

## **BUILDING & BUILDING CODES COMMITTEE MINUTES OCTOBER 18, 2022**

The Building & Building Codes Committee meeting was held on October 18, 2022, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:40 p.m.

**PRESENT: Committee Members:** Chair John Nickell, Vice Chair Dawn Carbone-McDonald, Joanne Krejci; **Council:** Paul Marnecheck, Linda Barath, Jeremy Dietrich; **Administration:** Mayor Larry Antoskiewicz, Fire Chief Robert Chegan, Police Chief Keith Tarase, City Planner Ian Russell, Economic Development Director Tom Jordan, Finance Director Jenny Esarey, Law Director Thomas Kelly; **Other:** James Kulikowski, Joel Spatz, Frank Castrovillari.

### **APPROVAL OF MINUTES**

Approval of September 20, 2022 Building and Building Code Committee minutes. Moved by Ms. Krejci, seconded by Ms. Carbone-McDonald. Vote: Yeas: 3 Nays: 0 **Motion carried.**

### **UNFINISHED BUSINESS**

#### **1. Economic Development**

See report.

Mr. Jordan reported on the commercial building at Gray Matter, as well as Kent Corporation. Gray Matter was a crypto company, in which Council approved the CRA (Community Reinvestment Act). They stopped construction for over a year; however, they resumed construction and have completed it. As a result, we may take the CRA; there was a time period that they had to complete the construction. The same goes for Kent Corp, however, Kent Corp has not started their addition. At the next meeting, we will have legislation to extend the town line on the two CRA agreements for both of those companies.

The most important aspect of the industrial development of the City is to try to get the Third Phase for the Industrial Park going. At prior meetings we discussed various plans to extend the road. Mr. Jordan felt this was a subject of a private session of Council. We continue to work on it. The issues involving the Third Phase relative to the infrastructure, he was updated by congressional staff that the application the City filed for infrastructure is still eligible for Federal funding. His understanding was that it is one of only fourteen in Northeast Ohio that is still in that category, that is still open for some funding. In addition, there are some efforts by private individuals to develop the private property that is located along Abbey Road. The City owns property adjacent to the current property that we got through a tax foreclosure. We are considering other additional property in that area. We hope to discuss further acquisition, or if we do receive the funds, to extend the infrastructure in that area. We will keep Council updated on that Third Phase.

Mr. Jordan brought up Mr. Divots being for sale. It is somewhat of a land mark here, mostly known by a golf range; however, it has volleyball courts also. That entertainment complex is actually now in an area zoned for Research Office; a non-conforming use. All potential buyers are contacting us relative to what could they build there. He believed that with the level of interest, there will be a buyer very soon. Mr. Nickell asked if interest parties are looking to continue the business. Mr. Jordan indicated that there are some. Most people would label that as a golf range. There are a lot of people that want to retain this landmark. Ms. Krejci inquired about the process for those interested with it being zoned Research Office. Mr. Jordan clarified that the current use is grandfathered in. However, there are some limitations; you cannot expand the non-conforming use. Mr. Dietrich pointed out that they can make improvements to what is already there. Mr. Jordan mentioned that most have acknowledged that it needs reinvestment.

Mr. Jordan advised that the construction had stopped for a long period for Fire 45 Grille. At this time there are many cones outside. They are planning to resume construction. We are hoping they will complete the

construction by the end of the year. Today's issue had to do with a tie in to the water and sewer line. The Bank of America building is going to be completed soon. We anticipate the opening before the end of the year. Carrie Cerino's is also a landmark in the City of North Royalton, which closed some years ago. The bank that had the mortgage on the property through the trustee, offered it for sale and it was purchased. The new ownership group met with us, along with the Mayor, whereas they had proposed opening a restaurant or event center before last Easter. However, that did not happen and they have relisted it for sale. In the short time that it has been relisted, we have had a number of serious inquiries. Ms. Krejci asked how it is zoned. Mr. Jordan indicated that it is zoned General Business. Mr. Nickell brought up the business Tonight Tonight. Mr. Jordan explained that as of this evening, there was further indication that they did bid out the demolition of the structure. It looks as though they will demo the building. There is a limited environmental study that is required before demolition; any asbestos has to be identified before a demolition.

The very small, vacant property at Wallings and Ridge Road used to include a home that was used for commercial purpose. That was knocked down and is vacant. The neighboring property owner, which is the family that owns the office condos next door, has acquired it. They brought in some concepts that they would explore to develop that property. The City of North Royalton still considers a lot of the residential developments. In coming months, as they move to conceptual to the Planning Commission, there is at least four serious residential developments. Most of them are on pretty tough areas for the City to develop. They are smaller or the zoning is not exactly right. However, there is still a lot of interest to develop residentially here in the City.

Mr. Jordan discussed the Store Front program, which still has roughly \$10,000. If someone is doing some smaller projects, we could get a couple more grants out of it. People are filing for their reimbursements. We still have money available, therefore, if anyone is interested in availing themselves with the Store Front program, it is still open.

Mr. Dietrich, as Chairman of the Review & Oversight Committee, he brought up that he originally suggested we have a full-blown Economic Development Committee. We compromised in doing this, we had a subcommittee to where we reported over to Building & Building Codes. He was pleased that this is working out great and he expressed his thanks. He inquired about whether we could also get a report, similar to Chief Tarase's report, with businesses that already exist. He has talked to businesses that are big contributors to our taxes here, and they do not feel the communication is as it should be. It was Mr. Dietrich's hope that we can get a report on those communications. He desired getting some more things to Council; Mr. Jordan's communications monthly. He suggested that he could report to Council monthly on those interactions with existing businesses. Also, perhaps a list of contributors by number; the top largest contributors. Those were things that Mr. Dietrich would like to have as a Council member. He mentioned that 40% of our revenue comes from the Industrial Parkway, however, he would also like a break down. He went on to say that if we could also have the communications monthly in this subcommittee, it would be helpful.

As discussion ensued about implementing such things, Mr. Jordan clarified that the new City Planner's scope is limited. Mr. Jordan explained that his scope has to do with the Planning Department and overseeing the two Boards; managing that aspect of it. He commented that communications with existing businesses could be improved. Our typical line of communications was to use the Business Breakfasts as a method to connect, whereas we invite all of the businesses and talk about a specific program. That idea was delayed through Covid and there was some hesitancy at the last meetings to restart it. He would discuss more with the Mayor, as well as a breakfast; which was referred to as the Mayor's breakfast. Mr. Dietrich made suggestion to do an e-mail with who contributes and at what level. Also, to specify when they are contacted. His idea was to let Council know in a report who is contacted monthly, similar to what other Directors are doing monthly. He felt that it is important to have those relationships, as they contribute to what we have here.

Mayor Antoskiewicz stated that he has looked into bringing the Business Breakfast back. The biggest obstacle at this time is a place to have it; as much as he would like to do it. He went on to say that we would like a reasonable price. Mr. Dietrich felt that the breakfast was a great idea. He felt his request was slightly

different, in which he is asking for monthly information on communication with the existing businesses. Mr. Nickell agreed that if we are kept in the loop, it is appreciated with what can be disclosed. Mr. Jordan noted that there is usually a business retention effort in what efforts are made. As far as the importance, with the top five level, we do identify our largest employers within the City in the Moody's Report. He explained that the reason it is in the Moody's report is, sometimes there is a large single employer that is vital to that community; such as those with 1000 employees. That would be a problem if they moved out. He recalled his discussions about Richmond Heights with the Mayor regarding the University Hospital facility that closed; with \$1M going into that City per year. He stated that we do not really have one dominate employer. Mr. Dietrich wanted to clarify that we would not want any of the top contributors leaving. Mr. Jordan agreed that no one ever wants them to leave, however they are not dominate; there are none with over 500 employees. There is a privacy issue about how they remit to the City. He continued that we do not disclose any individual tax payers returns. We do identify the five largest employers for that one report and it is a public report.

Ms. Esarey added that there are ORC requirements, which she could e-mail the code section. However, tax payer information is confidential. In order to provide certain items, she needs to make sure that if we list it and there are no dollar amounts, that she is not violating anything. Mr. Dietrich stated that he does not need their tax information, however he wants to know what their employment is. Ms. Esarey indicated that is also confidential. Mr. Dietrich suggested providing how many jobs it generates for the City of North Royalton. Ms. Esarey explained that you would find that information on their tax return, which is also confidential. Mr. Dietrich asked to clarify more about the Moody's Report. Mr. Jordan clarified that the Moody's report is public and identifies the largest employers. Ms. Esarey did not believe that the public part of that report provided the top employers. She would find out whether we are able to provide a list of the top five or ten withholders for the City; as she was uncertain. She reiterated that she just needs to make sure that is not violating ORC for confidentiality. Mr. Dietrich expressed that he appreciated whatever could be done.

Ms. Barath brought up Facebook posts that shows information at times. Mr. Jordan stated that we actually had mailings and e-mails go out, in which we followed up with a phone call to every business that we had in the City; twice a year to reach out. We can always improve our communications and we will do so. Ms. Krejci inquired if we have a list of the businesses in North Royalton. Mr. Jordan indicated that we have a list as part of that Business Breakfast, and the Chamber of Commerce sells a list as well. The most comprehensive list that we have was the Business Breakfast list, which we updated.

## **2. Memorial Park Update**

Mr. Jordan discussed the First Phase, which is the bridge and the pond work, as well as the upper pavilion. These have been completed and opened. We received a \$100,000 grant from ODNR (Ohio Department of Natural Resources) We have the file for all of the reimbursements. The Second Phase was the splash pad, which he was told would be completed by the end of the week. There will be a punch out list issued to them by the end of the week. If they come out, we will close out the construction phase. There are still two important aspects; to test it out and promptly winterizing it. Staff also has to be trained on its use and how to maintain it. The Third Phase is the trails, which we are beginning design work for. It is pursuant to the Master Plan, which does call for an All Purpose Trail to go throughout the park. The first effort will be a circle in the middle, so that there will be a loop system in the park that people can use. The Master Plan called for it to be done in sections, however if we did it in that manner, there would be dead ends. We would like for people to be able to do a complete loop. We will be between roughly \$250,000-300,000 worth of work done on the All Purpose Trail. We will likely design it over the winter and hope that it goes out to bid late winter, with construction in the summer of next year. Pertaining to the Tree Canopy Grant, we received a separate \$33,000 from Cuyahoga County to install additional trees in the park. We should be able to plant additional trees in the park in the next couple of weeks.

He advised that we did receive \$1M from Cuyahoga County to defray the cost of investments made into the park. The City will be reimbursed to cover the cost for the three phases. The State is going to assist on the trails for approximately \$200,000. Essentially, we received \$1.3M worth of grants to help with the first three

phases of the park, which is over 80% of the cost. We also received a grant from NOACA (Northeast Ohio Areawide Coordinating Agency). However, they are implementing it to install the charging station; the one at City Hall. He is uncertain as to when they will install it. He heard that charging stations are now six months behind on orders. He felt that we were very lucky to get ours when we did. There is so much Federal money to install these, that the charging station manufacturers are having a hard time installing stage 2 and stage 3 stations. Mr. Nickell mentioned that he, nor residents, want any private City dollars going into that. Mr. Jordan concurred, stating that this one is expensive and is being paid for solely with Federal funds.

Mr. Jordan advised that the NOPEC (Northeast Ohio Public Energy Council) grant for the lighting where they are finishing Phase 3, at the York Baseball Field. We are going to design the last phase. There is one diamond that needs to get lit over there. We are planning to get that done; get it under design. We will see if we can afford it for next year. Mr. Nickell inquired about the tennis courts, whether that is actually the schools, if there are problems with the lights or are they ours. Mr. Jordan indicated there have been problems with the lights earlier in the summer whereas they all went off. The lights were not part of the school's responsibility; in using the lights at night. They are ours. The Mayor is looking into cooperating with the school to make further investments on those aspects of the park, they have not been concluded yet. Mr. Nickell brought up they were upgraded several years ago. Mr. Jordan said not those. Mr. Jordan mentioned an old grant did some of the light work in the park, but not those lights; the tennis courts.

Mr. Jordan pointed out tonight Council is authorizing us to apply for two TLCI (Transportation for Livable Communities) Grants for two sections of side walk on State Road. Mr. Marnecheck asked to clarify if the \$1M was through the County ARPA funds. Mr. Jordan agreed.

### **3. Splash Pad**

See above.

### **4. Solar Panels**

Mr. Jordan introduced the new City Planner, Mr. Ian Russell. Mr. Russell has helped draft some of the more recent changes that were proposed.

Mr. Russell discussed the email that had been received about a solar panel. He knew there had been concern to clarify exactly what the land coverage would be for residential lots specifically. He shared that he reviewed some jurisdictions that had solar panel ordinances in place. Within the existing ordinance, there was already a provision requiring that all solar panels be located behind the width of the home, and not extend into the side yards or the front yards. Based on our research, we saw anywhere from a 1% coverage to 30% coverage. We decided to split it at a 25% coverage in that rear yard within the width of the home. These solar panels would be required to abide by the setback requirements set forth in the ordinance, and also within the width of the homes; that they are not visible from the front set back. There had been a question about panel size, whereas it was our intent that by determining coverage requirements, and also by clarifying the amount of house square footage, that it would handle itself. Most of these panels come in pretty standard sizes. Square footage would be the dimension of the panel, regardless of the angle, since most of these will be mounted on the ground at an angle. Then they would have the 25% coverage in the rear yard, within the setbacks and the building width. Ms. Krejci wanted to be able to have some time to review this. Mr. Jordan mentioned that we had prior legislation on solar panels, but he recalled that Ms. Krejci had a concern about the coverage.

Resident Frank Castrovillari, 7675 Harley Hills Drive, asked about the 25% coverage, whether that included putting it on the roof as well. Mr. Russell commented that the 25% would be for ground mounted panels; not including the roof.

Mr. Jordan noted that formally, both the BZA and Planning Commission were staffed by an Administrative Assistant that was not formally trained in Planning. That was the biggest difference since we created the

position over a year ago. Often times, in the history of North Royalton, the Administrative Assistant or Building Commissioner who is conversing with Ohio Revised Code, but not necessarily planning principles, had staffed it. We professionalized that position therefore, the secretary to the Planning Commission BZA is now staffed by a trained City Planner.

Mr. Nickell brought up the property next to Pic Quick on York Road, which we have been properly citing the owner. Mr. Jordan clarified that it is ticketed for the court; it will go to court next. Mr. Nickell asked if not acted upon, whether that is something that can get demolished. Mr. Jordan stated that typically, that order is not given. The reason is that you are declaring it unsafe and that you need to take it down. If the owner does not do it, the City has to. For very good reasons, including the protection of rights of home owners, we only do that very selectively. But almost all violation notices do not involve a demolition order. He believed that if the owner takes care of the remedies inside the letter to the City's satisfaction, we would not proceed any further. If they are ignored, then we ticket him and bring him to Housing Court in Parma. At that point, the judge would order him to repair, or convey it is an unreasonable demand. Mr. Nickell mentioned the house has been in the sad shape since 2007. Mr. Jordan agreed to send Mr. Nickell an e-mail with further clarification about the property.

Mayor Antoskiewicz pointed out the enforcement aspect. Many times, we will cite them. Then the person indicates they will work on it, and then we kind of pull back; then they never do it. Therefore, his thought is, we are going to keep citing him until we actually, physically see him taking care of it so we can keep the process moving; not start over. He went on to say that we are trying to do this with many cases and it seems to be working. That is how we want to continue approaching this.

Ms. Krejci inquired further about Tonight Tonight. Mr. Jordan recapped that it is under a demolition order from the City. The owner has solicited bids from demolition companies to take it entirely down, rather than fix anything further at the site. Just today, they are taking first steps to see if there is any environmental contamination. We understand that they have selected one of the demo companies. It is planned to come down. Mayor Antoskiewicz noted that again, we have continued to cite them. We sent the second letter, even though they have done whatever they have. As discussion ensued, Mr. Jordan agreed it is a very good site. The real estate agent helped the owner solicit the bids, because they felt it would be better to sell the property with the building down.

Mr. Dietrich wanted to know if the owner of that current property made any indication it was his desire to demolish. Mr. Jordan explained that the next step would be to file a permit for demo, which he has not received yet. Mayor Antoskiewicz added that if they are taking the next step to get the environmental involved, which is required, it seems they are moving in the right direction. Also, they hired one of the companies that bid on the project; they seem serious. Mr. Dietrich inquired if Mr. Jordan has spoken to the owner directly. Mr. Jordan has spoken to him over the years. He indicated the real estate agent that is handling it is the one we talk to the most. Mr. Dietrich asked if there had been any indication of potentially demolishing it, or whether they would sell. Mr. Jordan stated there have been a number of offers on it over the years.

## **NEW BUSINESS**

### **1. Senior Center plan review presentation**

SEE REPORT.

Mr. Frank Castrovillari with FMC Architects advised that we are going to re-locate the Senior Center into a portion of Royal View Elementary. He went over his presentation showing the details of the building plans, which included an architectural estimate of \$480,000; only an estimation at this time. Mayor Antoskiewicz shared that he hopes to move forward. With another approximation cost of \$180,000 for miscellaneous items, such as furniture and equipment. These are only estimates until we move farther along.

Mr. Dietrich asked what our agreement is with the schools. Mayor Antoskiewicz clarified there have been preliminary talks with the schools, however but we will be sitting down in the near future; once we are able to move forward with this project. They understand that we need to get years of value out of this, which he did not see as an issue at all. Mr. Dietrich inquired if we are talking about a legal lease with them, which the Mayor concurred.

Mr. Marnecheck questioned if we have looked at what funds we might use. Ms. Esarey indicated that for the approximate \$400,000, the thought would be to use the Future Capital Improvement Fund, since it is for a facility that we would be leasing long term. It would be a Capital Improvement for the Senior Center. The approximate \$180,000-185,000 for the one-time cost, would be coming from the carryover from the Office on Aging Fund itself. That has had a carryover, therefore that one-time cost would come from there. She went on to say that this would be a part of the 2023 Budget. Mr. Nickell wanted to know if we pay any rent to the current facility. Ms. Esarey explained that we pay \$1 per year. We do not pay for any utilities. Mayor Antoskiewicz noted that our real costs will be the utilities. Ms. Barath pointed out the positive that it would keep our residents here in our City. The Mayor felt that we should make it really nice and a place where they want to come to.

Mr. Dietrich raised question about the name, whether it would still be called the Office of Aging. The Mayor has discussed some other names. Mr. Dietrich felt that it is a great idea and brilliant. He expressed his appreciation to the Mayor and Mr. Nickell for coming up with this idea, and everyone that has been involved in the process. Mr. Nickell felt it does help the school. Ms. Krejci asked how long it would be before the school moves in. Mayor Antoskiewicz noted they do not have any definitive plans and it would be a slow process on their end. Ms. Krejci questioned if it was definite that they would be moving in there. Mayor Antoskiewicz did not think so; he was unsure. If they do move in, it would be a while yet. Ms. Krejci mentioned that this also supports the idea of why we want a separate utility. The Mayor concurred.

Everyone appreciated the presentation. Mr. Dietrich commented that although in the works, whether there was any idea of a time line. Mr. Russell estimated that the construction is probably going to take four to five months; once you get a permit. It is very hard to get HVAC equipment, and also power. He did not foresee it being a problem. We would spend the winter time preparing it, to be ready for Spring or early Summer. Mayor Antoskiewicz noted that once we get the bid specs, everything set up and get the bid out, he felt that will give us a better idea time wise. Mr. Russell commented that part of the bid would entail the contractor telling us how long it is going to take. As discussion ensued about new sign ideas, the Mayor felt we would have a better answer later in the year about timeline for the project.

### **ADJOURNMENT**

Moved by Mr. Nickell, seconded by Ms. Krejci **to adjourn the October 18, 2022 meeting.** Yeas: 3. Nays: 0.  
**Motion carried. Meeting adjourned at 7:56 p.m.**

## **ECONOMIC DEVELOPMENT REPORT**

### **INDUSTRIAL**

**The new 12,000 square foot building for Gray Matter is being completed this month. Kent Corporation delayed the start of their project. Both will need extensions on their CRA Agreements.**

**The city is still working with developers to make land available for industrial development.**

### **COMMERCIAL**

**Mr. Divots is for sale. It has been listed at just over \$2M. Several entities have expressed interest. The land is zoned Research Office and current use is non-conforming.**

**There have been a number of retail establishments that are under development.**

- **Fire 45, after a long break, is moving towards opening this year.**
- **Bank of America will be opening by the end of year. We have not yet received plans for the office building that was planned for the rear of the building.**

**Carrie Cerino's is for sale. The listing price is \$1M. We have had many inquiries on this property.**

**The vacant property at the corner of Wallings Road and Ridge Road has been sold. The owner will be sending in conceptual plans for this property.**

**The Tonight Tonight building located at 7375 Royalton Road has several open violations. The owner is looking to demolish the entire structure.**

## **RESIDENTIAL**

**The residential market continues to be a strong in North Royalton. Unfortunately, most of the sites have topography or zoning issues, or limited acreage availability to develop.**

**There are at least four different residential developments that are in a conceptual stage to be reviewed by the city.**

## **STOREFRONT PROGRAM**

**To date, we have approved \$64,706 in Storefront Program funding. We currently have \$10, 623 left in the Storefront Program budget.**

## **GRANTS**

### **Memorial Park**

**The first phase of the Memorial Park project is the bridge and pavilion. This phase is finished and has been closed out. We received a \$100,000 grant from the State and have received reimbursement.**



## **Splash Pad**

**The splash pad should be finished by the end of the week.**

## **All-Purpose Trail**

**The next phase is to install a 10-foot wide All Purpose Trail. This is currently moving to design stage.**

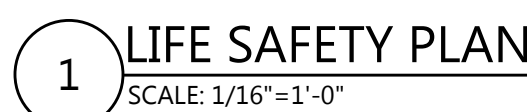
**The city has received a \$1,000,000 grant from Cuyahoga County to cover the cost to implement the Memorial Park Master Plan including all of these phases.**

## **Tree Canopy Grant**

**We received a \$33,000 tree canopy grant from the Cuyahoga County Healthy Tree Canopy Program. We will be installing trees at Memorial Park. Trees will be installed in the next couple of weeks.**

## **NOACA Grant**

**The date to install the charging station at Memorial Park has been pushed back.**



## Area Modification Sheet

Enter Type of Construction 03

Enter total building square footage  
Change values per your building Type of Construction

48,187

Group    Height    Building area

\* =    NS, S1 or S1OR from T300.2 change per building and type  
\*\* =    Must use "425" number regardless if bldg is sprinklered

Z	B	50	23,000	23,000
4	S-1	55	17,500	17,500
5				

Change:  
Auto Fill: 1181  
Auto Fill: 30

Enter values for Frontage Increase formula Section 5.0.2

Perimeter of entire building  
Perimeter of public way or open space in accordance with Section 5.0.2.1  
Use "Formula for W Value" on next Tab

Amount of increase OBC 906.3.1    Frontage Increase Formula 5-5

$I_f =$

F

-

0.25

/

W

30

$I_f =$

1000

-

1181

/

0.25

/

30

30

$I_f =$

0.8467

-

0.25

/

1

$I_f =$

0.596740051

/

1

$I_f =$

0.80

Area Increase for B

$A_B = A_t +$  NS / I\_f

$A_B = 23,000 +$  23,000 / 0.8

$A_B = 23,000 +$  13,800

Adjusted building of  
36,800

Must Be Fire Separated

Equation 5-1

Area Increase for S-1

$A_B = A_t +$  NS / I\_f

$A_B = 17,500 +$  17,500 / 0.8

$A_B = 17,500 +$  10,500

Adjusted building of  
28,000

Must Be Fire Separated

Equation 5-1



GENERAL DEMOLITION NOTES:

1. ALL SAFEGUARDS FOR DEMOLITION SHALL FOLLOW ALL LOCAL AND STATE CODES.
2. FIELD VERIFY AND COORDINATE EXISTING CONDITIONS AND DIMENSIONS WITH ALL PERMITTED DRAWINGS PRIOR TO START OF ANY AND ALL WORK. DRAWINGS INCLUDED BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.
3. CONTRACTOR SHALL VISIT JOB SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS WHICH WILL AFFECT THE EXECUTION OF WORK. IF ADDITIONAL INTERPRETATION IS REQUIRED REGARDING THE SCOPE OF DEMOLITION INTENT, CONTACT THE ARCHITECT PRIOR TO START OF WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO OBTAIN THIS INFORMATION IN A TIMELY MANNER.
4. PROVIDE DEMOLITION AS INDICATED AND AS REQUIRED TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS IN PERMIT SET.
5. CAP OR DISCONNECT ALL UNUSED PLUMBING, HVAC AND ELECTRICAL IN WALLS OR FLOORS, IF REQUIRED BY LOCAL CODE. REMOVE ALL ABANDONED DEVICES BACK TO SOURCE.
6. PROVIDE CUTTING AND PATCHING OF EXISTING WALLS, FLOORS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT. PATCH TO MATCH EXISTING ADJACENT WALLS, FLOORS AND CEILINGS FOR SMOOTH EVEN APPEARANCE, UNLESS NOTED OTHERWISE.
7. PROVIDE SHORING/BRACING AS REQUIRED AT AREAS OF DEMOLITION. STRUCTURE SHALL BE SELF-SUPPORTING AFTER DEMOLITION IS COMPLETE.
8. COORDINATE EXTENT AND DISPOSITION OF ALL RELOCATED AND SALVAGEABLE ITEMS WITH OWNER.
9. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND RENOVATION TO THE BUILDING.
10. EXISTING FIRE DEPARTMENT VEHICLE ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION.
11. COORDINATE UTILITY SERVICE OUTAGES WITH UTILITY COMPANIES.IN
12. REMOVAL OF ANY PART OF A DRAINAGE SYSTEM - DEAD ENDS SHALL BE PROHIBITED. CLEANOUT EXTENSIONS AND APPROVED FUTURE DRAINAGE SHALL NOT BE CONSIDERED AS DEAD ENDS PER PLUMBING CODE SECTION T04.5.
13. ALL ITEMS NOT INDICATED AS TO BE REMOVED OR RELOCATED SHALL REMAIN UNLESS DEEMED NECESSARY IN FIELD. PLEASE VERIFY WITH ARCHITECT PRIOR TO REMOVAL OF ALL ITEMS WHICH HAVE NOT BEEN IDENTIFIED ON ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL OR ELECTRICAL DRAWINGS.
14. INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, AND PERMITS NECESSARY FOR COMPLETION OF THE DEMOLITION WORK. PROVIDE PROTECTION FOR ALL ADJACENT AREAS BEFORE, DURING AND AFTER EXECUTION OF THE DEMOLITION WORK.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTAINING FOLLOWING DURING WORK:

15.1. FIRE EXTINGUISHERS IN COMPLIANCE WITH LOCAL BUILDING CODE AND FIRE MARSHALL.

15.2. DEBRIS DISPOSAL AND DUMPSTER.

15.3. INTERIOR AND EXTERIOR DUST CONTROL/SANITARY SAFEGUARDS.

15.4. ALL EXITS

15.5. EXISTING STRUCTURAL ELEMENTS
16. CONTRACTOR SHALL GIVE OWNER FIRST RIGHT TO SALVAGE ANY AND ALL EXISTING ITEMS, EQUIPMENT, MATERIALS, ETC. CAREFULLY REMOVE ALL SELECTED SALVAGEABLE ITEMS AND COORDINATE WITH OWNER FOR STORAGE LOCATION. ALL ABANDONED ITEMS/DEBRIS SHALL BE REMOVED (NO), INCLUDING BUT NOT LIMITED TO: EQUIPMENT, FURNITURE, SHELVING, MILLWORK, BUILDING MATERIALS, SUPPLIES, ETC. ARCHITECT SHALL APPROVE SELECTION OF ALL SALVAGEABLE ITEMS DESIGNATED FOR PROJECT REUSE.
17. CONTRACTOR SHALL ENSURE THAT ALL EXTERIOR OPENINGS ARE CLOSED OFF AS REQUIRED TO SECURE AGAINST INTRUSION, WEATHER, ETC DURING ALL PHASES OF WORK.

DEMOLITION PLAN NOTES:

- DP-01

CEILING TILE HAS BEEN REMOVED, BUT GRID REMAINS. REMOVE GRID IN THIS AREA, LEAVE PORTION OF GRID PER DIMENSION IN NEW LAYOUT.
- DP-02

REMOVE LIGHTING IN THIS ROOM, REUSE WIRING/ CIRCUIT AS REQUIRED FOR NEW LIGHTING LAYOUT.
- DP-03

REMOVE UNIT VENT. GC SHALL RECONNECT BOILER PIPES TO MAINTAIN LOOPED SYSTEM. ALL PIPING SHALL BE PLACED WITHIN NEW WALL GAVITY. VIF.
- DP-04

REMOVE CASEWORK.
- DP-05

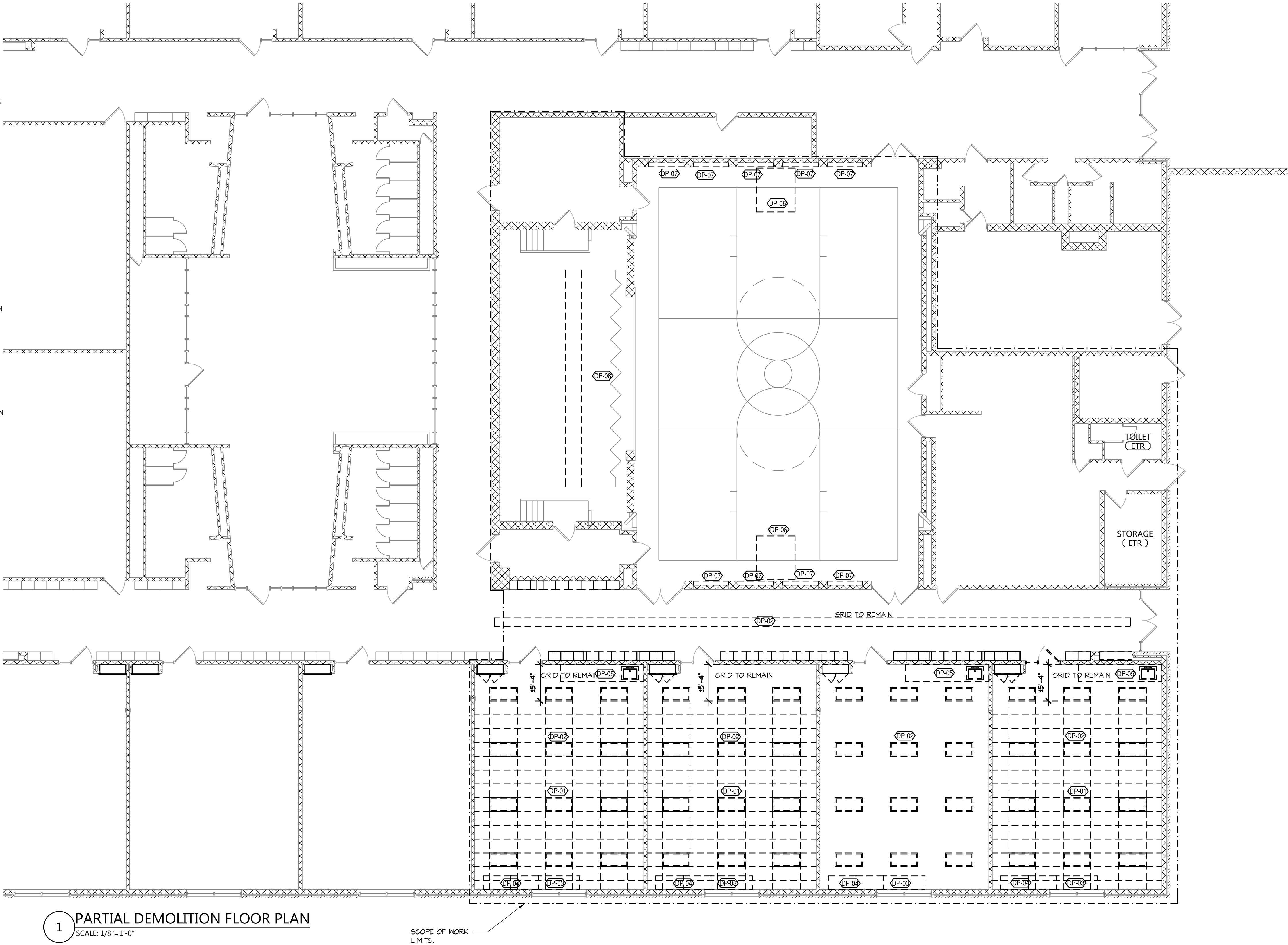
REMOVE CASEWORK AND SINK. CAP WATER WITH SHUT OFF AS HIGH AS POSSIBLE. CAP SAN IN FLOOR WITH MTL COVER PLATE FLUSH WITH EXISTING FLOOR.
- DP-06

REMOVE BASKETBALL HOOP, SUPPORTS AND BLOCKING. PATCH HOLES WITH MORTAR.
- DP-07

REMOVE IN-WALL FOLDING TABLE/SEATS AND FRAMES.
- DP-08

REMOVE THEATER CURTAINS (TAN/BROWN) GREEN CURTAIN SHALL REMAIN. GC TO HAVE GREEN CURTAINS CLEANED.

- GENERAL NOTE:
- REMOVE CONCRETE FLOOR FOR NEW TOILET ROOM LAYOUT AS REQUIRED. PATCH TO MATCH AND MAKE AS SMOOTH TRANSITION AS POSSIBLE.
  - REMOVE ALL SAFETY GAGES IN GYM, NOT LIMITED TO CLOCK, FIRE ALARM, ETC.
  - REMOVE ALL LOCKERS WITHIN WORK SCOPE. TILE BASE SHALL REMAIN.
  - IN CORRIDOR, ALL GLUE AND OTHER ITEMS STUCK TO CMU SHALL BE REMOVED. PREP CMU FOR NEW PAINT.
  - ALL CLASSROOMS SHALL HAVE ALL WALLS FREE FROM GLUES, CAULK OR OTHER ITEMS THAT MAY BE STUCK ON WALLS. PREP FOR NEW PAINT.



FMC

architects

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Engineer Stamp:

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Revisions:

No.	Date/Description

Project No. 22110.01  
Drawn By: FMC  
Checked By: FMC

Sheet Title:  
DEMOLITION PLANS

Sheet No:  
D1.01



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Project No.	22110.01
Drawn By:	FMC
Checked By:	FMC

Sheet Title:  
**FLOOR PLAN -  
ENTIRE FACILITY**

Sheet No:

# A1.01

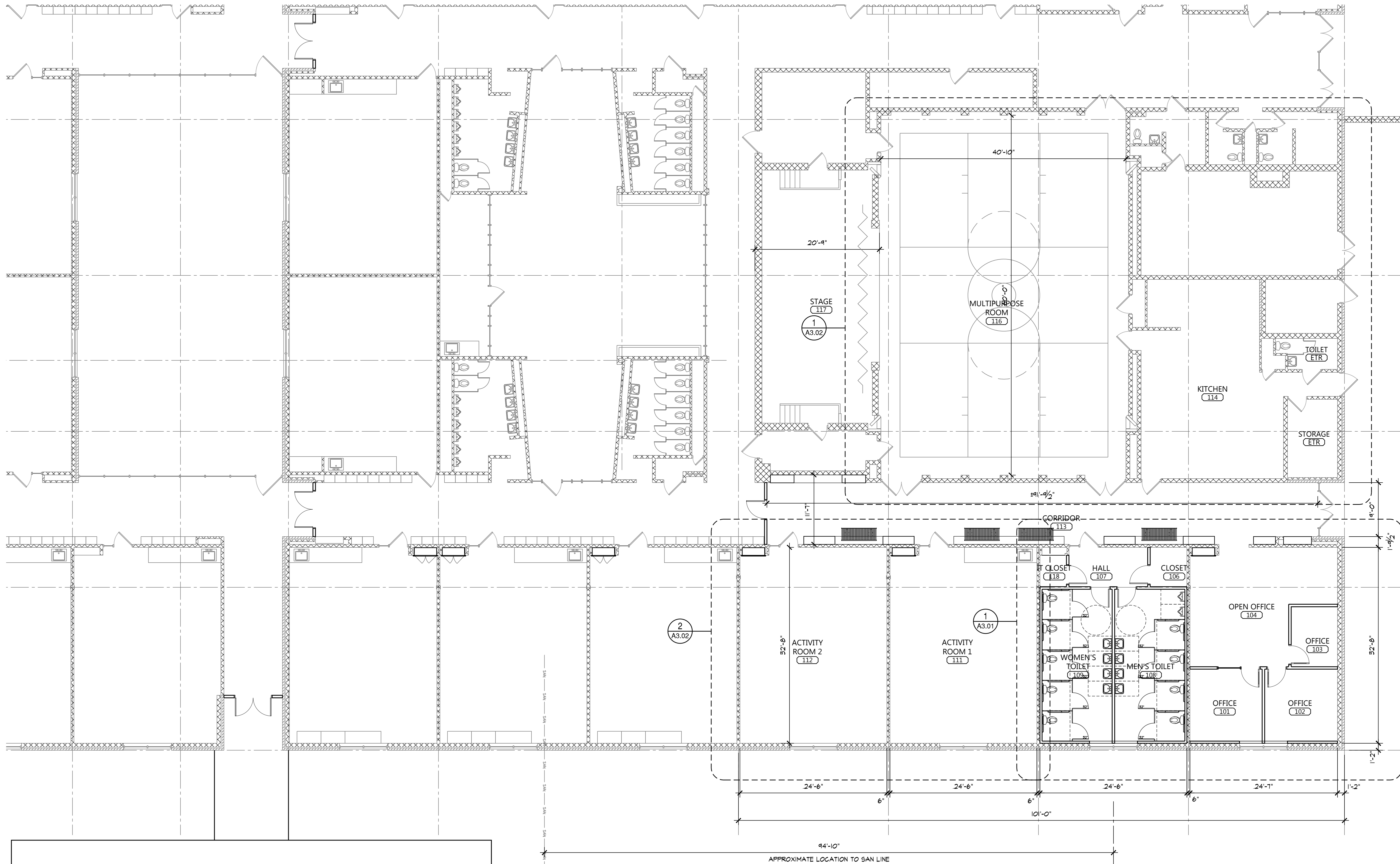


## GENERAL NOTES

- REVIEW WITH SENIOR CENTER FOR ALL POWER NEEDS FOR EACH SPACE.
- PROVIDE MIN.
  - 2 DUPLEX AND 1 DATA IN EACH OFFICE
  - 6 DUPLEX AND 3 DATA IN OPEN OFFICE AREA
  - 4 DUPLEX, 2 DATA AND TV IN EACH ACTIVITY ROOM
  - 2 DUPLEX IN EACH TOILET ROOMS
  - 1 DUPLEX IN HALL

## 1 FLOOR PLAN - PARTIAL

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



## 1 FLOOR PLAN - PARTIAL

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





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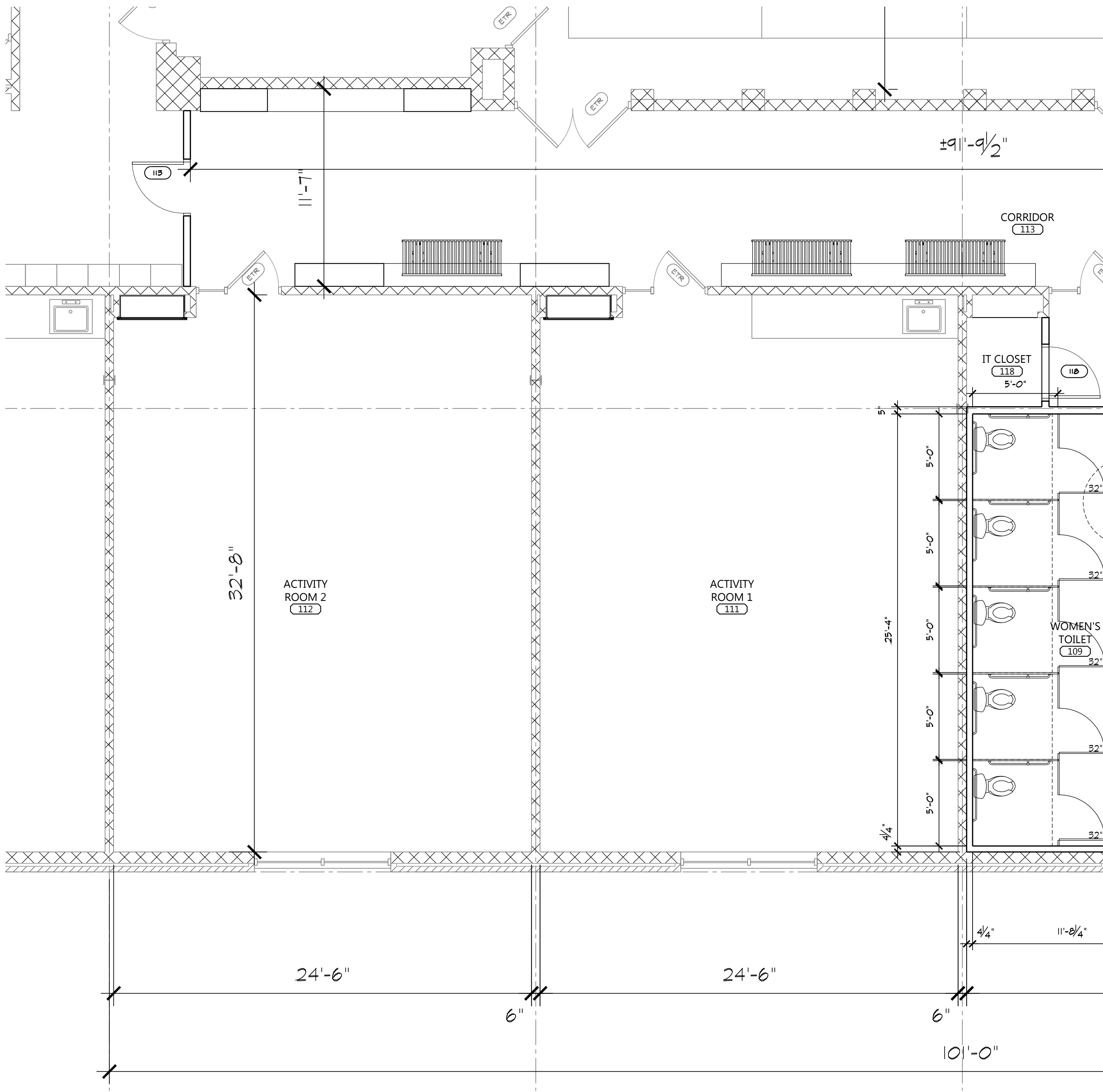
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Project No.	22110.01
Drawn By:	FMC
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Sheet Title:  
FLOOR PLAN -  
PARTIAL ENLARGED

Sheet No:

A3.02



2 FLOOR PLAN - PARTIAL ENLARGED  
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. KITCHEN
- 1.1. REARRANGE EQUIPMENT TO PUT BACK AS A WORKING KITCHEN. HOOD IS IN GREAT SHAPE. MINOR WORK TO RELOCATE ITEMS. WHEN SCHOOL LEFT THEY CLEANED AND MOVED EQUIPMENT AROUND.
2. MULTIPURPOSE ROOM
- 2.1. TAKE DOWN ALL THE SOUND PANELS AND CLEAN. IF NOT POSSIBLE TO GET CLEAN THEN REPLACE FABRIC AND THEN REINSTALL.
- 2.2. FLOOR TO BE LEFT AS IS.
- 2.3. REMOVE ALL PAINT FROM WOOD STRUCTURE OR PAINT OVER TO MATCH.
- 2.4. PAINT ALL WALLS. COLOR TBD.
3. STAGE
- 3.1. TAKE DOWN THEATER DRAPES, CLEAN, REAPPLY FIRE RETARDANT AND PUT BACK UP.



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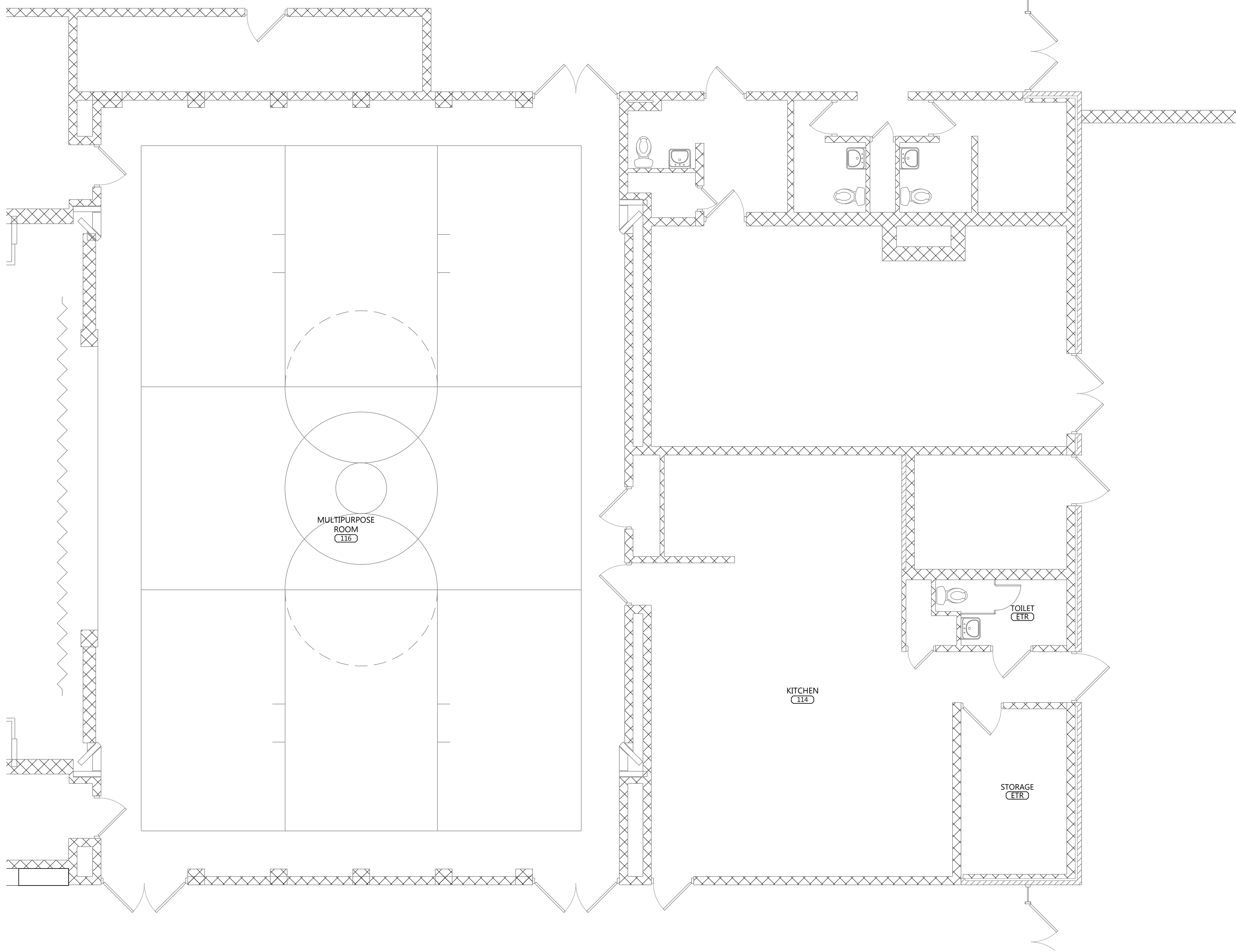
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Project No.	22110.01
Drawn By:	FMC
Checked By:	FMC

Sheet Title:  
FLOOR PLAN -  
PARTIAL ENLARGED

Sheet No:

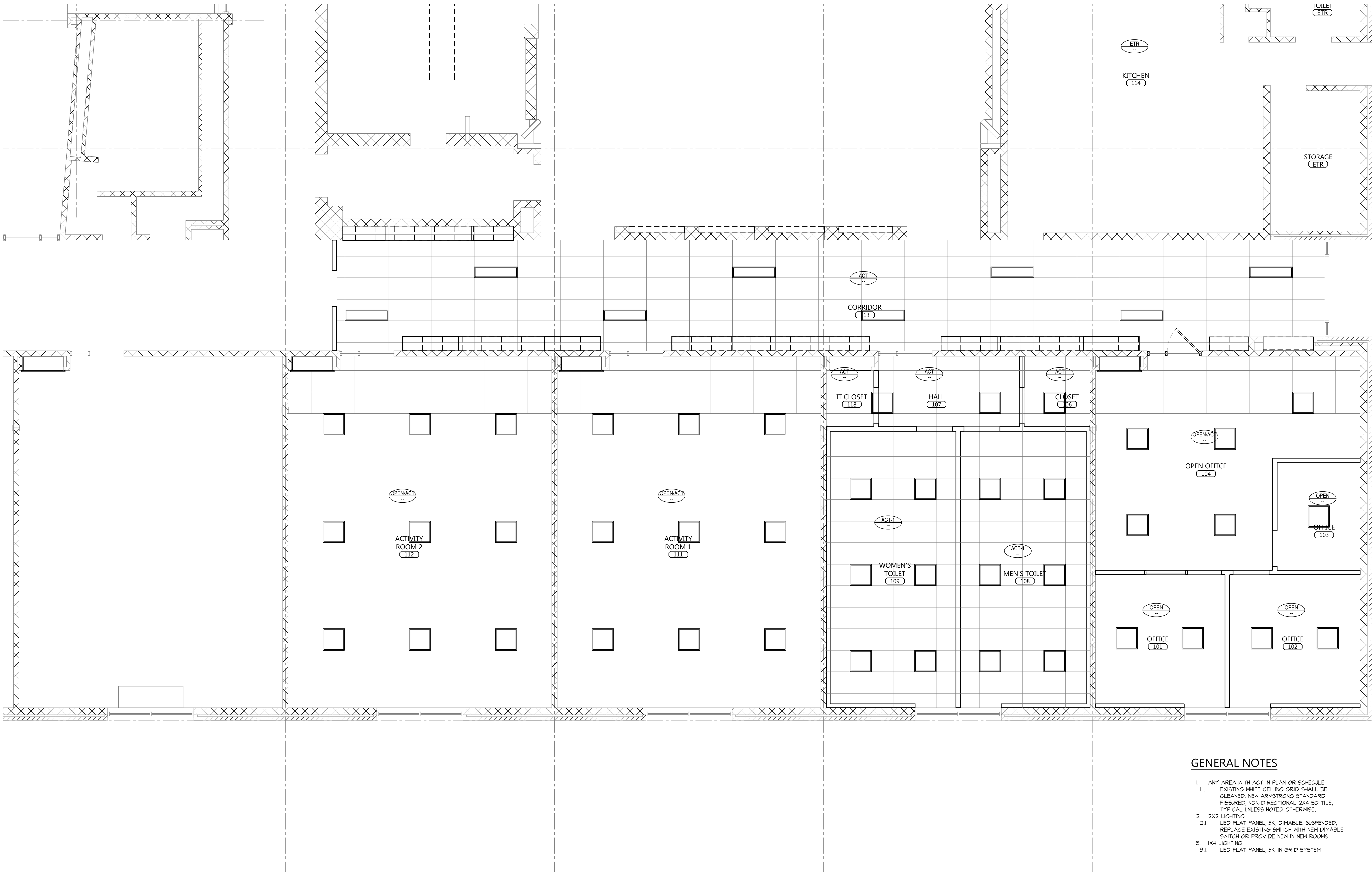
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3 FLOOR PLAN - PARTIAL ENLARGED  
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. KITCHEN  
1.1. REARRANGE EQUIPMENT TO PUT BACK AS A WORKING KITCHEN. HOOD IS IN GREAT SHAPE. MINOR WORK TO RELOCATE ITEMS. WHEN SCHOOL LEFT THEY CLEANED AND MOVED EQUIPMENT AROUND.
2. MULTIPURPOSE ROOM  
2.1. TAKE DOWN ALL THE SOUND PANELS AND CLEAN. IF NOT POSSIBLE TO GET CLEAN THEN REPLACE FABRIC AND THEN REINSTALL.  
2.2. FLOOR TO BE LEFT AS IS.  
2.3. REMOVE ALL PAINT FROM WOOD STRUCTURE OR PAINT OVER TO MATCH.  
2.4. PAINT ALL WALLS, COLOR TBD.
3. STAGE  
3.1. TAKE DOWN THEATER DRAPES, CLEAN, REAPPLY FIRE RETARDANT AND PUT BACK UP.



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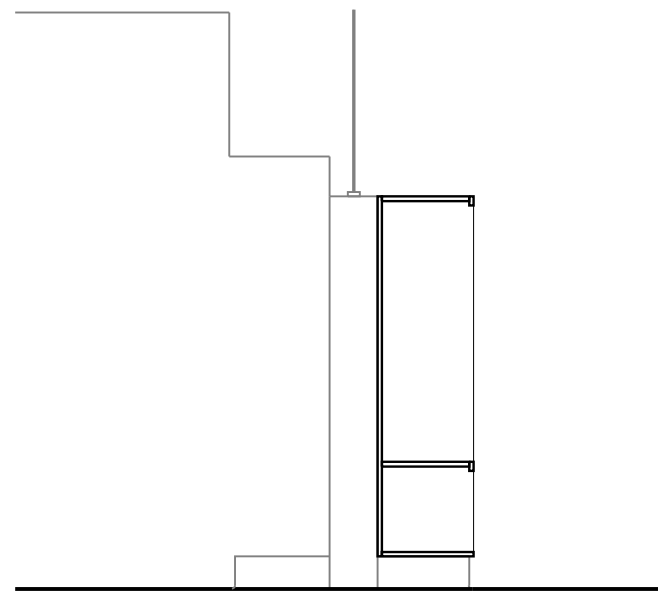
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FLOOR PLAN -  
PARTIAL ENLARGED  
CEILING PLAN

Sheet No:  
A3.10

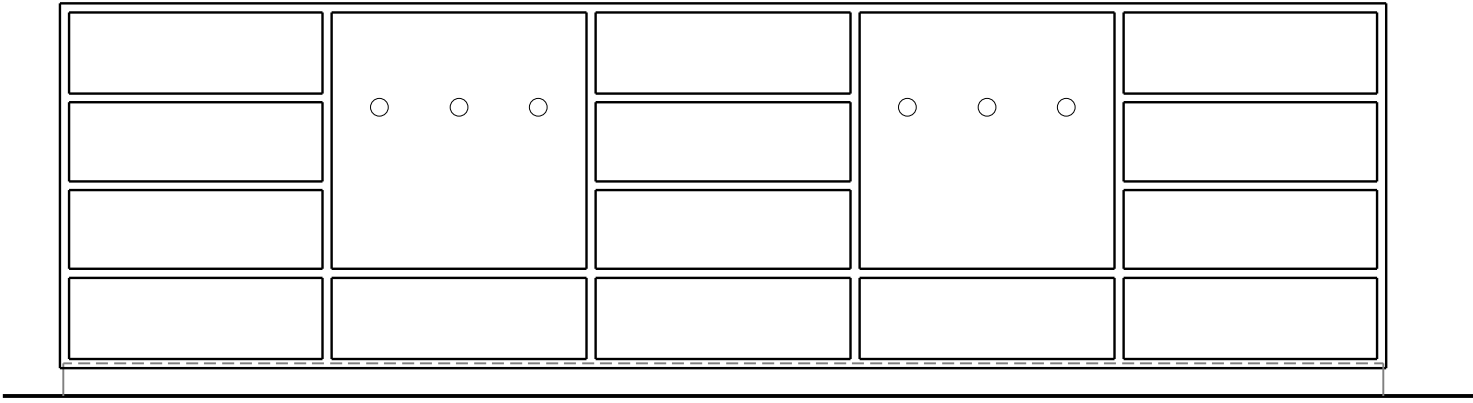
1 FLOOR PLAN - PARTIAL ENLARGED CEILING PLAN  
SCALE: 1/8"=1'-0"



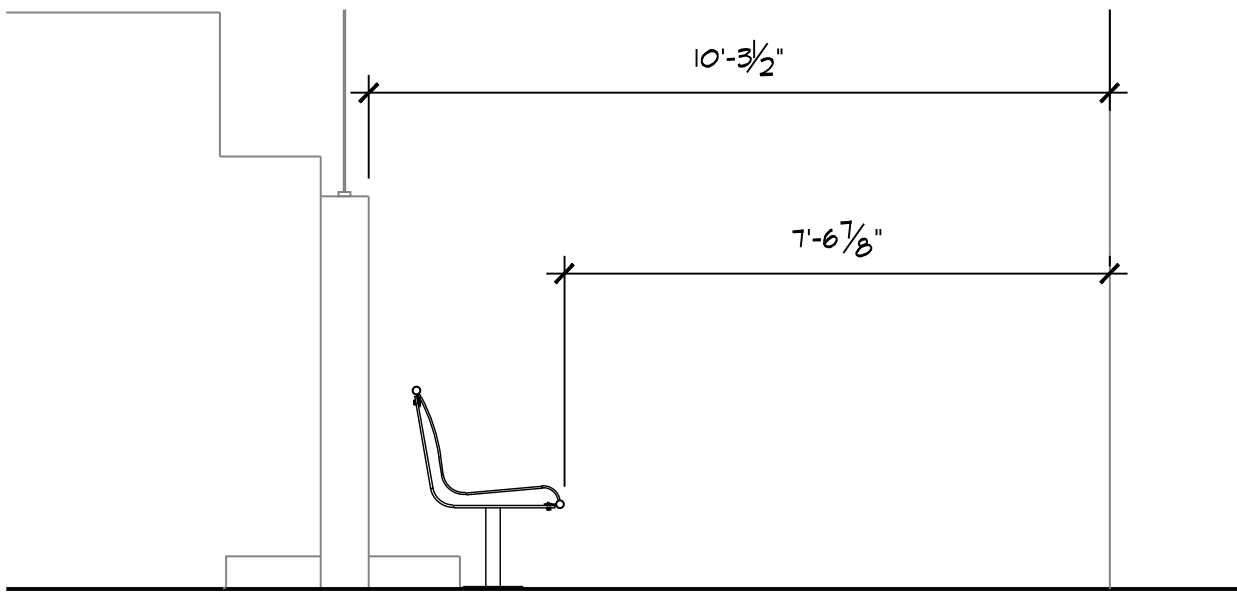




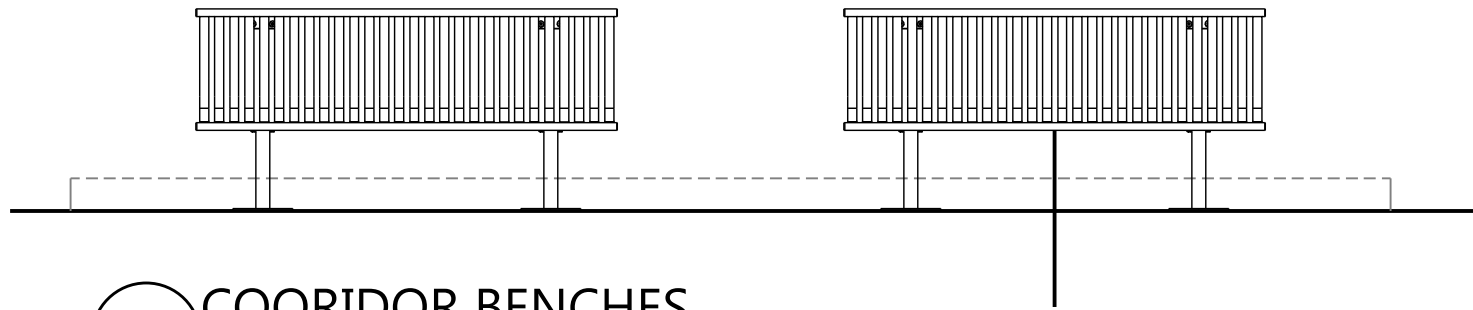
\* COORIDOR SHELVING  
SCALE: 3/8"=1'-0" SECTION



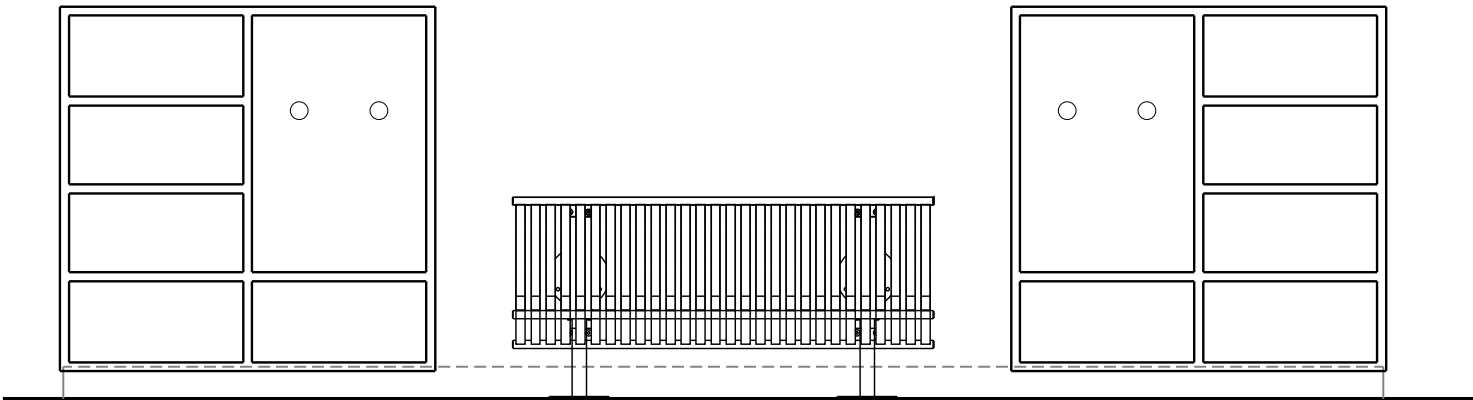
\* COORIDOR SHELVING  
SCALE: 3/8"=1'-0"



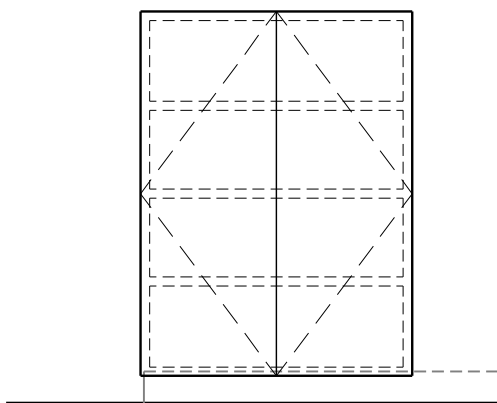
\* COORIDOR BENCH  
SCALE: 3/8"=1'-0" SECTION



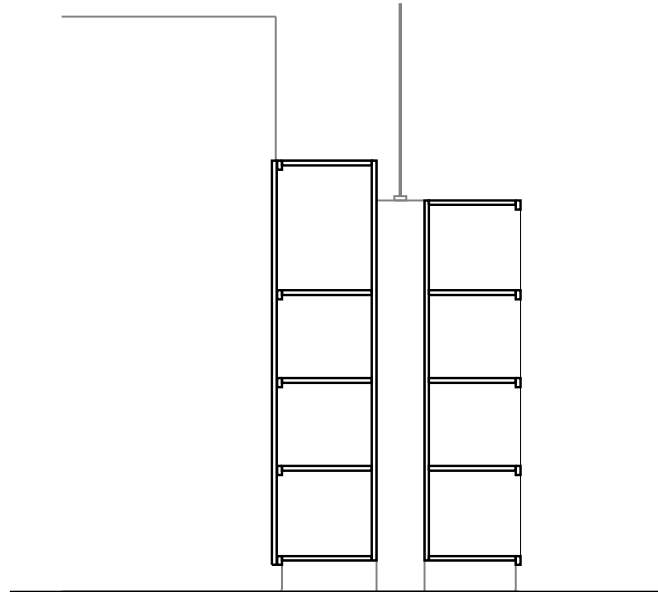
\* COORIDOR BENCHES  
SCALE: 3/8"=1'-0"



\* COORIDOR SHELVING WITH BENCH  
SCALE: 3/8"=1'-0"



\* OFFICE SHELVING  
SCALE: 3/8"=1'-0"



\* OFFICE SHELVING  
SCALE: 3/8"=1'-0" SECTION

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Sheet Title:  
**INTERIOR  
ELEVATIONS**

Sheet No:

**A6.01**