

Ordinance No. 1142-2024

Bequest Development Agreement

Background and Purpose of Request

- Original agreement with another developer for 26 homes.
- Six new single-family homes were completed.
- Bequest will complete the 20 remaining single-family homes.
- The project timetable includes development of 5 homes per year.

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Land Bank Vacant Parcel and Address List

PPN	Full Address	Frontage (FT)	Depth (FT)	Area (SQFT)	ACRES
120-02-097	10825 ORVILLE AVE, CLEVELAND, OH, 44106	46	187	8,602	0.20
120-03-034	11307 ORVILLE AVE, CLEVELAND, OH, 44106	50	50	2,500	0.07
120-03-035	11307 ORVILLE AVE, CLEVELAND, OH, 44106	35	66	2,310	0.05
120-03-080	1377 E 111 ST, CLEVELAND, OH, 44106	35	167	5,845	0.14
120-03-082	1371 E 111 ST, CLEVELAND, OH, 44106	35	169	5,915	0.15
120-03-124	1367 E 110 ST, CLEVELAND, OH, 44106	50	111	5,550	0.12
120-06-042	10520 LEE AVE, CLEVELAND, OH, 44106	40	90	3,600	0.08
120-07-074	1441 E 109 ST, CLEVELAND, OH, 44106	40	117	4,680	0.11
120-08-054	1397 E 111 ST, CLEVELAND, OH, 44106	31.6	120	3,840	0.09
120-08-079	1464 E 111 ST, CLEVELAND, OH, 44106	40	120	4,800	0.11
120-08-080	1460 E 111 ST, CLEVELAND, OH, 44106	40	120	4,800	0.11
120-09-001	1395 E 112 ST, CLEVELAND, OH, 44106	104	101	5,227	0.12
120-09-004	0 E 112 ST, CLEVELAND, OH, 44106	47.6	100	4,800	0.11
120-09-056	11400 ORVILLE AVE, CLEVELAND, OH, 44106	36.3	125	4,375	0.10
120-09-060	11214 ORVILLE AVE, CLEVELAND, OH, 44106	35	101	3,535	0.08
120-09-078	0 KNOWLTON AVE, CLEVELAND, OH, 44106	40	133	5,320	0.12
120-10-047	1467 E 116 ST, CLEVELAND, OH, 44106	40	115	4,600	0.11
120-10-072	1445 E 118 ST, CLEVELAND, OH, 44106	40	0	3,920	0.09
120-10-116	11608 MOULTON AVE, CLEVELAND, OH, 44106	40	125	5,000	0.11
120-10-119	11521 KELTON AVE, CLEVELAND, OH, 44106	40	125	5,000	0.11
120-10-125	0 KELTON AVE, CLEVELAND, OH, 44106	40	125	5,000	0.11

Ord. No. 1142-2024 - Bequest Parcel List





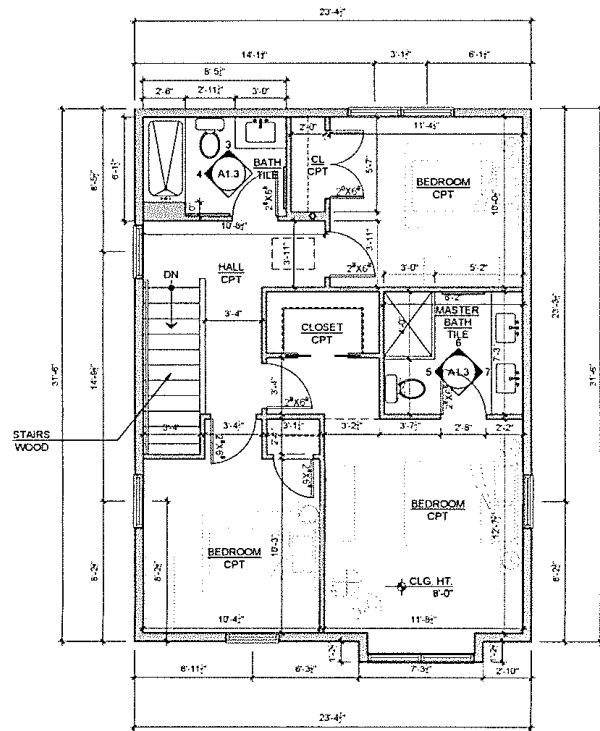






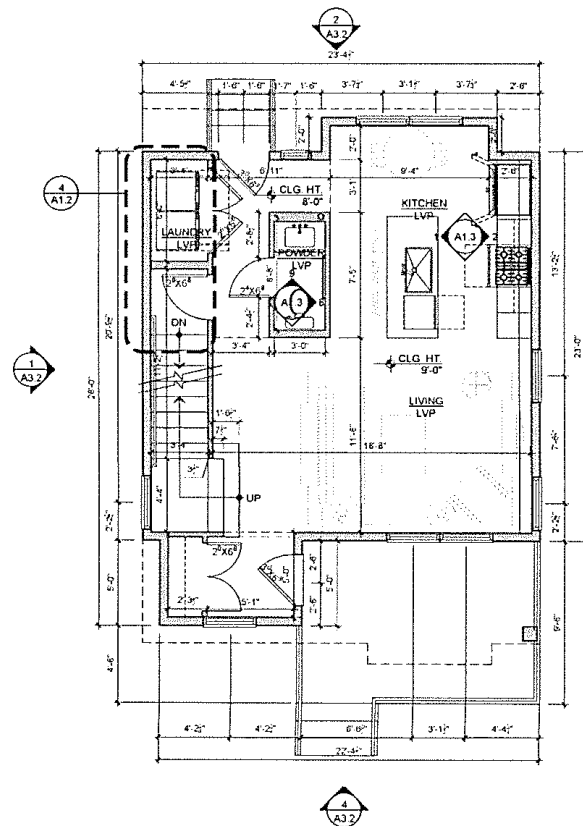
GENERAL PLAN NOTES:

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ARE 2 1/2" STUDS UNLESS OTHERWISE NOTED.
3. PROVIDE HANDRAILS AT ALL INTERIOR STAIRWAYS OF STANDARD HANDRAIL PROFILE WHITE PINE MEASURING 1 1/2" DEEP BY 1 7/8" WIDE. MOUNTING BRACKETS (NATIONAL #106) MUST BE SECURELY FASTENED TO WALL AT STUD OR SOLID BLOCKING. HANDRAILS SHALL RETURN TO WALL, TYP.
4. EXT. DOORS ARE WEATHER-STRIPPED.
5. ALL CLOSETS HAVE A WIRE MESH SHELF WITH INTEGRATED ROD UNLESS OTHERWISE NOTED.
6. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AROUND SHOWERS/TUBS AND AL SHRS. (SEE 414.2)
7. ALL INTERIOR WOOD TRIM TO BE PAINTED UNO.
8. ALL TOWEL BARS MTD @ 42" A.F.F. UNO ABOVE TOILET @ 60" A.F.F.
9. ALL WALLS TO BE SMOOTH DRYWALL. ALL CEILINGS TO BE KNOCK DOWN TEXTURE DRYWALL.
10. ALL CEILING HEIGHTS TO BE 9'-0" HIGH ON FIRST FLOOR AND 8'-0" ON SECOND FLOOR UNO.
11. AT ALL REMOVABLE BASE CABINETS PROVIDE BURY PROTECTION ON ALL EXPOSED PIPING, AND EXTEND FLOOR FINISHES AND BASE TO REAR WALL. PAINT REAR WALL AND PROVIDE FINISHED PANEL AT ADJ. CABINET WALLS, TYP.
12. PROVIDE ALL LINEN CLOSETS WITH 5 WIRE SHELVES.
13. PROVIDE VINYL MOUNTING BLOCKS AT ALL LIGHT FIXTURES, DOORBELL UNITS AND AC UNIT DISCONNECTS @ VINYL SIDING LOCATIONS, TYP.
14. ALL SECOND FLOOR HALF WALL GUARD RAILS SHALL BE NO LESS THAN 30" A.F.F., TYP.
15. FLUSH LEVER TO BE ON OPEN SIDE OF TOILETS.
16. PROVIDE WATER RESISTANT GYPSUM BOARD TO 4'-0" A.F.F. IN LAUNDRY AREAS.
17. PASSIVE RADON SYSTEM: PROVIDE PASSIVE RADON SYSTEM CONSISTING OF 3" PVC PIPING FROM UNDERSLAB TIE UP THROUGH ROOF, GAS PERMEABLE STONE UNDER SLAB (5" LIMESTONE), AND A DEDICATED RECEPTACLE CONNECTED TO THE HOUSE PANEL IN ATTIC NEAR LOCATION OF PIPING FOR FUTURE USE IF NEEDED. SEE FLOOR PLANS FOR LOCATIONS OF PIPING. CONTRACTOR TO INSTALL FANS PER ELECTRICAL REQUIREMENTS.
18. NO PLUMBING LINES IN EXTERIOR WALLS. PROVIDE FURRED WALLS AS NECESSARY TO RUN PLUMBING.



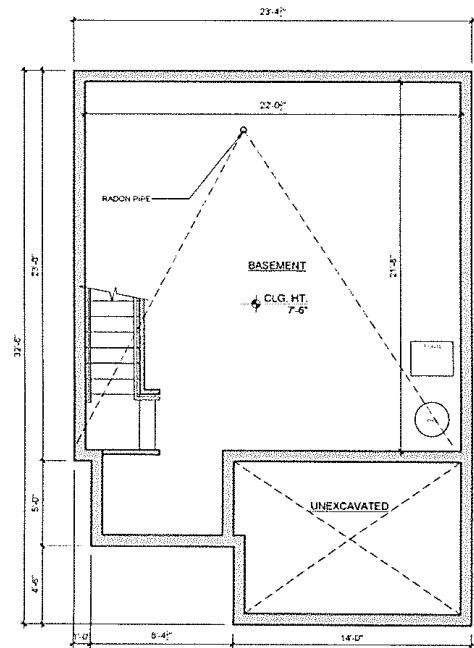
OPTION 2
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

3



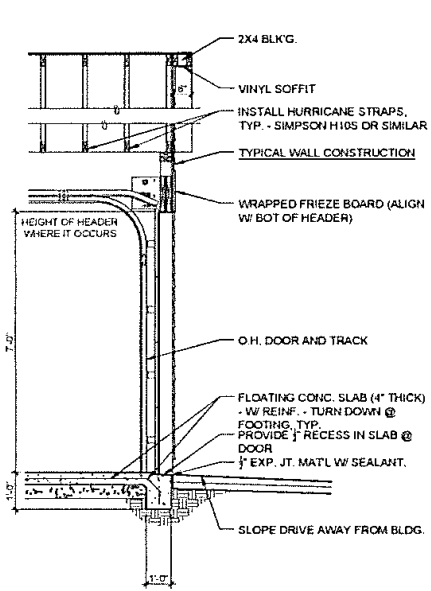
OPTION 2
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2



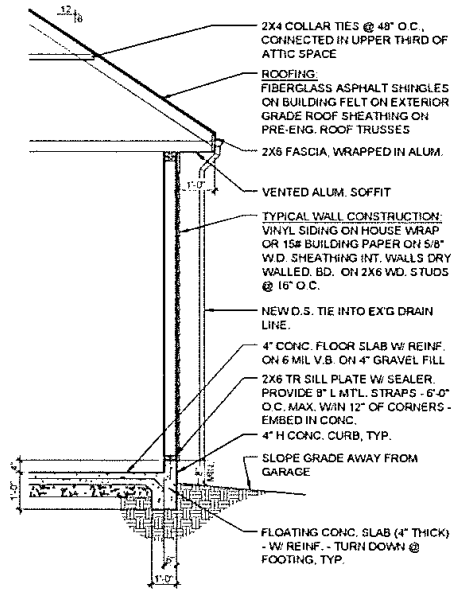
OPTION 2
OPTIONAL
BASEMENT PLAN
SCALE: 1/4" = 1'-0"
AREA: 580 SQ. FT.

1



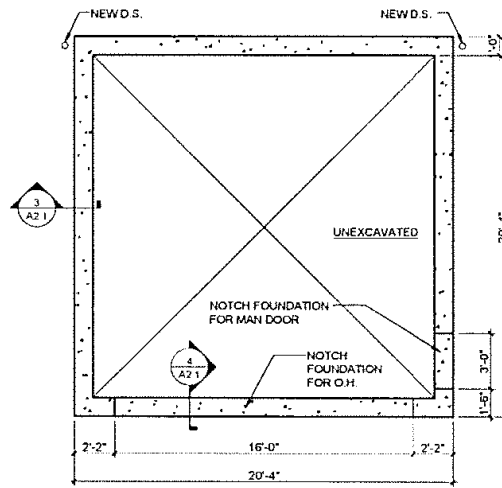
GARAGE WALL SECTION
SCALE: 1/4" = 1'-0"

4
A3.1



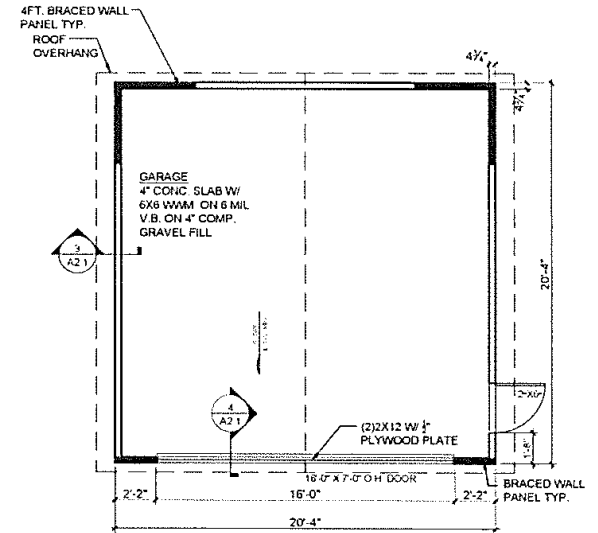
GARAGE WALL SECTION
SCALE: 1/4" = 1'-0"

3
A2.1



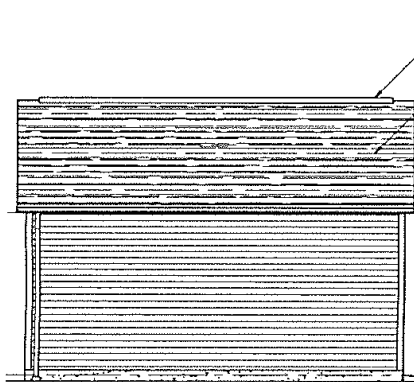
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

2
A3.1



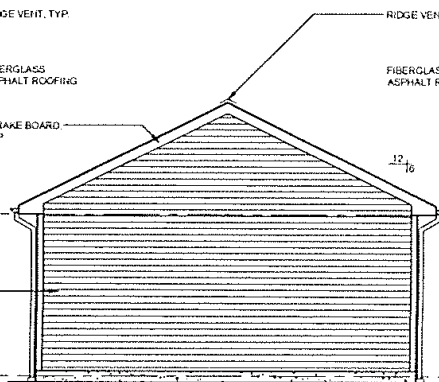
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A3.1



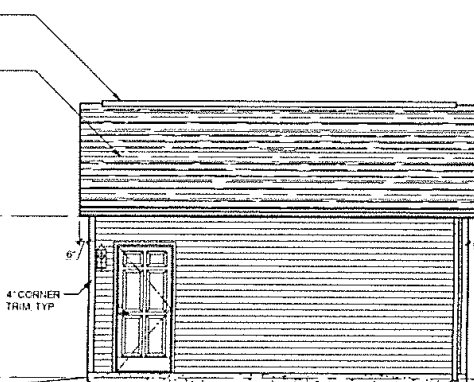
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

8
A3.1



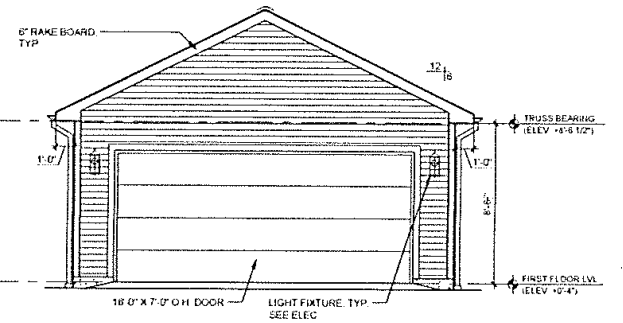
BACK ELEVATION
SCALE: 1/4" = 1'-0"

7
A3.1



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

6
A3.1



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

5
A3.1