

City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinances 1220.06, 1274.08, and 1288.06(d) notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a public hearing on **May 1, 2024** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

As required under Article XII Section (d) of the City of North Royalton Charter, Timothy Wagner, of CPL, on behalf of the North Royalton Board of Education, is seeking a recommendation of approval and the review of existing buffering for the modifications and improvements to the existing Royal View Elementary School building for the proposed North Royalton Senior Center project located at 13220 Ridge Road, also known as PPN: 482-30-015, in Public Facility (PF) District zoning. The scope of work will include minor alterations to the exterior of the building and renovations to portions of the interior.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than April 30th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133
April 16, 2024



City of North Royalton

Mayor Larry Antoskiewicz
Community Development, Building Division
David Smerek, Building Commissioner
11545 Royalton Road, North Royalton, OH 44133



Phone: 440-582-3000

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

13220 Ridge Road

Address

482-30-015

Permanent Parcel Number

North Royalton Senior Center

Name of Occupant, Business or Tenant (if applicable)

PF - Public Facilities; Ward 4

Zoning District and Ward

2. Property Owner of Parcel:

NR Board of Education

Name

6579 Royalton Road

Address

North Royalton, Ohio 44133

City, State and Postal Code

Name of Business (if applicable)

440-237-8800

Phone

Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Timothy R. Wagner, AIA, NCARB

Name

111 Front Street

Address

Berea, Ohio 44017

City, State and Postal Code

CPL

Name of Business (if applicable)

440-891-8910

Phone

twagner@cplteam.com

Email (electronic mail)

For Office Use Only

04/10/2024
Date Application Submitted

05/01/2024
Meeting Date Assigned

PC24-11
Identification Number Assigned

Application Fee

Payment Information (date, check number, cash, etc.)

I.R.
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

The existing Royal View Elementary School at 13220 Ridge Road will be partially converted into a new Senior Center for the City of North Royalton. The project consists of converting 11,196 SF for use by the Senior Center including two classrooms, the existing office space, and the Auditorium. New accessible restrooms are being added to accommodate the new use.

At the main entry a new sign will be added to the existing stone wall and the existing canopy will be cleaned and updated with the addition of a soffit and column surrounds. Five of the existing columns will receive new bases to limit the amount of water on the sidewalk from the existing canopy drains. The East corner of the building will be updated with the addition of a fiber-cement-clad wall feature and new patio area with seating. The existing windows that are associated with the project will also receive new panels to tie into the feature wall.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
☒ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
☐ Preliminary Site Plan Approval
☐ Final Site / Preliminary Plat Approval
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

Applicant Signature

Timothy R. Wagner, AIA, NCARB

4/10/2024

Printed Name and Title

Date

Owner Signature

MICHAEL LAUB

Printed Name and Title

Date

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, MICHAEL LAMB (name) of North Royalton Board of Education
(company, if applicable), hereby certify that I/we are the Owner
(owner(s), executor(s), etc.) of 13220 Ridge Road/482-30-015 (property address or
permanent parcel number) and further verify that CPL - Don Rerko/Tim Wagner (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

[Signature] 4-16-24
Signature Date

Before me, a Notary Public in and for said county, personally appeared Maria D. Hebebrand
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at Cuyahoga County
Ohio on this 16 day of April, 2024.

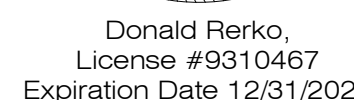
[Signature]
Notary Signature

Seal:



State of Ohio
County of Cuyahoga

Maria D Hebebrand
Notary Public, State of Ohio
My Commission Expires:
January 21, 2029



NORTH ROYALTON, OHIO 44133

TIT

CNR-2023.01

DRAWING NO.:

Autodesk Docs: North Rowan Senior Center/North Rowan Senior Center not



SCALE BREAK

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$$1'' = 40'-0''$$


PRELIMINARY
NOT FOR CONSTRUCTION

RENOVATION OF ROYAL VIEW ELEMENTARY
NORTH ROYALTON SENIOR CENTER

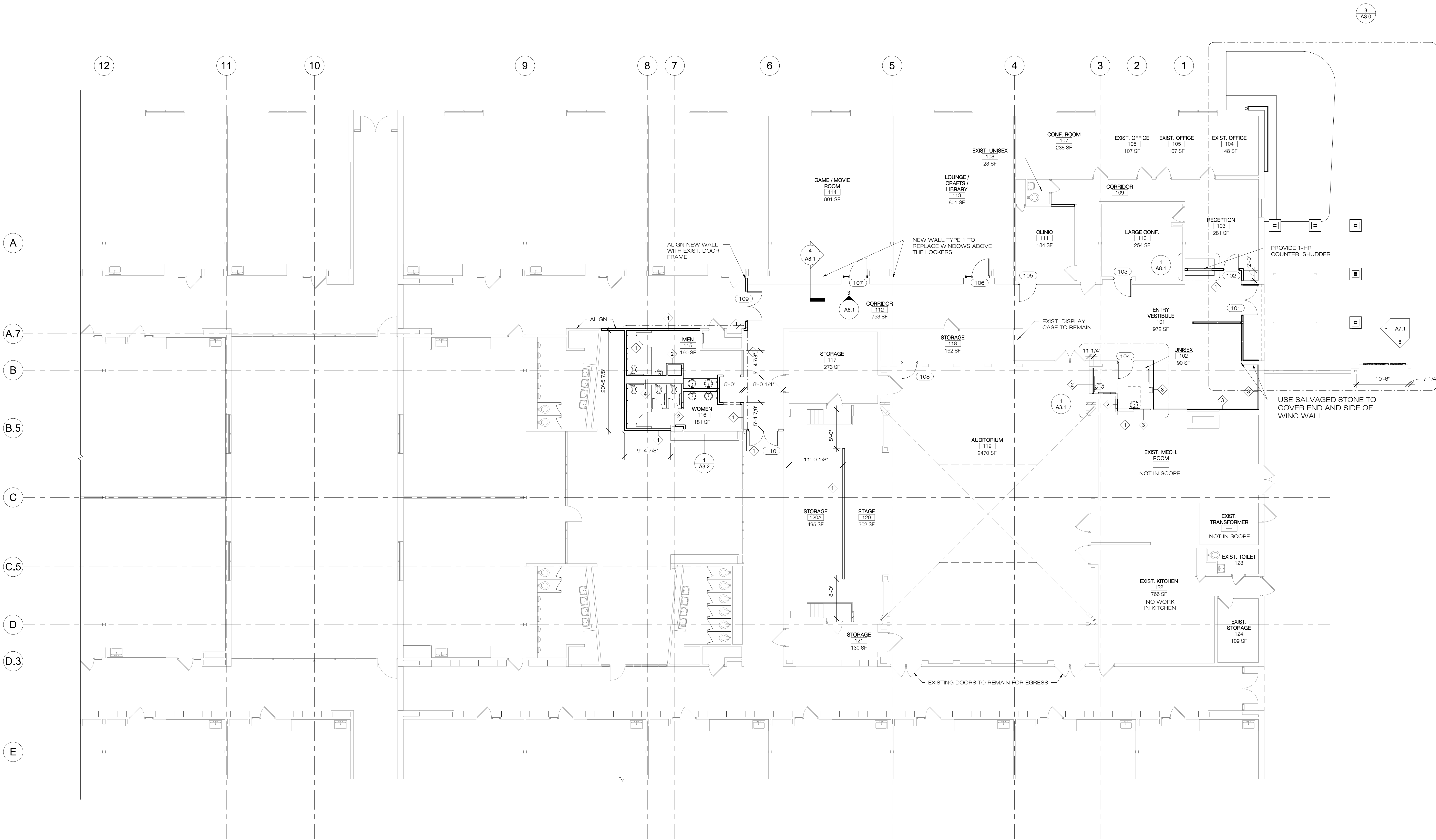
13220 RIDGE ROAD
NORTH ROYALTON, OHIO 44133

REV#	PURPOSE	DATE
1	90% Submittal	3/29/2024

TITLE
FIRST FLOOR PLAN

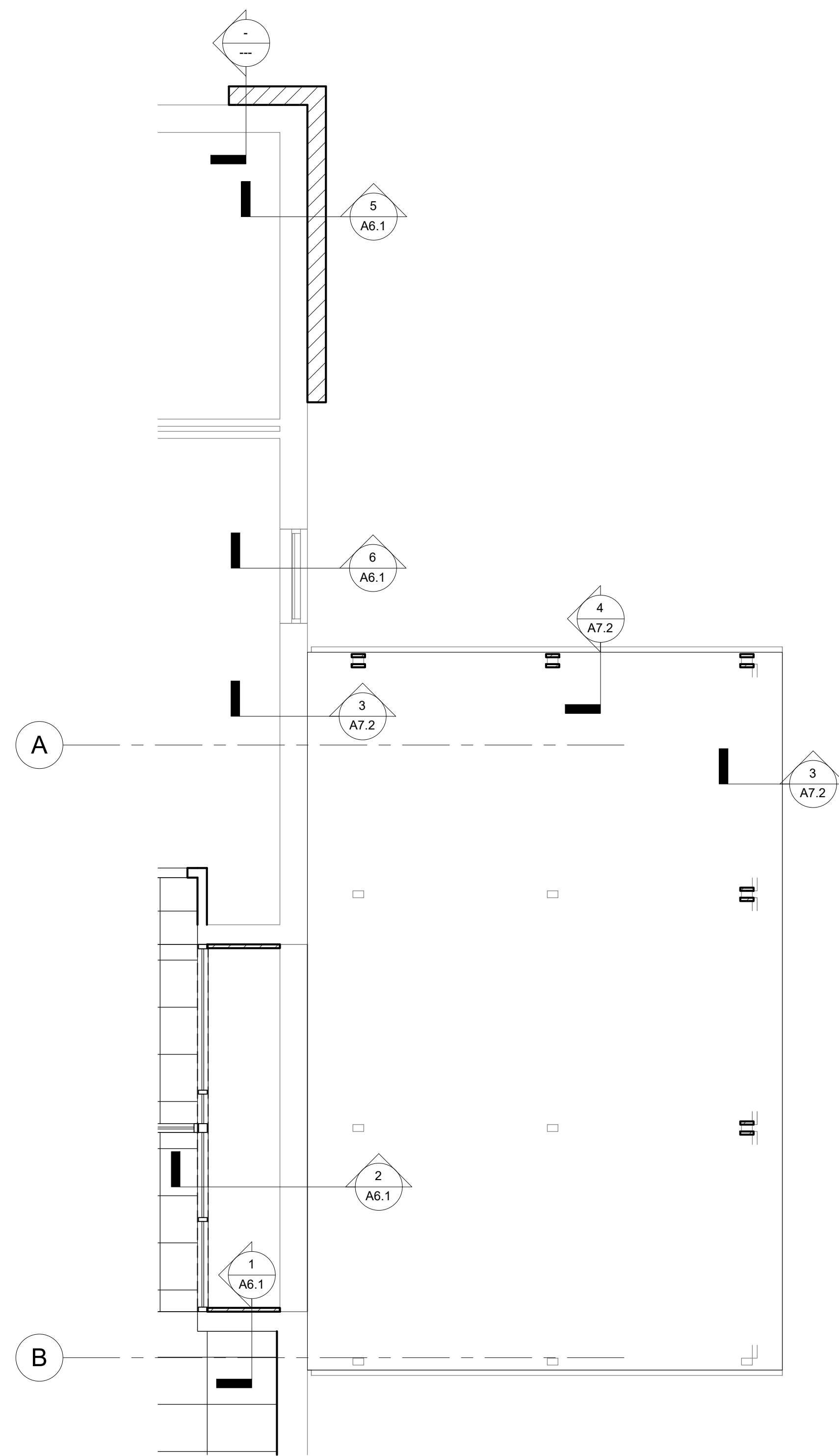
JOB NO.: CNR-2023.01
DRAWING NO.:

A1.1

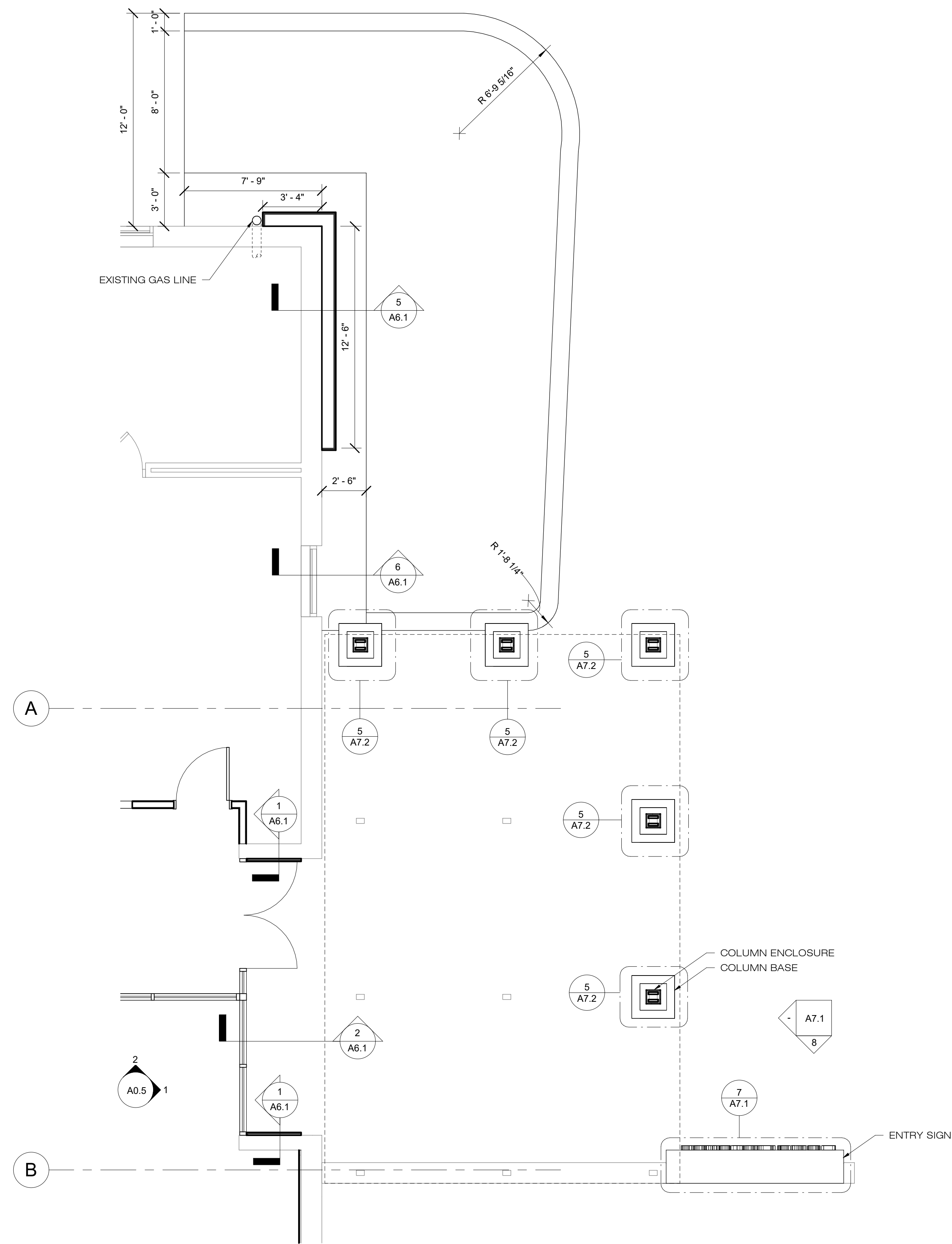


1 PROPOSED FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



4 Exterior Entry - Enlarged RCP
A3.0 1/4" = 1'-0"



3 Exterior Entry - Enlarged Plan
A3.0 1/4" = 1'-0"

RENOVATION OF ROYAL VIEW ELEMENTARY
NORTH ROYALTON SENIOR CENTER

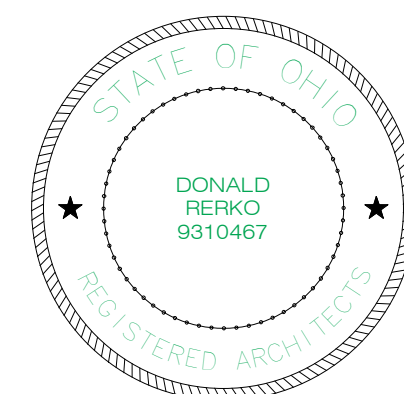
13220 RIDGE ROAD
NORTH ROYALTON, OHIO 44133

REVISION	PURPOSE	DATE
1	90% Submittal	3/29/2024

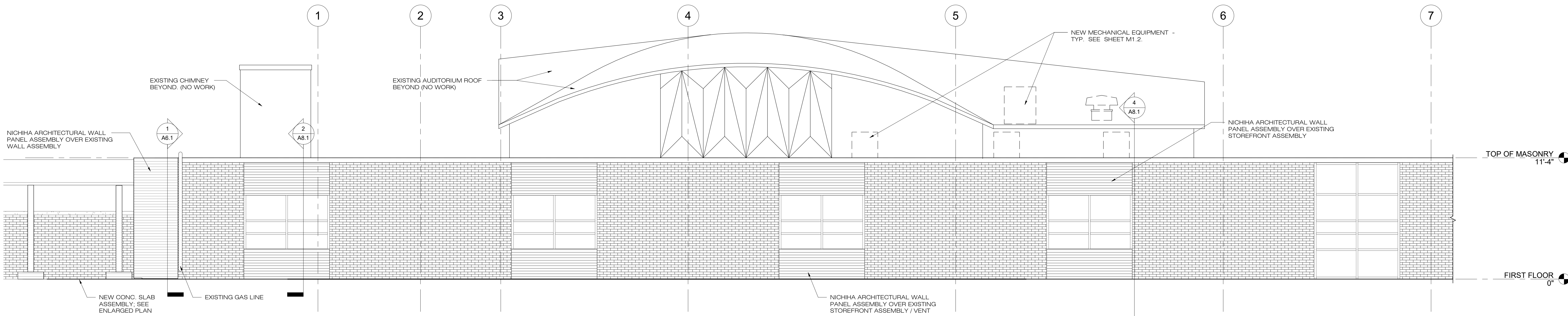
ENLARGED ENTRY
CANOPY PLAN AND
RCP

JOB NO.: CNR-2023.01
DRAWING NO.:

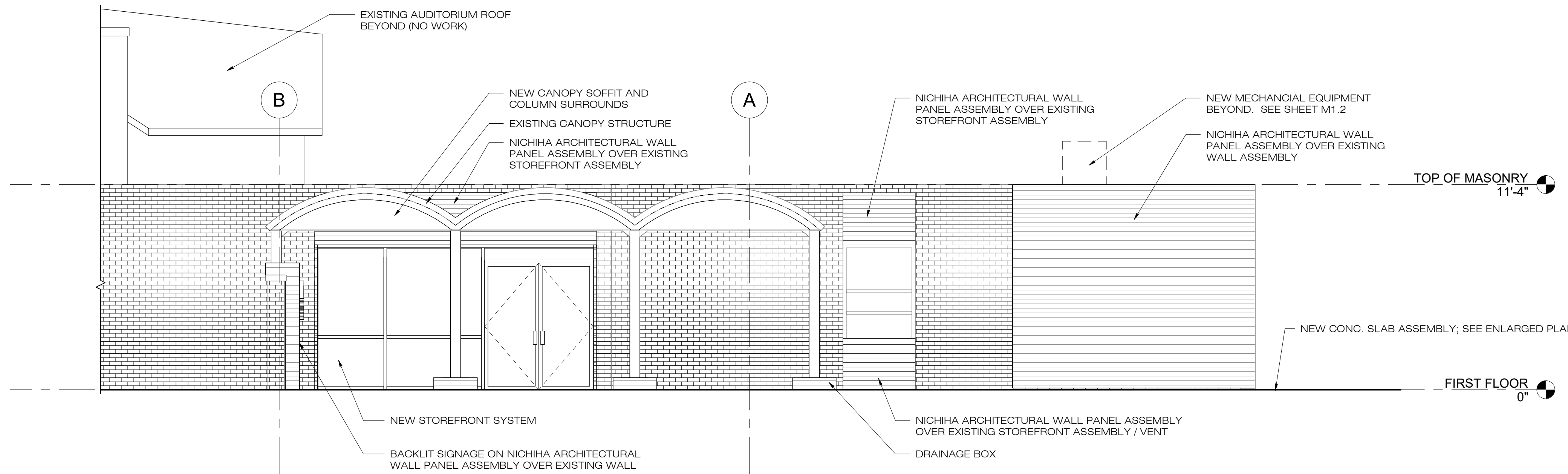
A3.0



Donald Perko
License #9310467
Expiration Date 12/31/2025



2 PARTIAL EAST ELEVATION
A5.1 1/4" = 1'-0"



1 PARTIAL SOUTH ELEVATION
A5.1 1/4" = 1'-0"

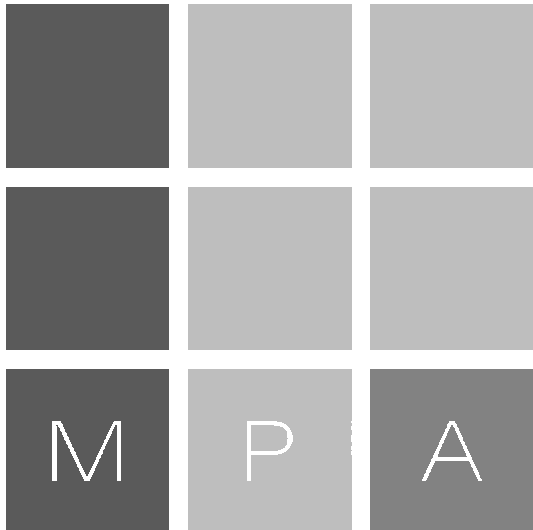
RENOVATION OF ROYAL VIEW ELEMENTARY
NORTH ROYALTON SENIOR CENTER
13220 RIDGE ROAD
NORTH ROYALTON, OHIO 44133

REVISION	PURPOSE	DATE
1	90% SUBMITTAL	3/29/2024
2	PERMIT / BID SET	4/12/2024

TITLE: PARTIAL EAST AND SOUTH ELEVATIONS

JOB NO.: CNR-2023.01
DRAWING NO.:

A5.1



MAKOVICH & PUSTI
ARCHITECTS
111 FRONT STREET • BEREA OHIO 44017
(440) 891-8910 • www.mparc.com

PRELIMINARY
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1111 Superior Avenue, Suite 2100 | Cleveland, OH 44114
(216) 861-3333 www.osborn-eng.com

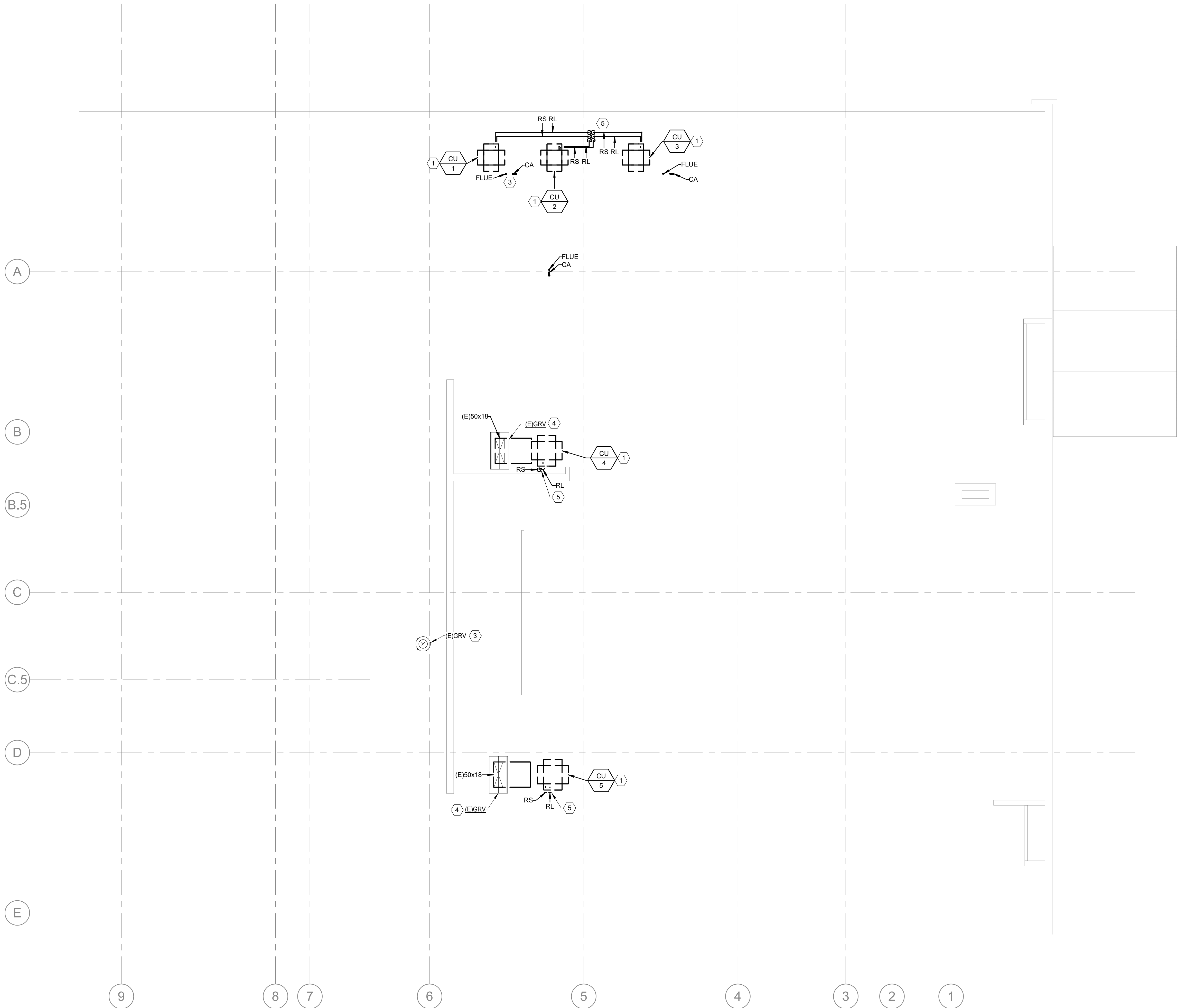
GENERAL SHEET NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY OFFSETS AND FITTINGS WHICH MAY BE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
- THE CONTRACTOR SHALL COORDINATE FLOOR, WALL, AND ROOF PENETRATIONS, LOUVER SIZES, ETC. WITH THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL CLEARANCES PRIOR TO THE FABRICATION OF ANY WORK.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF CEILING GRILLES, REGISTERS, DIFFUSERS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
- DUCTWORK, PIPING OR ANY OTHER MECHANICAL SYSTEM COMPONENT SHALL NOT BE LOCATED OVER THE TOP OF ANY ELECTRICAL PANELS OR EQUIPMENT.
- THE CONTRACTOR SHALL COORDINATE AND PROVIDE ACCESS DOORS IN HARD CEILINGS FOR ALL EQUIPMENT WHICH REQUIRE ACCESS, SUCH AS FIRE AND SMOKE DAMPERS, SMOKE DETECTORS, BALANCING DAMPERS, ETC. CONTRACTOR TO COORDINATE MAKE AND MODEL WITH ARCHITECT. COORDINATE ACCESS PANEL WITH THE RATING OF THE ASSEMBLY IN WHICH THEY WILL BE INSTALLED IN TO MAINTAIN THE OVERALL RATING OF THE ASSEMBLY.
- ALL MECHANICAL EQUIPMENT, DAMPERS, DETECTORS, ETC WHICH REQUIRE ROUTINE MAINTENANCE OR INSPECTION SHALL BE INSTALLED WITHIN 2FT OF THE FINISHED CEILING HEIGHT.
- CONTRACTOR TO COORDINATE AND VERIFY THERMOSTAT LOCATIONS WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- IN ADDITION TO THE NOISE MITIGATION REQUIREMENTS, CONTRACTOR SHALL SEAL ALL MECHANICAL PENETRATIONS THROUGH FIRE AND/OR SMOKE BARRIERS. COORDINATE EXACT LOCATIONS WITH THE ARCHITECTURAL AND/OR LIFE SAFETY PLANS. SEE DETAILS XM-5XX AND XM-5XX FOR ADDITIONAL REQUIREMENTS.

SHEET KEY NOTES:

SHEET KEY NOTES:

- INSTALL GRAVITY ROOF VENTILATOR ON 14" ROOF CURB.
- INSTALL CONDENSING UNIT ON 4" THINK EQUIPMENT PAD.
- EXISTING GRV TO REMAIN.
- REPLACE EXISTING INSECT/BIRD SCREEN ON EXISTING GRAVITY ROOF VENTILATOR TO LIKE NEW CONDITION. IF THE SCREEN IS IRREPARABLE, RELACE IN KIND.
- REFRIGERANT PIPING UP THRU ROOF. PROVIDE PATE CURB OR SIMILAR.



1 ROOF HVAC PLAN

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

RENOVATION NORTH ROYALTON SENIOR CENTER

13220 RIDGE ROAD
NORTH ROYALTON, OHIO 44133

REV	DATE	DESCRIPTION
1	3/29/2024	90% Submittal

TITLE
ROOF MECHANICAL
PLAN

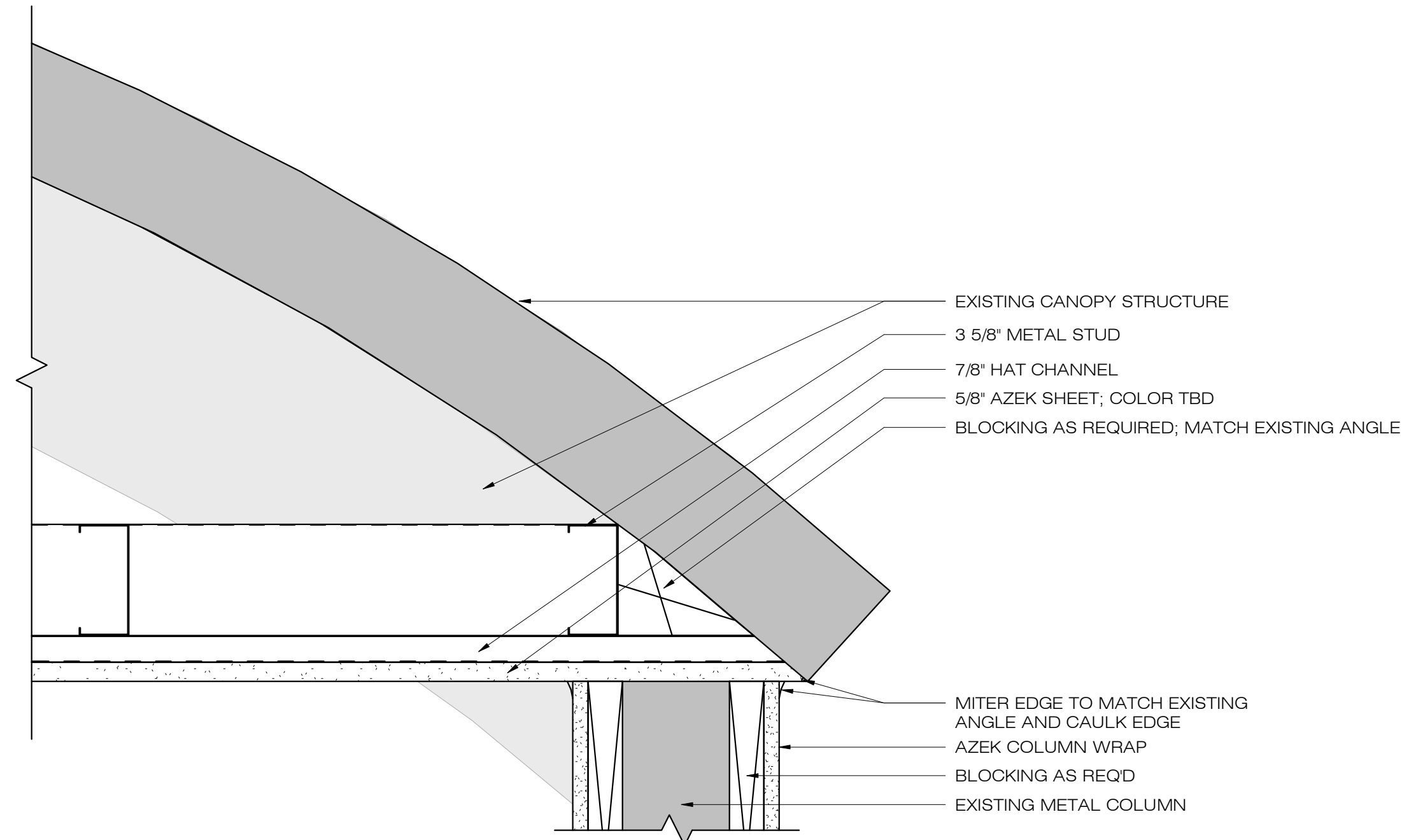
JOB NO.: CNR-2023.01

DRAWING NO.:

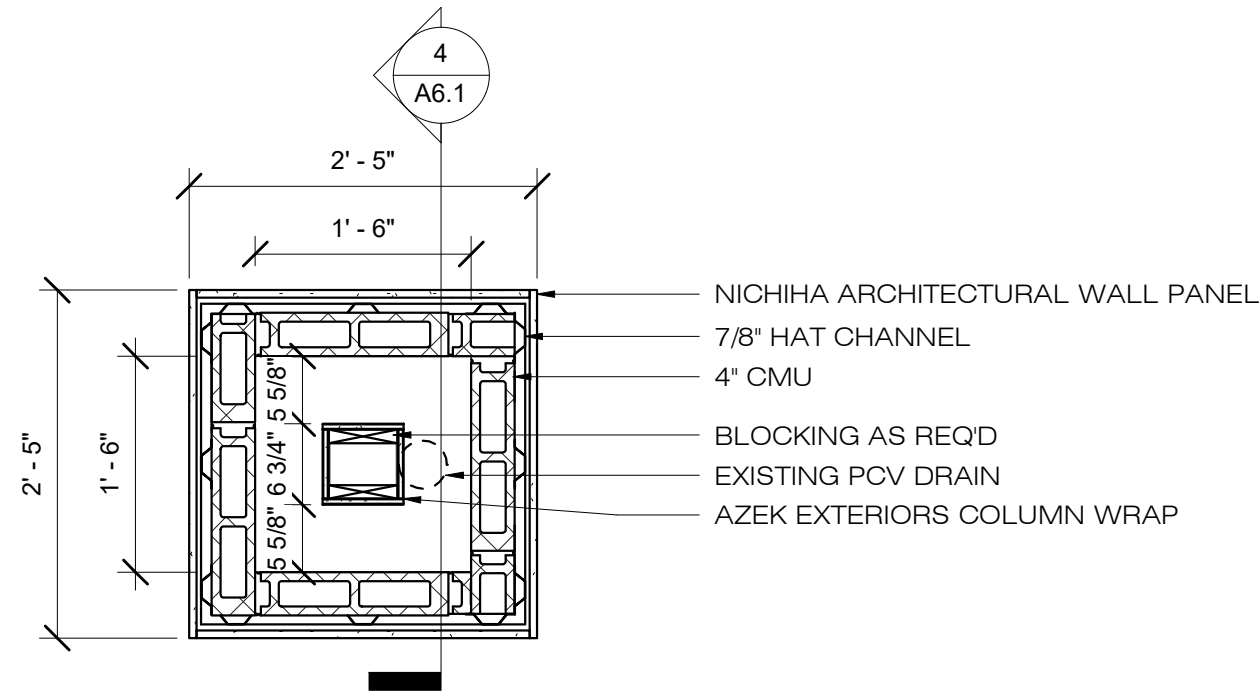
M1.2



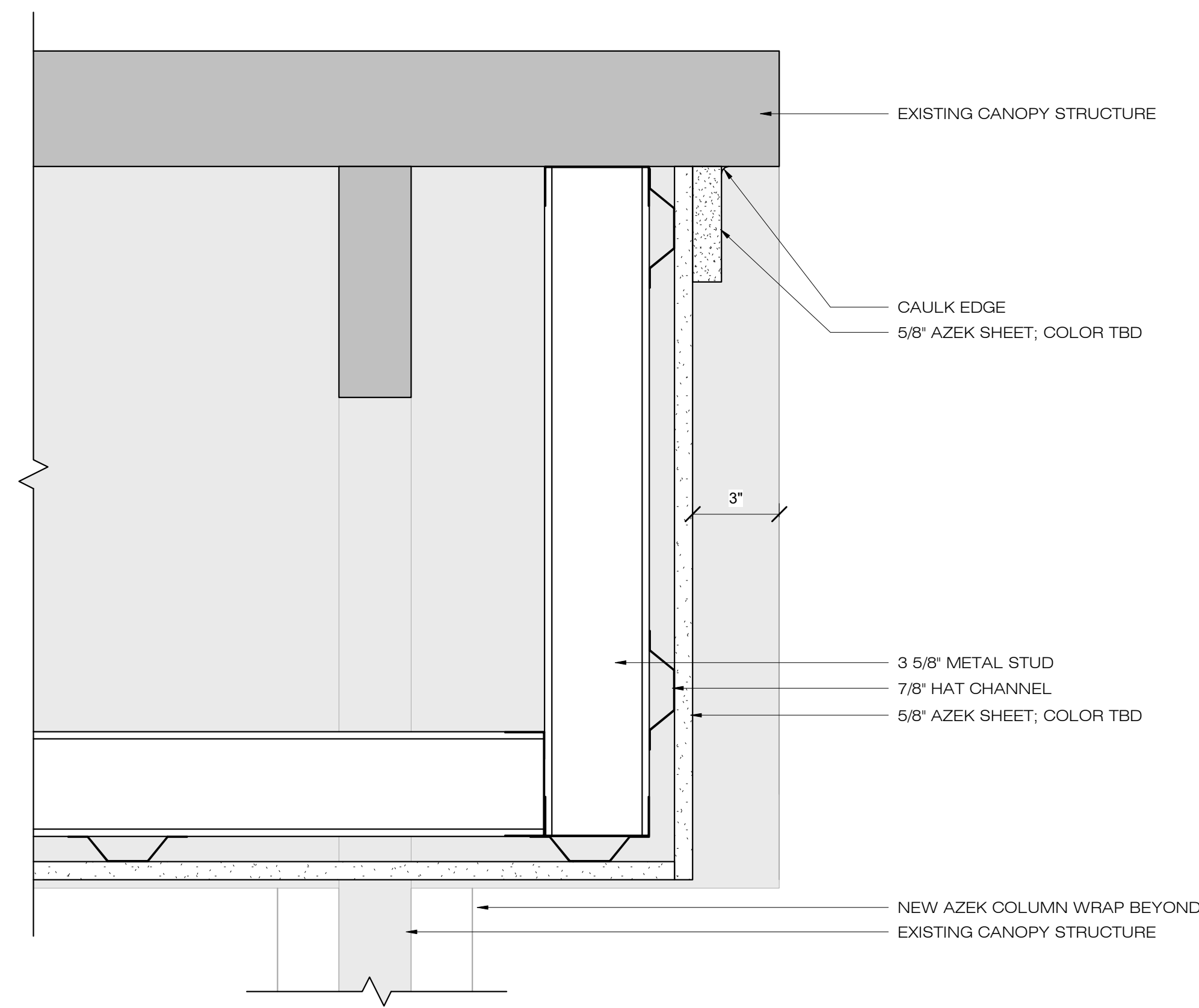
PRELIMINARY
NOT FOR CONSTRUCTION



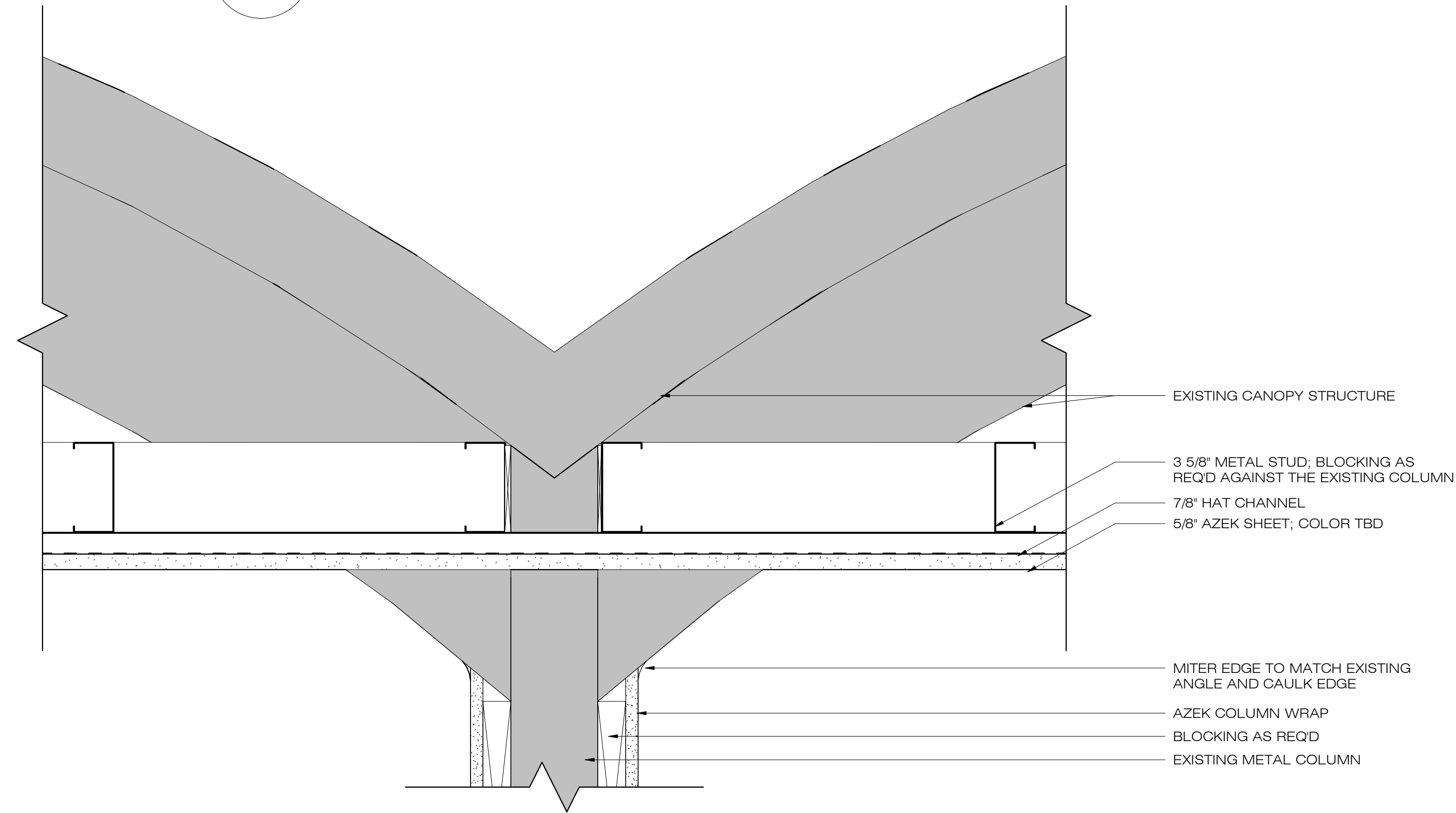
4 Exterior Canopy Edge Detail #2
A7.2 3" = 1'-0"



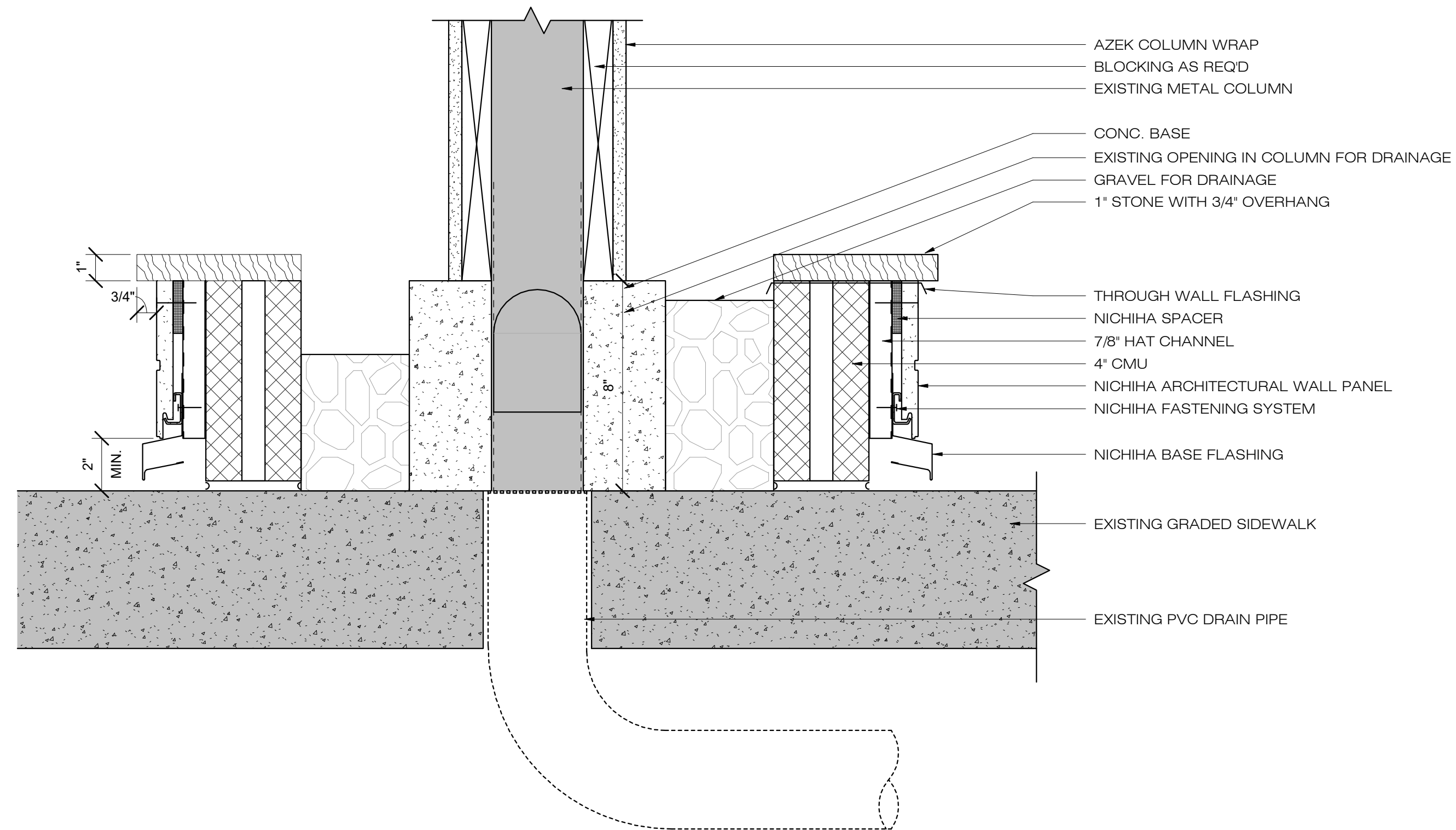
5 Entry Canopy Column Base - Plan Detail
A7.2 3/4" = 1'-0"



3 Exterior Canopy Edge Detail #1
A7.2 3" = 1'-0"



2 Widened Column with Drainage Box - Callout 2
A7.2 3" = 1'-0"



1 Widened Column with Drainage Box - Callout 1
A7.2 3" = 1'-0"

RENOVATION OF ROYAL VIEW ELEMENTARY
NORTH ROYALTON SENIOR CENTER
13220 RIDGE ROAD
NORTH ROYALTON, OHIO 44133

REVISION	PURPOSE	DATE
1	90% Submittal	3/29/2024

TITLE	EXTERIOR DETAILS - ENTRY CANOPY
JOB NO.	CNR-2023.01
DRAWING NO.	A7.2

North Royalton
Senior Center



North Royalton Senior Center



North Royalton
Senior Center

