

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

SPECIAL MEETING – THURSDAY, MAY 19, 2022

All Planning Commission meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public.

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER: 6:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting/work session of Tuesday, May 10, 2022

CORRESPONDENCE:

NEW BUSINESS:

Beckett Thermal, Inc., 38000 Beckett Pkwy North, PPN 07-00-038-000-330

Applicant: Greg Baker, Beckett Thermal Inc., 38000 Beckett Parkway North, North Ridgeville, OH 44039. Proposal consists of constructing a pre-assembled temporary laboratory for burner testing. Property is zoned I-3.

ADJOURNMENT:

Visit the Planning Commission website to access the agenda, along with agenda items:

www.nridgeville.org/PlanningCommission.aspx

NEXT REGULAR MEETING WILL BE HELD TUESDAY, JUNE 14, 2022

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, MAY 10, 2022**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, Vice-Chairwoman Jennifer Swallow, Chairman James Smolik and Council Liaison Bruce Abens. Also present were Chief Building Official Guy Fursdon, Planning & Economic Development Director Kimberly Lieber, Mayor Corcoran, Safety Service Director Armbruster, Councilman Winkel, Councilwoman Swenk and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on Tuesday, April 12, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

NEW BUSINESS:

Planning Commission/Buildings and Lands Committee Joint Work Session

Discussion of proposed amendments to North Ridgeville Zoning Code

Planning and Economic Development Director Lieber gave a summary of her recommended changes to Chapter 1210 Planning Commission and advised that fees would be removed and be adopted as a stand alone ordinance so that they could be amended more easily as well as be in one location. She stated that she removed the applicant's requirement to list all abutting properties for notification purposes as that was already done by the Chief Building Official and then the Deputy Clerk of Council. She explained that she clearly defined adjoining properties for the purpose of notice. She also discussed giving the Engineer the ability to waive the requirement for a traffic impact study if applicable.

Councilman Winkel asked about removing the City Planner Review.

Planning and Economic Development Director Lieber indicated that the City would still have the ability to request a deposit and request expertise review when required.

Chief Building Official Fursdon advised that he would like to see language included that in the absence of the Planning Director someone could act in her place.

Chairman Smolik asked if the section stating that the Secretary be unclassified civil service was necessary.

Mayor Corcoran advised that it wasn't and the Charter Review would try to remove it.

Planning and Economic Development Director Lieber gave a summary of her recommended changes to Chapter 1242 Administration, Enforcement and Penalty. She stated that she added Planning Director to the code and would act as the zoning administrator and the Chief Building Official would act as the zoning enforcement. She explained that the Planning Director would now determine similar use. She further explained that currently BZBA determines similar use but that they should be a body to determine deviations of code in the City of North Ridgeville. She mentioned that regarding land use determination for example B-2 District, there were over 90 very specific permitted uses and proposed streamlining to like and similar uses. She stated that some cities administratively handle those determinations and some have Planning Commission make that determination.

Chief Building Official Fursdon stated that he wanted to see more than one person make that determination.

Councilman Winkel asked what the applicant's recourse would be if they didn't agree with the determination.

Vice-Chairwoman Swallow replied that they could change the uses to say retail instead of being so specific. She asked if the role of similar use determination would switch to Planning Commission if not made by the Planning Director.

Planning and Economic Development Director Lieber replied that that was correct and that after Planning Commission it would then go to Council.

Councilman Abens mentioned that changing the wording to retail would open the door to businesses the City may not want.

Vice-Chairwoman Swallow remarked that they could zone them out.

Planning and Economic Development Director Lieber stated that they could expressly prohibit certain businesses.

Chairman Smolik asked if the applicant didn't agree with the Planning Director's determination, would they have a means for a third party to go to.

Vice-Chairwoman Swallow asked that if it was Administratively granted then it would just be granted.

Planning and Economic Development Director replied that was correct and commented that BZBA had been treating like uses as variances and that trickled down to affect other areas even

though that wasn't their intention.

Chief Building Official Fursdon indicated that he thought there should be input from more than one person.

Chairman Smolik agreed that if any of the adjoining properties didn't like the similar use determination that they wouldn't have any recourse.

Planning and Economic Development Director Lieber advised that she also recommended increasing the fees for criminal penalties. She then gave a summary for the brand new Chapter 1243 Permits and Development Review. She explained that she created a stronger application and review process that would be a two tier process for development plans. She discussed that one would be administrative for limited changes and improvements and two would be Planning Commission and Council approval for new construction and more substantial changes. She advised that her recommendation was projects under 1000 square feet would have Administrative review like exterior building renovations, small site changes and changing from one permitted use to another. She indicated that projects over 1000 square feet would be reviewed by Planning Commission and Council and would be conditional uses, rezoning and zoning variance changes that involved traffic studies. She also recommended meeting with the applicant prior to application submittal. She stated that zoning would go to BZBA first and if denied would head to Planning Commission.

Assistant Law Director Morgan asked that if an application went to BZBA first and wasn't approved, would the applicant have an opportunity to make adjustments.

Planning and Economic Development Director Lieber stated that they would have the opportunity to bring it into compliance.

Vice-Chairwoman asked if they could reapply for a hearing for zoning.

Planning and Economic Development Director Lieber explained that the application couldn't be the same as previously submitted and that it would have to be a substantial change to reapply.

Councilwoman Swenk asked if developments would have only one year for expiration of approval of a project.

Planning and Economic Development Director Lieber advised that they would have one year with the potential of an extension to pull permit, so one year plus one year for development plans.

Chief Building Official Fursdon mentioned that he wanted to see an alteration of the Certificate of Occupancy section so that he wouldn't have to answer to two entities. He stated that he would like the language to state revocation of zoning certificate and not revocation of certificate of occupancy. He added that he wanted the 1000 square feet to be a lesser number.

Chairman Smolik replied that 500 square feet would be fair.

Vice-Chairwoman Swallow agreed.

Chairman Smolik mentioned that he had no problem with Administrative review to exteriors as long as the height didn't change.

Chief Building Official Fursdon advised that all zones already had height requirements.

Planning and Economic Development Director Lieber discussed that it would be for minor exterior alterations and that the more commercial businesses that come to the City the more potential there would be for issues.

Chief Building Official Fursdon stated that there was no current requirement for exterior facelifts.

Planning and Economic Development Director Lieber advised that they would have to try to get a permit.

Chairman Smolik referenced 1243.07 and remarked that regarding amending a development plan, that he would like the Engineer to have the ability to make site plan changes.

Vice-Chairwoman Swallow stated that the language could state appropriate administrative staff.

Planning and Economic Development Director Lieber remarked that it could also say in consultation with.

Councilman Abens asked for a definition of minor.

Planning and Economic Development Director Lieber gave an example of a landscape plan that decided to make plant substitutions that were similar as opposed to a landscape plan that was later decided not to have landscaping at all or major difference in the plants approved versus the plants being used.

Chief Building Official Fursdon explained that it would be vastly different than what had been approved.

Mayor Corcoran asked what would happen when the Planning and Economic Development Director was out.

Planning and Economic Development Director Lieber stated that the language could be changed to include or designee when out. She then went on to give a summary of Chapter 1244 Board of Zoning and Building Appeals. She explained that she removed the secretary section and removed conditional uses. She advised that she also removed the fees section.

Councilman Winkel asked if she was stripping all fees.

Chairman Smolik asked if the fees would be updated every year or would be one ordinance and if conditional use interpretations would now go to the Planning and Economic Development Director.

Planning and Economic Development Director Lieber stated that was correct and all fees would be removed and placed into one ordinance. She then gave a summary of Chapter 1246 Amendments. She explained that she recommended changing the "Initiation" to be by the property owner or authorized agent instead of firm or corporation. She further explained that applicants could file a petition to change zoning text not only zoning maps. She discussed that she cleaned up the submittal language requirements as well and that the Charter stated 10 days was required for notice but that the City's codified ordinance stated 30 days. She added that the code would align with the Charter.

Vice-Chairwoman Swallow remarked that at least 10 days and not more than 30 days made sense.

Councilman Abens asked if mail delivery times were considered.

Planning and Economic Development Director Lieber commented that they could eliminate the sentence that Clerk of Council as directed by Charter and such additional notice as may be directed by Council. She stated that the fee would also be moved to the new fee ordinance. She gave a summary of Chapter 1247 Conditional Uses. She explained that conditional uses would otherwise be permitted by right except for the potential of greater impacts to surrounding properties. She mentioned that to combine review of a conditional use with the development allows the placement of additional conditions. She advised that the recommendations set up a hearing process and that the City could revoke the zoning certificate if there was a problem.

Chairman Smolik asked if language could be added stating that Council President could kick it to Committee. He asked about whether a new owner taking over a business would get the conditional use granted previously.

Planning and Economic Development Director Lieber indicated that they would if it were within 12 months but if it were after the 12 months they could go back and reapply if discontinued.

Vice-Chairwoman Swallow asked if there would be a list of conditions for each type of use.

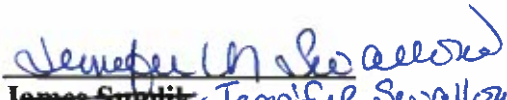
Planning and Economic Development Director Lieber responded that she would have a chart with P for permitted, C for conditional, etc. She added that she would take the recommendations and changes discussed and make changes and take them to Planning Commission.

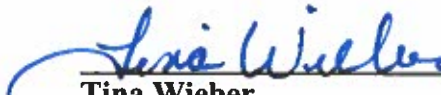
ADJOURNMENT:

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, MAY 10, 2022**

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The meeting was adjourned at 8:25 PM.


~~James Smolik~~ *Jennifer Swallow*
Vice Chairman


Tina Wieber
Deputy Clerk of Council

Thursday, May 19, 2022
Date Approved

Engineering Fee Paid: \$

Receipt No.:

☐ Cash ☒ Check - Check No.:

(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 357.00

Receipt No.: 00017225

☐ Cash ☒ Check - Check No.: 2767

(See attached for description of fees.)



RECEIVED

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

4/28/22 Check 2767
pd \$257.00
4/29/22 Check 2769 PA 100.00

Received: APR 28 2022 Date Released to Planning Commission:

Date of Planning Commission Meeting: (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Greg Baker
COMPANY NAME: Beckett Thermal, Inc.
ADDRESS: 38000 Beckett Pkwy N.
CITY / STATE: N. Ridgeville, Oh ZIP: 44039
PHONE NO.: 440-225-1405
SIGNATURE: Greg Baker
EMAIL ADDRESS: greg.baker@beckettthermal.com

PROPERTY OWNER: Beckett Thermal, Inc.
ADDRESS: 38000 Beckett Pkwy N.
CITY / STATE: N. Ridgeville, Oh ZIP: 44039
PHONE NO.: 440-225-1405
SIGNATURE: [Signature] (SLAVIK)
(Owner's original signature must be submitted with application.)

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 38000 Beckett Pkwy N., N. Ridgeville, Oh 44039
PERMANENT PARCEL NO.: 0700038000330 ZONING OF PROPERTY: I-3
ZONING OF ADJACENT PROPERTY TO: NORTH 103L 23EAST 784.10 SOUTH 1047.32WEST 853.27
DESCRIPTION OF REQUEST: Construct a pre assembled temporary laboratory for
Burner Testing. Area to include a fuel building / storage area to supply the
laboratory. No fuel will be stored in the laboratory

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☒ No ☐

If yes, list dates and nature of each: Construction of new facility, Jan 1999

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED

☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals Approval Required

☐ Conditions as set forth by the Commission on this date are:

Date: 5-19-2022

Signature: [Signature]
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

ALL FEES MUST BE INCLUDED WITH APPLICATION

Submit separate checks made payable to the "City of North Ridgeville" at departments noted below.

Planning Commission Application Fee

This fee must be submitted at time of application and a separate check for any of the applicable fees below.

Single Lot	\$100.00
Multiple Lots	\$300.00
Planning Commission Special Meeting Fee	\$250.00 ✓
Public Notification Fee	\$1.00 per notice of adjacent property owner(s)
	$\frac{2}{\text{Number of Notices}} \times \$1.00 = \$ \frac{2.00}{\text{Fee}}$
Building Dept. Admin. Fee	\$5.00

Submit your application and check to the Building Department.

\$257.00

Engineering Deposit Fee

This fee must be submitted at time of application and also a separate check for the Planning Commission fee.

Residential Subdivision:

Preliminary	\$375.00
Final	\$975.00 plus \$35.00 per lot

Multi-Family Apartments, etc.	\$950.00 + \$30.00 per unit
Commercial Site Plan (1 Building)	\$1,125.00
Industrial Site Plan (1 Building)	\$1,125.00
Plot Plans, Lot Splits & Other Map Reviews	\$225.00

This check is to be submitted to the City Engineer's Office.

Special Development District Deposit Fee.....\$5,000.00

This fee must be submitted at time of application in addition to a separate check for the Planning Commission fee.

This check is to be submitted to the Clerk of Council's office.

CANCELLATIONS: Applicants shall be charged a cancellation fee should a cancellation be due to the request of the applicant. The fee is \$1.00 per notice.

- **THE FOREGOING LISTS THE MINIMUM REQUIRED BY THE PLANNING COMMISSION. THE COMMISSION CAN AND MAY REQUIRE ADDITIONAL INFORMATION.**
- **APPLICANT OR A REPRESENTATIVE AUTHORIZED IN WRITING MUST APPEAR AT THE MEETING WHEN THE PROPOSAL IS CONSIDERED.**
- **THIS APPLICATION MUST BE FILLED OUT IN FULL, INCLUDING A COMPLETE LIST OF ALL CURRENT RECORD TITLE OWNER(S). ANY APPLICATION SUBMITTED CONTAINING BLANKS, OMISSIONS, OR NOT MEETING CODE REQUIREMENTS, MAY BE DELAYED OR REJECTED.**
- **THE CITY OF NORTH RIDGEVILLE STRIVES FOR ACCURACY IN THE NOTIFICATION OF ADJACENT RECORD TITLE OWNER(S). HOWEVER, IF THE CITY HAS MADE AN ERROR IN THE NOTIFICATION PROCESS, THIS WILL NOT BE CAUSE FOR REJECTION OF THIS APPLICATION.**
- **PER CHARTER SECTION 8.6, "ALL PLANS AND RECOMMENDATIONS MADE BY THE PLANNING COMMISSION SHALL BE SUBMITTED TO COUNCIL FOR APPROVAL BEFORE THE SAME SHALL BE CONSIDERED AS OFFICIAL."**

TO BE FILLED OUT BY APPLICANT

I, Davis Miller (agent)
(Print Name)


(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: Beckett Thermal, Inc

Owner: Beckett Thermal, Inc

Project Address: 38000 Beckett Pkwy North, North Ridgeville, Ohio 44039

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓ 1	R.W. Beckett Corp 37850 Beckett Pkwy North P.O. Box 1289 N. Ridgeville, Ohio 44039 ELYRIA, OH 44036	07-00038-000213
✓ 2	R.W. Beckett Corp Beckett Pkwy North P.O. Box 1280 N. Ridgeville, Ohio 44039 ELYRIA, OH 44036	07-00038-000300
✓ 3	R.W. Beckett Corp Beckett Pkwy North P.O. Box 1289 N. Ridgeville, Ohio 44039 ELYRIA OH 44036	07-00038-000334
✓ 4	Pennsylvania Linos, LLC, TAXATION DEPT. Racine Rd. N. Ridgeville ATLANTA, GA North Ridgeville, Ohio 44039 30308	07-00039-500001 07-00038-500-001
5		
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: 

Date / Time Stamp:

BZA / PC Verification By: _____

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Greg Baker
Name of Owner:	Beckett Thermal Inc.
Date Submitted for Consideration:	4-28-2022
Date to Return to Planning Commission:	5-3-2022

Regarding: Install New Testing Building

RECOMMENDATIONS:

Appears to be code compliant.

(use additional sheets if necessary)

Department Head Signature & Title:

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Greg Baker, Beckett Thermal Inc., 38000 Beckett Parkway North, North Ridgeville, OH 44039
Name of Owner:	Beckett Thermal, Inc., 38000 Beckett Pkwy North, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Thursday, May 19, 2022
Date to Return to Deputy Clerk of Council:	Friday, May 13, 2022
Regarding:	Proposal consists of constructing a pre-assembled temporary laboratory for burner testing. Permanent Parcel No(s). <u>07-00-038-000-330</u>

Recommendations: Planning & Economic Development

Project Understanding

- The laboratory is proposed outside the northeast corner of the building in an area that is currently parking and landscaped area. Some landscaping/lawn will be removed to accommodate the new structures, which plan notes indicate will be replaced post-construction. It appears that an existing light pole within the laboratory compound will be maintained in its current location (verify with applicant).
- The hydrogen cage and propane tank will be enclosed by an 8-foot high chain link fence with privacy slats. The site will be further protected with a combination of concrete bollards and Jersey barriers.

Comments

- The site is completely surrounded by other industrial zoned property, with railroad tracks to the immediate north. The proposed laboratory will not be visible from the public right-of-way. There will be no negative impacts to any adjacent property associated with the project.

(Use additional sheets if necessary.)

Department Head Signature: _____

Kimberly Luber 5/9/22

Title: **Planning & Economic Development Director**

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

Building: Ohio Building Code (2017 Edition)
NATIONAL ELECTRICAL CODE (2017);
OHIO MECHANICAL & PLUMBING CODES (2017);
ANSI 117.1 (2009 AND CURRENT UPDATES)

USE GROUP: F-1
MIXED USE: N

PROPOSED LABORATORY: 200 SQ. FT.

ALLOWABLE AREA - 15,500 SQ. FT (OBC 506.2)

DESIGN LOADS:
FLOOR LOADS: (PER MFG)
AREA LIVE LOAD
FLOOR 250 PSF

LENGTH OF TRAVEL (TABLE 1017.2): 200' ACTUAL: 17' (MAX)

OCCUPANCY LOAD (TABLE 1004.1.2): 100 GROSS : 2

REQUIRED NUMBER OF EXITS (IBC TABLE 1006.3.1): 1 NUMBER PROVIDED: 1

ROOF LIVE LOAD (PER MFG): 22 P.S.F.

WIND LOAD (EXISTING):
 BASIC WIND SPEED (MPH): 120 MPH (PER MFG)
 RISK CATAGIRY: III (PER MFG)
 WIND EXPOSURE: C (OBC 1609.4.3)
 INTERNAL PRESSURE COEFFICIENT: +/- 0.18

SEISMIC DESIGN CATEGORY (EXIST'G): B
Sds: 14.80% (PER MFG)
Sd1: 8.80% (PER MFG)
SITE CLASS: D (TABLE 1613.5.2)
SEISMIC FORCE RESISTING SYSTEM: BEARING WALL SYSTEM

R:6
DESIGN BASE SHEAR: 1.23 KIPS
ANALYSIS PROCEDURE: ELFP

OCCUPANT CATEGORY (EXIST'G) II (TABLE 1604.5)

FIRE PROTECTION (TABLE OBC 601):
 INTERIOR BEARING WALLS: 0 hrs
 INTERIOR NON BEARING WALLS: 0 hrs
 STRUCTURAL FRAMES: 0 hrs
 FLOOR CONSTRUCTION: 0 hrs
 ROOF CONSTRUCTION: 0 hrs

MIXED USE SEPARATION TABLE 508.4: NONE
FIRE RATED PER MFG (QUATREX)
REQUIRED; 0 HR PROVIDED 2 HR (U419)

GENERAL REQUIREMENTS:
EXISTING EMERGENCY LIGHTING SHALL COMPLY WITH OBC 1006, AND OFC 1301:7-7-10 (K) (B)
(1) 1011.1, AND SHALL BE INSTALLED S NEEDED TO ILLUMINATE THE PATH OF EGRESS (OFC
1301:7-7-10 (F) (B) (1) 1006.1.

BUILDING AND FIRE DEPARTMENT PERSONNEL SHALL WITNESS A TEST OF THE EMERGENCY LIGHTS AND EXIT SIGNS PRIOR TO OCCUPANCY.

FIRE EXTINGUISHERS (2) (MIN RATING OF SP-ABC680, RATING 6A-80BC; RANGE 10-15SF) SHALL BE INSTALLED AT THE EGRESS DOOR AND END OF STRUCTURE, OR AS DIRECTED BY FIRE MARSHALL EXTINGUISHERS TO BE MOUNTED ON WALL BRACKETS NO HIGHER THAN 5'0" ABOVE THE FLOOR. (OFC 1301:7-7-09 (F) 906). QUATREX TO SUPPLY-OWNER. TO MOUNT. REFER TO "QUATREX FOR ADDITIONAL LOCATIONS AND DETAILS.

PREFABRICATED ELECTRICAL INSTALLATION BY QUATREX WILL COME WITH THIRD PARTY LIMITED
PRODUCT CERTIFICATION EVIDENCED BY AN ELECTRICAL NAME PLATE WITH THIRD PARTY APPROVAL
LABEL

38000 Beckett Parkway
North Ridgeville, Ohio 44039

SITE PLAN & LAYOUT LOCATION:
POLARIS ENGINEERING & SURVEY
34600 CHARDON RD, SUITE D
WILLOUGHBY HILLS, OHIO 44094
440-944-4433

PRE-FABRICATED LABORATORY:
QUATREX ENVIRONMENTAL, INC
2085 BOUL. DES ENTREPRISES
TERREBONNE, QUEBEC, CANADA J6Y 1W9
866-782-8739

STRUCTURAL ENGINEER (LEVELING PAD & FUEL SUPPORT BRIDGE ONLY):
DAVID HUFFMAN
3751 E LAKE RD
SHEFFIELD LAKE, OHIO 44054
216-789-1224

ELECTRICAL ENGINEER (SITE CONNECTION ONLY)
CHARLES A. LEWIS & ASSOC.
10000 SHARON LANE DR.
N. ROYALTON, OHIO 44133
440-376-7075

FUEL SUPPLY LINES:
BECKETT THERMAL
38000 BECKET PKWY
N, RIDGEVILLE, OHIO 44039
440-353-1353

C101	COVER
10F2	OVERALL :
20F2	ENLARGED
SHT 1	LAB AREA
SHT 2	ENLARGED
SHT 3	ELEVATION

COVER
OVERALL :
ENLARGED
LAB AREA
ENLARGED
ELEVATION

[illegible]

PROPOSED PRODUCTION LABORATORY
FOR
BECKETT THERMAL
38000 Beckett Parkway
N. Ridgeville, Ohio

→ to be

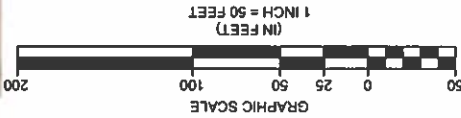
NORTH RIDGEVILLE PLANNING COMMISSION

☒	Approval Granted	☐	Request Rejected
	Refer for Council Approval:		
	BZA approval required:		
	Other Conditions:		
Date:	5-19-20	BY:	Jennifer H. Seaton

DATE: 4/22/22 DRAWN: AFA
SCALE: HOR. 1"=50' VERT. N/A
FOLDER: DWG/CONSTR
FILENAME: Constr
TAB: 01-CONSTR
BNDY. CHK: N/A
BASE. CHK: N/A



DISCLAIMER: PROPERTY LINE, AERIAL, AND
TOPOGRAPHIC INFORMATION SHOWN PER
LORAIN COUNTY GIS AND SHALL NOT BE
CONSTRUED AS AN ACTUAL FIELD SURVEY.



01

02

222044

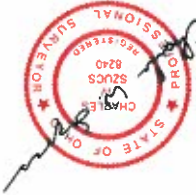
CONTRACT NO.

SITE MAP

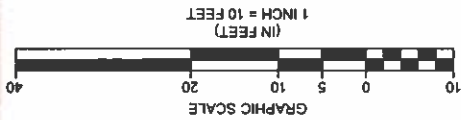
POLARIS ENGINEERING & SURVEYING, INC.
3460 CHABON ROAD, SUITE D
MILICENT HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

**BECKETT THERMAL
IDS CONSTRUCTION SOLUTIONS**
CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

DATE: 4/22/22 DRAWN: AEA
SCALE: HOR. 1"=50' VERT. N/A
FOLDER: DWG/Concept
FILENAME: Concept
TAB: 01-Concept
BNDY. CHK: N/A
BASE. CHK: N/A



DISCLAIMER: PROPERTY LINE, AERIAL, AND
TOPOGRAPHIC INFORMATION SHOWN PER
LORAIN COUNTY GIS AND SHALL NOT BE
CONSTRUED AS AN ACTUAL FIELD SURVEY.



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02
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22044

CONTRACT NO.

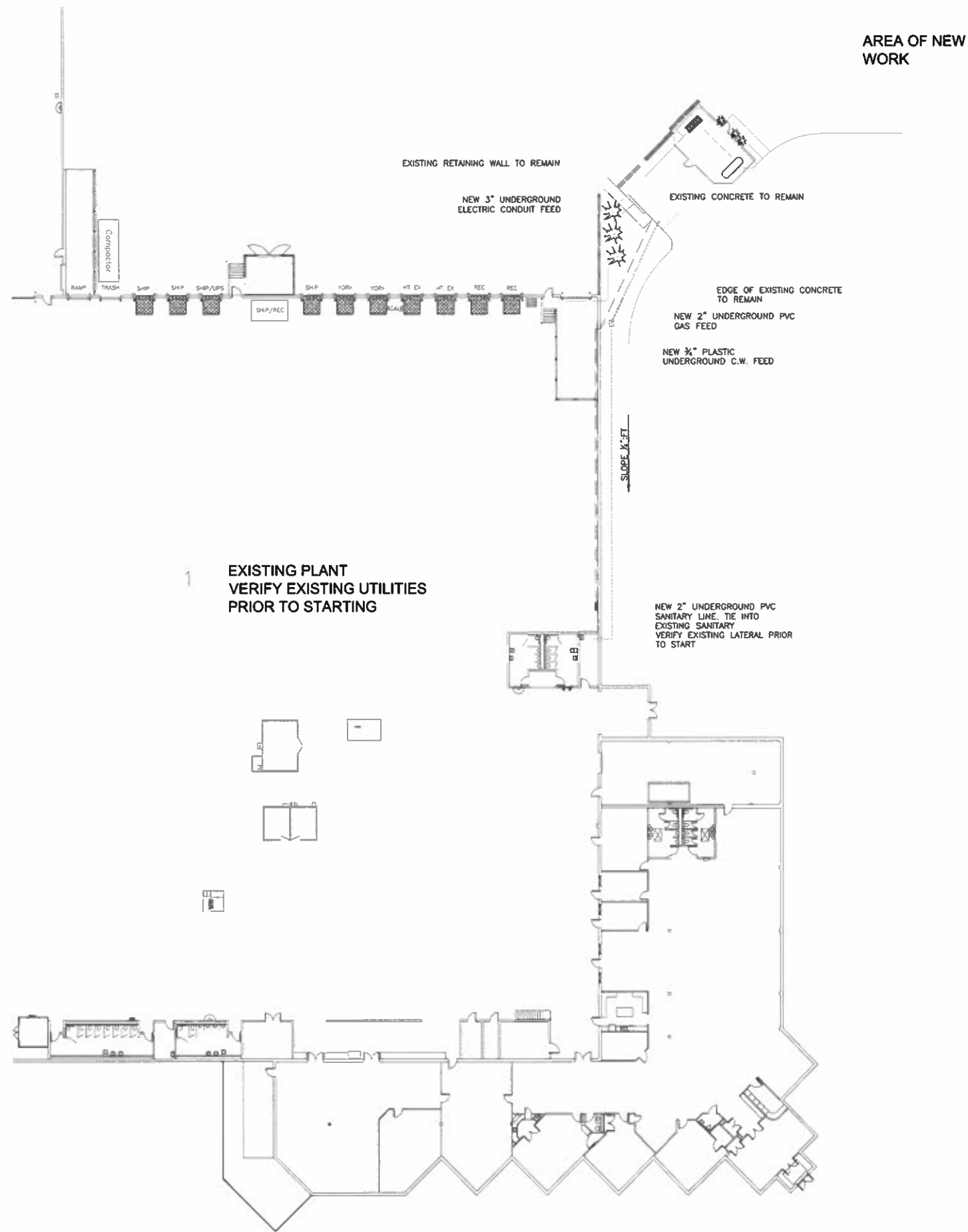
SITE MAP



POLARIS ENGINEERING & SURVEYING, INC.
3400 CHAMBER ROAD, SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (fax)
www.polaris-es.com

BECKETT THERMAL
IDS CONSTRUCTION SOLUTIONS

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO



OVERALL FLOOR PLAN

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

MARCH 25, 2022	
REVISIONS	
NO.	NOTE
1.	03.25.22 OWNER REVIEW/COMMIT
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
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PROPOSED PRODUCTION LABATORY
FOR
BECKETT THERMAL
38000 Beckett Parkway
N. Ridgeville, Ohio

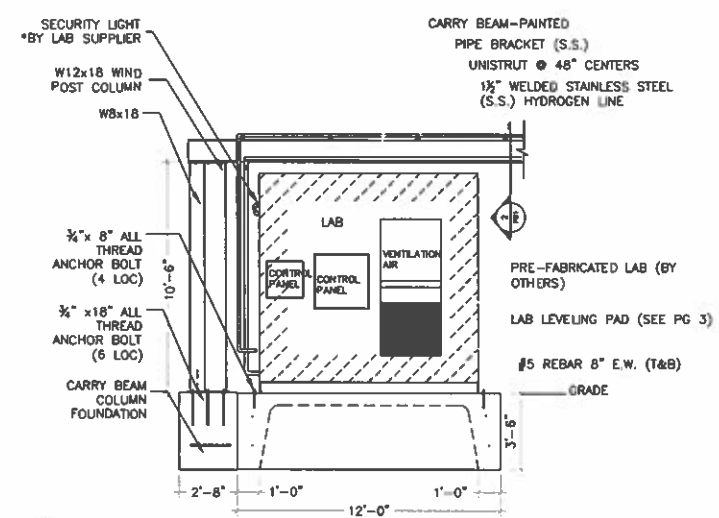
Independent Design Solutions, LLC
Bringing Construction Concepts to Reality

IDS

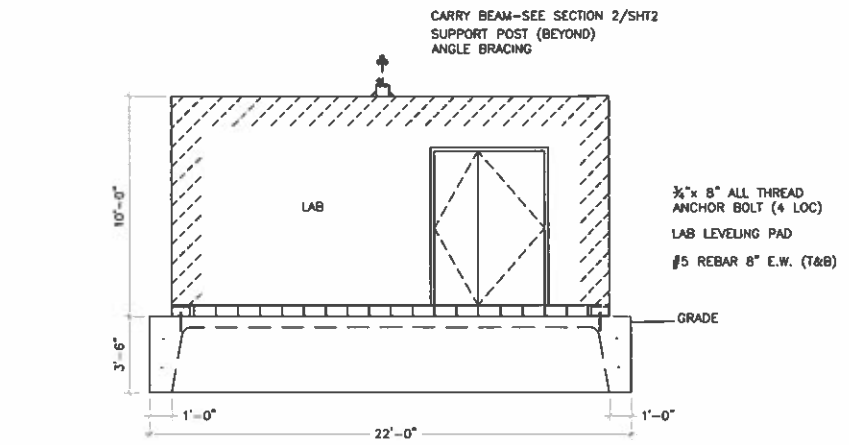
13801 Box 771596
Lakewood, Ohio 44107
216-536-7322

PROJECT NO: 22202071	
DRAWN BY: JW	SCALE: AS NOTED
SHEET TITLE: SITE LAYOUT	
SHEET NO: PG 1	

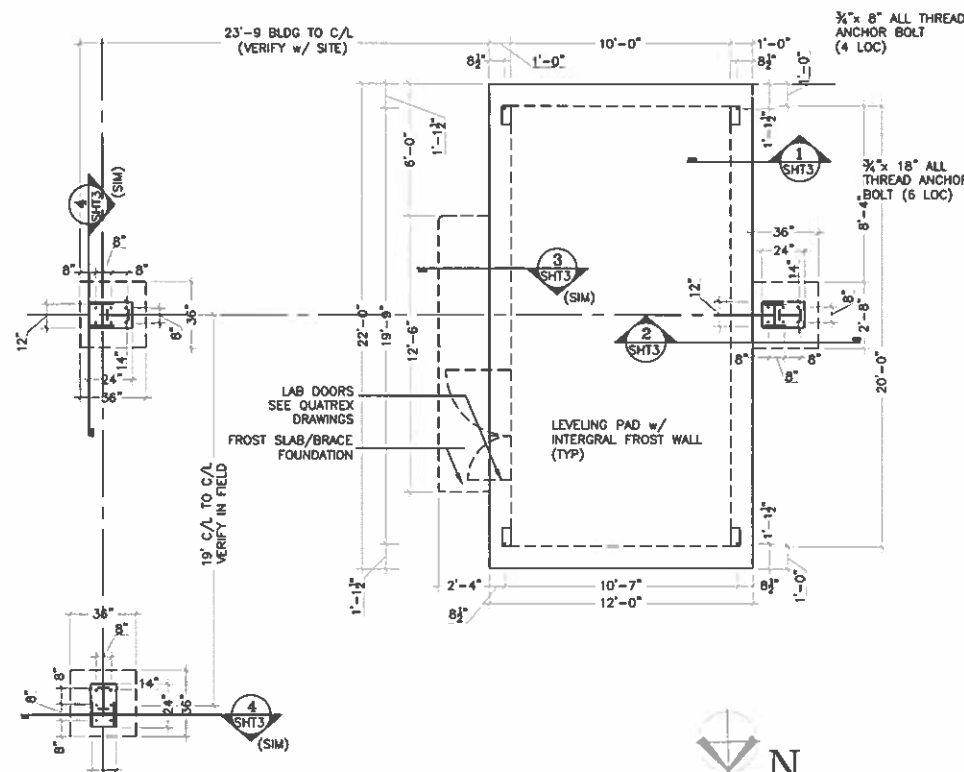




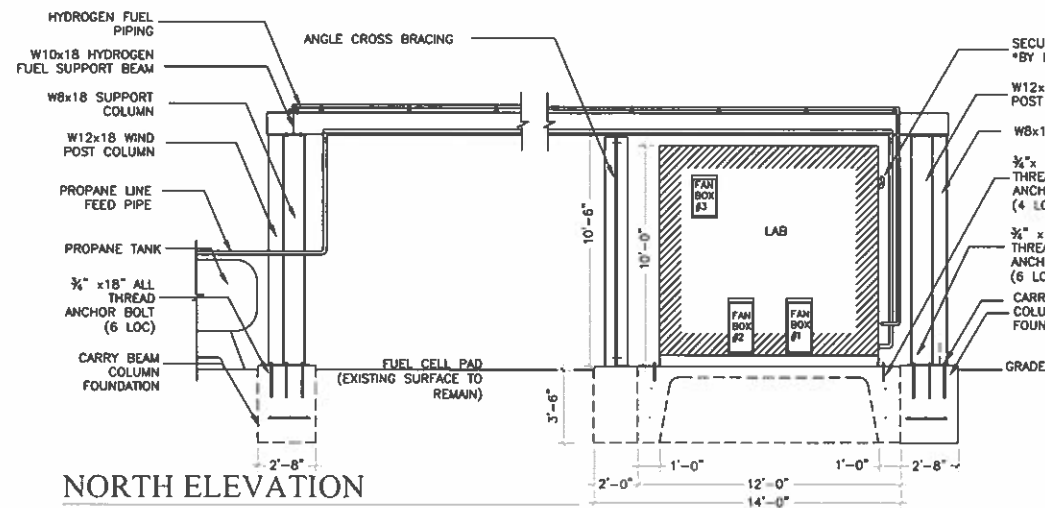
SOUTH ELEVATION



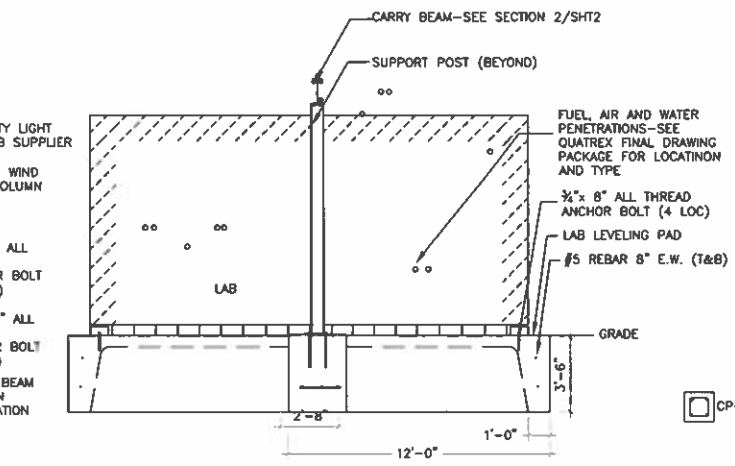
EAST ELEVATION



FOUNDATION/PAD LAYOUT



NORTH ELEVATION



WEST ELEVATION

GENERAL STRUCTURAL NOTES

The Contractor shall verify all dimensions, elevations, conditions related to existing construction, and existing services in the field prior to commencing work. The Engineer shall be notified of any discrepancies which may exist.

Any discrepancies between foundations and pre-engineered drawings shall be brought to the attention of the Structural Engineer.

Do not scale drawings.

Parts of the structure affected by openings related to mechanical requirements are shown for bidding purposes only. The General Contractor shall verify these conditions with mechanical and other trades and include any additional costs in base bid.

The structure is designed to be self-supporting and stable after the building is fully completed. It is the Contractor's sole responsibility to determine erection procedure and sequence and to insure the safety of the building and its component parts during erection. This includes the addition of any necessary shoring, sheeting, temporary bracing, guys, needling or tie downs. Such material shall remain the Contractor's property after completion of the project.

Construction loads shall not exceed design live loads. The Contractor shall be responsible for all design required to support construction loads and equipment used for the Project.

Any engineering design provided by others and submitted for review shall be by a registered structural Ohio engineer, and submittal shall be sealed by the Engineer registered in the state of construction noted on the documents.

CHANGES AND MODIFICATIONS:
Splicing, cutting, notching and other alterations to structural members is prohibited without written authorization of the Design Engineer.

Any unauthorized deviation from the Contract Documents, and correction thereof, is the responsibility of the Contractor.

It is the Contractor's responsibility to enforce all applicable safety codes and regulations during all phases of construction.

The Contractor is responsible for protecting all existing construction to remain, if any. Any damage caused by the Contractor shall be repaired or replaced to the satisfaction of the Owner and Engineer at no cost to Owner.

EXPANSION BOLTING:
Unless noted otherwise on Plans or in Sections, all expansion bolts in concrete shall be "Hilti Kwik Bolt 3 Expansion Anchors". Anchors used in exterior applications shall be hot-dip galvanized carbon steel or stainless steel.

EPOXY ANCHORING:
Unless noted otherwise on Plans or in Sections, all epoxy anchors for use in applications involving hollow base materials such as hollow CMU, brick with holes, multi-void masonry walls and clay tile shall be:
a) for anchors greater than 1/2" diameter: Use "Acrylic-Tie" Adhesive Anchors manufactured by Simpson Strong-Tie Anchor Systems.
b) for 1/2" diameter anchors or less: Use "Hilti HIT HY 20" Adhesive Anchoring System.

Epoxy anchors noted above shall be installed using screen tubes provided by the manufacturer following manufacturers instructions.

Unless noted otherwise on Plans or in Sections, all epoxy anchors for use in applications involving solid base materials such as concrete, stone and grout-filled CMU shall use:
"Hilti HIT HY 20" Adhesive Anchoring System.

In all cases, alternate anchors may be considered with prior approval from the Engineer.

Install all anchors following manufacturer's installation instructions.

FABRICATION AND PLACEMENT SUBMITTALS:
Shop drawings shall be checked and coordinated with other materials and contracts by the General Contractor and bear checker's initials before being submitted to the Engineer for approval.

Structural Engineer is not responsible for construction delays due to inadequate scheduling of shop drawing review.

The structural shop drawing review is intended to help the Engineer verify his design concept.

The engineer will review the shop drawings for general dimensions and elevations, member sizes, and strength of connections.

Structural shop drawings will be returned for resubmittal if a cursory review shows major errors which should have been found by the General Contractor's checking.

The following shop drawings and calculations, when applicable, are required for submittal for structural review:
a) Structural Steel

Proprietary products require physical properties of material and any preparations for installation or application methods.

Custom fabricated items require fabrication and placement drawings of all materials. These drawings must include plans and details of deck material with any installation sequence; location of joints; fastening type and spacing; and properties of materials.

FOUNDATIONS:
Assumed soil bearing pressure is 2,500 psf on natural, undisturbed organically uncontaminated material or on controlled and inspected fill. Bearing pressure to be verified in field by a Geotechnical Engineer during excavation.

All footings are to rest on firm, level, undisturbed soil or engineered fill, of bearing capacity noted, regardless of elevations shown on drawings.

Where rock or shale is the bearing material, provide 6" deep penetration. All soil surrounding and under footings shall be protected from frost action and freezing during the course of construction.

If foundations bear into shale or rock, elevations given are approximate and shall be adjusted to suit field conditions.

Shale protection may be required.

Bottom of all exterior footings shall be at least 3'-6" below finished grade

Where footings are in close proximity of sewers, bottom of footings shall be at least 8" below invert elevation of sewers.

Keep foundation excavations free of water at all times.

Use lean concrete (f'c=1500 psi) for over-excavation of footings and replacement of weakened soil.

CAST-IN-PLACE CONCRETE CONSTRUCTION:
All concrete work is to be in accordance with "Specifications for Structural Concrete for Building ACI 301-99", as supplemented by the Project specifications.

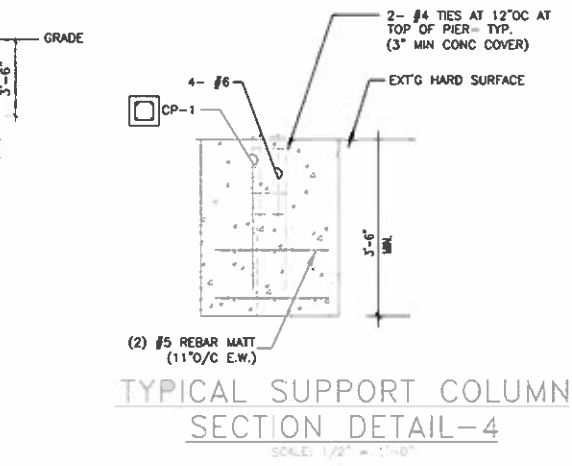
Concrete work in cold weather shall conform to all requirements of ACI 306.1-90 "Standard Specification for Cold Weather Concreting" and ACI 308R-88 "Cold Weather Concreting".

Concrete work in hot weather shall conform to all requirements of ACI 305R-91 "Hot Weather Concreting". The air temperature, concrete temperature and wind velocity shall be entered into the paragraph figure 2.1.5 to determine if precautions against plastic shrinkage are required.

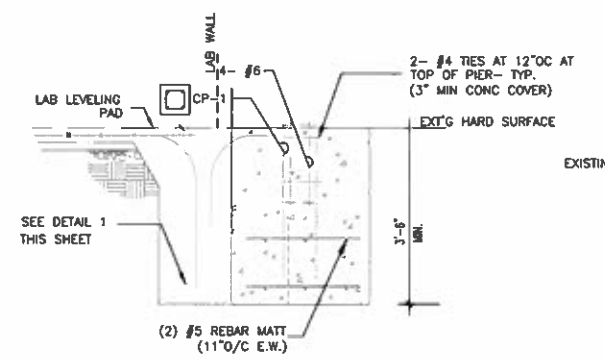
All concrete construction to be in accordance with the latest editions of "Building Code Requirements for Reinforced Concrete ACI 318" and ACI Detailing Manual, except that construction and removal of forms and reshoring shall be respected by the Contractor's Engineer.

Concrete shall develop a compressive strength in 28 days of:
a) for isolated, spread & trench foundations: 3000 psi
b) for grade beams, caisson caps & all other concrete: 4000 psi

Reinforcement:
a) Reinforcing steel shall be per ASTM A615 Grade 60, 60,000 psi yield.
b) Welded wire fabric in slab-on-grade applications shall be supported by "Mesh-ups" as manufactured by Lotel, Inc. (<http://www.lotel.com/meshups.html>). Use one - 2" Mesh-up per 3 square feet.

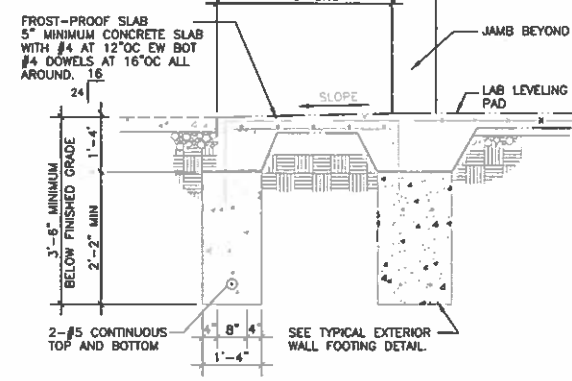


TYPICAL SUPPORT COLUMN SECTION DETAIL-4

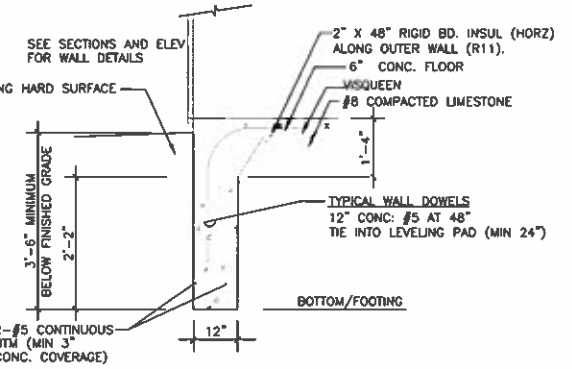


TYPICAL SUPPORT COLUMN SECTION DETAIL-2

PIER SCHEDULE			
MARK	PIER SIZE	VERTICAL REINFORCING	CLOSED TIES
CP-1	32" X 36"	6 - #6	#4 AT 12"
CP-2	36" X 36"	6 - #6	#4 AT 12"



TYPICAL FROST-PROOF SLAB DETAIL-3



TYPICAL EXTERIOR TRENCH FOOTING REINFORCING DETAIL

NOTE: COORDINATE WITH DRAWINGS BY LABI BUILDING MANUFACTURER FOR BASE PLATE DETAILS AND ANCHOR BOLT LAYOUT. DETAILS SHOWN THIS PLAN ARE FOR FOUNDATION AND COLUMN PIERS ONLY.