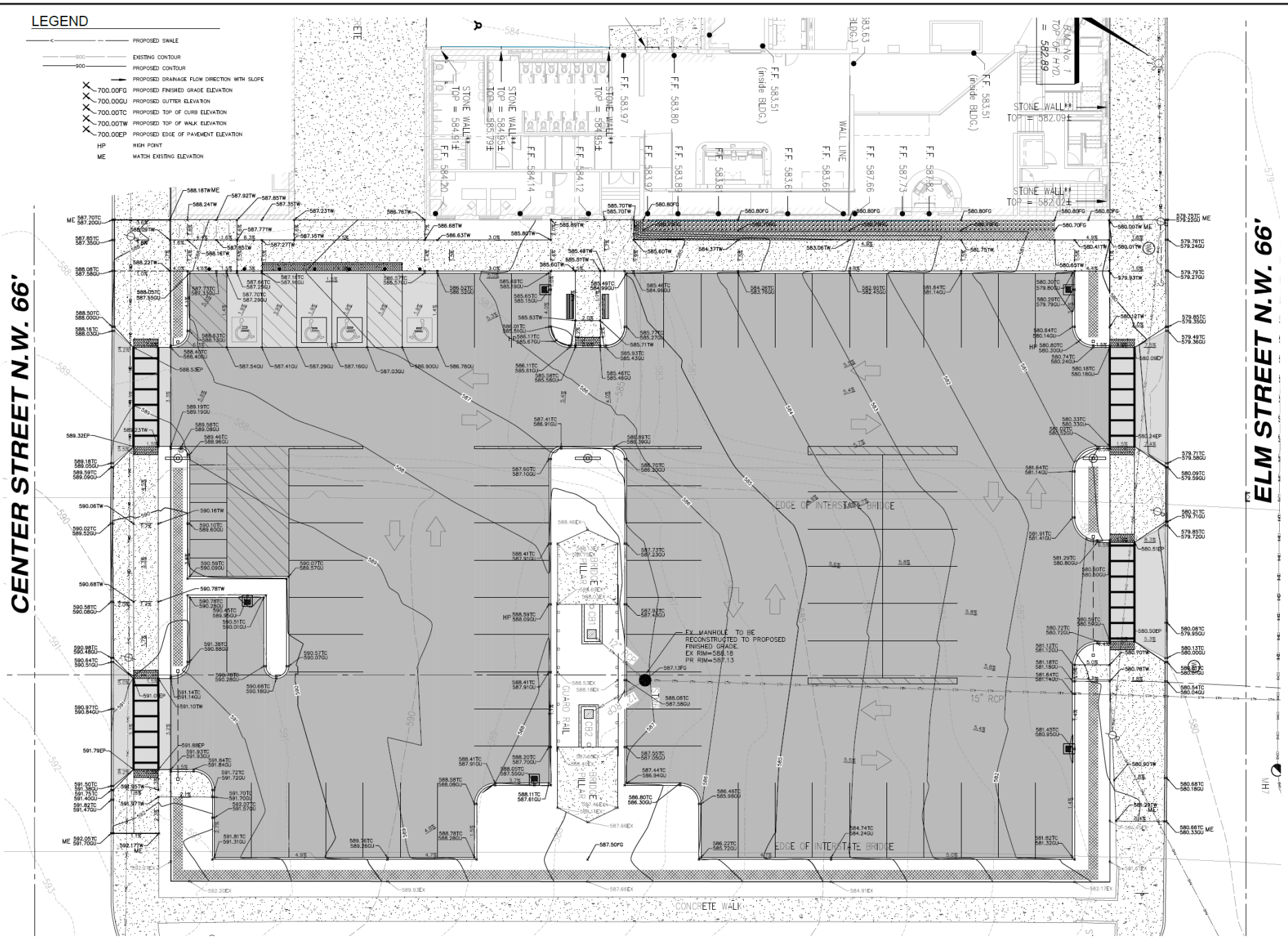
CLIENT NAME:  
 M.N.EFF CONSULTANTS  
 PROJECT NUMBER:  
 19012  
 PROJECT ADDRESS:  
 NAUTICA WATERFRONT DISTRICT  
 CLEVELAND, OHIO  
 DATE:  
 04-12-24  
 SHEET NUMBER:  
**3.0**

**LEGEND**

- PROPOSED SWALE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION WITH SLOPE
- X 700.00FP PROPOSED FINISHED GRADE ELEVATION
- X 700.00GU PROPOSED GUTTER ELEVATION
- X 700.00TC PROPOSED TOP OF CURB ELEVATION
- X 700.00TW PROPOSED TOP OF WALK ELEVATION
- X 700.00EP PROPOSED EDGE OF PAVEMENT ELEVATION
- HP HIGH POINT
- ME MATCH EXISTING ELEVATION

**CENTER STREET N.W. 66'**

**ELM STREET N.W. 66'**



Ohio Utilities Protection Service  
**Call 811**  
before you dig

UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION AND DEPTH BY ANY OTHER PARTY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION DAMAGE TO EXISTING UTILITIES. THESE DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

**MG**  
CIVIL DESIGN  
555 PARK PLACE  
CHACKIN FALLS, OHIO 44022  
216.406-6074

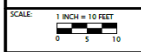
**M.NEFF**  
CONSULTANTS  
planners • engineers • surveyors  
matt@mneffconsultants.com  
216.570.7881

**NEW SURFACE PARKING**  
NAUTICA WATERFRONT DISTRICT  
CLEVELAND, CUYAHOGA COUNTY, OHIO

GRADING PLAN

**REVISIONS**

04-19-24	PRELIM GRADING
04-28-24	REV1
04-29-24	DEMO PLAN
04-30-24	ZONING SUBMITTAL
05-09-24	CITY SUBMITTAL



CLIENT NAME:  
M. NEFF CONSULTANTS  
PROJECT NUMBER:  
24012  
PROJECT ADDRESS:  
  
DATE:  
04-15-24  
SHEET NUMBER:





ACER X FREEMANII 'ARMSTRONG'  
ARMSTRONG MAPLE



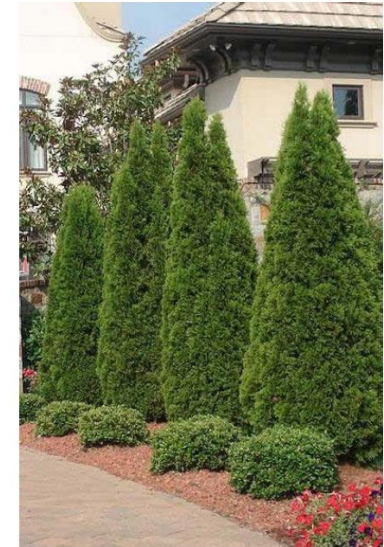
CERCIS CANADENSIS 'FOREST PANSY'  
FOREST PANSY REDBUD



GINKGO BILOBA 'PRINCETON SENTRY'  
PRINCETON SENTRY GINKGO FALL



PINUS CEMBRA 'HERMAN'  
PRAIRIE STATESMAN SWISS STONE PINE



THUJA OCCIDENTALIS 'SMARAGD'  
EMERALD GREEN ARBORVITAE



AZALEA 'ROSY LIGHTS'  
ROSY LIGHTS AZALEA



NEPETA 'WALKERS LOW'  
WALKERS LOW CATMINT



PENNISETUM ALOPECUROIDES 'HAMELN'  
HAMELN DWARF FOUNTAIN GRASS



SPIRAEA JAPONICA 'CONSPIJET'  
YETI JAPANESE SPIREA



THUJA OCCIDENTALIS 'DANICA'  
DANICA ARBORVITAE



STONE STRONG WALL IN 'CHISELED GRANITE' FINISH



SMALL RIVER ROCK GRAVEL



LIGHTED STEPS



UNILOCK MECOTRO SLAB OR RECLAIMED BRICKS



TRIPLE SHRED DARK BROWN MULCH



CRUSHED LIMESTONE ADA COMPLIANT



ARTIFICIAL TURF WITH TREE CUTOUTS



PROPOSED SERVICE AREA FENCE

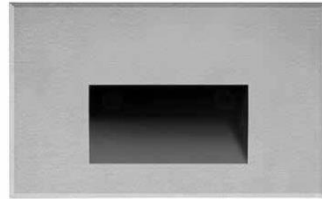
**SITE ACCESSORIES**



BIKE RACKS



ENTRY CANOPY



STEP LIGHTS



STRING LIGHTS

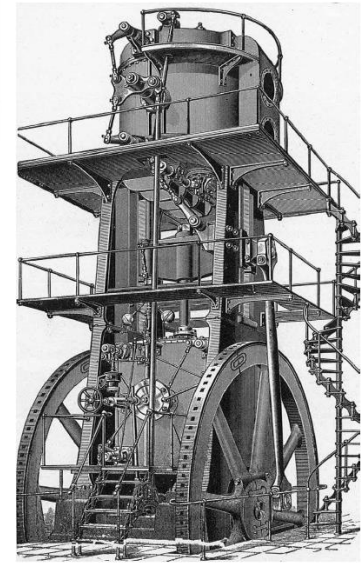
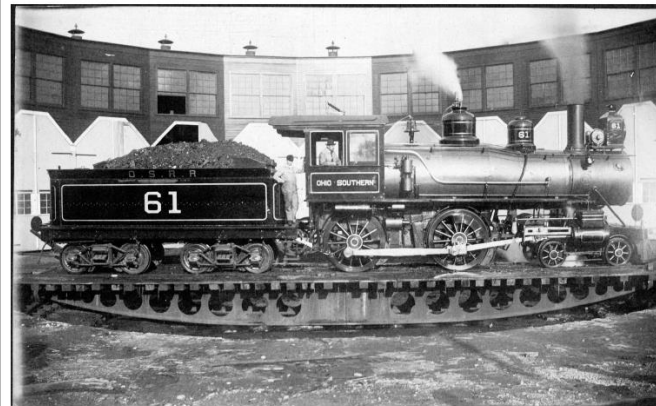
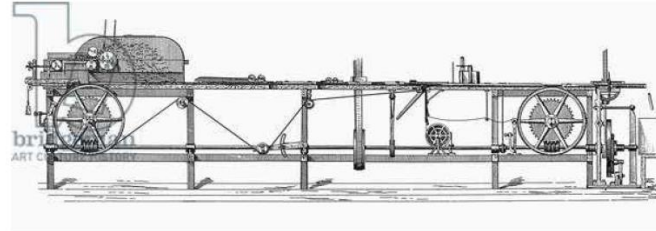
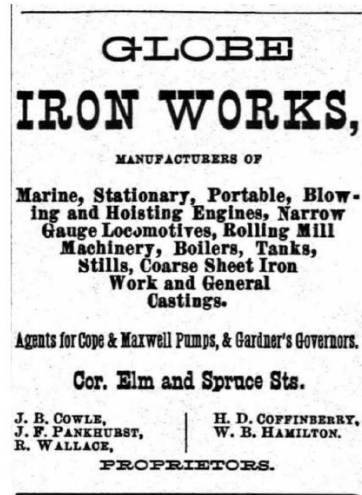


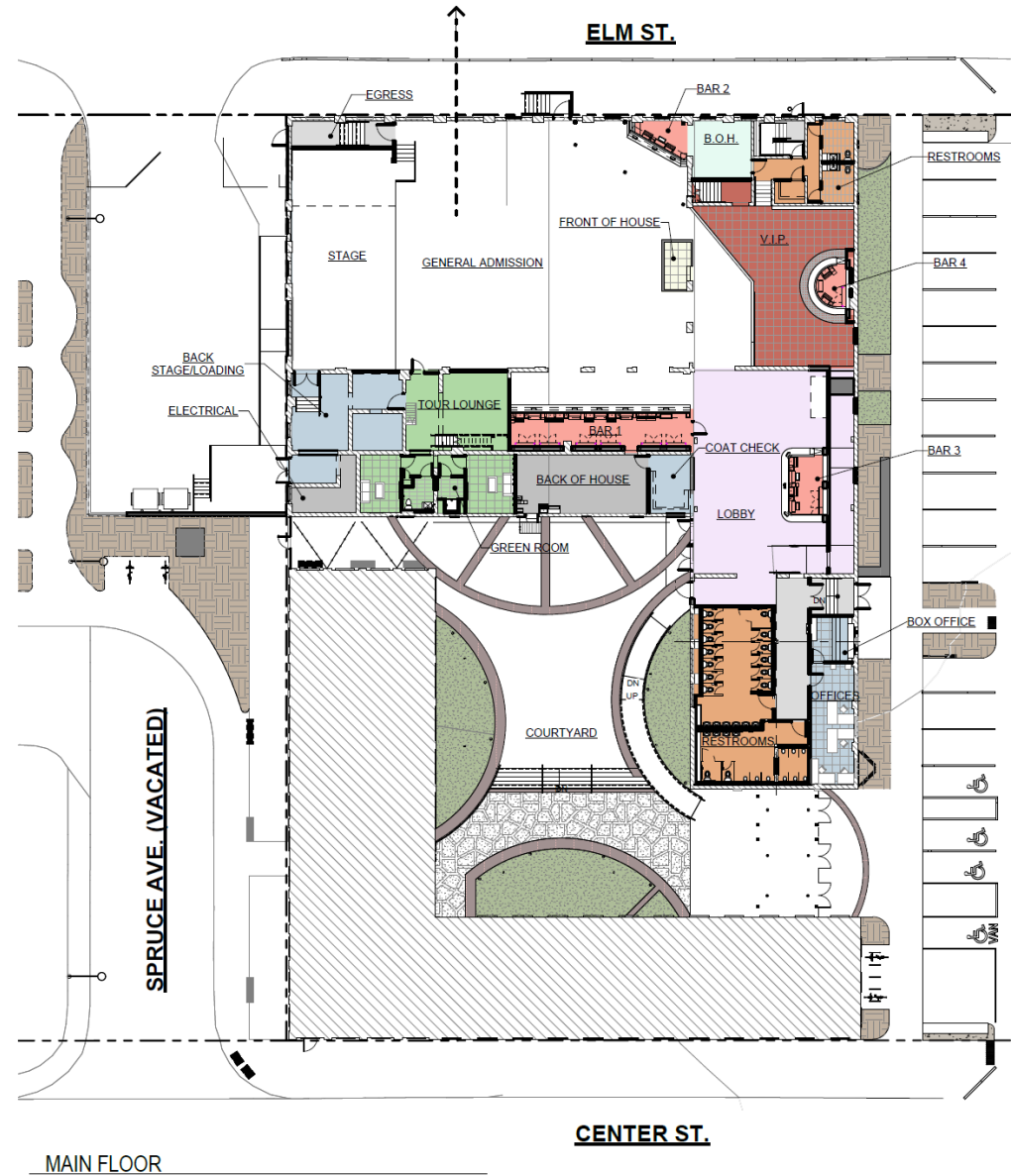
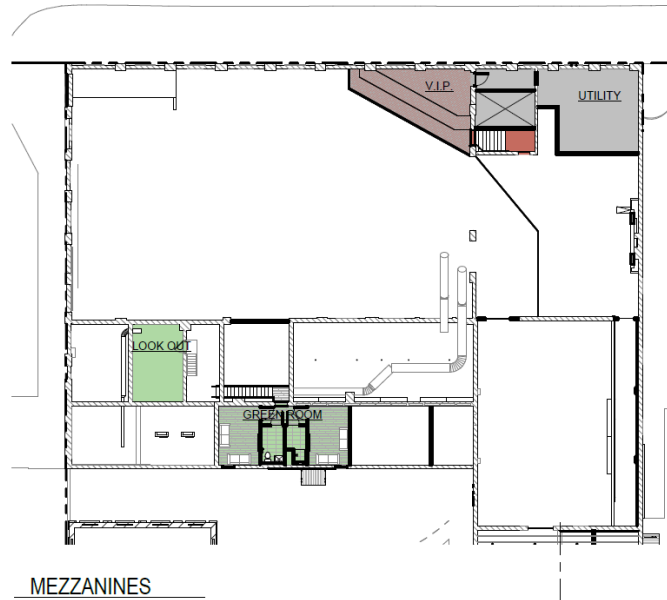
TREE LIGHT

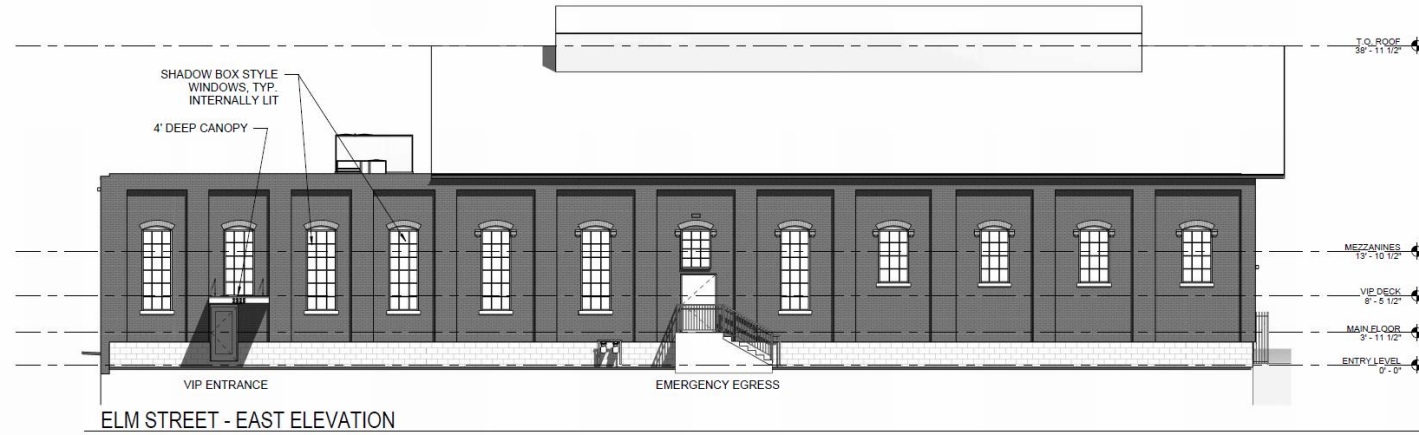


BOLLARD LIGHT

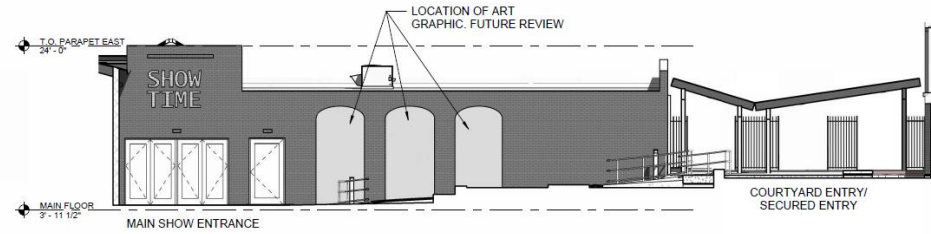
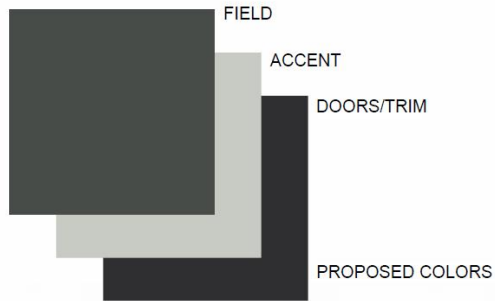
**EXTERIOR CONCEPTS**



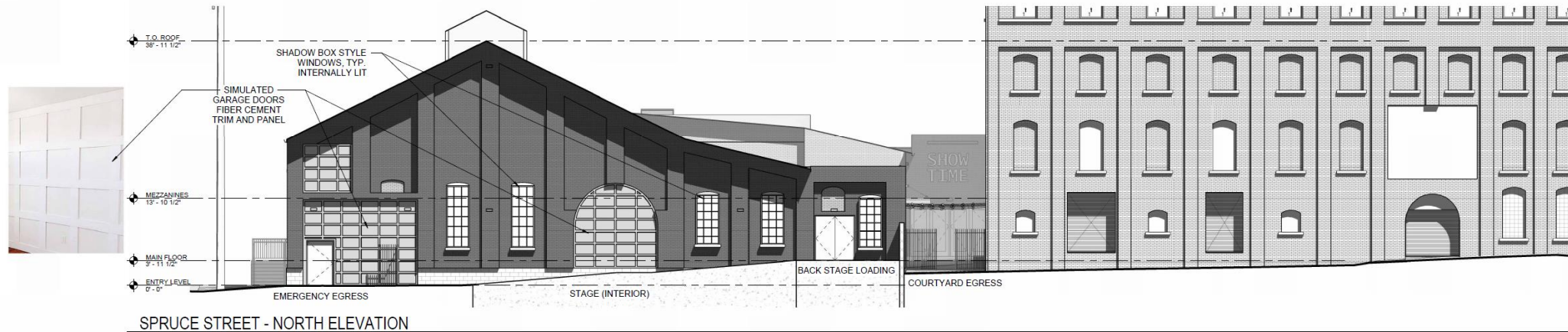




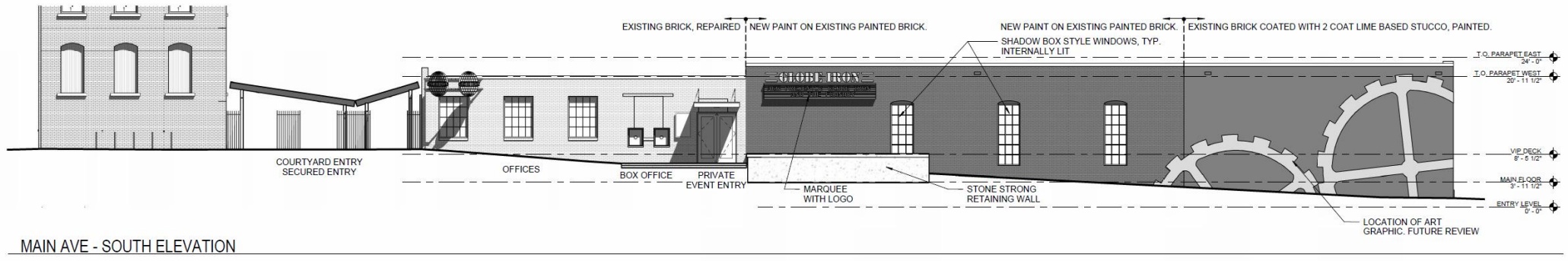
ELM STREET - EAST ELEVATION



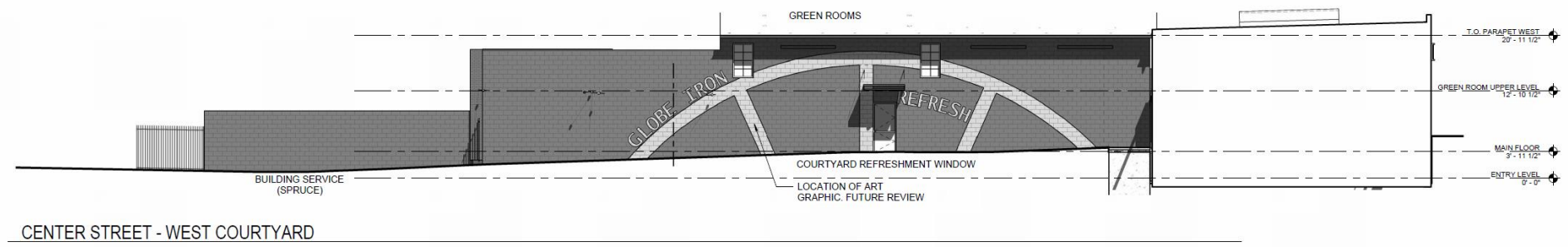
SPRUCE STREET - NORTH COURTYARD



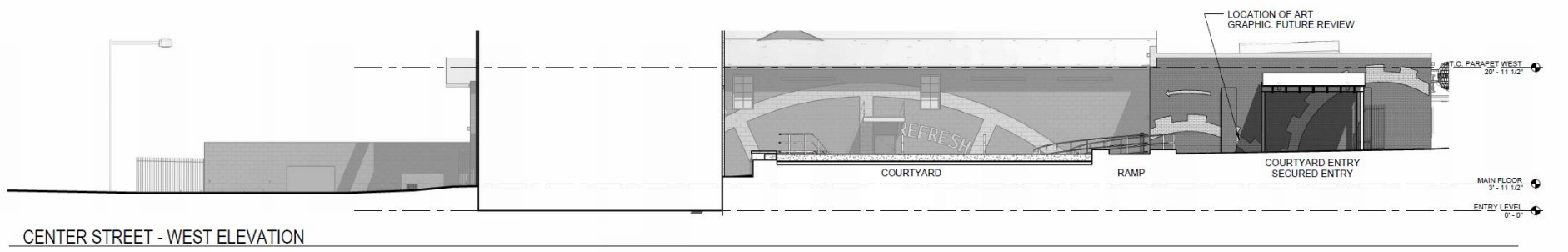
SPRUCE STREET - NORTH ELEVATION



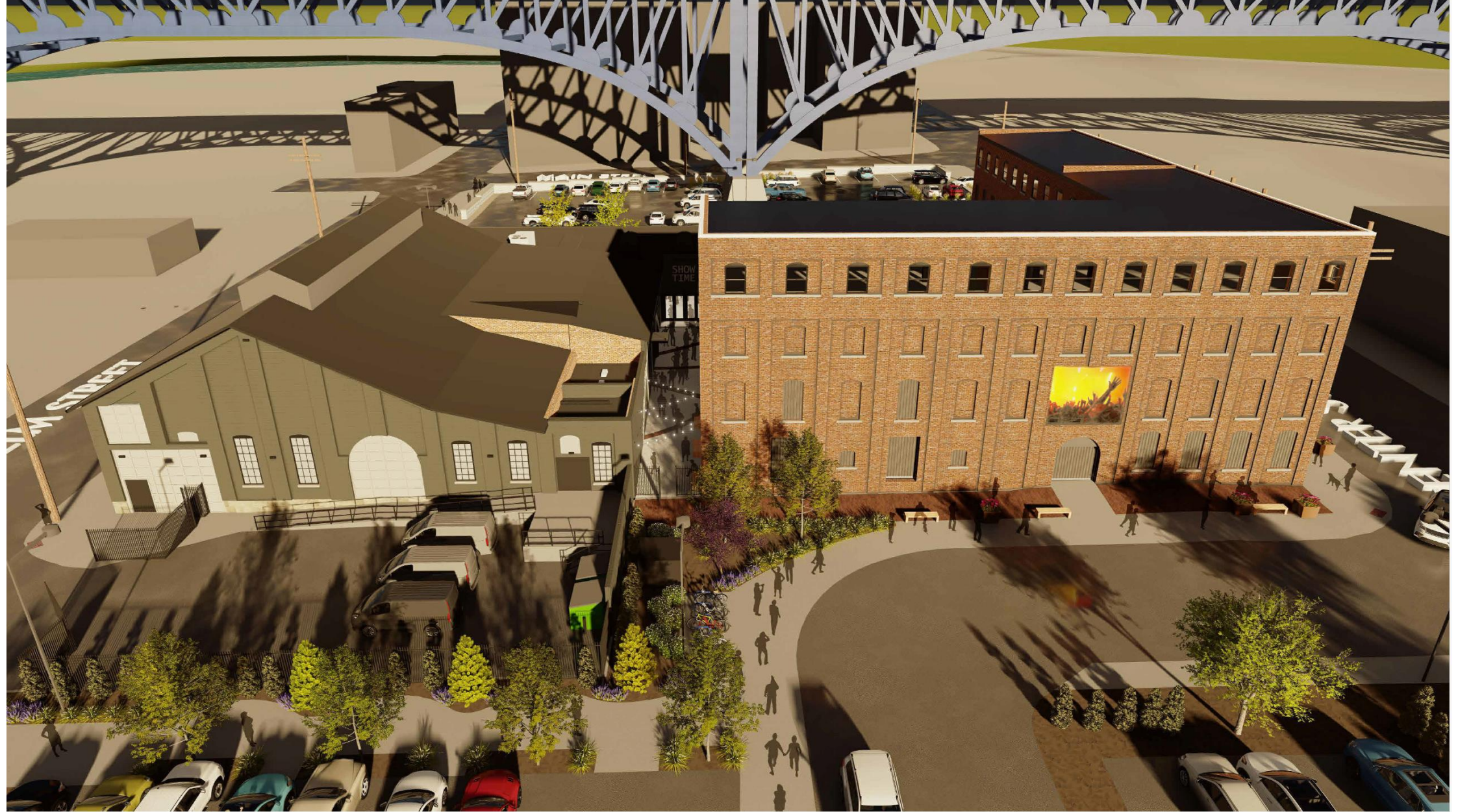
MAIN AVE - SOUTH ELEVATION



CENTER STREET - WEST COURTYARD



CENTER STREET - WEST ELEVATION





RENDERING - SPRUCE  
GLOBE IRON  
AEG PRESENTS



































# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024





## Downtown/Flats Design Review District

Design Review Advisory Committee

### Meeting Motion and Report Form

**Meeting Location:** City Hall Room 514, 601 Lakeside Avenue

**Case Number:** DF 2023-041

**Meeting Date:** 06/6/2024

**Project Name:** Globe Iron

**Project Address:** 2325 Elm Street

**Contact Person:** Jesse Sweigart

**Architect/Contractor:** \_\_\_\_\_

**General Description:** Building renovation

---

#### Motion by Design Review Committee:

#### **Approved with Conditions**

**Approve:** Yablonsky, Brown, Pesarchick, Schwartzberg, Soltis

**Disapprove:**

**Abstain:**

**Non-Voting Members:**

- 
- Crushed Limestone: Further consideration of permeable materials for Courtyard's hardscape. Crushed limestone will migrate into the venue, create slip hazard on steps, issues for ADA & heels, and trip hazards with lips between gravel and hard surfaces.
  - Butterfly Roof: Metal roof fits more into the industrial aesthetic of the site (as opposed to arcylic that is proposed). Accentuate the butterfly roof as a prominent entry & as a standalone design element that transitions between the two adjacent structures.
  - Architectural Lighting: Pin lighting of pilasters and other architectural elements of the 4-story to be considered for added effect in the Courtyard
  - Overall Commendation by Committee for collaborative effort of design team, and particularly for saving the 4-story building



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission

Joyce Pan Huang, Director



601 Lakeside Avenue, Room 501, Cleveland, OH. 44114

T: (216) 664-2210 F: (216) 664-3281 | www.planning.clevelandohio.gov

## Downtown | Flats Design Review Advisory Committee

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### Staff Report

Thursday, June 6, 2024

Cleveland City Hall, Virtual Webex

Begins: 9:00 AM

### Renovation - Seeking Final Approval

- **Project:** #DF2023-041 | Globe Iron Rehabilitation

**Address:** 2325 Elm Street

**Representative:** Jesse Sweigart, LDA Architects, Inc

\*C

- **Staff Report – Recommendation to Approve with Conditions:**

- Full agreement with Committee’s comments on Limestone, Butterfly Roof, and Architectural Lighting
- Box Office Windows: Consideration be given to maintaining historic window opening around box office windows
- Commend Applicant for continued collaboration and resulting improvements to Courtyard layout, ADA access, glazing & shadow-boxing, and detailing the procession from parking to the venue’s main entry. Particular commendation for preserving the 4-story building.

# Cleveland City Planning Commission

## Special Presentations – Public Art

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

## **NE2024-005 – SCSDC Placemaking Public Art Project – Kasumi Art Wall: Seeking Final Approval**

June 7, 2024

**Location: 6335 St Clair Avenue**

**Representative: Joe Lanzilotta, LAND Studio**

---

# stClair Superior

**Kasumi Art Wall: 6225 St. Clair**

*05.14.2024*

# **Art Walls**

*(rotating outdoor  
galleries)*

**Art Wall Example**  
**Materials: Printed Canvas & Aluminum Frame System**



# Art Wall #2 Location





# Art Wall #2 Location



6225  
St. Clair

# Art Wall #2 Dimensions



## Art Wall #2 Final Design

### Artist: Kasumi

## Kasumi

Kasumi is a multimedia artist who lives and works in Cleveland. She was the 2020 Local Artist in Residence at Zygote Press.

Kasumi uses contemporary and developing technology to blend physical materials, digital media, and live performance into works of art. She is primarily known for large-scale digital projections and other public art.

At Zygote, Kasumi learned how to make screenprints - transforming her video art into much more intimate two-dimensional works. The resulting prints combine her interest in manga, anime, and pop-culture into highly glitched, brightly colored compositions.



# Art Wall #2 Final Design

## Artist: Kasumi

Similar to numerous Cleveland neighborhoods, the Saint Clair-Superior community is a vibrant tapestry that emerges from its rich history, woven from the diverse stories of its inhabitants. These works are inspired by the fabric represented in the folk traditions that are deeply embedded within these communities, as well as imagery associated with Lake Erie, reweaving them in a bold, colorful and contemporary style.



**Art Wall Final Design**



**THANK YOU!**

[www.land-studio.org](http://www.land-studio.org)  
[jlanzilotta@land-studio.org](mailto:jlanzilotta@land-studio.org)

## **NW2024-010 – Old Brooklyn Farmer’s Market Murals: seeking Final Approval**

June 7, 2024

**Location: 4209 Pearl Road**

**Representative: Connor Brentar, Old Brooklyn CDC**

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Old Brooklyn

Farmers Market

Public Art

Installation



**Near West Design Review**

**May 22, 2024**





# Neighborhood Context

Memphis Ave

Project Site



Pearl Rd

State Rd

Broadview Rd

# Site Context



Botanica Abre Caminos

Six Shooter Coffee

Memphis Ave

Memphis Ave

4209 Pearl Rd  
Project Site

Pearl Rd

Parkway Rd

On Pearl

Existing Conditions



Pearl

ZOO  
←

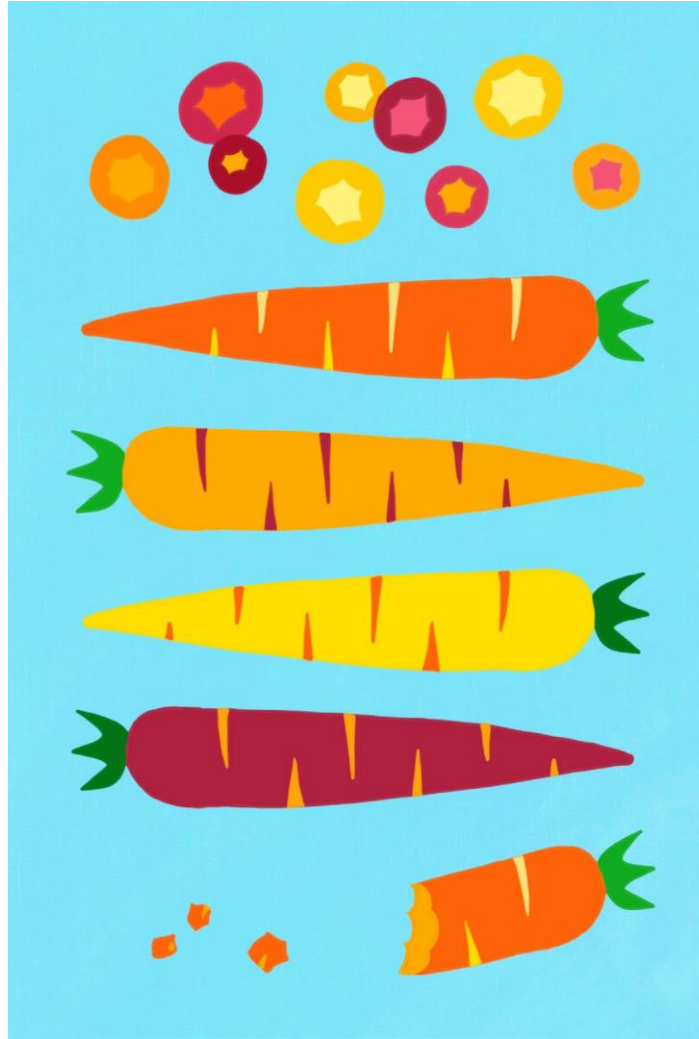
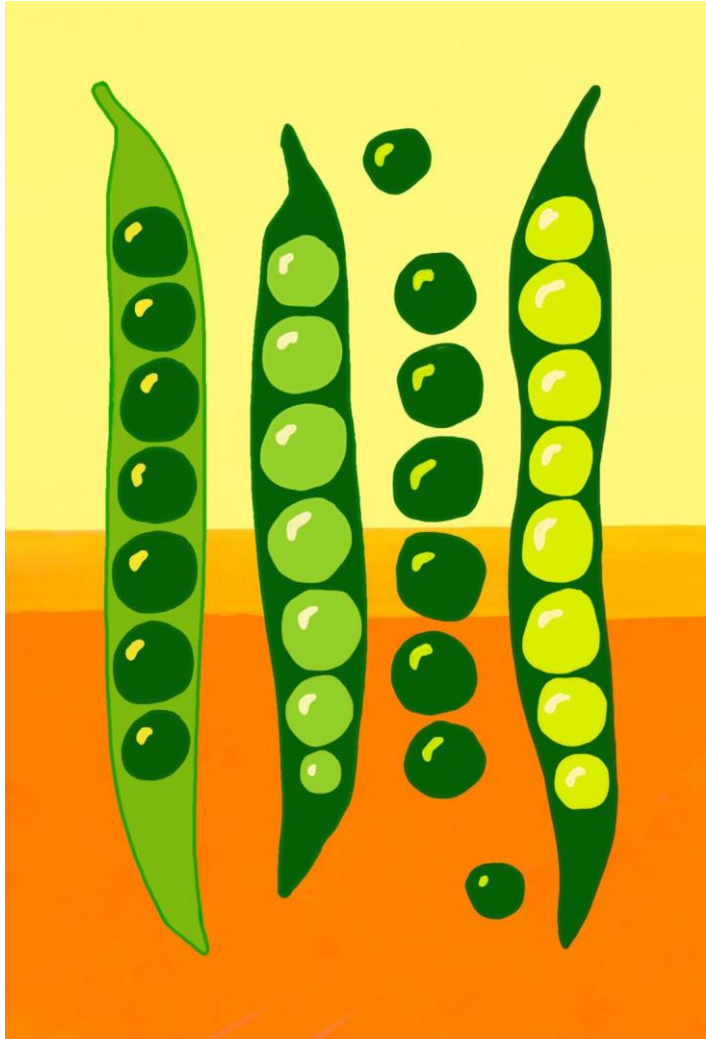
4209  
No Pedestrian Crossing  
USE →  
CROSSWALK

Existing Conditions



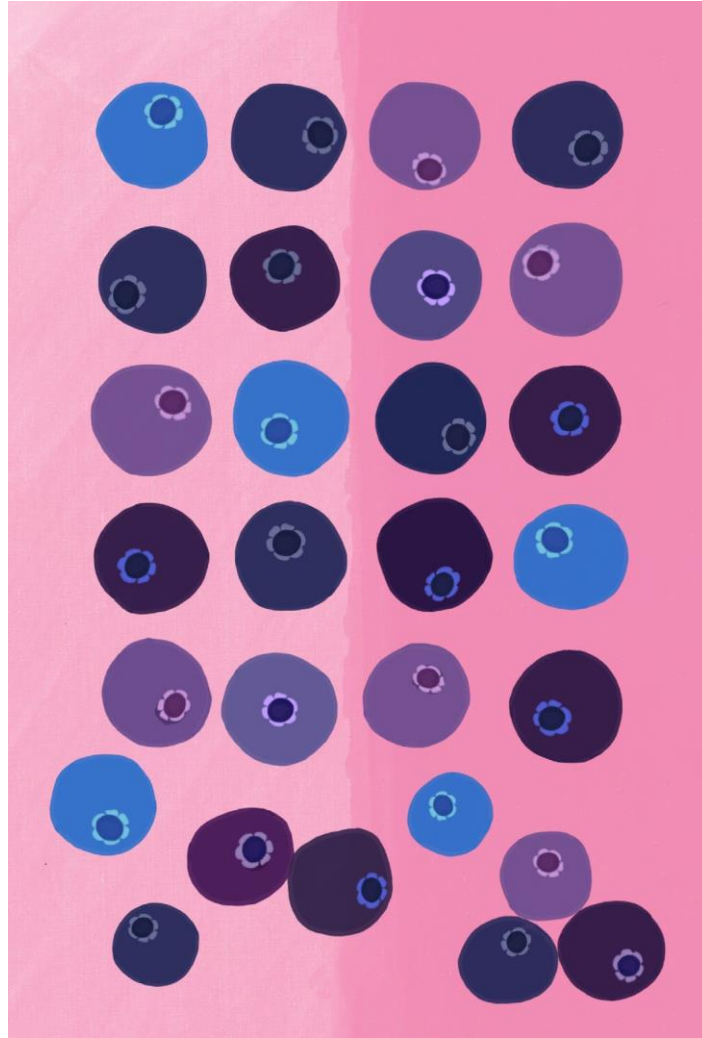
Existing Conditions





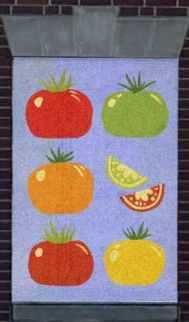
## Designs

- **Acrylic paint on particle board**
- **Dimensions: 5'4" x 3'8"**
- **Artist: Cori Richards**



# Designs

Proposed Conditions



Pearl

ZOO  
←

4209

USE  
→  
CROSSWALK



## **DF2024-027 – Destination Cleveland Harmonies 1-3 Temporary Public Art: Seeking Final Approval**

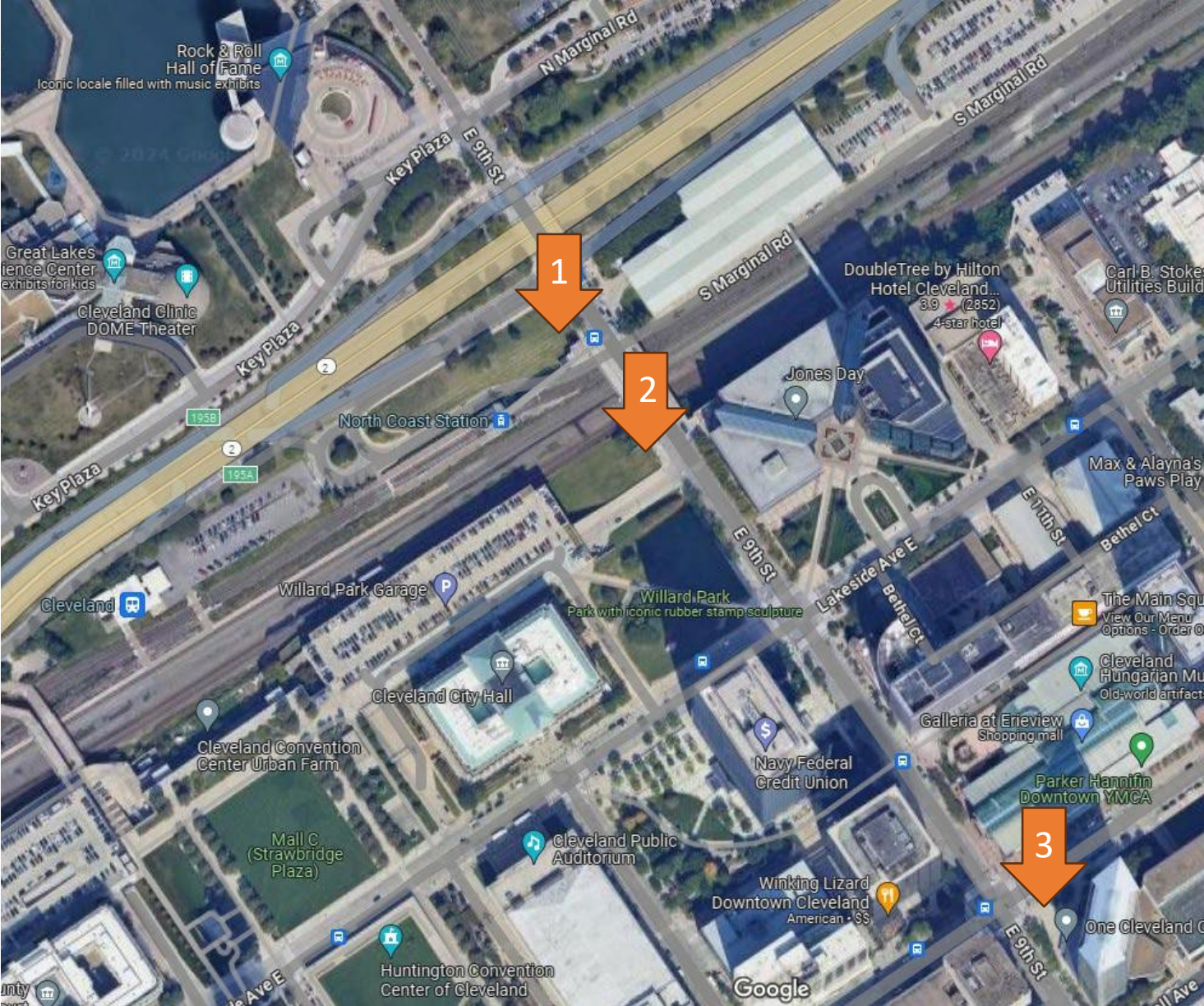
June 7, 2024

**Locations: East 9th Street Willard Garage; East 9th Street at Shoreway;  
1375 East 9th Street**

**Representative: Alex Harnocz, Destination Cleveland**

---

# Harmonies – Temporary Public Art



# Purpose

- Provide additional engagement, activity, and photo opportunities along East 9<sup>th</sup> Street during the major events of 2024



August 3



August 10-13



Aug 31 – Sept 2



October 19

# Execution

- Three-month lease of three interactive public art pieces
- Approximate Run July 29<sup>th</sup> – October 25<sup>th</sup>
- LeMonde Studio to install, maintain, remove
- Two city-owned sites, one private

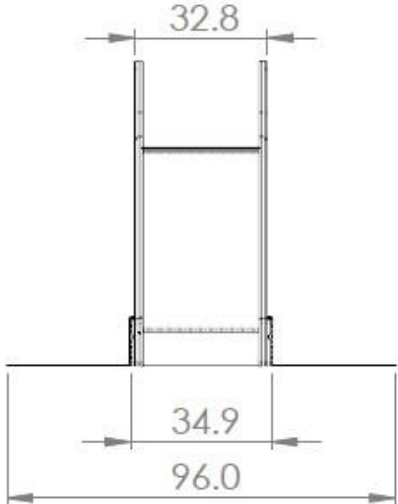
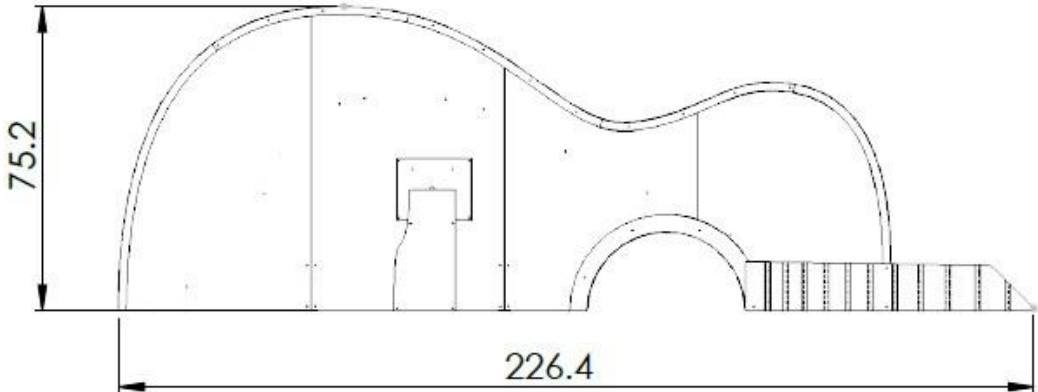
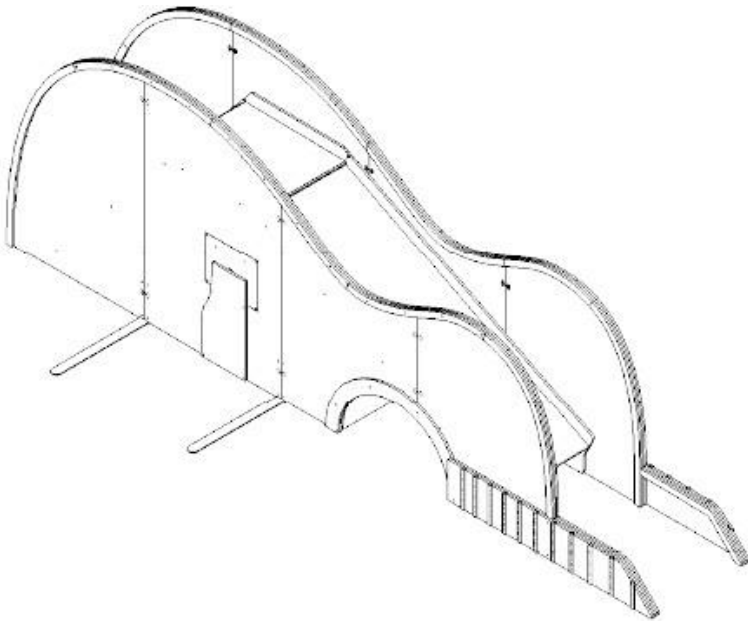


# Location 1— East 9<sup>th</sup> @ Shoreway



# Location 1–Guitar Slide

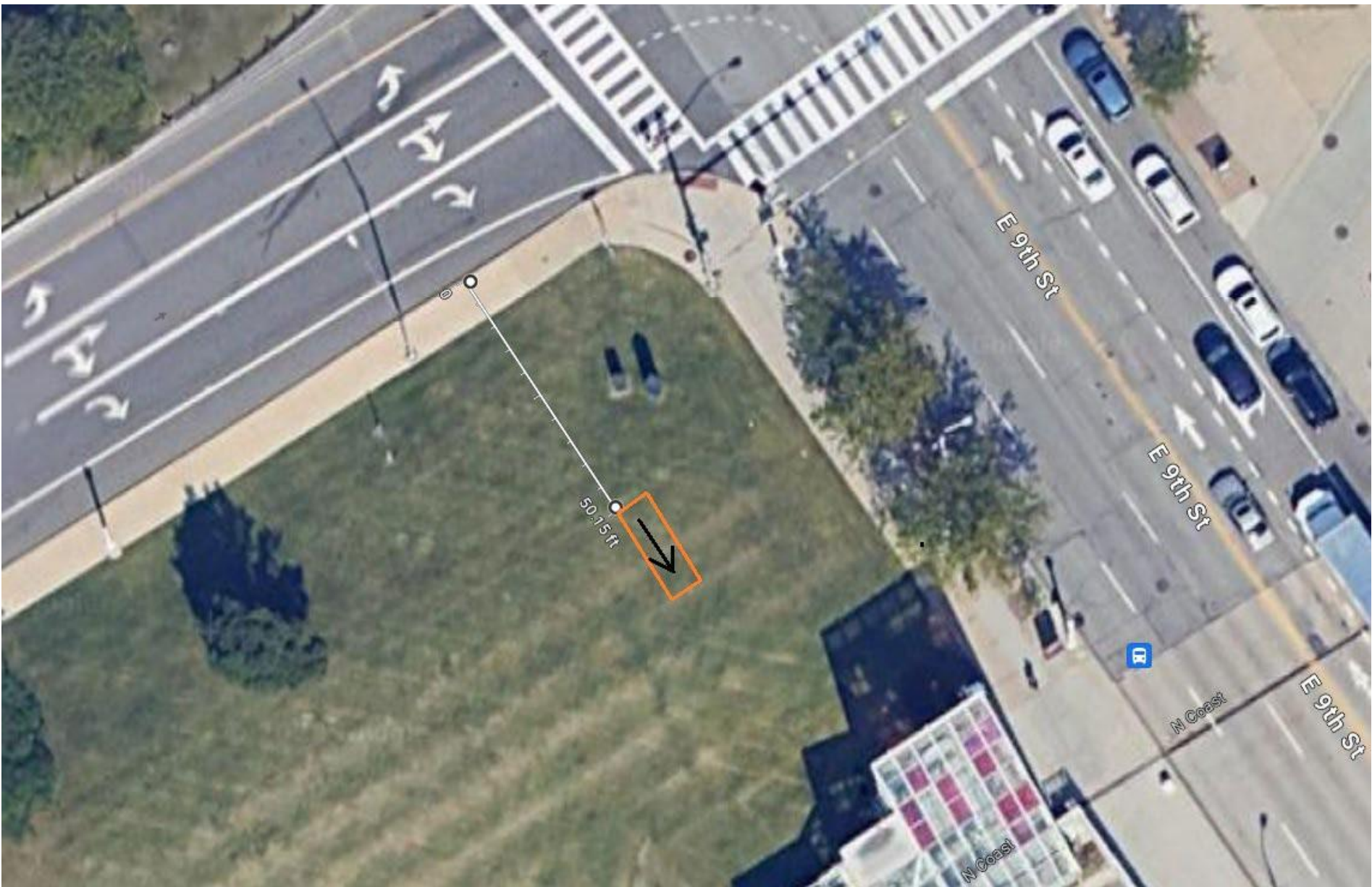
<b>Total Weight</b>	700 LBS
<b>MATerials</b>	Russian Plywood + Iron Base



# Location 1–Guitar Slide



# Location 1 – Guitar Slide





# Location 1 – Guitar Slide



48 feet to curb from nearest point

# Location 1– Guitar Slide



31 feet to curb from nearest point

# Location 1 – Guitar Slide

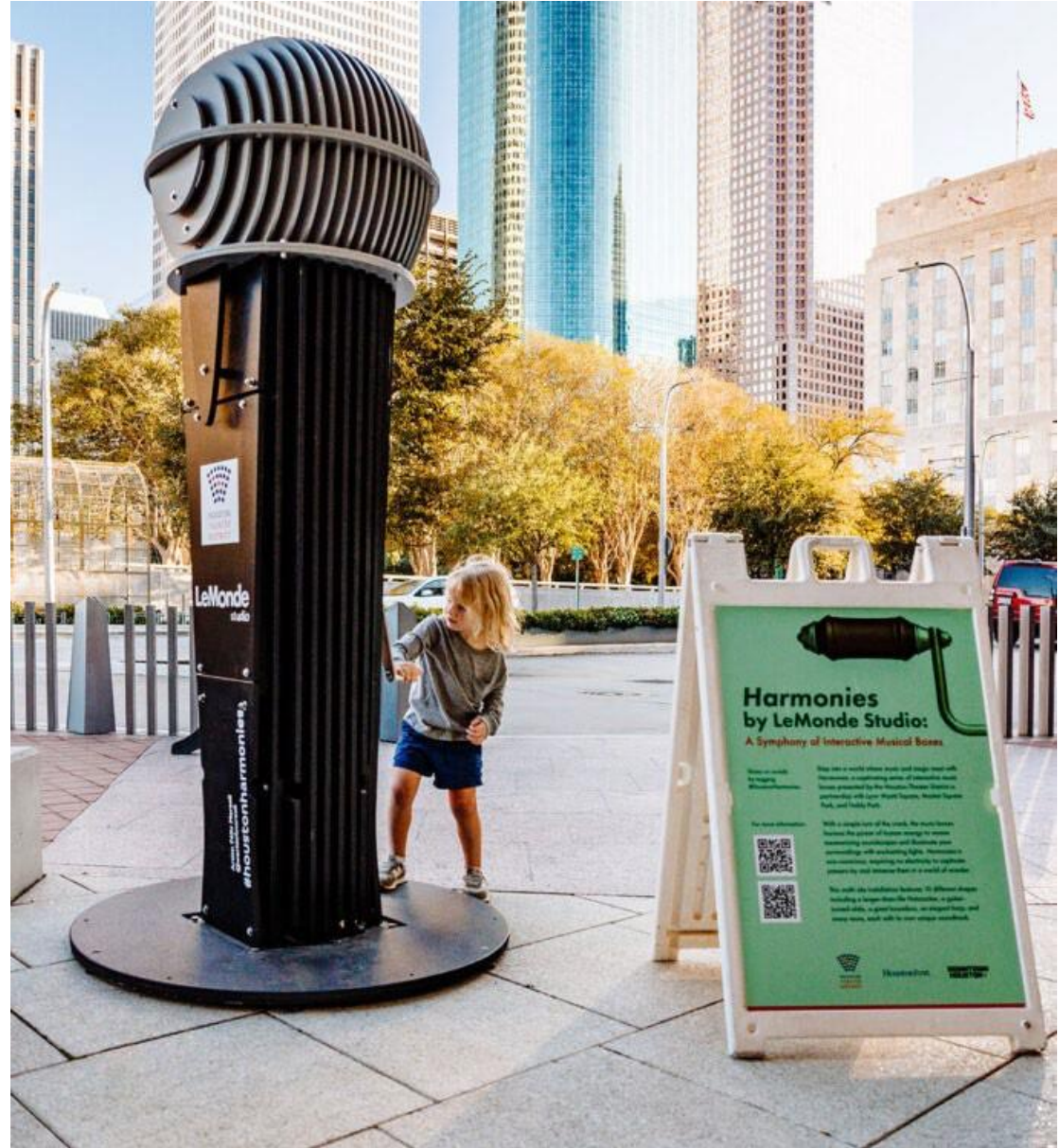


48 feet to curb from nearest point

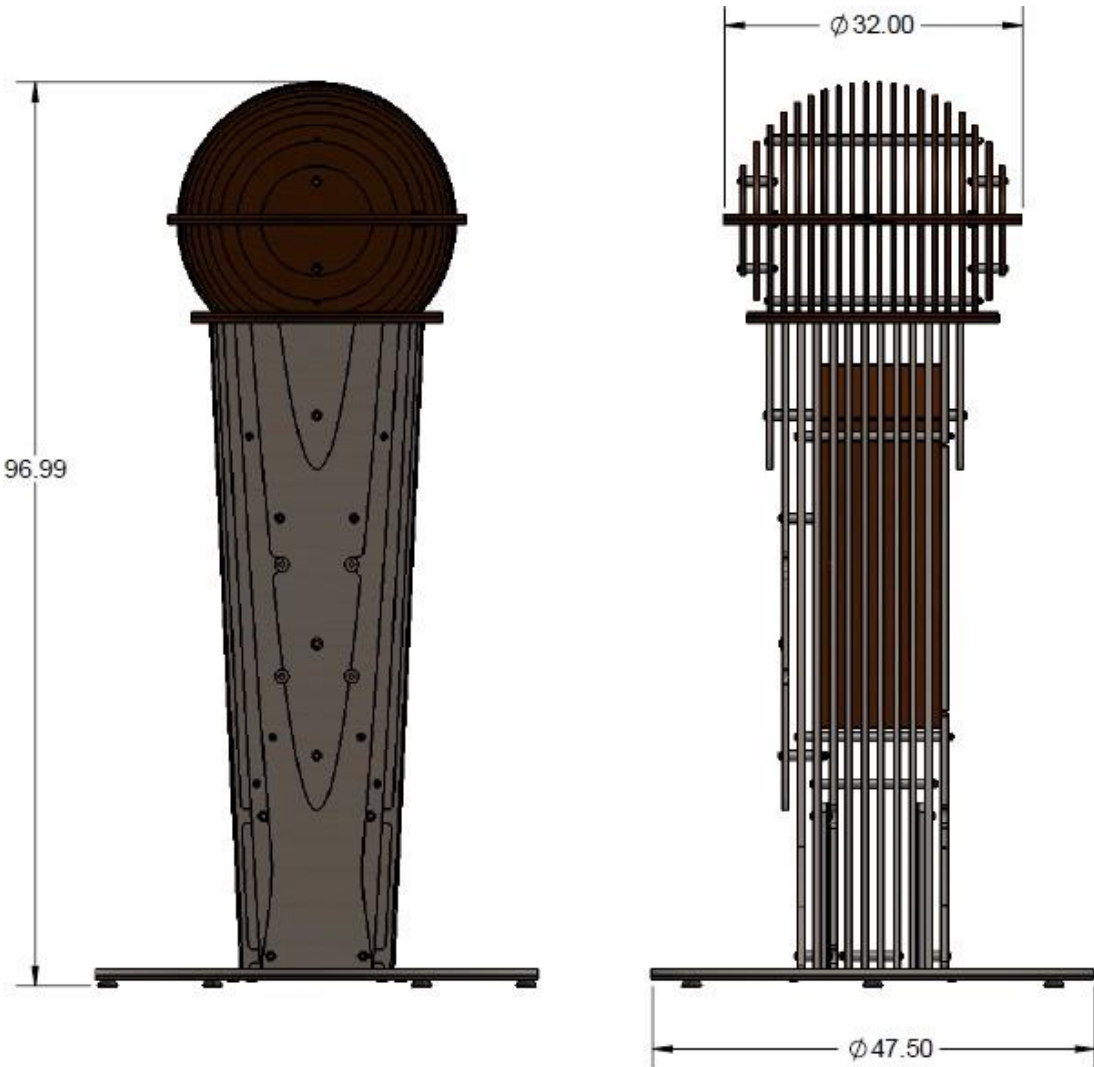
# Location 2 – East 9<sup>th</sup> @ Willard Garage



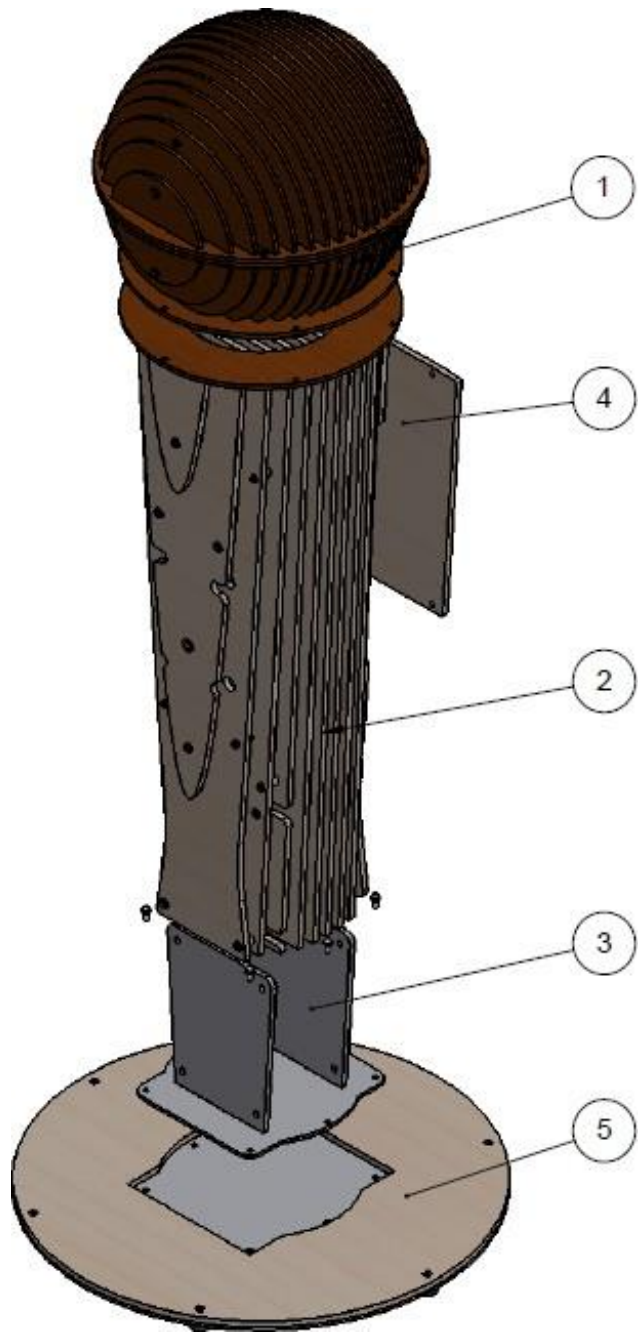
# Location 2 – Microphone



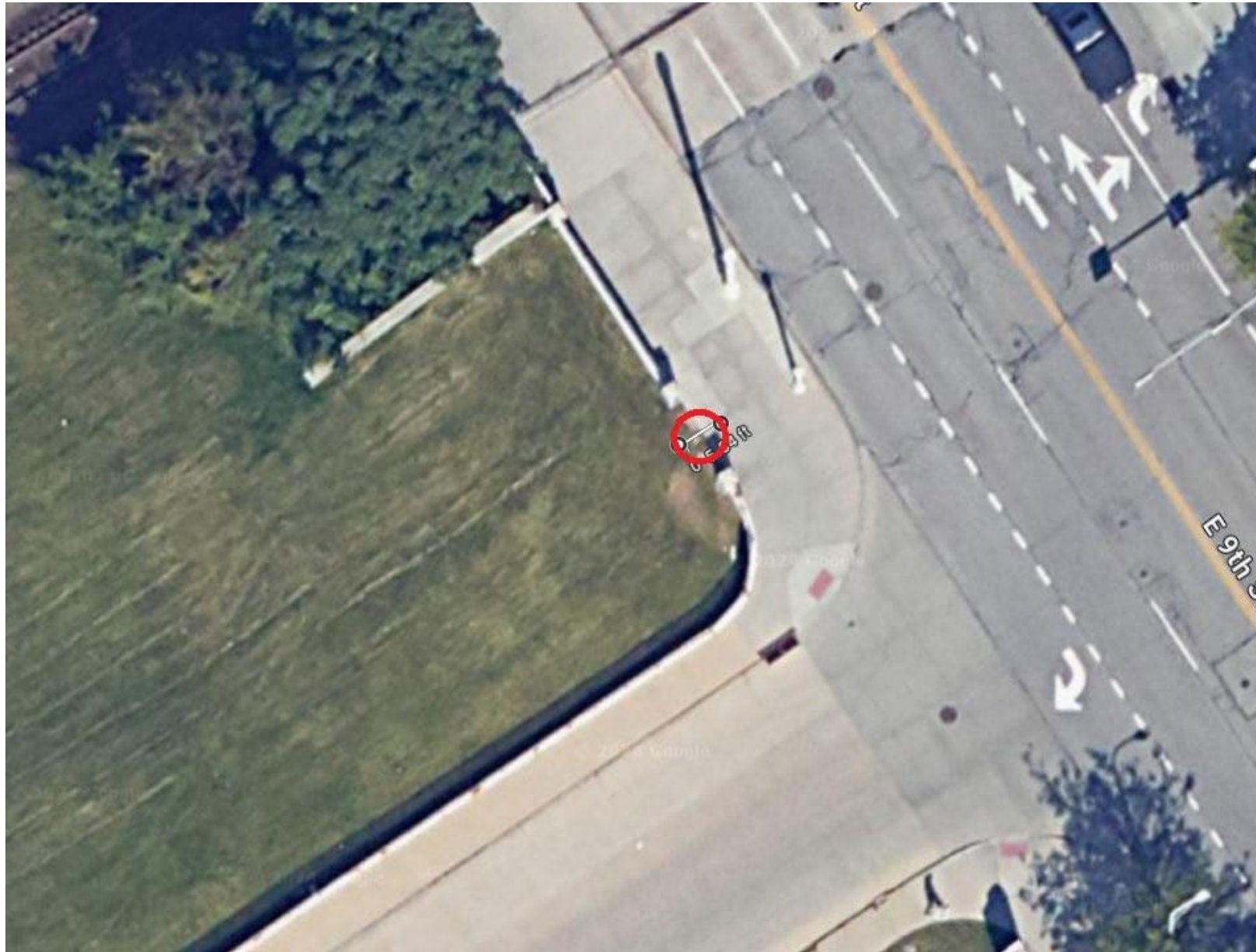
# Location 2 – East 9<sup>th</sup> @ Willard Garage



Weight =  
519.47 pounds



# Location 2 – East 9<sup>th</sup> @ Willard Garage



# Location 3 – One Cleveland Center Plaza

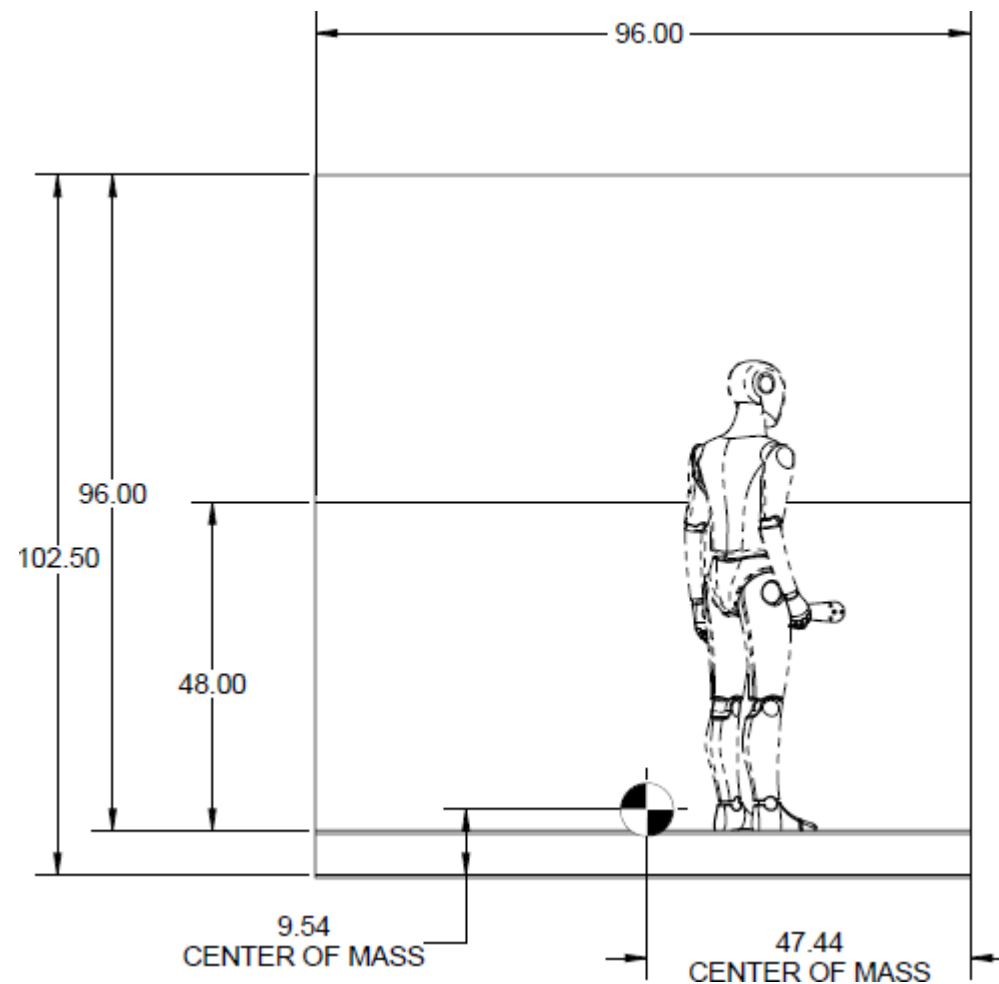
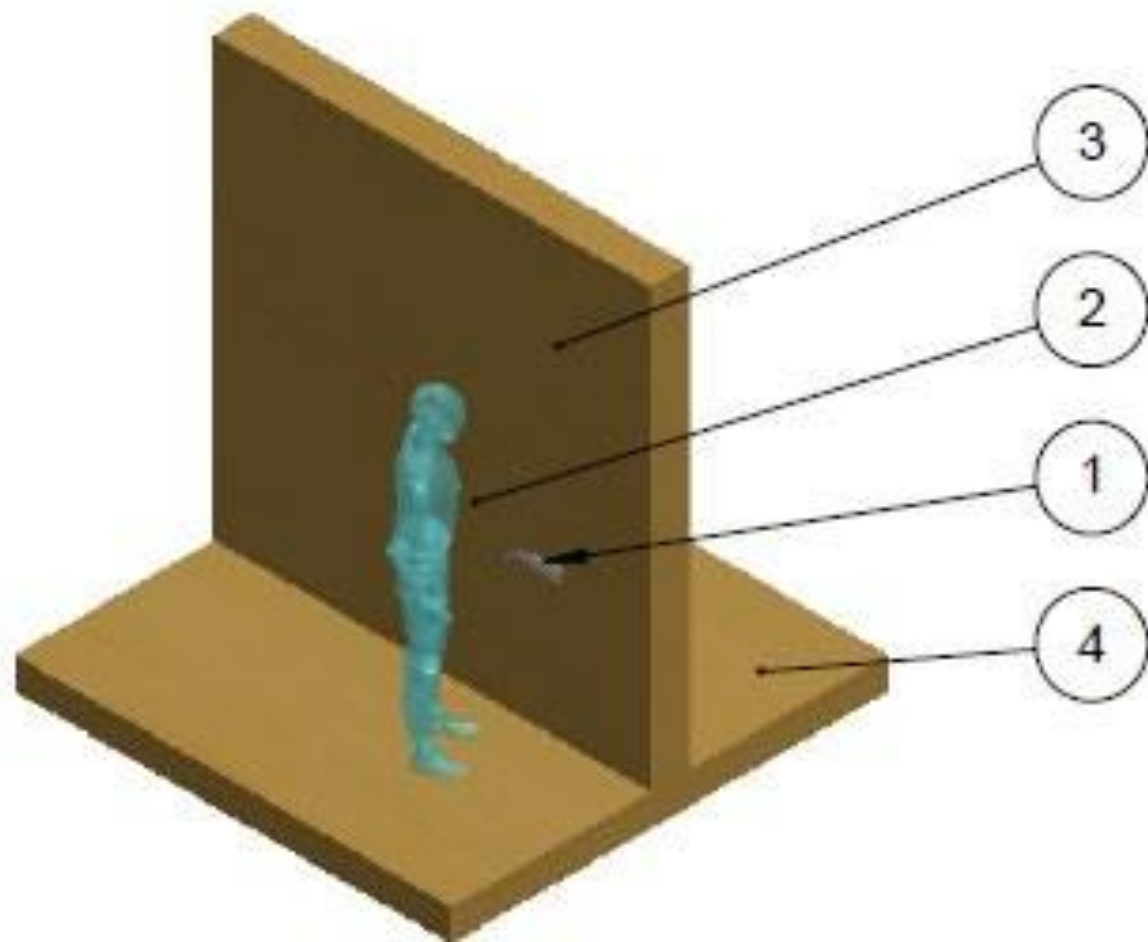




# Location 3 – BoomBox

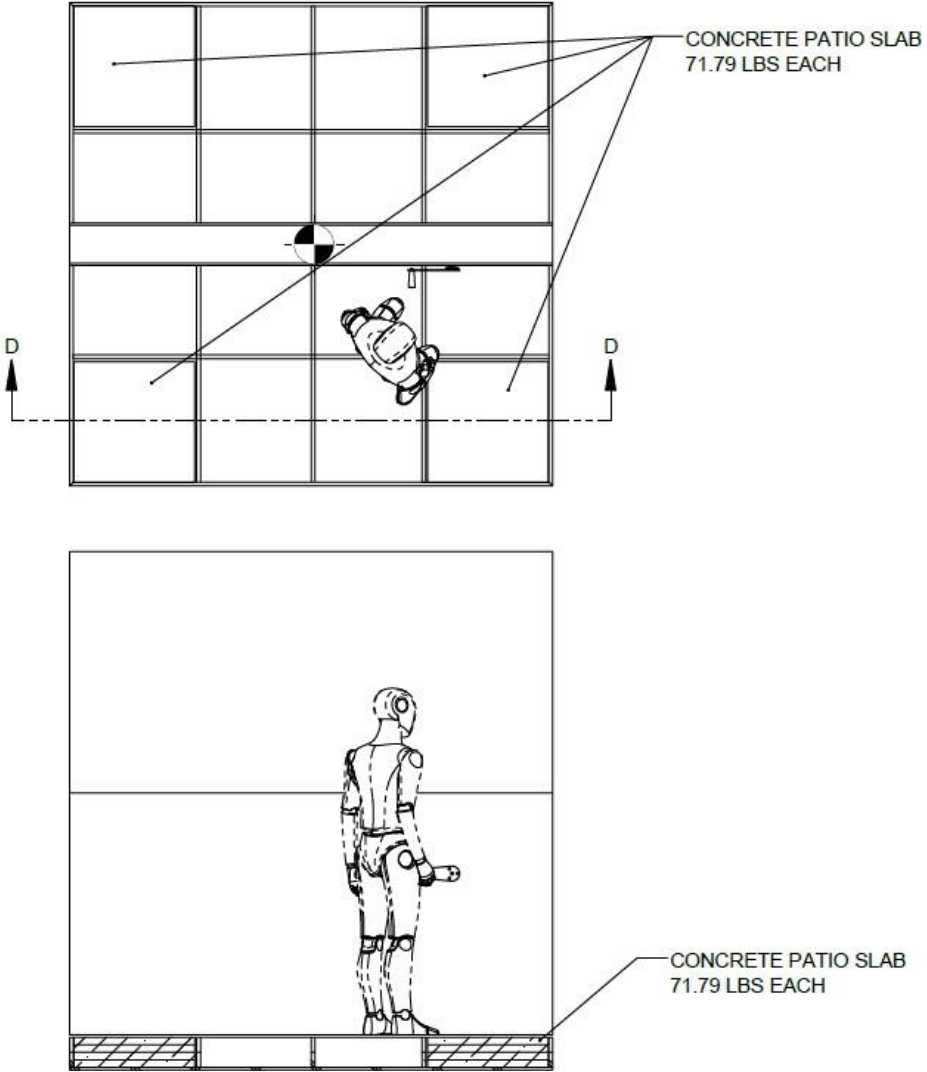


# Location 3 – BoomBox

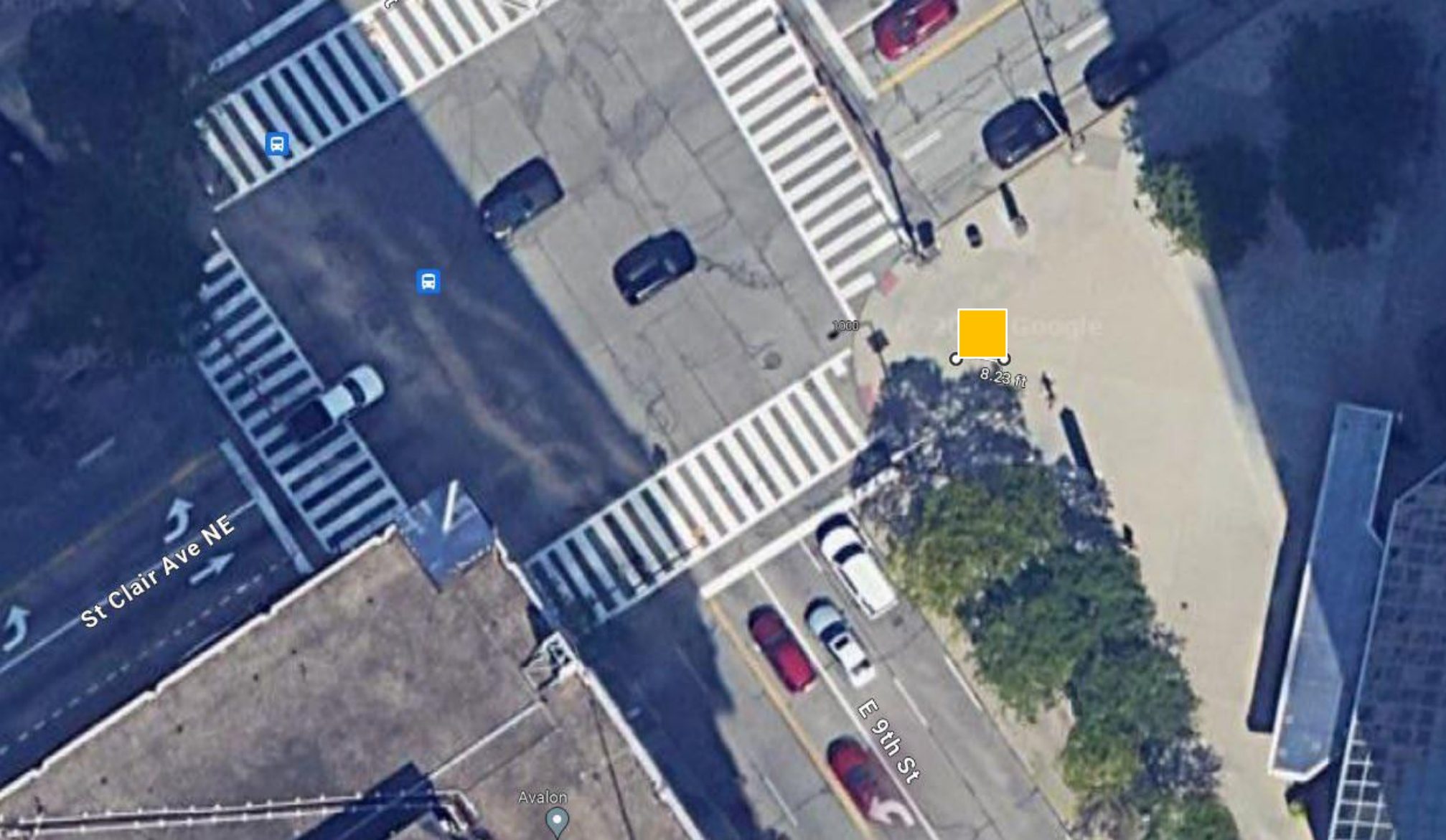


# Location 3 – BoomBox

TOTAL ASSEMBLY WEIGHT: 1542.24 LBS



# Location 3 – BoomBox



# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024



**CITY OF CLEVELAND**

Mayor Justin M. Bibb

## **Downtown/Flats Design Review District**

Design Review Advisory Committee

### **Meeting Motion and Report Form**

**Meeting Location:** City Hall Room 514, 601 Lakeside Avenue

**Case Number:** DF 2024-027

**Meeting Date:** 06/6/2024

**Project Name:** Harmonies 1-3

**Project Address:** East 9th @ Willard Garage, East 9th @ Shoreway, 1375 East 9th St

**Contact Person:** Alex Harnocz

**Architect/Contractor:** LeMonde Studios

**General Description:** Temporary Public Art at 3 locations

---

#### **Motion by Design Review Committee:**

#### **Approved with Conditions**

**Approve:** Yablonsky, Brown, Pesarchick, Schwartzberg, Soltis

**Disapprove:**

**Abstain:**

**Non-Voting Members:**

- 
- Guitar Slide Directionality: Re-orient bottom of slide to face South, pointing away from roadways.
  - Spacing for Maintenance: Work with City Staff on positioning of Microphone not to impede pedestrian movements or maintenance access to hillside.
  - Engineered Drawings to be included in future submissions to staff and for permitting.

## Life Act Mural: Seeking Final Approval

**Location: 3154 West 14th Street**

**Representative: Garrett Weider, Artist**

June 7, 2024

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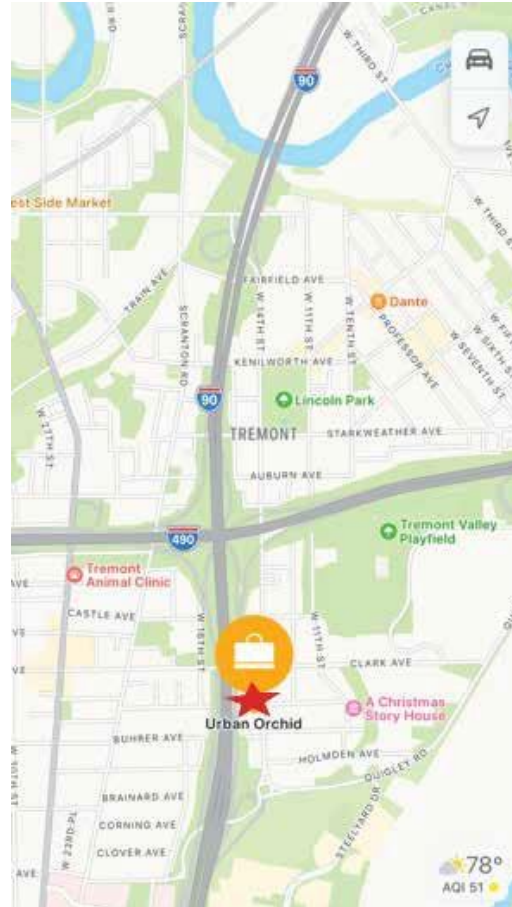
LIFE ACT  
MURAL  
PRESENTATION

ARTIST:  
GARRETT WEIDER



Location:  
3154 West 14th  
Cleveland, Oh

Same building as  
Urban Orchid



## Current view of wall, wall faces North.



Mural preparation:

The wall will be cleaned to remove any extra debris or dirt. I will use industry standard Luxon masonry primer to ensure a good base, thus setting the stage for long mural life. My mural paints are Montana pro all weather aerosols and exterior Sherwin Williams paints, all best in the biz.

Front of building faces West 14th. Mural wall is on Rowley Ave, faces North. This part of Rowley is a small dead end.



## Life Act Mural proposal.

Central is a profile of a face, the brain is full of blooming flowers. Then surrounding the head are larger blooms symbolizing life's possibilities and how one can grow from mental health challenges. Many floral images used in this sketch are from painting masters Gustav Klimt and Claude Monet. I will be painting with lush, full colors with a vibrant positivity.

This mural is designed to steer clear of any decorative limestone in the upper left of the wall.



More street views.



And another view.



ARTIST:

GARRETT WEIDER

I have many years of public art and mural creation under my belt. I use only the best materials to ensure a long lasting work of art.

My latest mural, Garfield Hts.



# More mural examples...

Cuyahoga County Developmental Disabilities, Parma.

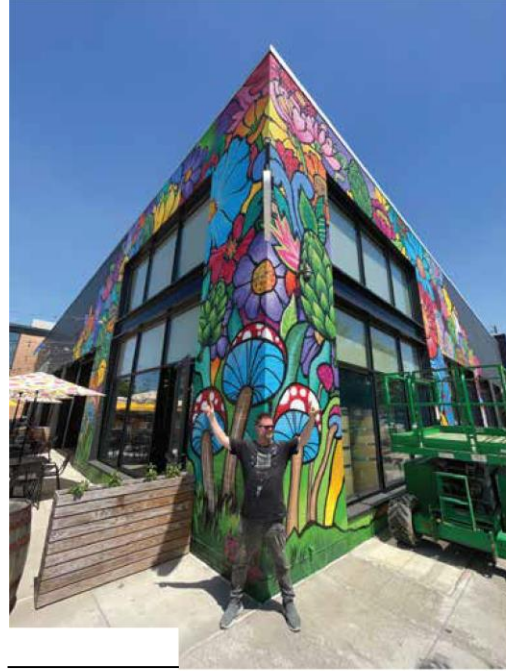


CLE Dogs Spa, Cleveland.





# More mural examples...



Van Aken District,  
Shaker Heights.

Tremont



# Cleveland City Planning Commission

## Mandatory Referrals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

# Mandatory Referrals

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**Ordinance No. 613-2024 (Introduced by Councilmembers Hairston and Griffin – by departmental request): Authorizing the Director of Community Development and the Commissioner of Purchases and Supplies to enter into one or more agreements with Land Assembly for Neighborhood Development, Ltd., or its designee, providing for the option to purchase and sale of City-owned property and to enter into one or more agreements with STA Realty, Inc., and Land Assembly for Neighborhood Development, Ltd., or their successors and assigns, providing for the purchase of certain real properties located primarily in the Upper Chester area of the Hough neighborhood.**

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June 7, 2024

# Cleveland City Planning Commission

## Administrative Approvals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

**Ordinance No. 550-2024 (Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of renewing, repairing, and replacing various water mains in 2025 and 2026; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.**

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June 7, 2024

June 7, 2024

**Ordinance No. 551-2024 (Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing the Brookfield Avenue/West 130th Street, Dearborn Avenue, East 27th Street, East 48th Street, East 93rd Street, Parkridge Avenue/Brookside Drive, West 19th Street, West 63rd Street, and West 89<sup>th</sup> Street area sewer replacement or rehabilitation projects; authorizing the Director of Public Utilities to enter into one or more public improvement contracts; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any loans or grants from any public or private entity.**

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# Administrative Approvals

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**Ordinance No. 581-2024 (Introduced by Councilmembers Bishop and Griffin – by departmental request): To amend the title and Sections 1 and 5 of Ordinance No. 683-2021, passed September 27, 2021, and to supplement the ordinance by adding new Sections 5a, 5b and 5c, relating to authorizing the Director of Capital Projects to apply for and accept funding from the Ohio Department of Transportation for the preliminary study of the Lakefront Pedestrian Bridge and authorizing contracts.**

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June 7, 2024

**Ordinance No. 582-2024 (Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to BERGES, LLC to encroach into the public right-of-way of Follett Court by installing, using and maintaining a private sanitary sewer line and a private storm sewer line.**

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June 7, 2024



**Resolution No. 591-2024 (Introduced by Councilmembers Conwell, Hairston and Griffin – by departmental request): Appointing an assessment equalization board to hear objections to estimated assessments with respect to the creation of The University Circle Special Improvement District of Cleveland and the initial plan for public services for the District; and declaring an emergency.**

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June 7, 2024

June 7, 2024

**Ordinance No. 594-2024 (Introduced by Councilmembers Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply for and accept a grant from the United States Department of Transportation for the 2024 Safe Streets and Roads for All Grant; authorizing the Director of Capital Projects, or appropriate Director, to enter into contracts to implement the grant; determining the method of making the public improvement of constructing safety improvements on Lee Road, Lorain Avenue and East 93rd Street and through quick-build demonstration projects on Kinsman Road, Superior Avenue and Denison Avenue; authorizing contracts to make the improvement; to apply for and accept any gifts or grants from any public or private entity; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements that are necessary for the improvement; and authorizing other agreements.**

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# Cleveland City Planning Commission

## Director's Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 7, 2024

## Upcoming Planning Commission Dates

June 7, 2024

- Friday, July 5th – **NO meeting due to the July 4th holiday**
  - Friday, July 12th at 9AM
  - Friday, July 26th at 9AM
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## Form-Based Code Update

June 7, 2024

**City Council unanimously voted to pass the Form-Based Code pilot on June 3, 2024. *The code will be effective July 3, 2024.***

**Thank you to Commission members and staff for your dedication to this effort!**

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# Cleveland City Planning Commission

## Adjournment

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June 7, 2024