Ordinance No.1540-2019

Council Member(s) McCormack, Brancatelli and Kelley (by departmental request)

AN EMERGENCY ORDINANCE

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Tinnerman Lofts, LLC, or its designee, located at 2048 Fulton Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire from and reconvey to, Tinnerman Lofts, LLC, or its designee, for a nominal consideration of one dollar and other valuable consideration determined to be fair market value, the following property for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code and more fully described as follows:

007-05-015

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublot Nos. 49 to 60 inclusive in Sargent and Dixon's Re-Subdivision of part of Original Brooklyn Township Lot No. 52, as shown by the recorded plat in Volume 2 of Maps, Page 43 of Cuyahoga County Records, and part of Sublot No. 312 in Barber and Lord's Allotment of part of Original Brooklyn Township Lots Nos. 51, 52, 69 and 70, as shown by the recorded plat in Volume 11 of Maps, Page 26 of Cuyahoga County Records and part of China Court, S.W., as vacated by City Ordinance No. 188-47 and that part of Vinton Avenue, S.W., as vacated by City Ordinance No. 1383-41 and Vinton Court, S.W., as vacated by City Ordinance No. 678-42, the northerly 12 feet of Japan Court, S.W., as vacated by City Ordinance No. 1654-42 and part of Original Brooklyn Township Lot No. 52, bounded and described as follows:

Beginning at a point in the southwesterly line of Fulton Road, S.W., distance North 25° 30' 00" west, 17-83/100 feet from the most easterly corner of said Sublot No. 312 in the Barber and Lord's Subdivision which point is distant 25° 30' 00" east, 244-78/100 feet from the intersection of the southwesterly line of Fulton Road, S.W., with the southeasterly line of Lorain Avenue;

Thence South 64° 30' 00" west along the southeasterly line of Parcel No. 2 of premises conveyed to The Tinnerman Products, Inc., by deed recorded in Volume 5043, Page 628 of Cuyahoga County Records, 106-00/100 feet to the most southerly corner of said Parcel No. 2;

Thence South 25° 30' 00" east parallel with the southwesterly line of Fulton Road, S.W., 17-50/100 feet to the northwesterly line of the said Sargent and Dixon's Subdivision;

Thence North 64° 30' 00" east, along the northwesterly line of said Sargent and Dixon's Subdivision, 1-28/100 feet to the intersection of the northeasterly line of Japan Court, S.W., vacated by the City of Cleveland by Ordinance No. 1565-42 and in the northwesterly line of said Sargent and Dixon's Subdivision;

Thence South 25° 28' 20" east, along the northeasterly line of said Japan Court, S.W., now vacated 12-00/100 feet;

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Thence South 64° 30' 00" west, parallel with the northwesterly line of the said Sargent and Dixon's Subdivision, 10-00/100 feet to the southwesterly line of Japan Court, S.W.; Thence South 25° 28' 20" east, along the southwesterly line of Japan Court, S.W., 393-46/100 feet to the northwesterly line of Chatham Avenue, S.W.;

Thence South 64° 30' 20" west, along the northwesterly line of Chatham Avenue, S.W., 104-97/100 feet to the northeasterly line of West 36th Street;

Thence North 25° 28' 20" west along the northeasterly line of West 36th Street, 306-20/100 feet to the easterly line of West 37th Place;

Thence North 2° 53' 40" west along the easterly line of West 37th Place, 107-50/100 feet to the northwesterly line of said Sargent and Dixon's Subdivision which is also the northwesterly line of Vinton Court, S.W., vacated by the City of Cleveland by Ordinance No. 678-42;

Thence South 64° 30' 00" west along the northwesterly line of said Sargent and Dixon's Subdivision, 1-49/100 feet to the southwesterly corner of Parcel No. 3 of premises conveyed to the Tinnerman Products, Inc., by deed recorded in Volume 5043, Page 628 of Cuyahoga County Records;

Thence North 2° 55' 00" west along the westerly line of said Parcel No. 3, 121-37/100 feet to the northwesterly corner of said parcel, which point is in the southerly line of an alley described in Common Pleas Court of Cuyahoga County Case No. 34171, Volume 342, Page 296 of Common Pleas Court Records;

Thence North 87° 05' 00" east along the southerly line of said alley, 35-00/100 feet to the northeasterly corner of said Parcel No. 3, conveyed to the Tinnerman Products, Inc., as aforesaid;

Thence South 14° 38′ 10″ east along the northeasterly line of said Parcel No. 3, 4-02/100 feet to the northwesterly line of Parcel No. 1 of premises conveyed to the Tinnerman Products, Inc., by deed recorded in Volume 5043, Page 628 of Cuyahoga County Records;

Thence North 64° 30' 00" east along the northwesterly line of said Parcel No. 1, 101-74/100 feet to the southwesterly line of Fulton Road, S.W.;

Thence South 25° 30' 00" east along the southwesterly line of Fulton Road, S.W., 77-17/100 feet to the place of beginning and being further known as all of Sublot No. 1 in Tinnerman Products, Inc Resubdivision to the survey dated February 1949, of Charles W. Root, Registered Professional Engineer and Surveyor, be the same more or less, but subject to all legal highways.

Section 2. That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire and to convey the properties and to employ and to cause Tinnerman Lofts, LLC, or its designee, to pay all fees for title companies, surveys, escrows, appraisers, environmental audits, and all other costs necessary for the acquisition and sale of the properties.

Section 3. That this Council finds the conveyances are in compliance with Section 5709.41(B)(1) of the Revised Code and the proposed improvements constitute and are declared a public purpose under said section and the subject property is located in a blighted area of an impacted City as required by Section 5709.41 of the Revised Code.

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Section 4. That the conveyance shall be made by official deed prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies on behalf of the City of Cleveland.

Section 5. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SMa:nl 12-2-19

FOR: Director Ebersole

* No Certification of Funds Required.

ADMINISTRATIVE REPORT

Ordinance No. 1540-2019	
Resolution No.	
Estimated Cost: \$	
CERT	TIFICATE OF FUNDS
The sum of this contract was on Treasury or in proc Fund and not appropriated to the contract of	
Entered by:	
Appropriation Clerk	
Indexed by: Accountant	- Mahan Damer
	Director of Finance
	(B) () ()
	Commissioner of Accounts
LEGAL DESCRIPTION OF PREM Commissioner of Engineering and	
· · · · · · · · · · · · · · · · · · ·	Engineer of Plats and Surveys Construction
APPROVED FOR PASSAGE OR ADO Authorizing the Mayor and the Com re-convey properties presently owned ocated at 2048 Fulton Avenue for	PTION BY REQUESTING DEPARTMENT BECAUSE amissioner of Purchases and Supplies to acquire and ed by Tinnerman Lofts, LLC, or its designee, the purpose of entering into the chain-of-title ent financing legislation authorized under Section (signed)
	Director of Economic Development
THIS LEGISLATION IS <u>NOT</u> APPRO	**************************************
Date:	(signed)
********	Director
THERE IS NO LEGAL OBJECTION 1	TO THIS LEGISLATION IF AMENDED AS
Date:	(signed)

DEPARTMENT OF ECONOMIC DEVELOPMENT SUMMARY FOR THE LEGISLATIVE FILE ORDINANCE NO: 15-0-2019

Project Name: Tinnerman Apartments

Project Address: 2048 Fulton Avenue, Cleveland, OH 44113

Developer: Tinnerman Lofts LLC and/or designee

Project Manager: Robin Brown

Ward/Councilperson: 3-Kerry McCormack

<u>City Assistance:</u> Non-School TIF

Project Summary and Discussion

Tinnerman Lofts LLC or designee ("Developer") an entity of the The Dalad Group is proposing to develop the former Vista Print Building into approximately 51 market rate and workforce housing apartment units. The building will feature solar panels and amenities including a fitness center, roof deck, reserved 2-story parking garage, bike storage and a pet-washing station. The total project investment is expected to exceed approximately \$10 million. The project will create and/or cause to create 3 new W-2 jobs at the Project Site with an approximate payroll of \$105,000.

The Dalad Group ("Dalad") is a full service real estate company based in Independence, Ohio. Founded in 1947, Dalad has been an innovative developer of office, industrial and retail space throughout the region. Dalad has completed numerous historic renovation projects within the City of Cleveland, including the Worthington Yards, Hoyt Block featuring the Blue Point Restaurant, the Hat Factory apartments on West 6th Street, 2320 Lofts located at 2320 Superior (serving CSU students) and the Creswell Building at 1220 Huron Road. Dalad also has a local portfolio of nearly two and a half million square feet of commercial real estate. The Dalad Group provides tenant representation and building management services through its brokerage division, Dalad Realty Company, as well as construction services through its general contracting arm, Dalad Construction Company._The total project investment is expected to exceed approximately \$10 million.

Proposed City Assistance

The request to Cleveland City Council is to authorize the Director of Economic Development to enter into the chain of title for certain properties associated with the project for the purpose of entering into a non-school Tax Increment Finance (TIF) agreement with Tinnerman Lofts LLC or its designee. This TIF agreement will be up to 30 years in length. The City will declare certain improvements with respect to the project to be a public purpose and exempt 100% of the improvements from real property taxes.

Under the agreement, parcels acquired and re-conveyed to the developer will be subject to a TIF under Section 5709.41 of the Ohio Revised Code in consideration for the developer agreeing to make certain improvements to those parcels and making payments in lieu of taxes (PILOTs) equal to the taxes that would have been paid for those parcels but for the TIF. A portion of the PILOT will be paid to the Cleveland Municipal School District in the amount the District would have otherwise received but for the TIF.

This piece of legislation will allow the City of Cleveland to enter into the chain of title for the parcels that are to be included in the TIF district. A second piece of legislation will be required by Cleveland City Council for approval of the TIF Agreement.

Economic Impact

- Creation of 3 new full time jobs in the City of Cleveland
- Project estimates \$2,625 in new annual City tax revenue generated from residents and new employees

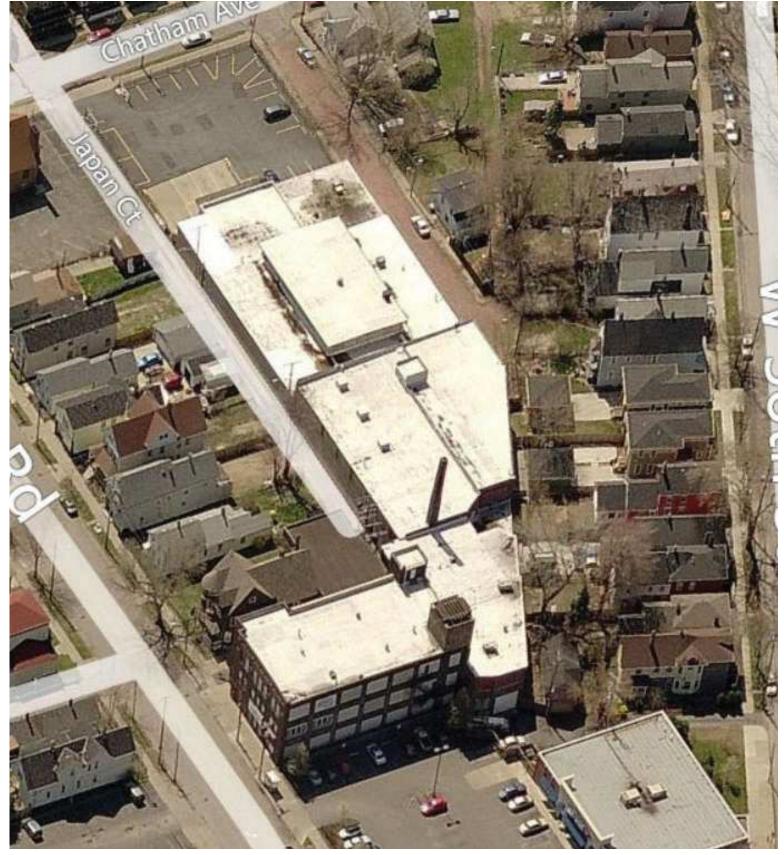
City Requirements

- Subject to Chapter 187: MBE/FBE/CSB requirements
- Subject to Chapter 188: Fannie Lewis Cleveland Residential Employment Law
- Subject to a Workforce Development Agreement for all new jobs
- Subject to a Community Benefits Agreement

TINNERMAN LOFTS, LLC

DEVELOPER'S EQUITY	\$ 1,715,000 Acquisition		\$ 650,000
BANK LOAN	\$ 10,524,065 Construction/Renovation		\$ 13,151,049
TAX CREDIT EQUITY	REDIT EQUITY \$ 3,564,006 Soft Costs		\$ 2,002,022
TOTAL PROJECT	\$15,803,071	TOTAL PROJECT COSTS	\$15,803,071
SOURCES			

Estimated Value of TIF: \$263,493





BIRD'S-EYE VIEW LOOKING SOUTH





TINNERMAN STEEL RANGE CO.

2048 FULTON ROAD CLEVELAND, OH 44113

PPN: 007-05-027

ISSUED FOR PERMIT NOVEMBER 4, 2019

PREVIOUSLY	Y SUBMITTED TO CITY OF CLEVELAND	APPROVAL DATE	STATUS
B17043407	INTERIOR DEMOLITION SUBMISSION	DECEMBER 12, 2017	APPROVED
19-108	BOARD OF ZONING APPEALS	JULY 22, 2019	APPROVED
HISTORIC TAX CREDIT AWARDS		APPROVAL DATE	STATUS
ROUND 22	STATE (SHPO)	JUNE 26, 2019	AWARDED
	FEDERAL (NPS)	APRIL 28, 2019	AWARDED



FULTON ROAD FACADE, CIRCA 1914

SHEET INDEX

6055 Rockside Woods Boulevard Independence, OH 44131 email: aiarussi@DaladGroup.com

ARCHITECT GIBBON ARCHITECTURE 3012 Chadbourne Road Shaker, OH 44120 contact: Jeff Glbbon

email: jeff@gibbonarchitecture.com

175 Montrose West Ave, Suite 400 Akron, OH 44321

PROJECT TEAM

contact: Robert Papotto email: papotto@cesoinc.com

812 Huron Road E, Suite 411 Cleveland, OH 44115 contact: Jayme Schwartzberg email: jayme@deru-la.com

4110 Mayfield Road South Fuclid, OH, 44121

MEP/FP ENGINEERING INTEGRATED ENGINEERING CONSULTANTS (IEC)

9700 Rockside Road, Suite 290 Cleveland, Ohio 44125

PRESERVATION CONSULTANT
HISTORIC PRESERVATION GROUP LLC 2425 W.11th Street, Suite 4 Cleveland, OH 44113 contact: Heather Rudge email: heather@hpgroup-llc.com

GREEN RATER EMERALD BUILT ENVIRONMENTS 3 Hemisphere Way

COVER	
GENERAL	
G0.20	CODE INFORMATION & PROJECT AREA SUMMA
G0.21	LIFE SAFETY PLANS: FLOOR 1
G0.22	LIFE SAFETY PLANS: FLOOR 2, FLOOR 3, ROOF
G0.30	ACCESSIBILITY DETAILS & REQUIREMENTS
G1.00	GENERAL NOTES & MOUNTING HEIGHTS
G1.01	GENERAL NOTES
G1.02	GENERAL NOTES
G1.03	GENERAL NOTES
G1.04	GENERAL NOTES
G1.05	GENERAL NOTES
SITE SURVE	Y
1 OF 3	ALTA SURVEY

EXST. SITE ENCROACHMENTS & UTILITIES

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EXT. WALL SECTIONS - LOFIT APARTMENTS
EXT. WALL SECTIONS - LOFIT APARTMENTS
EXT. WALL SECTIONS - PARKING GARAGE
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ENLARGED UNIT PLANS ENLARGED UNIT RESTROOM PLANS

THIRD FLOOR FRAMING PLAN
ROOF FRAMING PLAN
LOFT FRAMING PLAN
LOFT FRAMING PLAN
LOFT FRAMING PLAN
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E0.00 ELECTRICAL SCHEDULES, LEGENDS, & NOTES
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E1.01B ELECTRICAL PLAN FLOOR 1 (SOUTH) ELECTRICAL PLAN FLOOR 1 (WES) CENTRAL)
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ELECTRICAL PLAN FLOOR 2 (EAST CENTRAL)

INTERIOR ELEVATIONS @ LORRY

INTERIOR ELEVATIONS © LOBBY
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LOAD CALCULATIONS AND PANEL SCHEDULES
TENANT PANEL SCHEDULES
ELECTRICAL SISTRIBUTION DETAILS
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ELECTRICAL SPECIFICATIONS SITE ELECTRICAL
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ES2.00 ELECTRICAL DISTRIBUTION DETAILS PLUMBING SCHEDULES, LEGENDS, AND NOTES
PLUMBING DETAIL
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BELOW FLOOR SANITARY PLUMBING PLAN FLOOR 3 (NORTH)
ABOYE FLOOR PLUMBING PLAN FLOOR 1 (MEST CENTRAL)
BEVEN FLOOR PLUMBING PLAN FLOOR 1 (MEST CENTRAL)
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ABOVE FLOOR PLUMBING PLAN FLOOR 3 (NORTH)

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GAS PIPING PLAN FLOOR 1 (SEAT CENTRAL)

GAS PIPING PLAN FLOOR 1 (REST CENTRAL)

GAS PIPING PLAN FLOOR 1 (REST CENTRAL)

GAS PIPING PLAN FLOOR 1 (REST CENTRAL)

GAS PIPING PLAN FLOOR 2 (MEST CENTRAL)

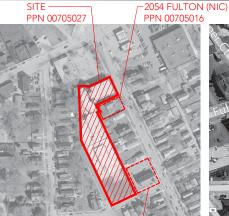
GAS PIPING PLAN FLOOR 2 (REST CENTRAL)

GAS PIPING PLAN FLOOR 3 (NORTH)

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SPRINKLER PLAN (FLOOR 1 SOUTH)
SPRINKLER PLAN (FLOOR 2)
SPRINKLER PLAN (FLOOR 2)
SPRINKLER PLAN (FLOOR 3)
SPRINKLER PLAN (ROOF PLAN) SITE LOCATION INFORMATION

SITE AFRIAI





SITE BIRDSEYE LOOKING EAST 2114 FULTON (NIC)



SITE VICINITY MAP



SITE BIRDSEYE LOOKING SOUTH



PROJECT INFOMATION

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Ш Ш $\dot{\mathcal{O}}$ RMAN Ш

JLTON ROAD LAND, OH 4411 ZZI 2048 FULT CLEVELAN

O. DATE DESCRIPTION



ELECTRICAL POWER PLAN ROOF (SOUTH)
ELECTRICAL POWER PLAN ROOF (MID CENTRAL)
ELECTRICAL POWER PLAN ROOF (CENTRAL)
ELECTRICAL PLAN RLOOR 3 (NORTH)
ELECTRICAL PLAN FLOOR 3 (NORTH) COMMON AREAS LIGHTING PLAN FLOOR 1 COMMON AREAS LIGHTING PLAN FLOOR 2

ELECTRICAL PLAN FLOOR 2 (CENTRAL) ELECTRICAL PLAN FLOOR 2 (NORTH)

FIRE PROTECTION
FP-1 of 8 FIRE PROTECTION SECTIONS & DETAILS

BLDG. INFO

PROJECT SCOPE OF WORK
THE PROJECT PROPOSES PROPERTY USE CONVERSION AND BUILDING

REHABILITATION AND WILL NEED TO MEET PRESERVATION REQUIREMENTS.

THE PROJECT WILL ALSO COMPLY WITH SUSTAINABILITY REQUIREMENTS.

CODE CONFORMANCE
THIS PROJECT IS TO MEET ALL REQUIRED NATIONAL, STATE, AND LOCAL CODES AS WELL AS ADDITIONAL REQUIREMENTS INCLUDING THE FOLLOWING: BUILDING CODES: 2017 OHIO BUILDING CODE (OBC), 2017 OHIO MECHANICAL CODE (OMC), 2017 OHIO PLUMBING CODE (OPC), OHIO ENERGY CODE, NEC, OHIO FIRE CODE (OPC). NFPA

ACCESSIBILITY COMPLIANCE: OBC CHAPTER 11, ICC/ANSI A117.1-2009, ADAAG PRESERVATION COMPLIANCE: NPS SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, OAC §122:19 HISTORIC PRESERVATION TAX CREDIT PROGRAM SUSTAINABILITY COMPLIANCE: 2015 EGC (ENTERPRISE GREEN COMMUNITIES)

| HISTORIC TAX CREDIT AWARDS | STATE (SHPO) | APPROVED 6/26/2019, ROUND 22 | FEDERAL (NPS) | APPROVED 4/28/2019

THE BUILDING WAS ORIGINALLY CONSTRUCTED AS THE TINNERMAN STOVE & RANGE COMPANY IN 1893 AND RECEIVED SIGNIFICANT ADDITIONS IN 1914 AND

CITY OF CLEVELAND (PREVIOUS PROJECT APPROVALS ON FILE) INTERIOR DEMOLITION PERMIT

NUMBER: DEC. 12, 2017
NUMBER: B17043407
SCOPE: LINTED TO INTERIOR ALTERATIONS TO CLEAR OUT THE BUILDING AND REMOVE ITEMS CONSTRUCTED BY PREVIOUS BUILDING TENANTS

CONTRACTOR NOTE:

THIS CODE ANALYSIS, AS WELL AS CODE SUMMARIES INCLUDED ELSEWHERE WITHIN THE CONSTRUCTION AND CONTRACT DOCUMENTS, ARE PROVIDED FOR REFERENCE ONLY.

CONTRACTOR IS RESPONSIBLE FOR INDEPENDENT FAMILIARITY WITH ALL REQUIRED NATIONAL, STATE, AND LOCAL CODES AND ADDITIONAL REQUIREMENTS FOR HISTORIC TAX CREDITS AND SUSTAINABILITY AND IS RESPONSIBLE TO UNDERTAKE ALL WORK IN KIND.

RESPONSIBLE TO UNDERFIRE ALL WORK IN NIND.

CONTRACTOR IS RESPONSIBLE TO PERFORM ALL LABOR & SERVICE WORK AS WELL AS TO COORDINATE & INSTALL ALL MATERIALS, EQUIPMENT ITEMS, PRODUCTS, AND ASSEMBLES IN ACCORDANCE WITH ALL APPLICABLE GOVERNING CODES, JURISDICTIONAL AUTHORITES, LOCAL ORDINANCES, ACCESSIBLITY & RECURRIEMENTS, INCLUDING THOSE OF THE PRODUCT OF THE PRODU

CHAPTER 3: USE & OCCUPANCY CLASSIFICATION USE GROUP CLASSIFICATION
PRIMARY USE
\$310.4 RESIDENTIAL (R-2) MULTI-FAMILY APARTMENTS ACCESSORY USES \$311.3 STORAGE (S-2) LOW HAZARD STORAGE & MECH. ROOMS \$311.3 PARKING GARAGE (S-2) PARKING GARAGE \$303.3 LOBBY (A-3) ASSEMBLY CHAPTER 4: SPECIAL REQUIREMENTS GROUP R-2 §420.2

\$420.3 HORIZONTAL SEPARATIONS (FULLY SPRINKLED, TYPE 3-B)
FLOOR/CEILING I HR FIRE RATING (PER §711.2.4.3)
\$1207.3 SOUND TRANSMISSION IIC-50 MIN.

CHAPTER 5: BUILDING HEIGHT & AREAS

GROUP R-2 / TYPE III-B / FULLY SPRINKLED

MAX. ALLOWABLE AREA = 149,280 gsf
(Aa) ALLOWABLE AREA FACTOR CALCULATION, SINGLE OCCUPANCY Aa = [At + (NS x If)] x Sa At = 48,000, NS = 16,000, If = .11, Sa = 3

ACTUAL BLDG HEIGHT / AREA (PROPOSED) 45'-1" BLDG. HEIGHT (UNCHANGED) 3 STORIES BUILDING (UNCHANGED) 47,371 g# LARGEST FLOOR AREA (FLOOR 1) 79,968 gsf TOTAL BUILDING AREA

ACCESSORY OCCUPANCIES

- AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT EXCEED 10%
OF THE STORY ON WHICH THEY ARE LOCATED. - NO FIRE SEPARATION IS REQUIRED BETWEEN ACCESSORY & MAIN OCCUPANCIES.

SEPARATED OCCUPANCIES REQUIRED SEPARATION FOR SEPARATED OCCUPANCIES SHALL BE FIRE BARRIERS PER §707 OR HORIZONTAL ASSEMBLIES PER §711

TABLE \$508.4 FIRE SEPARATIONS BTWN OCCUPANCIES (SPRINKLED)
PARKING (S-2) & RESIDENTIAL (R-2) 1 HR
BUSINESS (B) & RESIDENTIAL (R-2) 1 HR
ASSEMBLY (A) & RESIDENTIAL (R-2) 1 HR

CHAPTER 6: TYPES OF CONSTRUCTION

FIRE RESISTANCE RATING REO'T OF BLDG. FLEMENTS

CONSTRUCTION TYPE III-B (SPRINKLED | TABLE \$601 | FIRE RESISTANCE RATING REDUIREMENTS | PROVIDED REDUIREMENTS | P *Corridor Walls
*Demising Walls
*Shaft Enclosures (< 4 stories
Floor Construction ½ hr (per §420.2) ½ hr (per §420.2, §708.3,ex.2) 1 hr (per §713.4) 2 hr (per §713.4) 0 hr ½ hr (per §420.3) 0 hr

MIN. FIRE RESISTANCE FOR EXTERIOR WALLS BASE ON SEPARATION DISTANCE (3-B) OCCUPANCY TYPE
TABLE §602 Between O' and 5'
Between 5' and 10'
Between 10' and 30'
Greater than 30' R-2 (RESIDENT.) S-2 (STORAGE)

PROJECT AREA SUMMARY EXISTING UNIT MIX PARKING Bldg Area Bldg Area Leasable Floor Eff. | Big Area | Bid Area PROJECT APARTMENT UNIT MIX | Leasable Area | 27,822 | Leasable Area | 16,661 | Leasable Area | 16,

129 1 BR LOFT 1,182 Total # Type B Units t Type B Units Total Reg'd by OBC

 Total # Units with Fire Communication
 2

 Min. Total % Req'd by ADAAG
 2.0%

 ref. ADAAG 233.3.1.2 & 809.5
 2.0%

Unit Types (Accessibility)

Type A

Hatched Units above indicate

Type A Apartments. Type A Units include Fire Alarm

Type B All non-hatched units above are Type B Units

CHAPTER 7: SMOKE & FIRE PROTECTION FEATURES EXTERIOR WALLS
PROJECTIONS Projections (cornices, eave overhangs, exterior balo

§705.11 \$705.11 PARAPETS

EXCEPTION 3 PARAPETS ARE NOT RECOD ON EXTERIOR WALLS OF BUILDINGS

EXCEPTION 3 PARAPETS ARE NOT RECOD ON EXTERIOR WALLS OF BUILDINGS WHEN

THE WALLS THAT TERMINATE AT THE ROOF HAVE A 14 FIRE REATING

OR GREATER.

EXCEPTION 6 PARAPETS ARE NOT RECOD ON EXTERIOR WALLS OF BUILDINGS WHEN

THE WALL IS PERMITTED TO HAVE AT LEAST 25% UNPROTECTED

OPENINGS BASED ON PIRE SEPARATION DISTANCE PET 7ABLE \$705.8.

CHAPTER 8. INTERIOR FINISHES

NOTE: ALL FINISHES SHALL COMPLY WITH OBC CHAPTER 8, AND TO ALL OTHER
CODES AND TESTING CRITERIA REFERENCED WITHIN THIS CHAPTER.

§803.1.1 CLASS-A, CLASS-B, AND CLASS-C FLAME SPREAD CLASSIFICATIONS ARE DEFINED IN THIS SECTION. TABLE §803.11 INTERIOR WALL AND CEILING MIN. FINISH CLASS REQ'TS FOR FULLY SPRINKLED BUILDING (BY OCCUPANCY)

INTERIOR FLOOR FINISH REQUIREMENTS ARE DEFINED IN THIS SECTION. REFER ALSO TO ACCESSIBILITY REQUIREMENTS FOR SUP RESISTANTFLOOR COVERING IN OBC CHAPTER 10 AND ANSI/ICC A117.1-2009.

A <u>COPY OF TEST REPORTS</u> SHALL IDENTIFY MANUFACTURER, STYLE AND NAME / REPRESENTATIVE OF CARPET AND SHALL BE PROVIDED TO APPROPRIATE BUILDING CODE OFFICIAL UPON REQUEST OF THE GENERAL CONTRACTOR, OR AS PART OF THE PERMIT PROCESS/ REVIEW CORRECTIONS.

FINISH SUBMITTALS: ALL FINAL FINISH SUBMITTALS TO BE PROVIDED TO ARCHITECT BY CONTRACTOR FOR REVIEW AND APPROVAL ALL INTERIOR FINISHES TO COMPLY WITH ALL CODES INCLUDING OBC CHAPTER 8. REFER ALSO TO GENERAL NOTES.

CHAPTER 9: FIRE PROTECTION SYSTEMS

OBC \$903.1.1 NFPA 13 SPRINLER SYSTEM
THE BUILDING WILL BE COUPPED THROUGHOUT WITH AN
AUTOMATIC SPRINLER SYSTEM MEETING NPPA13 REQUIREMENTS
AS REQ'D BY NATIONAL, STATE, AND LOCAL CODES, A LICENSED
FIRE PROTECTIONS SYSTEMS CONTRACTOR WILL SUBMIT SHOP
DRAWINGS FOR REVIEW APPROVAL
OBC \$903.3.1.2 NFPA1 38 SPRINLER SYSTEM
PER OBC TABLE \$906.2 NM TO THE TO SYSTEMS CONTRACTOR WILL SUBMIT SHOP
TO INSTALL AND NATIONAL CONTRACTOR WILL SUBMIT SHOP
TO INSTALL AND NATIONAL CONTRACTOR SPRINKLER SYSTEM. SPRINKLER
CONTRACTOR TO CONFIRM.

FIRE EXTINGUISHERS
PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED PER OBC \$906, AND \$3309,
NFPA 10, IFC 1301:7-7-09.906, & OFC. FINAL LOCATIONS & QUANTITIES TO BE
VERIFIED BY CONTRACTOR WITH THE LOCAL FIRE OFFICIAL

OBC TABLE 906.3(1) LOCATION & SIZE FOR CLASS-A HAZARDS
WHERE THE AREA OF THE FLOOR OF A BUILDING IS LESS WHERE THE AREA OF THE FLOOR OF A BUILDING IS LET THAN 11,2505F AT LEAST I FIRE EXTINGUISHER OF MIN SUGGESTED SIZE SHALL BE PROVIDED MAX TRAVEL DISTANCE TO EXTINGUISHER IS 75-0 EXTINGUISHER RATING IS 2-A OBC 906.5

CONSPICUOUS LOCATIONS
EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS
LOCATIONS & ALONG NORMAL PATHS OF TRAVEL WHERE
THEY ARE READILY ACCESSIBLE AND IMMEDIATELY
AVAILABLE FOR USE.

UNOBSCURED LOCATIONS
IN ROOMS OR AREAS WITH VISUAL OBSTRUCTION, MEANS
SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF
EXTINGUISHERS.

CHAPTER 29: PLUMBING REQUIREMENTS

[A-3] ASSEMBLY W CLOSETS: LOCATION OF TOILET FACILITIES: to be within one story of the space being served and within no more than 500 feet along the path of travel.

§2902.2,ex2 SEPARATE FACILITIES shall not be required in structures or tenant

spaces with a total occupant load, including both employees and customers, of 15 or less.

DRINKING FOUNTAIN EXCEPTION: Drinking fountains shall not be required where water is served in restaurants or where bottled water coolers are provided in other occupancies.

CHAPTER 10: MEANS OF EGRESS Note: Refer to LIFE SAFETY PLANS for Occupancy & Egress Calculations

OCCUPANT LOAD

TABLE §1004.1.1 MAX. FLOOR AREA PER OCCUPA
 MAX. FLOOR AREA PER OCCUPANT

 Accessory Storage
 300 gsf per occ.

 Mechanical Rooms
 300 gsf per occ.

 Assembly (unconcentrated)
 15 mf per occ.

 Business
 100 gsf per occ.

 Exercise Rooms
 50 gsf per occ.

 Parking Garage
 200 gsf per occ.

 Residential
 200 gsf per occ.
 MIN. EGRESS WIDTH PER OCCUPANT
Stairways 3" per occ.
All Other Egress 2º per occ.

EGRESS CONTINUITY
MIN. WIDTH OR REQUIRED CAPACITY OF THE MEANS OF EGRESS FROM ANY STORY OF THE BUILDING SHALL NOT BE REDUCED ALONG THE PATH OF EGRESS TRAVEL UNTIL ARRIVAL AT THE PUBLIC WAY.

S 29 occ 100' R-2 & R-3 UNITS 20 occ (§1006.2.1) 125'

MAX. COMMON PATH OF TRAVEL REFER TO TABLE ABOVE MIN. # OF EXITS
MIN. 2 EXITS IF OCC. BETWEEN 1-500
MIN. 3 EXITS IF OCC. BETWEEN 501-1,000
MIN. 4 EXITS IF OCC. EXCEEDS 1,001

EGRESS FROM STORIES OR OCCUPIED ROOF
PATH OF TRAVEL TO AN EXIT SHALL NOT PASS THROUGH MORE 81006.3 HAN ONE ADJACENT STORY

EXIT SEPARATION
MINIMUM SEPARATION OF EXIT DOORS (OR EGRESS STAIRS
\$1007.1.3) SHALL BE 1/3 OF THE LENGTH OF THE MAXIMUM
OVERALL DIAGONAL OF THE BUILDING FOR BUILDINGS W AN
AUTOMATIC SPRINKLER SYSTEM.

EXIT ACCESS TRAVEL DISTANCE

(from most remote point to nearest exit) (if fully sprinkled) (from most remote point to hearest exit) (i Max. 250' for occupancies A, E, M, R, S-1 Max. 300' for occupancies B Max. 400' for occupancies S-2, U

INTERIOR SPACE
MINIMUM CEILING HEIGHT IN OCCUPIABLE SPACE AND
CORRIDORS SHALL BE 7'-6". MIN. CEILING HEIGHT IN BATHROOMS
AND STORAGE ROOMS SHALL BE 7'-0". §1008.2

ACCESSIBLE MEANS OF EGRESS
A MINIMUM OF 1 ACCESSIBLE MEANS OF EGRESS SHALL BE
PROVIDED FOR ALL ACCESSIBLE SPACES. IF MORE THAN 1 IS
REQUIRED BY SECTIONS 1006.2 OR 1006.3, THEN PROVIDE 2. ELEVATORS. (AS AN ACCESSIBLE MEANS OF EGRESS)
IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS 4 OR
MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, A'
LEAST I REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN
ELEVATOR COMPLYING WITH SECTION 10094.

STAIRWAYS (AS AN ACCESSIBLE MEANS OF EGRESS)
MIN. 48° CLEAR WIDTH BETWEEN HANDRAILS IS REQUIRED. AN MIN. 48° CLEAK WID IT BETWEEN HANDRAILS IS RECUIRED. A AREA OF REFUEE IS REQUIRED. ACCESSIBLE STAIRWAYS SHA ALSO COMPLY WITH SECTION 1011. -48° min. is NOT REQ'D if Building is FULLY SPRINKLED. -Area of Refuge is NOT REO'D if Building is TULLY SPRINKLED. -Area of Refuge is NOT REO'D within R-2 Occupancies

61009.3

§1010.1.1

§1010.1.5

§1019.3,ex1

DOORWAYS (as a means of egress)
MIN. 32" CLEAR WIDTH, MEASURED BETWEEN FACE OF DOOR & STOP. DOORS SHALL BE EASILY RECOGNIZABLE FROM ADJACEN' CONSTRUCTION AND NOT CONCEALED BY DRAPES OR OTHER CONSTRUCTION AND NOT CONCEALED BY DRAPES OR OTHER MATERIALS. R.2 Doors: Min. width does not apply to door openings that are not part of the req'd means of egrees in Group R.2. Door openings to reach-in storage closets: "10 sf are not limited by minimum width."
Door openings for Type 8 residential units req'd to be accessible shall have min. clear width of 31.75". §1010.1.1,ex3 §1010.1.1.ex4

DODWAY LANDING.
A FLOOR OF LANDING IS BEO'D ON BOTH SIDES OF A DOOR AT A FLOOR OF LANDING IS BEO'D ON BOTH SIDES OF A DOOR AT A FLOOR OF LANDING WAS THE DOOR.
A CD boors may open at a top stop of an interior flight of stairs. Door awing may not swing over the top step.
Landing not retry of on Exterior Backnies and Patios which are part of a Type B unit, have imperious surfaces, and are not more than 4" below the finished Book level of the unit. §1010.1.5,ex5

STAIRWAYS (all Stairways)
MIN. CLEAR WIDTH BETWEEN RAILINGS IS 44°. CLEAR WIDTH MAY
BE REDUCED TO 36° IF OCCUPANCY LOAD < 50°, AND 20° WITHIN
R-2 OCCUPANCIES.
MIN. HEADROOM CLEARANCE IS 80°. §1011.2

SETAMATIONS BETWEEN AREAS CONNECTED BY A HORIZONTAL EXIT SHALL BE PROVIDED BY FIRE BARRIER (§707), HAVE A MINIMUM FIRE RESISTANCE RATING OF 2 HOURS, AND SHALL BE CONSTRUCTED TO COMPLETELY DIVIDE THE FLOOR SERVED BY THE EXIT.

CHAPTER 10: MEANS OF EGRESS (continued...)

CORRIDORS
MIN. 44" CLEAR WIDTH. CLEAR WIDTH MAY BE REDUCED TO 36" IF 0 < 50 CORRIDOR = 20' (50' IF FULLY SPRINKLED) EXIT DISCHARGE EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING AND SHALL PROVIDE A DIRECT PATH OF EGRESS TO §1028.1 SKADE. Not more than 50% of the # and capacity of interior exit stainways is §1028.1,ex1

POSTING OF AREAS & EXIT SIGNS
ALL ASSEMBLY SPACES TO HAVE THE MAX. OCCUPANT LOAD FOR
THAT ROOM POSTED IN A CONSPICUOUS SPACE CLOSE TO THE
EXIT ON A PERMANENT SIGN.

EXIT SIGNS AND EVACUATION PLANS TO BE PROVIDED AS REO'D. CHAPTER 11: ACCESSIBILITY §1101.1

BUILDINGS, SITES, AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THE OHIO BUILDING CODE AND ICC. A17.1 AS AMENDED IN DISC EXCEPTIONS, INFERT TO SIGHTED CODE SECTION, 31703.22 EMCLYCE WORK MASS (REFER TO 3) 1103.21) \$1103.27 EQUIPMENT SPACES \$1103.21 GENTING BUILDINGS (REFER TO \$3411)

GENERAL ACCESSIBILITY NOTES

1. ACCESSIBILITY REQUIREMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THESE TEMS, DOOR SIZES AND APPROACHES, THRESHOLDS, ACCESSIBLE ROUTES, OPERABLE HARDWARE, TOILET ROOMS AND ACCESSORIES, FIXTURES AND INSTALLATIONS, AUDIBLE A VISUAL RIFE ALARMAS, ETC.

INSTALLATIONS, AUDIBLE A VISILAL FIRE ALARMS, ETC.
2 THIS BUILDING SHALL BE ACCESSIBLE AT ALL PRIMARY ENTRANCES. THE PRIMARY ENTRY SHALL CONNECT VIA AN ACCESSIBLE ROUTE THAT CONNECTS
ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING INCLUDING INTERIOR
ACCESSIBLE SPACES. ALL DIBLECTS WHICH OVERHAND OR PROTRUDE INTO
CIRCULATION PATHS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI \$307
PROTRUDING CALLECT, ANSI \$302 AND ANSI \$403 GROUND FLOOR WALKING
CONTRACTOR WITH SPECUTE ALL CONSTRUCTION AND INSTALLATIONS TO
MEET MINIMUM ACCESSIBLITY CODE REQUIREMENTS.

MEET MINIMUM ACCESSIBILITY CODE REQUIREMENTS.

4. PER ANSI §302 AND ANSI §403, GROUND FLOOR WALKING SURFACES ALONG ACCESSIBLE ROUTES AND SPACES SHALL BE FIRM STABLE AND SUP-RESISTANT, INCLUDING FLOORS WALKS RAMS STAIRS AND CURB RAMPS.

5. SIGNAGE TO IDENTIFY ACCESSIBLE ELEMENTS SHALL BE PROVIDED AS REQUIRED TOR TO NOTE MODIFICATION TO ANSI/ICC 4117 1-2009 AS IDENTIFIED.

DWELLING UNITS
GROUP R-2 APARTMENT HOUSES (WITH OVER 20 UNITS)
TYPE A UNITS. AT LEAST 2% BUT NOT LESS THAN I SHALL BE
TYPE A UNITS. AND DISPERSED AMONG THE
VARROUS CLASSES OF UNITS.
TYPE B UNITS.
THE ROOM WITH THE PRIMARY ENTRY TO THE UNIT SHALL BEET
THE RECUIREMENTS OF A TYPE B UNIT
ACCESSIBLE UNITS, TYPE A B TYPE B UNITS
ACCESSIBLE UNITS, TYPE A B UNITS SHALL COMPLY WITH
ANSI/ICC A 117.1-2009 CHAPTER 10 §1107.6.2.2

§1107.7.2

CHAPTER 12: INTERIOR ENVIRONMENT

§1207.3

VENTILATION
BUILDING SHALL BE PROVIDED WITH NATURAL VENTILATION IN
ACCORDANCE WITH \$1303.4, OR WITH MECHANICAL VENTILATION IN
ACCORDANCE WITH THE MECHANICAL CODE.
NATURAL VENTILATION AREC. §1203.5.1

NATURAL VENTILATION AREA
MINL OPENALES AREA OF THE OPENING TO THE OUTDOORS SHALL
NOT BE LESS THAN 48. OF FLOOR AREA BEING VENTILATED.
NOT BE LESS THAN 48. OF FLOOR AREA BEING VENTILATED.
WHERE ROOMS ARE VENTILATED THROUGH ADJOINNGS PACES, THE
OPENING TO THE ADJOINNIG SPACE SHALL BE UNDOSTRUCTED AND
HALL BE MIN SK OF ELOOR AREA OF INTERIOR ROOM BUT NOT
LESS THAN 25d. OPENING TO THE OUTDOORS WILL INCLUDE THE
ENTIRE AREA BEING VENTILATED. §1203.5.1.1

LIGHTING
EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE
PROVIDED WY NATURAL LIGHT PER \$1205.2 OR ARTIFICIAL LIGHT IN
ACCORDANCE WY \$1205.3.

TURAL LIGHT:

. NET GLAZED AREA SHALL NOT LESS THAN 8% OF THE FLOOR

A BEING SERVED.

(VALUNDING SPACES) 61205 21 WHERE ROOMS ARE BURROW LIGHT THROUGH ADJOINING SPACES, ½ OF THE AREA OF THE COMMON WALL SHALL BE OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING NOT LESS THAN $^{+}_{17}TH$ OF THE FLOOR AREA OF THE INTERIOR ROOM, OR 25SF WHICHEVER IS

PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT 30" ABOVE FLOOR LEVEL. SOUND TRANSMISSION
THIS SECTION APPLIES TO INTERIOR WALLS. PARTITIONS, WALLS &

I FID SELTIMIN MPPLES ID INTERIOR WALLS, PARTITIONS, WALLS & CELLING BETWEEN ADJACENT DWELLING UNITS, AND TO ADJACENT PUBLIC AREAS SUCH AS CORRIDORS, HALLWAYS, SERVICE AREAS, AND STAIRWAYS.
AIR-BOURNE SOUND:
WALLS, PARTITIONS, AND FLOOR/CEILINGS ASSEMBLIES SEPARATING WALLS, PARTITIONS, AND FLOOR/CEILINGS ASSEMBLIES SEPARATING. WALLS, PARTITIONS, AND FLOOR/CEILINGS ASSEMBLIES SEPARATING DWELLING UNIT'S FROM A DJACENT UNITS AND ADJACENT PUBLIC OR SERVICE AREAS SHALL HAVE A MINIMUM SOUND RATING OF AT LEAST STC-50. PENETRATIONS SHALL BE SEALED OR TREATED TO MAINTAIN THE RATING. THIS REQUIREMENT DOES NOT APPLY TO UNIT ENTRY OF THE PROPERTY OF THE PROPERTY

ADJACENT UNITS AND ADJACENT PUBLIC OR SERVICE AREAS SHALL HAVE AN (IIC) MINIMUM IMPACT INSULATION CLASS RATING OF AT LEAST IIC-50.

CHAPTER 34: EXISTING BUILDINGS AND STRUCTURES

THIS PROJECT HAS BEEN AWARDED BOTH STATE AND FEDERAL HISTORIC TAX CREDITS AND WILL BE HELD TO THE STANDARDS AND REQUIREMENTS FOR ALTERATION AND PRESENVATION AS CONDITIONS FOR THIS AWARD. THROUGH THE EVALUATION PROCESS, BOTH SHPO AND NPS DETERMINED THAT THIS IS A HISTORIC BUILDING.

Alterations shall be such that the existing building, structure, or system is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.

BOSTING STARWAYS

§3404.1 Exception 1. Existing Stairways shall not be required to comply with the requirements of Chapter 10 where the stairs conform to the criteria of a prior edition of the OBC.

Exception 2. How next sin shall not be required to comply with the required tread and risers if replacing an existing space and construction does not allow a reduction in pitch or slope.

Exception 3. Handrails shall not be required to comply with the requirements of \$101.25 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

HISTORIC BUILDINGS
\$3409.1 HISTORIC BUILDINGS. The provisions of this code relating to the
construction, repair, alteration, addition, restoration and movement of
structures, and change of occupancy shall not be mandatory for historic
buildings where such buildings are judged by the building official to not
constitute a distinct life safety hazard.

ACCESSIBILITY IN EXISTING BUILDINGS
\$3411.3 EXTENT OF APPLICATION: Alterations shall not reduce the accessibility of a building, portion of a building or facility.

COMPLET CHANGE OF OCCUPANCY: Unless technically infeasible, an entire building which undergoes a complete change of occupancy shall include the following to the maximum extent possible:

At least 1 accessible entrance (SEE §34119, Historic Buildings)
At least 1 accessible orus from the accessible entrance to the primary function areas. (SEE §34119, Historic Buildings)
Accessible Patrian, connected to the Accessible Entrance via an Accessible Parking, co Accessible Route.

COMPLIANCE WITH ACCESSIBILITY CODEs: Unless technically infeasible, a building, facility, or element that is altered shall comply with ANSI/ICC, ADAAG, and OBC Chapter 11.

EX 2. Accessible Means of Egress required by Chapter 10 are not required to be provided in existing buildings or facilities. (Also noted \$100.71, Exception 1)

AREA OF PRIMARY FUNCTION: The route to the primary function area and the amenities serving the area shall be accessible. The accessible route to the primary function area shall include tolelf facilities and drinking fountains serving the area of primary function. (SEE §3411.9, Historic Bulldings)

HISTORIC BUILDINGS: Where compliance with the requirements fo accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as dete-by the applicable governing authority, then the following may be

applied:

MULTI-LEVEL BUILDINGS: An accessible route from an accessible entrance to the public spaces on the level of the accessible entrance shall be provided.

ACCESSIBLE ENTRANCE: At least on main entrance shall be

S3412.6, TABLE 3412.7				
SAFETY	FIRE	MEANS OF	GENERAL	
PARAMETERS	SAFETY(FS)	EGRESS (ME)	SAFETY (GS)	
3412.6.1 Building Heights	+2	+2	+2	
3412.6.2 Building Area	+2.93	+2.93	+2.93	
3412.6.3 Compartmentation	+0	+0	+0	
3412.6.4 Tenant & Dwelling Sep.	-2	-2	-2	
3412.6.5 Corridor Walls	+0	+0	+0	
3412.6.6 Vertical Openings	+7	+7	+7	
3412.6.7 HVAC Systems	+0	+0	+0	
3412.6.8 Automatic Fire Protection	+6	+6	+6	
3412.6.9 Fire Alarm System	+5	+5	+5	
3412.6.10 Smoke Control	****	+4	+4	
3412.6.11 Means of Egress	****	+0	+0	
3412.6.12 Dead Ends	****	+2	+2	
3412.6.13 Maximum Exit Trav. Dist	****	+9.31	+9.31	
3412.6.14 Elevator Control	+4	+4	+4	
3412.6.15 Egress Lighting	****	+4	+4	
3412.6.16 Mixed Occupancy	+0	****	+0	
3412.6.17 Automatic Sprinklers	+4	+2	+4	
3412.6.18 Standpipes	+4	+4	+4	
3412.6.19 Incidental Use	+0	+0	+0	
3412.6.20 Smoke Compartmentation	+0	+0	+0	
Building Score Total Req'd Score (per §3412.9)	+32.93 (30 needed) +2.93 Pass	+50.24 (40 needed) +10.24 Pass	+52.24 (40 needed) +12.24 Pass	

GIBBON

PROJECT INFOMATION

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TINNER 2048 FULTON R CLEVELAND, O

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PROPOSED

DRAWING ISSUE RECORD

VISION SCHEDI II E NO. DATE DESCRIPTION

ARCHITECT'S SIGNATURE



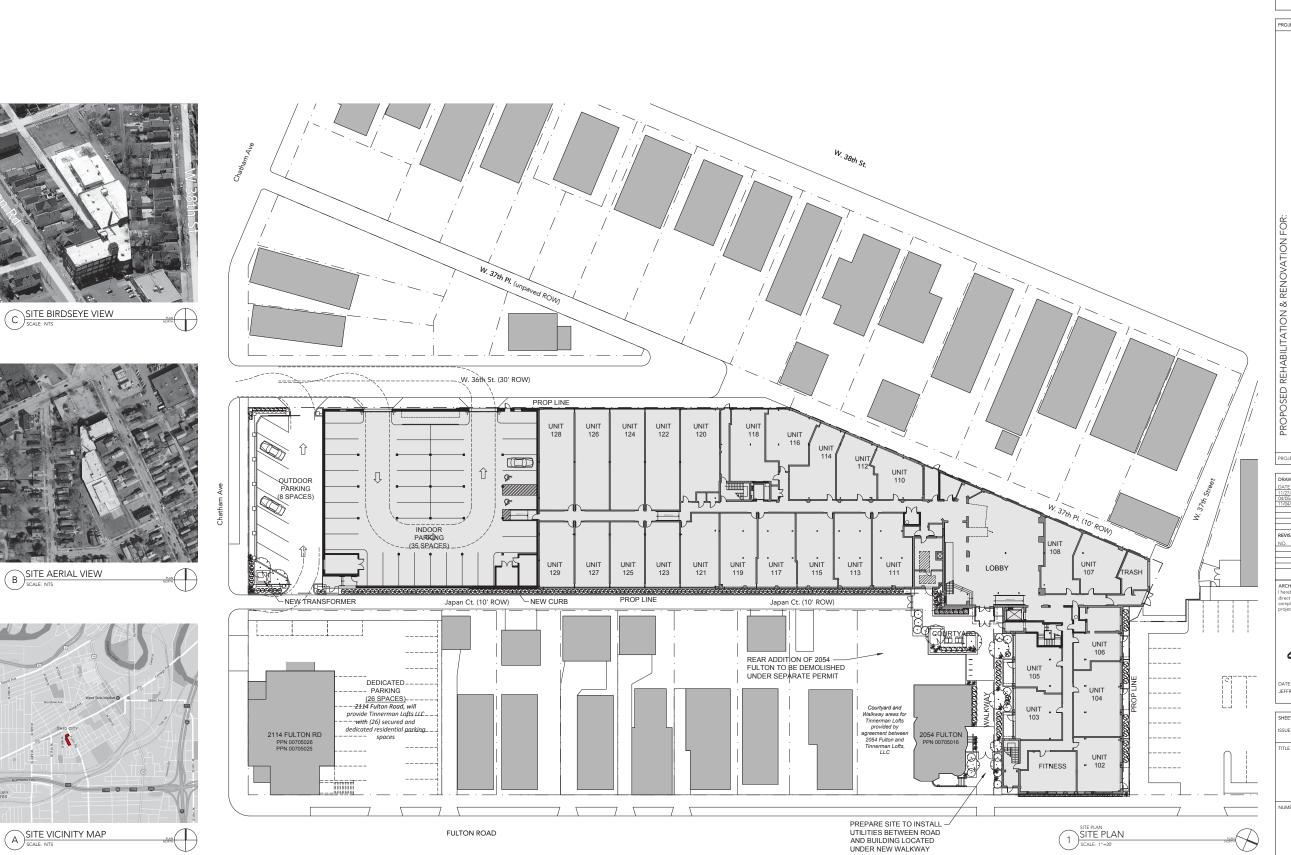
SHEET INFOMATION

SSUE DATE

CODE INFORMATION & PROJECT AREA SUMMARY

G0.20





B SITE AERIAL VIEW

A SITE VICINITY MAP

PROJECT INFOMATION

0 \bigcirc RANGE

STEEL

TINNERMAN SO48 FULTON ROAD CLEVELAND, OH 44113

11/4/2019 ISSUED FOR PERMIT

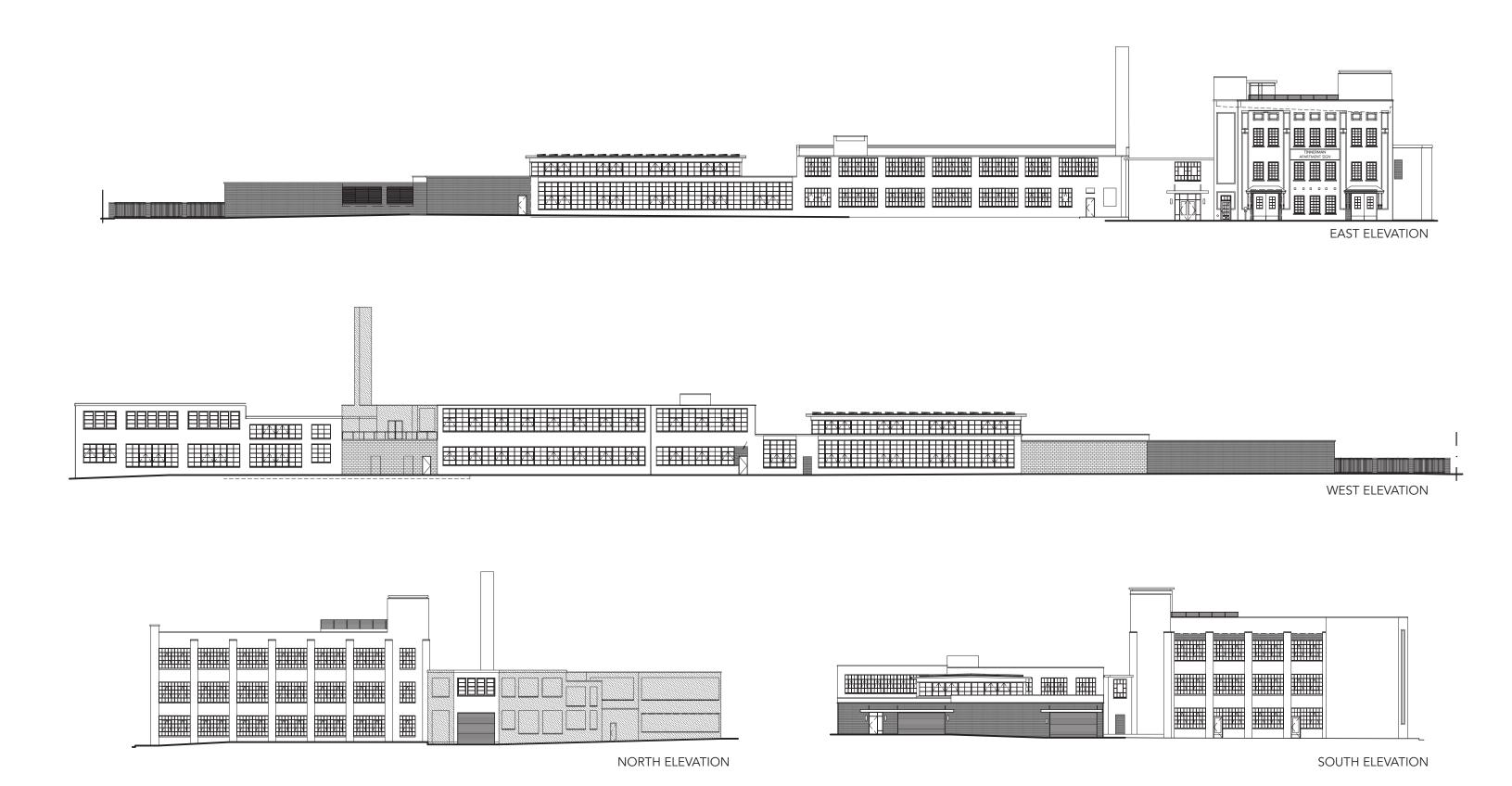
REVISION SCHEDULE

NO. DATE DESCRIPTION

11/4/2019

11/4/2019 ISSUED FOR PERMIT CONSTRUCTION SITE PLAN

A1.00





BUILDING ELEVATIONS





View from Fulton Road (present day)



1914 Addition From Fulton Road (photo date unknown)





Proposed Fulton Road Facade Restoration

PROPOSED FULTON ROAD FACADE

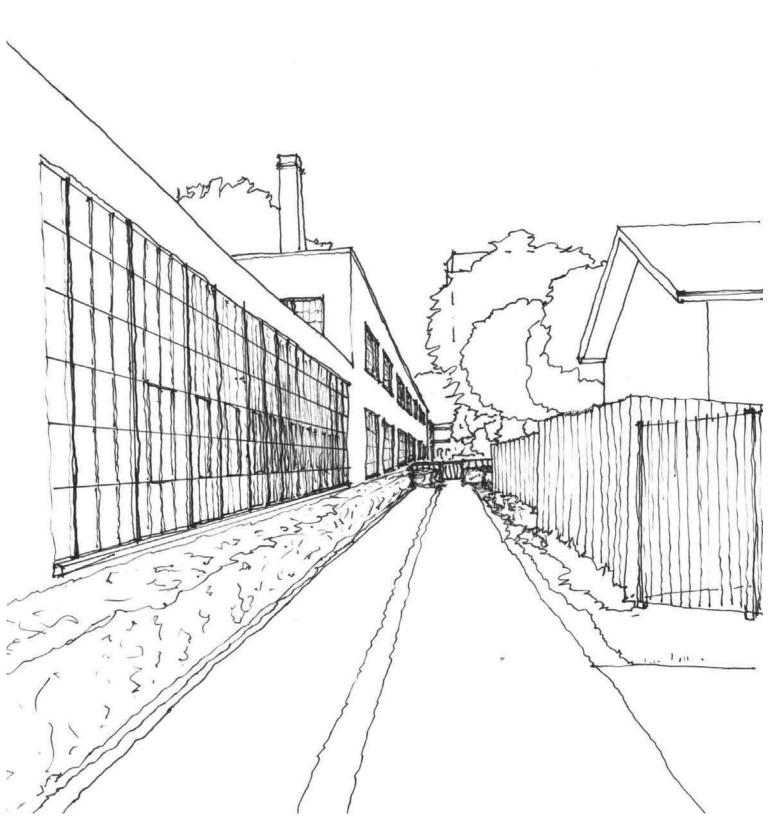






FULTON ROAD ENTRY TO COURTYARD







TINNERMAN LOFT APARTMENTS 2048 Fulton Road, Cleveland, OH

JAPAN CT. STUDY

