CITY OF NORTH Ridgeville EST 1810

Planning Commission

AGENDA OF FEBRUARY 13, 2024
CITY HALL COUNCIL CHAMBERS
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting of January 9, 2024

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. **PPZ2024-0240: Tesla EV Charging Station, Starbucks, 32435 Cook Rd**
   Administrative approval of a Planning Commission application to install an electric vehicle charging station.

Master Plan Update

Ohio Sunshine Laws

OLD BUSINESS

NEW BUSINESS

1. **PPZ2024-0242: Liberty Elementary School, 5700 Jaycox Rd, PPN 07-00-020-113-005**
   Applicant: North Ridgeville City Schools, 34620 Bainbridge Rd, North Ridgeville, OH. Proposal consists of constructing modular classrooms at Liberty Elementary School. Property zoned R-1 Residence District.

2. **PPZ2024-0244: Luai Abuasi, 35970 Center Ridge Rd, PPN 07-00-021-102-040**
   Applicant: Khalil Ewais, Pioneer Engineering, 3490 West 46th St, Cleveland, OH 44102. Proposal consists of repurposing vacant auto repair shop for retail use. Property zoned B-3 Highway Commercial District.

3. **PPZ2024-0245: Wink Bell, Inc., 36885 Center Ridge Rd, PPN 07-00-028-103-001, -002**
   Owner: Wink Bell, Inc., 5640 Broad Blvd, North Ridgeville, OH 44039. Proposal consists of an addition to existing building, parking expansion and lot consolidation. Property zoned B-5 Architectural Business District.

4. **Ordinance No. 2024-4,** An ordinance amending the zoning map of the City of North Ridgeville such that permanent parcel number 07-00-023-101-074 located at 8371 Avon Belden Road be rezoned from R-1 Residence District to I-2 Light Industrial District.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg
Visit the Planning Commission webpage to access agenda items:
http://www.nridgeville.org/PlanningCommission.aspx

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JANUARY 9, 2024

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, Paul Schumann, James Smolik and Council Liaison Bruce Abens.

Also present were Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

ELECTION OF OFFICERS

Member Smolik opened the floor for nominations for Chairperson.

> Moved by Smolik and seconded by Abens to nominate James Smolik for the position of Chairperson.

Member Smolik asked if there were any other nominations for Chairperson. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Vice-Chairperson.

> Moved by Graupmann and seconded by Ali to nominate Paul Schumann for the position of Vice-Chairperson.

Member Smolik asked if there were any other nominations for Vice-Chairperson. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Secretary.

> Moved by Smolik and seconded by Graupmann to nominate Tina Wieber for the position of Secretary.

Member Smolik asked if there were any other nominations for Secretary. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Moved by Ali and seconded by Schumann to nominate Paul Graupmann for the position of Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations for Liaison to the Board of Zoning and Building Appeals. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Moved by Graupmann and seconded by Schumann to nominate Steve Ali for the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations for Alternate Liaison to the Board of Zoning and Building Appeals. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Planning Commission appointment to Community Reinvestment Area Housing Council.

Moved by Smolik and seconded by Graupmann to nominate James Smolik for the position of Planning Commission appointee to Community Reinvestment Area Housing Council.

Member Smolik asked if there were any other nominations for Planning Commission appointment to Community Reinvestment Area Housing Council. No further discussion was offered and nominations were declared closed.

Moved by Smolik and seconded by Graupmann to take a roll call on all of the single nominations.

A voice vote was taken to elect James Smolik to the position of Chairman, Paul Schumann to the position of Vice-Chairman, Tina Wieber to the position of Secretary, Paul Graupmann to the position of Liaison to the Board of Zoning and Building Appeals, Steve Ali to the position of Alternate Liaison to the Board of Zoning and Building Appeals and James Smolik to the position of Planning Commission appointee to Community Reinvestment Area Housing Council.

Yes – 5 No – 0

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on December 12, 2023 and the special meeting on December 14, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0237: Thriving Smiles Pediatric Dentistry, 34155 Center Ridge Rd**
   Approval of a Certificate of Zoning Compliance for Pediatric Dental Office.

Director Lieber explained that she approved zoning certificates for new business where there weren't building improvements or additions or new construction that would come before the Commission. She stated that that approval was an infill for a dentist's office where there was a dentist's office but that

business was a new business to North Ridgeville. She stated that that was the last certificate that was approved since the last meeting.

Master Plan Update

Chairman Smolik stated that the City was aggressively working on the Master Plan. He stated that the tentative plan was that the Master Plan was going to be brought before Planning Commission at the March 12th meeting. He said that the last Steering Committee meeting would be Wednesday, February 21st and everyone was welcome to attend. He added that he thought it was important for the Commission members just to get a little of a feel for the Master Plan before it actually came to the Commission in March. He stated that on the Ridgeville Ready website, which a link would be provided for, there would be an exercise that involved some engagement and that way they could see what was in the Master Plan. He stated that there were three parts to the engagement activity which were Recommendations by Topic, Future Land use via character map, and then a little bit about themselves, so that they had some demographics on who actually reviewed it. He explained that it would ask their opinion on the certain aspects of the plan and how they felt and then if they supported it or if they had an issue, they could fill in a blank and sort of explain themselves. He added that it would also show the actual rezoning map and that they would see all of the new areas with that. He stated that he thought it was very beneficial but the one warning he had was that once they started doing the exercise to make sure that they completed it. He discussed that they would need to schedule themselves an hour to an hour and fifteen minutes. He explained that he had to stop half way through and then got to doing some other things and when he went to finish it, he had to restart from the beginning. He remarked that they would need to make sure to allocate enough time for that and that the deadline to submit that would be January 15th.

Director Lieber stated that she wanted to reinforce that she thought it was important for Commission members if they hadn't been following along every step of the way, to familiarize themselves with the recommendations and the plan, so that when it was presented to the Commission in March, it hopefully wouldn't be brand new information to them. She said that a tiny correction she had was that it wasn't a rezoning map but was a future land use map, which was different than a zoning map. She commented that it would be used as the basis for future land use and rezoning decisions. She added that it was an important distinction and she just wanted to make that clear.

Chairman Smolik stated that she was correct and that on the website she actually acknowledged it with a check box. He explained that the Master Plan was an important step in the community and the decisions that they made were going to affect the City from there on out, especially 20 or 30 years from now. He commented that hopefully the bedroom community of North Ridgeville would change based on the actions that had taken place with the Master Plan.

Planning Commission Training Follow-up

Chairman Smolik stated that during the training session there was some conversation regarding the way the actual meetings took place, as far as when an applicant provided their testimony and the order of discussion. He mentioned that it was recommended that they changed that. He stated that he believed that the best course of action would be when they had an item on the agenda, that the Planning and Development Director spoke first and that way she could pretty much indicate the Administrations point of view and the findings of facts for that particular application. He explained that after that, if there were any additional Administrative comments for example, from the engineer, they could give those and after they had heard from the Administration, they would hand it over to the applicant for them to present

their case. He stated that after the applicant went, they would open it up to the residents. He discussed that instead of having a back-and-forth conversation, they would have all of the residents talk and they would gather all of their questions and would then have the applicant come back up and address all of the issues. He commented that he thought it would expedite the meetings and that way they wouldn't have that back-and-forth. He asked if there were any questions or comments regarding the new order of the meeting.

None were given.

Chairman Smolik asked if anyone had any questions or comments regarding additional training that they might feel would be worthwhile to help them in their role as a Planning Commission member.

None were given.

Chairman Smolik stated that he understood that the Ohio Sunshine Law affected elected officials, who had to go through formal training, more than the Commission but there were some items in there that pertained to the Commission, especially if they were out among the public talking about a particular project. He commented that he was hoping the Administration might give them some key points regarding the Ohio Sunshine Law and how it affected the Commission. He stated that he was aware that the Ohio Attorney General's office did have some publications where they could actually get training. He added that they could do it online and that the manual was around 150 pages. He mentioned that Ohio's Sunshine Law also dealt with public records requests and record retention, which really didn't pertain to them. He stated that if anyone had any curiosity, they had a pretty good website that discussed all of that. He asked if the Commission members felt that would be beneficial to get some additional training regarding the Sunshine Law.

Vice-Chairman Schumann commented that it was a good idea.

Chairman Smolik asked if there were any additional topics that they could bring to the Administration.

Director Lieber stated that she wanted to follow-up on that topic. She mentioned that she had heard from many of them after the training that they thought it was a worthwhile experience and she was happy about that. She was glad that they were also talking about how they could continue to use the information they learned to make the meetings more productive and the process flow better. She stated that there were some funds in the budget for this year for additional training. She said that there might be potential for bringing in another consultant or sending members to a workshop, so as they talked about topics that they felt that they needed to bone up on, especially as they worked towards Master Plan implementation, maybe they wanted to dig into zoning a little bit more or understand some different techniques and things they could be doing along those lines. She stated that they didn't have to decide that night but she just wanted them to know that there was budget available for training and to continue to think about that at future meetings as they got that plan adopted and began that work. She mentioned that one of the things she recalled the trainer saying was that when the Planning Commission didn't have an applicant before them, the tendency was probably to cancel the meeting rather than convene and start working towards some of the goals for the year. She discussed that for the first meeting of they year they didn't have an applicant and they could have cancelled the meeting but it allowed that opportunity so that if the Commission had goals for the year that they wanted to focus on, they could articulate that. She discussed that they were a couple of months from the Master Plan being adopted but from her standpoint, addressing some of that residential zoning, the recommendations around that and the plan

were at the forefront of her mind and something that she wanted to work on as a group. She mentioned that she also wanted to hear from the Commission if they had specific goals that they thought they should be working towards that year, so that she could make sure that it got on her to do list.

Chairman Smolik asked if there were any further comments or questions from the Commission.

None were given.

Chairman Smolik asked if there were any other additional business to be brought before the Commission.

None was given.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:15 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, February 13, 2024
Date Approved

CITY OF NORTH Ridgeville EST 1810

January 8, 2024

Cameron Frueh
GPD Group
1801 Watermark Drive, Suite 210
Columbus, OH 43215

Re: PPZ2024-0240 Tesla EV Charging Station (Starbucks @ 32435 Cook Road)

Dear Mr. Frueh:

Your Planning Commission application to install an electric vehicle charging station at the above referenced address has been administratively approved.

This administrative approval does not provide authorization to initiate any construction work. Any construction activities or site work must be approved and permitted by the Building Department prior to performance.

Sincerely,

Kimberly Lieber

Kimberly Lieber, AICP
Director of Planning and Development

The Ohio Open Meetings Act

Overview of the Ohio Open Meetings Act

What is a "public body"?[951]

- A "public body" is a decision-making body at any level of government.
- A public body may include the committees or subcommittees of a public body, even if these committees do not make the final decisions of the public body.

What is a "meeting"?[952]

- A "meeting" is (1) a prearranged gathering, (2) of a majority of the members of the public body, (3) who are discussing or deliberating public business.
- A meeting does not have to be called a "meeting" for the OMA requirements to apply—if the three elements above are present, the OMA requirements apply even if the gathering is called a "work session," "retreat," etc.

What is "discussion" or "deliberation" of public business?[953]

- "Discussion" is an exchange of words, comments, or ideas.
- "Deliberation" is the weighing and examination of reasons for and against taking a course of action.
- "Discussion" or "deliberation" does not generally include information-gathering, attending presentations, or isolated conversations between employees.

What are the duties of a public body if the OMA applies?[954]

- A public body must give appropriate <u>notice</u> of its meetings.
  - For regular meetings, notice must include the time and place of the meeting. For all other meetings—special and emergency meetings—notice must include the time, place, and purpose of the meeting.
- A public body must make all of its meetings <u>open</u> to the public at all times.
  - Secret ballots, whispering of public business, and serial meetings or discussions are all prohibited under the openness requirement.
- A public body must keep and maintain meeting <u>minutes</u>.
  - Minutes must be (1) promptly prepared, (2) filed, (3) maintained, and (4) open to the public. Meeting minutes do not need to be verbatim transcripts, but must have enough detail to allow the public to understand and appreciate the rationale behind a public body's decisions.

What are the requirements for an "executive session"?[955]

- Proper procedure must be followed to move into an executive session, including a motion, second, and roll call vote in open session.
- Discussion in an executive session must be limited to one of the proper topics listed in the OMA.

The Ohio Open Meetings Act

The Ohio Open Meetings Act

The Open Meetings Act requires public bodies in Ohio to take official action and conduct all deliberations upon official business only in open meetings where the public may attend and observe. Public bodies must provide advance notice to the public indicating when and where each meeting will take place and, in the case of special meetings, the specific topics that the public body will discuss. The public body must take full and accurate minutes of all meetings and make these minutes available to the public, except in the case of permissible executive sessions.

Executive sessions are closed-door sessions convened by a public body, after a roll call vote, and attended by only the members of the public body and persons they invite. A public body may hold an executive session only for a few specific purposes, which are listed in the law. Further, no vote or other decision-making on the matter(s) discussed may take place during the executive session.

The Open Meetings Act is a "self-help" statute. This means that a person who believes that the Act has been violated must independently pursue a remedy, rather than asking a public official (such as the Ohio Attorney General) to initiate action on his or her behalf. If any person believes that a public body has violated the Open Meetings Act, that person may file an action in a common pleas court to compel the public body to obey the Act. If an injunction is issued, the public body must correct its actions and pay court costs, a fine of $500, and reasonable attorney fees subject to possible reduction by the court. If the court does not issue an injunction, and the court finds the lawsuit was frivolous, it may order the person who filed the suit to pay the public body's court costs and reasonable attorney fees. Any formal action of a public body that did not take place in an open meeting, that resulted from deliberations in a meeting improperly closed to the public, or that was adopted at a meeting not properly noticed to the public, is invalid. A member of a public body who violates an injunction imposed for a violation of the Open Meetings Act may be subject to removal from office.

Like the Public Records Act, the Open Meetings Act is intended to be read broadly in favor of openness. However, while they share an underlying intent, the terms and definitions in the two laws are not interchangeable: The Public Records Act applies to the *records of public offices*; the Open Meetings Act addresses *meetings of public bodies*.[956]

A Note about Case Law

When the Supreme Court of Ohio issues a decision interpreting a statute, that decision must be followed by all lower Ohio courts. Supreme Court decisions involving the Public Records Act are plentiful because a person may file a public records lawsuit at any level of the judicial system and often will choose to file in the court of appeals, or directly with the Supreme Court. By contrast, a lawsuit to enforce the Open Meetings Act must be filed in a county court of common pleas. While the losing party often appeals a court's decision, common pleas appeals are not guaranteed to reach the Supreme Court, and rarely do. Consequently, the bulk of case law on the Open Meetings Act comes from courts of appeals, whose opinions are binding only on lower courts within their district, but they may be cited for the persuasive value of their reasoning in cases filed in other districts.

A Note about COVID-19

The versions of this manual issued in 2021 and 2022 referenced temporary changes to the Open Meetings Act due to the COVID-19 pandemic. Among other changes, temporary legislation allowed members of public bodies to attend meetings by teleconference, videoconference, or other electronic means. Public bodies should be aware that this temporary legislation *expired* in 2022 and *has not* been extended by the General Assembly.

[951] *See* Chapter Seven: A "Public Body".
[952] *See* Chapter Seven: B "Meeting".
[953] *See* Chapter Seven: B.1.c. "Discussing public business".
[954] *See* Chapter Eight "Duties of a Public Body".
[955] *See* Chapter Nine "Executive Session".
[956] "[The Supreme Court of Ohio has] never expressly held that once an entity qualifies as a public body for purposes of R.C. 121.22, it is also a public office for purposes of R.C. 149.011(A) and 149.43 so as to make all of its nonexempt records subject to disclosure. In fact, R.C. 121.22 suggests otherwise because it contains separate definitions for 'public body,' R.C. 121.22(B)(1), and 'public office,' R.C. 121.22(B)(4), which provides that '[p]ublic office' has the same meaning as in section 149.011 of the Revised Code.' Had the General Assembly intended that a 'public body' for the purposes of R.C. 121.22 be considered a 'public office' for purposes of R.C. 149.011(A) and 149.43, it would have so provided." *State ex rel. Am. Civ. Liberties Union of Ohio, Inc. v. Cuyahoga Cty. Bd. Commrs.*, 128 Ohio St.3d 256, 2011-Ohio-625, ¶ 38 (alteration in original).

VII. Chapter Seven: "Public Body" and "Meeting" Defined

Only entities that meet the definition of "public body" are subject to the Open Meetings Act. The Open Meetings Act requires "public bodies" to conduct their business in "meetings" that are open to the public. A "meeting" is any prearranged gathering of a public body by a majority of its members to discuss public business.[957]

A. "Public Body"

1. Statutory definition – R.C. 121.22(B)(1)

The Open Meetings Act defines a "public body" as any of the following:

a. Any board, commission, committee, council, or similar decision-making body of a state agency, institution, or authority, and any legislative authority or board, commission, committee, council, agency, authority, or similar decision-making body of any county, township, municipal corporation, school district, or other political subdivision or local public institution;[958]

b. Any committee or subcommittee thereof;[959] or

c. A court[960] of jurisdiction of a sanitary district organized wholly for the purpose of providing a water supply for domestic, municipal, and public use when meeting for the purpose of the appointment, removal, or reappointment of a member of the board of directors of such a district or for any other matter related to such a district other than litigation involving the district.[961]

2. Identifying public bodies

The term "public body" applies to many different decision-making bodies at the state and local level. If a statute does not specifically identify an entity as a "public body," Ohio courts have applied several factors in determining what constitutes a "public body," including:

- The manner in which the entity was created;[962]
- The name or official title of the entity;[963]
- The membership composition of the entity;[964]
- Whether the entity engages in decision-making;[965] and
- Who the entity advises or to whom it reports.[966]

3. Close-up: applying the definition of "public body"

Using the above factors, some courts of appeals have held that the following entities are public bodies:

- A selection committee established on a temporary basis by a state agency for the purpose of evaluating responses to a request for proposals and making a recommendation to a commission.[967]
- An urban design review board that provided advice and recommendations to a city manager and city council about land development.[968]
- A board of hospital governors of a joint township district hospital.[969]
- A citizens' advisory committee of a county children services board.[970]
- A board of directors of a county agricultural society.[971]

Courts have found that the Open Meetings Act does not apply to individual public *officials* (as opposed to public *bodies*) or to meetings held by individual officials.[972] Moreover, if an individual public official creates a group solely pursuant to his or her executive authority or as a delegation of that authority, the Open Meetings Act probably does not apply to the group's gatherings.[973]

However, at least one court has determined that a selection committee whose members were appointed by the chair of a public body, not by formal action of the body, is nevertheless a public body and subject to the Open Meetings Act.[974]

4. When the Open Meetings Act applies to private bodies

Some private entities are considered "public bodies" for purposes of the Open Meetings Act when they are organized pursuant to state statute and are statutorily authorized to receive and expend government funds for a governmental purpose.[975] For example, one trial court held that an economic opportunity planning association is a public body within the meaning of the Act based on the following factors: (1) its designation by the Ohio Department of Development as a community action organization pursuant to statute;[976] (2) its responsibility for spending substantial sums of public funds in the operation of programs for the public welfare; and (3) its obligation to comply with state statutory provisions in order to keep its status as a community action organization.[977]

5. Public bodies/officials that are NEVER subject to the Open Meetings Act:

- The Ohio General Assembly;[978]
- Grand juries;[979]
- An audit conference conducted by the State Auditor or independent certified public accountants with officials of the public office that is the subject of the audit;[980]
- The Organized Crime Investigations Commission;[981]
- County child fatality review boards or state-level reviews of deaths of children;[982]
- The board of directors of JobsOhio Corp., or any committee thereof, and the board of directors of any subsidiary of JobsOhio Corp., or any committee thereof;[983] and
- An audit conference conducted by the audit staff of the Department of Job and Family Services with officials of the public office that is the subject of that audit under R.C. 5101.37.[984]
- Fatality- or mortality-review boards established under R.C. 3738.01, 3707.071, 307.631, 307.641, and 307.651.[985]

6. Public bodies that are SOMETIMES subject to the Open Meetings Act:

a. Public bodies meeting for particular purposes

Some public bodies are not subject to the Open Meetings Act when they meet for particular purposes, including:

- The Adult Parole Authority, when its hearings are conducted at a correctional institution for the sole purpose of interviewing inmates to determine pardon or parole;[986]
- The State Medical Board,[987] the State Board of Nursing,[988] the State Chiropractic Board[989] when determining whether to suspend a license or certificate without a prior hearing;[990]

- The State Board of Pharmacy when determining whether to suspend a license, certification, or registration without a prior hearing (including during meetings conducted by telephone conference); [991] or when determining whether to restrict a person from obtaining further information from the drug database without a hearing;[992]
- The Emergency Response Commission's executive committee when meeting to determine whether to issue an enforcement order or to decide whether to bring an enforcement action;[993] and
- The Occupational Therapy Section, Physical Therapy Section, and Athletic Trainers Section of the Occupational Therapy, Physical Therapy, and Athletic Trainers Board when determining whether to suspend a practitioner's license without a hearing.[994]
- Nonprofit corporations that created a special improvement district under R.C. 1710 when the corporation is not discussing business relating the purpose for which the improvement district was created.[995]

b. Public bodies handling particular business

When meeting to consider "whether to grant assistance for purposes of community or economic development" certain public bodies may conduct meetings that are not open to the public. Specifically, the Controlling Board, the Tax Credit Authority, and the Minority Development Financing Advisory Board may close their meetings by *unanimous* vote of the members present in order to protect the interest of the applicant or the possible investment of public funds.[996]

The meetings of these three bodies may only be closed "during consideration of the following information confidentially received … from the applicant:"

- Marketing plans;
- Specific business strategy;
- Production techniques and trade secrets;
- Financial projections; and
- Personal financial statements of the applicant or the applicant's immediate family, including, but not limited to, tax records or other similar information not open to public inspection.[997]

In addition, the board of directors of a community improvement corporation, when acting as an agent of a political subdivision, may close a meeting by *majority* vote of all members present during consideration of non-public record information set out in R.C. 1724.11(A).[998]

B. "Meeting"

1. Definition

The Open Meetings Act requires members of a public body to take official action, conduct deliberations, and discuss the public business in an open meeting, unless the subject matter is specifically exempted by law.[999] The Act defines a "meeting" as: (1) a prearranged gathering of (2) a majority of the members of a public body (3) for the purpose of discussing public business.[1000]

a. Prearranged

The Open Meetings Act governs prearranged discussions,[1001] but it does not prohibit unplanned encounters between members of public bodies, such as hallway discussions. One court has held that neither an unsolicited and unexpected email sent from one board member to other board members, nor a spontaneous one-on-one telephone conversation between two members of a five-member

board was a prearranged meeting.[1002] However, the "prearranged" element does not require the parties to participate at the same time, and a series of emails exchanged among a majority of board members can constitute a "prearranged gathering" even when the emails started with one board member sending an unsolicited email to other board members.[1003]

b. Majority of members

For there to be a "meeting" as defined under the Open Meetings Act, "a majority of a public body's members must come together."[1004] The requirement that a gathering of a majority of the members of a public body constitutes a meeting applies to the public body as a whole and also to the separate memberships of all committees and subcommittees of that body.[1005] For example, if a council is comprised of seven members, four constitute a majority in determining whether the council as a whole is conducting a "meeting." If the council appoints a three-member finance committee, two of those members would constitute a majority of the finance committee.

i. Attending in person

A member of a public body must be present in person at a meeting in order to be considered present, vote, or be counted as part of a quorum.[1006] A small number of public bodies have statutory authority to conduct meetings via teleconference, videoconference, or other remote means.[1007] In the absence of specific statutory authority, however, public bodies may not conduct a meeting via electronic or telephonic conferencing.[1008]

ii. Serial "meetings"

Unless two members constitute a majority, isolated one-on-one conversations between individual members of a public body regarding its business, either in person or by telephone, do not violate the Open Meetings Act.[1009] However, a public body may not "circumvent the requirements of the statute by setting up back-to-back meetings of fewer than a majority of its members, with the same topics of public business discussed at each."[1010] Such conversations may be considered multiple parts of the same, improperly private, "meeting."[1011] Serial meetings may also occur over the telephone or through electronic communications, like email.[1012]

c. Discussing public business

With narrow exemptions, the Open Meetings Act requires the members of a public body to discuss and deliberate on official business only in open meetings.[1013] "Discussion" is the exchange of words, comments, or ideas by the members of a public body.[1014] "Deliberation" means the act of weighing and examining reasons for and against a choice.[1015] One court has described "deliberation" as a thorough discussion of all factors involved, a careful weighing of positive and negative factors, and a cautious consideration of the ramifications of the proposal, while gradually arriving at a decision.[1016] Another court described the term as involving "a decisional analysis, i.e., an exchange of views on the facts in an attempt to reach a decision."[1017] Discussions of public business may also be conducted over any other media, such as the telephone, video conference, email, text, or tweet.[1018] In other words, just because a discussion did not occur in-person does not mean it is exempt from the requirements of the Open Meetings Act.

In evaluating whether particular gatherings of public officials constituted "meetings," several courts of appeals have opined that the Open Meetings Act "is intended to apply to those situations where there has been actual formal action taken; to wit, formal *deliberations* concerning the public business."[1019] Under this analysis, those courts have determined that gatherings strictly of an investigative and information-seeking nature that do not involve actual discussion or deliberation of public business are not "meetings" for purposes of the Open Meetings Act.[1020] More importantly, the Supreme Court of Ohio has not ruled on whether "investigative and informational" gatherings are or are not "meetings." Consequently, public bodies should seek guidance from their legal counsel about how such gatherings are viewed by the court of appeals in their district, before convening this kind of private gathering as something other than a regular or special meeting.

Some courts have distinguished "discussions" or "deliberations" that must take place in public from other exchanges among a majority of members at a prearranged gathering. These courts have opined that the following are not "meetings" subject to the Open Meetings Act:

- Question-and-answer session between board members, the public body's legal counsel, and others who were not public officials was not a meeting because a majority of the board members did not engage in discussion or deliberation of public business *with one another*;[1021]
- Conversations among staff members employed by a city council;[1022]
- A presentation to a public body by its legal counsel when the public body receives legal advice;[1023] and
- A press conference.[1024]

2. Close-up: applying the definition of "meeting"

If a gathering meets all three elements of the definition of a "meeting"—(1) a prearranged gathering of (2) a majority of the members of a public body (3) for the purpose of discussing public business—a court will consider it a "meeting" for the purposes of the Open Meetings Act. This is true regardless whether the public body initiated the gathering itself or whether it was initiated by another entity. Further, if majorities of multiple public bodies attend one large meeting, a court may construe the gathering of each public body's majority of members as separate "meetings" of each public body.[1025]

a. Work sessions

A "meeting" by any other name is still a meeting. "Work retreats" or "workshops" are "meetings" when a public body discusses public business among a majority of the members of a public body at a prearranged time.[1026] When conducting any meeting, the public body must comply with its obligations under the Open Meetings Act: openness, notice, and minutes.[1027]

b. Quasi-judicial proceedings

Public bodies whose responsibilities include adjudicative duties, such as boards of tax appeals and state professional licensing boards, are considered "quasi-judicial." The Supreme Court of Ohio has determined that public bodies conducting quasi-judicial hearings, "like all judicial bodies, [require] privacy to deliberate, i.e., to evaluate and resolve, the disputes."[1028] Quasi-judicial proceedings and the deliberations of public bodies when acting in their quasi-judicial capacities are not "meetings" and are not subject to the Open Meetings Act.[1029] Accordingly, when a public body is acting in its quasi-judicial capacity, the public body does not have to vote publicly to adjourn for deliberations or to take action following those deliberations.[1030]

c. County political party central committees

The convening of a county political party central committee for the purpose of conducting purely internal party affairs, unrelated to the committee's duties of making appointments to vacated public offices, is not a "meeting" as defined by R.C. 121.22(B)(2). Thus, R.C. 121.22 does not apply to such a gathering.[1031]

d. Collective bargaining

Collective bargaining meetings between public employers and employee organizations are private and are not subject to the Open Meetings Act.[1032]

Notes:

[957] R.C. 121.22(B)(2).
[958] R.C. 121.22(B)(1)(a).
[959] R.C. 121.22(B)(1)(b); *State ex rel. Long v. Cardington Village Council*, 92 Ohio St.3d 54, 58-59 (2001) ("R.C. 121.22(B)(1)(b) includes any committee or subcommittee of a legislative authority of a political subdivision, *e.g.*, a village council, as a 'public body' for purposes of the Sunshine Law, so that the council's personnel and finance committees constitute public bodies in that context."); *State ex rel. Maynard v. Medina Cty. Facilities Taskforce Subcommt.,* 9th Dist. Medina No. 19VA0083-M, 2020-Ohio-5561, ¶ 18-20, *discretionary appeal not allowed,* 162 Ohio St.3d 1438, 2021-Ohio-1399 (finding that subcommittee can be sued for Open Meetings Act violation even though it is not a "decision-making body" and does not have "decision-making authority")
[960] With the exception of sanitation courts, the definition of "public body" does not include courts. *See Walker v. Muskingum Watershed Conservancy Dist.*, 5th Dist. Tuscarawas No. 2007 AP 01 0005, 2008-Ohio-4060, ¶ 27.
[961] R.C. 121.22(B)(1)(c). NOTE: R.C. 121.22(G) prohibits executive sessions for sanitation courts as defined in R.C. 121.22(B)(1)(c).
[962] *State ex rel. Mason v. State Employment Relations Bd.*, 133 Ohio App.3d 213 (10th Dist. 1999); *Wheeling Corp. v. Columbus & Ohio River R.R. Co.*, 147 Ohio App.3d 460, 472 (10th Dist. 2001) (selection committee established by Ohio Rail Development Commission was a "public body" under the Open Meetings Act because it made decisions and advised the commission; that the selection committee was created without formal action was immaterial); *State ex rel. Mohr v. Colerain Twp.,* 2022-Ohio-1109, 188 N.E.3d 1107 (1st Dist.) (land-use planning committee created by a township's board of trustees was a "public body" under the Open Meetings Act because the committee's members were appointed to make recommendations for a land-use plan that the trustees had the power to approve; the committee's lack of formal decision-making power was not dispositive); *but see State ex rel. Am. Civ. Liberties Union of Ohio, Inc. v. Cuyahoga Cty. Bd. Commrs.*, 128 Ohio St.3d 256, 2011-Ohio-625, ¶ 44 (groups formed by private entities to provide community input, not established by governmental entity, and to which no government duties or authority have been delegated, were not "public bodies"); *State ex rel. Massie v. Lake Cty. Bd. Of Commrs.,* 11th Dist. Lake No. 2020-L-087, 2021-Ohio-786, ¶ 41 (county visitor's bureau, a non-profit corporation, was not a public body because it was not established by statute and its authority was independent from any government entity).
[963] *Wheeling Corp. v. Columbus & Ohio River R.R. Co.*, 147 Ohio App.3d 460, 472 (10th Dist. 2001) (finding that a selection committee was a "public body" and it was relevant that the entity was called a "committee," a term included in the definition of a "public body" in R.C. 121.22); *Stegall v. Joint Twp. Dist. Mem. Hosp.*, 20 Ohio App.3d 100, 103 (3d Dist. 1985) (considering it pertinent that the name of the entity is one of the public body titles listed in R.C. 121.22(B)(1), i.e., Board of Hospital Governors).
[964] *Wheeling Corp. v. Columbus & Ohio River R.R. Co.*, 147 Ohio App.3d 460, 472 (10th Dist. 2001) (finding relevant that commissioners of the parent Ohio Rail Development Commission comprised a majority of a selection committee's membership).
[965] *Thomas v. White*, 85 Ohio App.3d 410, 412 (9th Dist. 1992) (finding tasks such as making recommendations and advising involve decision-making); *Cincinnati Enquirer v. Cincinnati*, 145 Ohio App.3d 335, 339 (1st Dist. 2001) (whether an urban design review board, comprised of a group of architectural consultants for the city, had ultimate authority to decide matters was not controlling because the board actually made decisions in the process of formulating its advice); *State ex rel. Mohr v. Colerain Twp.,* 2022-Ohio-1109, 188 N.E.3d 1107 (1st Dist.) (a land-use planning committee's lack of formal decision-making power was not dispositive because it made recommendations and advised other public bodies, which necessitated making decisions); *Wheeling Corp. v. Columbus & Ohio River R.R. Co.*, 147 Ohio App.3d 460, 472 (10th Dist. 2001) (finding that the selection committee made decisions in its role of reviewing and evaluating proposals and making a recommendation to the Ohio Rail Development Commission).
[966] *Cincinnati Enquirer v. Cincinnati*, 145 Ohio App.3d 335, 339 (1st Dist. 2001) (finding an urban design review board that advised not only the city manager, but also the city council, to be a public body).
[967] *Wheeling Corp. v. Columbus & Ohio River R.R. Co.*, 147 Ohio App.3d 460, 472 (10th Dist. 2001) (finding relevant that the group was called a "committee," a term included in the definition of a "public body" in R.C. 121.22; that a majority of the selection committee's members were commissioners of the commission itself; that the selection committee made decisions in its role of reviewing and evaluating proposals and making a recommendation to the Ohio Rail Development Commission (a public body); that the selection committee was established by the committee without formal action is immaterial).
[968] *Cincinnati Enquirer v. Cincinnati*, 145 Ohio App.3d 335, 339 (1st Dist. 2001) (whether an urban design review board, comprised of a group of architectural consultants for the city, had ultimate authority to decide matters was not controlling, as the board actually made decisions in the process of formulating its advice; the board advised not only the city manager, but also the city council, a public body); *State ex rel. Mohr v. Colerain Twp.,* 2022-Ohio-1109, 188 N.E.3d 1107 (1st Dist.) (a land-use planning committee created by a township's board of trustees was a "public body" even though it had no formal decision-making power, because it was a subcommittee to which the trustees referred business- and because it made recommendations and advised other public bodies, which necessitated making decisions).
[969] *Stegall v. Joint Twp. Dist. Mem. Hosp.*, 20 Ohio App.3d 100, 102-03 (3d Dist. 1985) (the Board of Governors of a joint township hospital fell within the definition of "public body" because this definition includes "boards"; the board made decisions essential to the construction and equipping of a general hospital; and the board was of a "township" or of a "local public institution" because it existed by virtue of authority granted by the legislature for the creation of joint township hospital facilities).
[970] *Thomas v. White*, 85 Ohio App.3d 410, 412 (9th Dist. 1992) (committee was a public body because the subject matter of the committee's operations is the public business, each of its duties involves decisions as to what will be done, and the committee by law elects a chairman who serves as an *ex officio* voting member of the children services board, which involves decision-making).
[971] 1992 Ohio Atty.Gen.Ops. No. 078.
[972] *Smith v. Cleveland*, 94 Ohio App.3d 780, 784-785 (8th Dist. 1994) (city safety director is not a public body and may conduct disciplinary hearings without complying with the Open Meetings Act).
[973] *Beacon Journal Publishing Co. v. Akron*, 3 Ohio St.2d 191 (1965) (boards, commissions, committees, etc., created by executive order of the mayor and chief administrator without the advice and consent of city council were not subject to the Open Meetings Act); *eFunds v. Ohio Dept. of Job & Family Serv.*, Franklin C.P. No. 05CVH09-10276 (2006) (an "evaluation committee" of government employees under the authority of a state agency administrator is not a public body); 1994 Ohio Atty.Gen.Ops. No. 096 (determining that, when a committee of private citizens and various public officers or employees is established solely pursuant to the executive authority of the administrator of a general health district for the purpose of providing advice pertaining to the administration of a grant, and establishment of the committee is not required or authorized by the grant or board action, such a committee is not a public body for purposes of R.C. 121.22(B)(1) and is not subject to the requirements of the Open Meetings Act).
[974] *Wheeling Corp. v. Columbus & Ohio River R.R. Co.*, 147 Ohio App.3d 460 (10th Dist. 2001).
[975] *State ex rel. Toledo Blade Co. v. Economic Opportunity Planning Assn. of Greater Toledo*, 61 Ohio Misc.2d 631 (C.P. 1990); *see also Stegall v. Joint Twp. Dist. Mem. Hosp.*, 20 Ohio App.3d 100 (3d Dist. 1985).
[976] R.C. 122.69.
[977] *State ex rel. Toledo Blade Co. v. Economic Opportunity Planning Assn. of Greater Toledo,* 61 Ohio Misc.2d 631, 640 (C.P. 1990) ("The language of the [Open Meetings Act] and its role in the organization of public affairs in Ohio make clear that this language is to be given a broad

interpretation to ensure that the official business of the state is conducted openly. Consistent with that critical objective, a governmental decision-making body cannot assign its decisions to a nominally private body in order to shield those decisions from public scrutiny.").
[978] While the General Assembly as a whole is not governed by the Open Meetings Act, legislative committees are required to follow the guidelines set forth in the General Assembly's own open meetings law (R.C. 101.15), which requires committee meetings to be open to the public and that minutes of those meetings be made available for public inspection. Like the Open Meetings Act, the legislature's open meetings law includes some exemptions. For example, the law does not apply to meetings of the Joint Legislative Ethics Committee, other than those meetings specified in the law (R.C. 101.15(F)(1)), or to meetings of a political party caucus (R.C. 101.15(F)(2)).
[979] R.C. 121.22(D)(1).
[980] R.C. 121.22(D)(2).
[981] R.C. 121.22(D)(4).
[982] R.C. 121.22(D)(5).
[983] R.C. 121.22(D)(11).
[984] R.C. 121.22(D)(12).
[985] R.C. 121.22(D)(16)-(20).
[986] R.C. 121.22(D)(3).
[987] R.C. 4730.25(G); R.C. 4731.22(G).
[988] R.C. 4723.281(B).
[989] R.C. 4734.37.
[990] R.C. 121.22(D)(6)-(7), (9).
[991] R.C. 121.22(D)(8)(a); R.C. 4729.16(D); R.C. 3796.14(B); R.C. 4752.09(C); R.C.3719.121(B).
[992] R.C. 121.22(D)(8)(b); R.C. 4729.75; R.C. 4729.86(C).
[993] R.C. 121.22(D)(10).
[994] R.C. 121.22(D)(13)-(15); R.C. 4755.11; R.C. 4755.47; R.C. 4755.64.
[995] 134th General Assembly House Bill 45
[996] R.C. 121.22(E).
[997] R.C. 121.22(E)(1)-(5).
[998] R.C. 1724.11(B)(1) (providing that the board, committee, or subcommittee shall consider no other information during the closed session).
[999] R.C. 121.22(A), (B)(2), (C).
[1000] R.C. 121.22(B)(2).
[1001] *State ex rel. Cincinnati Post v. Cincinnati*, 76 Ohio St.3d 540, 544 (1996) (holding that the back-to-back, prearranged discussions of city council members constitute a "majority," but clarifying that the Open Meetings Act does not prohibit impromptu meetings between council members or prearranged member-to-member discussion).
[1002] *Haverkos v. Northwest Local School Dist. Bd. of Edn.*, 1st Dist. Hamilton Nos. C-040578, C-040589, 2005-Ohio-3489, ¶ 7.
[1003] *White v. King,* 147 Ohio St.3d 74, 2016-Ohio-2770, ¶ 15-20.
[1004] *Berner v. Woods*, 9th Dist. Lorain No. 07CA009132, 2007-Ohio-6207, ¶ 17; *Tyler v. Batavia*, 12th Dist. Clermont No. CA2010-01-005, 2010-Ohio-4078, ¶ 18 (no "meeting" occurred when only two of five commission members attended a previously scheduled session).
[1005] *State ex rel. Long v. Cardington Village Council*, 92 Ohio St.3d 54, 58-59 (2001).
[1006] R.C. 121.22(C).
[1007] *See, e.g.,* R.C.3333.02; R.C. 3316.05(K) (school district financial planning and supervision commission); R.C. 3307.091 (State Teachers Retirement Board); R.C. 6133.041(A) (joint board of county commissioner of joint county ditches); R.C. 940.39(B) (board of trustees of a regional airport); R.C. 4582.60(A) (board of directors of a port authority); R.C. 5123.35(F) (developmental disabilities council).
[1008] *Haverkos v. Northwest Local School Dist. Bd. of Edn.*, 1st Dist. Hamilton Nos. C-040578, C-040589, 2005-Ohio-3489, ¶ 9 (noting that in a 2002 revision of the Open Meetings Act, the legislature did not amend the statute to include "electronic communication" in the definition of a "meeting," and that this omission indicates the legislature's intent not to include email exchanges as potential "meetings").
[1009] *State ex rel. Cincinnati Post v. Cincinnati*, 76 Ohio St.3d 540, 544 (1996) ("[The Open Meetings Act] does not prohibit member-to-member prearranged discussions."); *Haverkos v. Northwest Local School Dist. Bd. of Edn.*, 1st Dist. Hamilton Nos. C-040578, C-040589, 2005-Ohio-3489, ¶ 11 (a spontaneous telephone call from one board member to another to discuss election politics, not school board business, did not violate the Open Meetings Act).
[1010] *State ex rel. Cincinnati Post v. Cincinnati*, 76 Ohio St.3d 540, 543 (1996).
[1011] *See generally State ex rel. Cincinnati Post v. Cincinnati*, 76 Ohio St.3d 540, 542-44 (1996) (noting the very purpose of the Open Meetings Act is to prevent a game of "musical chairs" in which elected officials contrive to meet secretly to deliberate on public issues without accountability to the public); *State ex rel. Consumer News Servs., Inc. v. Worthington City Bd. of Edn.*, 97 Ohio St.3d 58, 2002-Ohio-5311, ¶ 16-17, 43 (noting that board president conceded that pre-meeting decision of school board president and superintendent to narrow field of applicants should have occurred in executive session); *State ex rel. Floyd v. Rock Hill Local School Bd. of Edn.*, 4th Dist. Lawrence No. 1862, 1988 Ohio App. LEXIS 471, *4, 13-16 (Feb. 10, 1988) (school board president improperly discussed and deliberated dismissal of principal with other board members in multiple one-on-one conversations, and came to next meeting with letter of non-renewal ready for superintendent to deliver to principal, which the board voted to approve without discussion); *Wilkins v. Harrisburg*, 10th Dist. Franklin No. 12AP-1046, 2013-Ohio-2751 (two presentations were not serial meetings where the gatherings were separated by two months, the presentations were discussed at regularly scheduled meetings, and a regularly scheduled meeting was held between the two presentations).
[1012] *White v. King*, 147 Ohio St.3d 74, 2016-Ohio-2770, ¶ 16-18 ("Allowing public bodies to avoid the requirements of the Open Meetings Act by discussing public business via serial electronic communications subverts the purpose of the act.").
[1013] R.C. 121.22(A); R.C. 121.22(B)(2), (C).
[1014] *DeVere v. Miami Univ. Bd. of Trustees*, 12th Dist. Butler No. CA85-05-065, 1986 Ohio App. LEXIS 7171 (June 10, 1986); *Cincinnati Enquirer v. Cincinnati Bd. of Edn.*, 192 Ohio App.3d 566, 2011-Ohio-703 (1st Dist.); *State ex rel. Ames v. Brimfield Twp. Bd. Of Trustees,* 11th Dist. Portage No. 2019-P-0018, 2019-Ohio-5311, ¶ 14.
[1015] *Springfield Local School Dist. Bd. of Edn. v. Ohio Assn. of Pub. School Emps.*, 106 Ohio App.3d 855, 864 (9th Dist. 1998); *Cincinnati Enquirer v. Cincinnati Bd. of Edn.*, 192 Ohio App.3d 566, 2011-Ohio-703 (1st Dist.); *State ex rel. Mohr v. Colerain Twp.,* 2022-Ohio-1109, 188 N.E.3d 1107, ¶ 39 (1st Dist.); *Berner v. Woods*, 9th Dist. Lorain No. 07CA009132, 2007-Ohio-6207, ¶ 15.
[1016] *Theile v. Harris*, 1st Dist. Hamilton No. C-860103, 1986 Ohio App. LEXIS 7096 (June 11, 1986); *State ex rel. Ames v. Brimfield Twp. Bd. of Trustees,* 11th Dist. Portage No. 2019-P-0018, 2019-Ohio-5311, ¶ 15.
[1017] *Piekutowski v. S. Cent. Ohio Edn. Serv. Ctr. Governing Bd.*, 161 Ohio App.3d 372, 2005-Ohio-2868, ¶ 14 (4th Dist.).
[1018] *White v. King*, 147 Ohio St.3d 74, 2016-Ohio-2770, ¶ 16; *State ex rel. Mohr v. Colerain Twp.,* 2022-Ohio-1109, 188 N.E.3d 1107, ¶ 39 (1st Dist.).
[1019] *Holeski v. Lawrence*, 85 Ohio App.3d 824, 829 (11th Dist. 1993).
[1020] *State ex rel. Ames v. Portage Cty. Bd. of Commrs.*, 11th Dist. Portage No. 2017-P-0093, 2018-Ohio-2888, ¶ 25 (no deliberations occurred when the evidence established that the public body convened for informational purposes, and the members did not "exchange[] any ideas amongst one another"); *Theile v. Harris*, 1st Dist. Hamilton No. C-860103, 1986 Ohio App. LEXIS 7096 (June 11, 1986) (a prearranged discussion between

a prosecutor and the majority of township trustees did not violate Open Meetings Act because the gathering was conducted for investigative and information-seeking purposes); *Piekutowski v. S. Cent. Ohio Edn. Serv. Ctr. Governing Bd.*, 161 Ohio App.3d 372, 2005-Ohio-2868, ¶ 14-18 (4th Dist.) (finding it permissible for a board to gather information on proposed school district in private, but it cannot deliberate privately in the absence of specifically authorized purposes); *State ex rel. Massie v. Lake County Bd. Of Commrs.,* 11th Dist. Lake No. 2020-L-087, 2021-Ohio-786, ¶ 27 (evidence supported finding that commission members' gathering was for information-seeking and was not a "meeting" under the Open Meetings Act).

[1021] *Cincinnati Enquirer v. Cincinnati Bd. of Edn.*, 192 Ohio App.3d 566, 2011-Ohio-703 (1st Dist.) (holding that, in the absence of deliberations or discussions by board members during a non-public information-gathering and investigative session with legal counsel, the session was not a "meeting" as defined in the Open Meetings Act); *Holeski v. Lawrence*, 85 Ohio App.3d 824, 830 (11th Dist. 1993) ("The Sunshine Law is instead intended to prohibit the majority of a board from meeting and discussing public business *with one another*.").

[1022] *Kandell v. City Council of Kent*, 11th Dist. Portage No. 90-P-2255, 1991 Ohio App. LEXIS 3640 (Aug. 2, 1991); *State ex rel. Bd. of Edn. for Fairview Park School Dist. v. Bd. of Edn. for Rocky River School Dist.*, 40 Ohio St.3d 136, 140 (1988) (employee's discussions with a superintendent did not amount to secret deliberations within the meaning of R.C. 121.22(H)).

[1023] *Cincinnati Enquirer v. Cincinnati Bd. of Edn.*, 192 Ohio App.3d 566, 2011-Ohio-703 (1st Dist.); *Theile v. Harris*, 1st Dist. Hamilton No. C-860103, 1986 Ohio App. LEXIS 7096 (June 11, 1986).

[1024] *Holeski v. Lawrence*, 85 Ohio App.3d 824 (11th Dist. 1993).

[1025] *State ex rel. Fairfield Leader v. Ricketts*, 56 Ohio St.3d 97 (1990); *State ex rel. Wengerd v. Baughman Twp. Bd. of Trustees*, 9th Dist. Wayne No. 13CA0048, 2014-Ohio-4749.

[1026] *State ex rel. Singh v. Schoenfeld*, 10th Dist. Franklin Nos. 92AP-188, 92AP-193, 1993 Ohio App. LEXIS 2409 (May 4, 1993).

[1027] *State ex rel. Fairfield Leader v. Ricketts*, 56 Ohio St.3d 97 (1990).

[1028] *TBC Westlake v. Hamilton Cty. Bd. of Revision*, 81 Ohio St.3d 58, 62 (1998).

[1029] *TBC Westlake v. Hamilton Cty. Bd. of Revision*, 81 Ohio St.3d 58, 62 (1998) ("[T]he Sunshine Law does not apply to adjudications of disputes in quasi-judicial proceedings, such as the [Board of Tax Appeals]."); *State ex rel. Ross v. Crawford Cty. Bd. of Elections*, 125 Ohio St.3d 438, 445, 2010-Ohio-2167; *see also Pennell v. Brown Twp.*, 5th Dist. Delaware No. 15 CAH 09 0074, 2016-Ohio-2652, ¶ 34-37 (board of zoning appeals hearing was quasi-judicial and Open Meetings Act did not apply); *Walker v. Muskingum Watershed Conservancy Dist.*, 5th Dist. Tuscarawas No. 2007 AP 01 0005, 2008-Ohio-4060; *Angerman v. State Med. Bd. of Ohio*, 70 Ohio App.3d 346, 352 (10th Dist. 1990); *Wightman v. Ohio Real Estate Comm.*, 10th Dist. Franklin No. 16AP-466, 2017-Ohio-756, ¶ 26 (state professional licensing board was quasi-judicial and Open Meetings Act did not apply).

[1030] *State ex rel. Ross v. Crawford Cty. Bd. of Elections*, 125 Ohio St.3d 438, 2010-Ohio-2167 (because the Open Meetings Act did not apply to the elections board's quasi-judicial proceeding, there was no violation in failing to publicly vote on whether to adjourn the public hearing to deliberate, and failing to publicly vote on the matters at issue following deliberations); *In re Application for Additional Use of Property v. Allen Twp. Zoning Bd. of Appeals*, 6th Dist. Ottawa No. OT-12-008, 2013-Ohio-722, ¶ 15 (holding that board of zoning appeals was acting in its quasi-judicial capacity in reviewing applications for conditional use); *Beachland Ents., Inc. v. Cleveland Bd. of Rev.*, 8th Dist. Cuyahoga No. 99770, 2013-Ohio-5585, ¶ 44-46 (holding that board of review was acting in quasi-judicial capacity in adjudicating tax dispute between the city commissioner of assessments and licenses and the taxpayer); *Electronic Classroom of Tomorrow v. Ohio State Bd. of Edn.*, 10th Dist. Franklin No. 17AP-510, 2018-Ohio-716, ¶ 20-28 (holding that the consideration of hearing officer's recommendation was a quasi-judicial function and therefore no Open Meetings Act violations could occur); *Howard v. Ohio State Racing Comm.,* 10th Dist. Franklin No. 18AP-349, 2019-Ohio-4013, ¶ 46 (proceedings before Ohio State Racing Commission were quasi-judicial in nature and Commission not obligated to deliberate in public); *Nosse v. Kirtland,* 11th Dist. Lake No. 2022-L-032, 2022-Ohio-4161, ¶ 28 (holding that because a public hearing on police chief's removal was a quasi-judicial proceeding, no Open Meetings Act violations could occur).

[1031] 1980 Ohio Atty.Gen.Ops. No. 083; *see also Jones v. Geauga Cty. Republican Party Cent. Commt.*, 11th Dist. Geauga No. 2016-G-0056, 2017-Ohio-2930, ¶ 35 (upholding the trial court's dismissal of the case because the meeting at issue concerned purely internal affairs, not public business, and was therefore not subject to the Open Meetings Act); *State ex rel. Ames v. Geauga Cty. Republican Cent. & Executive Commts.,* 11th Dist. Geauga No. 2021-G-0004, 2021-Ohio-2888 (the Open Meetings Act does not apply to meeting of county political party central committee when purpose of the meeting is to conduct internal party business), *discretionary appeal not allowed,* 165 Ohio St.3d 1457, 2021-Ohio-4033.

[1032] R.C. 4117.21; *see also Springfield Local School Dist. Bd. of Edn. v. Ohio Assn. of Pub. School Emps.*, 106 Ohio App.3d 855, 869 (9th Dist. 1995) (R.C. 4117.21 manifests a legislative interest in protecting the privacy of the collective bargaining process); *Back v. Madison Local School Dist. Bd. of Edn.*, 12th Dist. Butler No. CA2007-03-066, 2007-Ohio-4218, ¶ 6-10 (school board's consideration of a proposed collective bargaining agreement with the school district's teachers was properly held in a closed session because the meeting was not an executive session but was a "collective bargaining meeting," which, under RC. 4117.21, was exempt from the Open Meetings Act's requirements).

VIII. Chapter Eight: Duties of a Public Body

The Open Meetings Act requires public bodies to provide: (A) openness, (B) notice, and (C) minutes.

A. Openness

The Open Meetings Act declares all meetings of a public body to be public meetings open to the public at all times.[1033] The General Assembly mandates that the Act be liberally construed to require that public officials take official action and "conduct all deliberations upon official business only in open meetings unless the subject matter is specifically excepted by law."[1034]

1. Where meetings may be held

A public body must conduct its meetings in a venue that is open to the public.[1035] Although the Open Meetings Act does not specifically address where a public body must hold meetings, some authority suggests that a public body must hold meetings in a public meeting place[1036] that is within the geographical jurisdiction of the public body.[1037] Clearly, a meeting is not "open" when the public body has locked the doors to the meeting facility.[1038]

Where space in the facility is too limited to accommodate all interested members of the public, closed-circuit television may be an acceptable alternative.[1039] Federal law requires that a meeting place be accessible to individuals with disabilities.[1040]

2. Method of voting

Unless a particular statute requires a specific method of voting, the public cannot insist on a particular form of voting. The body may use its own discretion in determining the method it will use, such as voice vote, show of hands, or roll call.[1041] The Open Meetings Act only specifies the method of voting when a public body is adjourning into executive session by requiring that the vote for that purpose be by roll call.[1042] The Supreme Court of Ohio held that the Act precludes a public body from taking official action by way of secret ballot.[1043] Voting by secret ballot contradicts the openness requirement of the Open Meetings Act by hiding the decision-making process from public view.[1044]

Using a consent agenda whereby a public body votes on the entire agenda in a single motion and with a single vote may violate the Open Meetings Act if doing so constructively closes a public meeting, or otherwise acts as a way around the openness requirement of the Act.[1045] A public body is also prohibited from voting on a consent agenda when the public has no way of knowing all the items the consent agenda contains.[1046]

3. Right to hear but not to be heard or to disrupt

All meetings of any public body are declared to be public meetings open to the public *at all times*.[1047] A court found that members of a public body who whispered and passed documents among themselves constructively closed that portion of their meeting by intentionally preventing the audience from hearing or knowing the business the body discussed.[1048] However, the Open Meetings Act does not provide (or prohibit) attendees the right to be heard at meetings. Note that other laws may apply to limit the restrictions the public body can place on the public's ability to speak during meetings.[1049] Further, a disruptive person waives his or her right to attend meetings, and the body may remove that person from the meeting.[1050]

4. Audio and video recording

A public body cannot prohibit the public from audio or video recording a public meeting.[1051] A public body may, however, establish reasonable rules regulating the use of recording equipment, such as requiring equipment to be silent, unobtrusive, self-contained, and self-powered to limit interference with the ability of others to hear, see, and participate in the meeting.[1052]

5. Executive sessions

Executive sessions (discussed below in Chapter Nine), are an exemption to the requirement that public bodies conduct public business in meetings that are open to the public; however, public bodies may not vote or take official action in an executive session.[1053]

B. Notice

Every public body must establish, by rule, a reasonable method for notifying the public in advance of its meetings.[1054] The public body's notice rule must provide for "notice that is consistent and actually reaches the public."[1055] The requirements for proper notice vary depending upon the type of meeting a public body is conducting, as detailed in this section.

1. Types of meetings and notice requirements

a. Regular meetings

"Regular meetings" are those held at prescheduled intervals, such as monthly or annual meetings.[1056] A public body must establish, by rule, a reasonable method that allows the public to determine the *time* and *place* of regular meetings.[1057]

b. Special meetings

A "special meeting" is any meeting other than a regular meeting.[1058] A public body must establish, by rule, a reasonable method that informs the public of the *time*, *place*, and *purpose* of special meetings[1059] and conforms with the following requirements:

- A public body must provide at least 24-hours advance notification of a special meeting to all media outlets that have requested such notification,[1060] except in the event of an emergency requiring immediate official action (see "emergency meetings," below).
- When a public body holds a special meeting to discuss particular issues, the statement of the meeting's purpose must specifically indicate those issues, and the public body may only discuss those specified issues at that meeting.[1061] When a special meeting is simply a rescheduled "regular" meeting occurring at a different time, the statement of the meeting's purpose may be for "general purposes."[1062] Discussing matters at a special meeting that were not disclosed in the notice of purpose, either in open session or executive session, is a violation of the Open Meetings Act.[1063]

c. Emergency meetings

An emergency meeting is a type of special meeting that a public body convenes when a situation requires immediate official action.[1064] Rather than the 24-hours advance notice usually required, a public body scheduling an emergency meeting must *immediately* notify all media outlets that have specifically requested such notice of the time, place, and purpose of the emergency meeting.[1065] The purpose statement must comport with the specificity requirements discussed above.

2. Rules for giving notice

The Open Meetings Act requires every public body to adopt rules establishing reasonable methods to notify the public of the time and place of all regularly scheduled meetings, and the time, place, and purpose of all special meetings.[1066] Those rules must include a provision for any person, upon request and payment of a reasonable fee, to obtain reasonable advance notification of all meetings at which any specific type of public business is to be discussed.[1067] The statute suggests that provisions for advance notification may include mailing the agenda of meetings to all subscribers on a mailing list or mailing notices in self-addressed, stamped envelopes provided by the person requesting notice.[1068]

3. Notice by publication

Courts have found that publication of meeting information in a newspaper is one reasonable method of noticing the public of its meetings.[1069] This method, however, does not satisfy the notice requirement if the public body does not have a rule providing for it or if the newspaper has discretion not to publish the information.[1070] Courts have addressed situations in which the media misprints meeting information and have not found a violation of the notice requirement.[1071] Many public bodies that adopt some other means of notice by rule also notify their local media of all regular, special, and emergency meetings as a courtesy.

C. Minutes

1. Content of minutes

A public body must keep full and accurate minutes of its meetings.[1072] Those minutes are not required to be a verbatim transcript of the proceedings, but they must include enough facts and information to permit the public to understand and appreciate the rationale behind the public body's decisions.[1073] The Supreme Court of Ohio held that minutes must include more than a record of roll call votes, and that minutes are inadequate when they contain inaccuracies that are not corrected.[1074] A public body cannot rely on sources other than their approved minutes to argue that their minutes contain a full and accurate record of their proceedings.[1075]

Because executive sessions are not open to the public, the meeting minutes need to reflect only the general subject matter of the executive session via the motion to convene the session for a permissible purpose or purposes (see "Executive Session," discussed later in Chapter Nine).[1076] Including details of members' pre-vote discussion following an executive session may prove helpful, though. At least one court has found that the lack of pre-vote comments reflected by the minutes supported the trial court's conclusion that the public body's discussion of the pros and cons of the matter at issue must have improperly occurred during executive session.[1077]

2. Making minutes available "promptly" as a public record

A public body must promptly prepare, file, and make available its minutes for public inspection.[1078] The term "promptly" is not defined. One court has adopted the definition applied by courts to the Public Records Act (without delay and with reasonable speed, depending on the facts of each case), to define that term in the Open Meetings Act.[1079] The final version of the official minutes approved by members of the public body is a public record.[1080] Note that a draft version of the meeting minutes that the public body circulates for approval,[1081] as well as the clerk's handwritten notes used to draft minutes,[1082] may also be public records.

3. Medium on which minutes are kept

Because neither the Open Meetings Act nor the Public Records Act addresses the medium on which a public body must keep the official meeting minutes, a public body may make this determination for itself. Some public bodies document that choice by adopting a formal rule or by passing a resolution or motion at a meeting.[1083] Many public bodies make a contemporaneous audio recording of the meeting to use as a back-up in preparing written official minutes. The Ohio Attorney General has opined that such a recording constitutes a public record that the public body must make available for inspection upon request.[1084]

D. Modified Duties of Public Bodies under Special Circumstances

1. Declared emergency

During a declared emergency,[1085] R.C. 5502.24(B) provides a limited exemption to fulfilling the requirements of the Open Meetings Act. If, due to a declared emergency, it becomes "imprudent, inexpedient, or impossible to conduct the affairs of local government at the regular or usual place,"

the governing body may meet at an alternate site previously designated (by ordinance, resolution, or other manner) as the emergency location of government.[1086] Further, the public body may exercise its powers and functions in light of the exigencies of the emergency without regard to or compliance with time-consuming procedures and formalities of the Open Meetings Act. Even in an emergency, however, there is no exemption to the "in person" meeting requirement of R.C. 121.22(C), and the provision does not permit the public body to meet by teleconference, unless the public body otherwise has a specific statutory authority to do so.[1087]

2. Municipal charters

The Open Meetings Act applies to public bodies at both the state and local government level. However, because the Ohio Constitution permits "home rule" (self-government), municipalities may adopt a charter under which their local governments operate.[1088] A charter municipality has the right to determine by charter the manner in which its meetings will be held.[1089] Charter provisions take precedence over the Open Meetings Act when the two conflict.[1090] If a municipal charter includes specific guidelines regarding the conduct of meetings, the municipality must abide by those guidelines.[1091] In addition, if a charter expressly requires that all meetings of the public bodies must be open, the municipality may not adopt ordinances that permit executive session.[1092]

Notes:

[1033] R.C. 121.22(C).
[1034] R.C. 121.22(A).
[1035] R.C. 121.22(C); *State ex rel. Randles v. Hill*, 66 Ohio St.3d 32, 35 (1993) (locking the doors to the meeting hall, whether or not intentional, is not an excuse for failing to comply with the requirement that meetings be open to the public); *Paridon v. Trumbull Cty. Children Servs. Bd.*, 11th Dist. Trumbull No. 2012-T-0035, 2013-Ohio-881, ¶ 22 (a public body may place limitations on the time, place, and manner of access to its meetings, as long as the restrictions are content neutral and narrowly tailored to serve a significant governmental interest).
[1036] *Paridon v. Trumbull Cty. Children Servs. Bd.*, 11th Dist. Trumbull No. 2012-T-0035, 2013-Ohio-881, ¶ 24 ("While [the Open Meetings Act] does not state where a public body must hold its public meetings, it has been held that the public body must use a public meeting place."); 1992 Ohio Atty.Gen.Ops. No. 032.
[1037] 1992 Ohio Atty.Gen.Ops. No. 032; 1944 Ohio Atty.Gen.Ops. No. 7038.
[1038] *Specht v. Finnegan*, 149 Ohio App.3d 201, 2002-Ohio-4660, ¶ 33-35 (6th Dist.).
[1039] *Wyse v. Rupp*, 6th Dist. Fulton No. F-94-19, 1995 Ohio App. LEXIS 4008 (Sept. 15, 1995) (finding the Ohio Turnpike Commission dealt with the large crowd in a reasonable and impartial manner).
[1040] 42 U.S.C. 12101 (Americans with Disabilities Act of 1990, P.L. §§ 201-202) (providing that remedy for violating this requirement would be under the ADA and does not appear to have any ramifications for the public body under the Open Meetings Act).
[1041] *But see State ex rel. Roberts v. Snyder*, 149 Ohio St. 333, 335 (1948) (council was without authority to adopt a conflicting rule where enabling law limited council president's vote to solely in the event of a tie under statute that preceded enactment of Open Meetings Act).
[1042] R.C. 121.22(G).
[1043] *State ex rel. More Bratenahl v. Bratenahl,* 157 Ohio St.3d 309, 2019-Ohio-3233, ¶ 8-20; 2011 Ohio Atty.Gen.Ops. No. 038 (secret ballot voting by a public body is antagonistic to the ability of the citizenry to observe the workings of their government and to hold their government representatives accountable).
[1044] *State ex rel. Bratenahl v. Village of Bratenahl,* 157 Ohio St.3d 309, 2019-Ohio-3233, ¶ 15.
[1045] *State ex rel. Ames v. Portage Cty. Bd. of Commrs.*, 165 Ohio St.3d 292, 2021-Ohio-2374, ¶ 19 (holding that public body violated the Open Meetings Act when it approved multiple consent agendas in a single vote; use of a consent agenda in this way "constructively closes its public meetings and is an impermissible end run around the Open Meetings Act").
[1046] *State ex rel. Ames v. Portage Cty. Bd. of Commrs*., 165 Ohio St.3d 292, 2021-Ohio-2374, ¶ 19.
[1047] R.C. 121.22(C); *Wyse v. Rupp*, 6th Dist. Fulton No. F-94-19, 1995 Ohio App. LEXIS 4008 (Sept. 15, 1995); *Community Concerned Citizens, Inc. v. Union Twp. Bd. of Zoning Appeals*, 66 Ohio St.3d 452 (1993); 1992 Ohio Atty.Gen.Ops. No. 032; *see also* 2007 Ohio Atty.Gen.Ops. No. 019; *Paridon v. Trumbull Cty. Children Servs. Bd.*, 11th Dist. Trumbull No. 2012-T-0035, 2013-Ohio-881, ¶ 15, 19-29 (while the Public Records Act permits a requester to remain anonymous when making a public records request, the Open Meetings Act does not have a similar anonymity requirement; as a result, a public body can require attendees at meetings to disclose their identities by signing a sign-in sheet as long as the practice is content-neutral and narrowly tailored to serve a significant governmental interest).
[1048] *Manogg v. Stickle*, 5th Dist. Licking No. 97CA00104, 1998 Ohio App. LEXIS 1961 (Apr. 8, 1998).
[1049] *Black v. Mecca Twp. Bd. of Trustees*, 91 Ohio App.3d 351, 356 (11th Dist. 1993) (holding that R.C. 121.22 does not require that a public body provide the public with an opportunity to comment at its meetings, but if public participation is permitted, it is subject to the protections of the First and Fourteenth Amendments); *Forman v. Blaser*, 3d Dist. Seneca No. 13-87-12, 1988 Ohio App. LEXIS 3405 (Aug. 8, 1988) (R.C. 121.22 guarantees the right to observe a meeting, but not necessarily the right to be heard); *Paridon v. Trumbull Cty. Children Servs. Bd.*, 11th Dist. Trumbull No 2012-T-0035, 2013-Ohio-881, ¶ 19-29.
[1050] *Froehlich v. Ohio State Med. Bd.*, 10th Dist. Franklin No. 15AP-666, 2016-Ohio-1035, ¶ 25-27 (no violation of Open Meetings Act where disruptive person is removed); *Forman v. Blaser*, 3d Dist. Seneca No. 13-87-12, 1988 Ohio App. LEXIS 3405, *8 (Aug. 8, 1988) ("When an audience becomes so uncontrollable that the public body cannot deliberate, it would seem that the audience waives its right to, or is estopped from claiming a right under the Sunshine Law to continue to observe the proceedings."); *see also Jones v. Heyman*, 888 F.2d 1328, 1333 (11th Cir. 1989) (holding no violation of First and Fourteenth Amendments when disruptive person was removed from a public meeting).
[1051] *McVey v. Carthage Twp. Trustees*, 4th Dist. Athens No. 04CA44, 2005-Ohio-2869, ¶ 14-15 (finding trustees violated R.C. 121.22 by banning videotaping).
[1052] *Kline v. Davis*, 4th Dist. Lawrence Nos. 00CA32, 01CA13, 2001-Ohio-2625 (blanket prohibition on recording a public meeting is not permissible); 1988 Ohio Atty.Gen.Ops. No. 087 (opining that trustees have authority to adopt reasonable rules for use of recording equipment at their meetings); *see also Mahajan v. State Med. Bd. of Ohio*, 10th Dist. Franklin Nos. 11AP-421, 11AP-422, 2011-Ohio-6728 (holding that, when rule allowed board to designate reasonable location for placement of recording equipment, requiring appellant's court reporter to move to the back of the room was reasonable, given the need to transact board business).
[1053] R.C. 121.22(A); *Mansfield City Council v. Richland Cty. Council AFL-CIO*, 5th Dist. Richland No. 03CA55, 2003 Ohio App. LEXIS 6654, *12 (Dec. 24, 2003) (reaching a consensus to take no action on a pending matter, as reflected by members' comments, is impermissible during an executive session).
[1054] R.C. 121.22(F); *Katterhenrich v. Fed. Hocking Local School Dist. Bd. of Edn*., 121 Ohio App.3d 579, 587 (4th Dist. 1997) ("Typically, one would expect regular meetings to be scheduled well in advance ….").
[1055] *State ex rel. Patrick Bros. v. Putnam Cty. Bd. of Commrs.*, 3d Dist. Putnam No. 12-13-05, 2014-Ohio-2717, ¶ 24; *Doran v. Northmont Bd. of Edn.*, 147 Ohio App.3d 268, 272 (2d Dist. 2002).
[1056] 1988 Ohio Atty.Gen.Ops. No. 029; *Katterhenrich v. Fed. Hocking Local School Dist. Bd. of Edn*., 121 Ohio App.3d 579, 587 (4th Dist. 1997).
[1057] R.C. 121.22(F); *see also Wyse v. Rupp*, 6th Dist. Fulton No. F-94-19, 1995 Ohio App. LEXIS 4008, *21 (Sept. 15, 1995) (finding a public body must specifically identify the time at which a public meeting will commence).
[1058] *State ex rel. Fairfield Leader v. Ricketts*, 56 Ohio St.3d 97, 100 (1990) ("The council either meets in a regular session or it does not, and any session that is not regular is special."); 1988 Ohio Atty.Gen.Ops. No. 029 (opining that, "[w]hile the term 'special meeting' is not defined in R.C. 121.22, its use in context indicates that a reference to all meetings other than 'regular' meetings was intended").
[1059] R.C. 121.22(F); *see also Doran v. Northmont Bd. of Edn.*, 147 Ohio App.3d 268, 272-73 (2d Dist. 2002) (holding that a board violated R.C. 121.22(F) by failing to establish, by rule, method to provide reasonable notice to the public of time, place, and purpose of special meetings); *State ex rel. Stiller v. Columbiana Exempted Village. School Dist. Bd. of Edn.*, 74 Ohio St.3d 113, 119-20 (1995) (holding that policy adopted pursuant to R.C. 121.22(F) that required notice of "specific or general purposes" of special meeting was not violated when general notice was given that nonrenewal of contract would be discussed, even though ancillary matters were also discussed).
[1060] R.C. 121.22(F); 1988 Ohio Atty.Gen.Ops. No. 029.
[1061] *Keystone Commt. v. Switzerland of Ohio School Dist. Bd. of Edn.*, 7th Dist. Monroe No. 15 MO 0011, 2016-Ohio-4663, ¶ 35-36, 40-43 (special meeting notice of "2015-2016 school year" was not specific enough to meeting's purpose to discuss a school closure, and large crowds did not prove notice was sufficient); *State ex rel. Young v. Lebanon City School Dist. Bd. of Edn.,* 12th Dist. Warren No. CA2012-02-013, 2013-Ohio-1111 (school board failed to comply with special meeting notice requirements when notice indicated that the purpose of the special meeting was

"community information," but during the meeting the board entered executive session "to discuss negotiations with public employees concerning their compensation and other terms and conditions of their employment"); *Jones v. Brookfield Twp. Trustees*, 11th Dist. Trumbull No. 92-T-4692, 1995 Ohio App. LEXIS 2805 (June 30, 1995); *State ex rel. Ames v. Rootstown Twp. Bd. of Trustees,* 11th Dist. Portage No. 2019-P-0019, 2019-Ohio-5412, ¶ 56 (special meeting notice of "budget approval" was sufficiently specific to cover discussion of invoice payments).

[1062] *Jones v. Brookfield Twp. Trustees*, 11th Dist. Trumbull No. 92-T-4692, 1995 Ohio App. LEXIS 2805 (June 30, 1995); *see also Satterfield v. Adams Cty. Ohio Valley School Dist.*, 4th Dist. Adams No. 95CA611, 1996 Ohio App. LEXIS 4897, *17 (Nov. 6, 1996) (holding that, although specific agenda items may be listed, use of agenda term "personnel" is sufficient for notice of special meeting).

[1063] *State ex rel. Jones v. Bd. of Edn. of the Dayton Pub. Schs.*, 2d Dist. Montgomery No. 27649, 2018-Ohio-676, ¶ 51-66 (action taken in open session of special meeting exceeded the scope of the notice); *Hoops v. Jerusalem Twp. Bd. of Trustees*, 6th Dist. Lucas No. L-97-1240, 1998 Ohio App. LEXIS 1496, *13 (Apr. 10, 1998) (business transacted at special meetings exceeded scope of published purpose and thus violated R.C. 121.22(F)). *But see State ex rel. Ames v. Portage Cty. Bd. of Commrs.*, 11th Dist. Portage No. 2-16-P-0057, 2017-Ohio-4237, ¶ 46 (board did not exceed the scope of the special meeting notice when it went into executive session, which was held in compliance with the R.C. 121.22(G)(1) requirements for an executive session, because there is no prohibition on public bodies holding executive sessions in emergency meetings).

[1064] *State ex rel. Bates v. Smith*, 147 Ohio St.3d 322, 2016-Ohio-5449, ¶ 13-17 (holding that "emergency" meeting was improper because there was no suggestion of any emergency that would necessitate such a meeting); *Neuvirth v. Bd. of Trustees of Bainbridge Twp.*, 11th Dist. Geauga No. 919, 1981 Ohio App. LEXIS 14641, **2-4 (Jun. 29, 1981) (meetings were not emergencies since there was evidence that matters could have been scheduled any time in the preceding two or three months, and the public body could not postpone considering the matter until the last minute and then claim an emergency). *But see State ex rel. Ames v. Portage Cty. Bd. of Commrs.*, 11th Dist. Portage No. 2-16-P-0057, 2017-Ohio-4237, ¶ 39 (rejecting the argument "that an emergency session is invalid under R.C. 121.22(F) where a public body decides not to take official action at the close of the session").

[1065] R.C. 121.22(F).

[1066] R.C. 121.22(F).

[1067] R.C. 121.22(F); *State ex rel. Patrick Bros v. Putnam Cty. Bd. of Commrs.*, 3d Dist. Putnam No. 12-13-05, 2014-Ohio-2717, ¶ 33-37.

[1068] These requirements notwithstanding, many courts have held that actions taken by a public body are not invalid simply because the body failed to adopt notice rules. These courts reason that the purpose of the law's invalidation section (R.C. 121.22(H)) is to invalidate actions taken when insufficient notice of the meeting was provided. *See Doran v. Northmont Bd. of Edn.*, 147 Ohio App.3d 268, 271 (2d Dist. 2002); *Hoops v. Jerusalem Twp. Bd. of Trustees*, 6th Dist. Lucas No. L-97-1240, 1998 Ohio App. LEXIS 1496 (Apr. 10, 1998); *Barbeck v. Twinsburg Twp.*, 73 Ohio App.3d 587 (9th Dist. 1992).

[1069] *Black v. Mecca Twp. Bd. of Trustees*, 91 Ohio App.3d 351, 356 (11th Dist. 1993); *Doran v. Northmont Bd. of Edn.*, 147 Ohio App.3d 268, 272 (2d Dist. 2002) ("If the board would establish a rule providing that it would notify these newspapers and direct the newspapers to publish this notice consistently, it would satisfy the first paragraph of R.C. 121.22(F).")

[1070] *Doran v. Northmont Bd. of Edn.*, 147 Ohio App.3d 268, 272 (2d Dist. 2002).

[1071] *Black v. Mecca Twp. Bd. of Trustees*, 91 Ohio App.3d 351, 356 (11th Dist. 1993) (chairman of zoning commission testified that he correctly reported to newspaper the meeting time but newspaper mispublished it); *Swickrath & Sons, Inc. v. Elida*, 3d Dist. Allen No. 1-03-46, 2003-Ohio-6288, ¶ 19 (no violation from newspaper's misprinting of meeting start time when village had three separate methods of providing notice of its meetings and village official made numerous phone calls to newspaper requesting correction).

[1072] *White v. Clinton Cty. Bd. of Commrs.*, 76 Ohio St.3d 416, 420 (1996); *State ex rel. Patrick Bros. v. Putnam Cty. Bd. of Commrs.*, 3d Dist. Putnam No. 12-13-05, 2014-Ohio-2717; *State ex rel. Ames v. Portage Cty. Board of Commrs.*, 165 Ohio St.3d 292, 2021-Ohio-2374, ¶ 23 (public body failed to keep full and accurate minutes when minutes referenced attachment that was not in the approved minutes or produced to requester); *but see State ex rel. Ames v. Portage Cty. Bd. Of Commrs.,* 11th Dist. Portage No. 2021-P-0118, 2022-Ohio-1012, ¶ 4 (public body prepared full and accurate minutes, even though minutes referenced a report that was attached as an exhibit, because the minutes never purported to attach the report as an exhibit or otherwise expressly incorporate the report).

[1073] *See generally State ex rel. Citizens for Open, Responsive & Accountable Govt. v. Register*, 116 Ohio St.3d 88, 2007-Ohio-5542, ¶ 27-29 (construing R.C. 121.22, 149.43, and 507.04 together, a township fiscal officer has a duty to maintain full and accurate minutes and records of the proceedings, as well as the accounts and transactions of the board of township trustees); *White v. Clinton Cty. Bd. of Commrs.*, 76 Ohio St.3d 416 (1996); *State ex rel. Long v. Cardington Village Council*, 92 Ohio St.3d 54 (2001); *State ex rel. Dunlap v. Violet Twp. Bd. of Trustees*, 5th Dist. Fairfield No. 12-CA-8, 2013-Ohio-2295, ¶ 9-11 (finding that, absent evidence as to any alleged missing details or discussions, meeting minutes providing the resolution number being voted on and noting that a vote was taken were not too generalized).

[1074] *White v. Clinton Cty. Bd. of Commrs.*, 76 Ohio St.3d 416, 419 (1996); *State ex rel. Long v. Cardington Village Council*, 92 Ohio St.3d 54,58 (2001).

[1075] *State ex rel. Long v. Cardington Village Council*, 92 Ohio St.3d 54, 58 (2001); *State ex rel. Patrick Bros. v. Putnam Cty. Bd. of Commrs.*, 3d Dist. Putnam No. 12-13-05, 2014-Ohio-2717, ¶ 33-37. *But see Shaffer v. W. Farmington*, 82 Ohio App.3d 579, 585 (11th Dist. 1992) (holding that minutes may not be conclusive evidence as to whether roll call vote was taken); *State ex rel. MORE Bratenahl v. Bratenahl*, 8th Dist. Cuyahoga No. 105281, 2018-Ohio-497, ¶ 25 ("[T]he meeting minutes in question, along with the transcripts of the subsequent Bratenahl Council meetings, provide an accurate and adequate record[.]"), *rev'd on other grounds,* 157 Ohio St.3d 309, 2019-Ohio-3233.

[1076] R.C. 121.22(C).

[1077] *Piekutowski v. S. Cent. Ohio Edn. Serv. Ctr. Governing Bd.*, 161 Ohio App.3d 372, 380, 2005-Ohio-2868 (4th Dist.).

[1078] R.C. 121.22(C); *see also White v. Clinton Cty. Bd. of Commrs.*, 76 Ohio St.3d 416 (1996); *State ex rel. Fairfield Leader v. Ricketts*, 56 Ohio St.3d 97 (1990) (because the members of a public body had met as a majority group, R.C. 121.22 applied, and meetings minutes were therefore required); *State ex rel. Long v. Cardington Village Council*, 92 Ohio St.3d 54, 57 (2001) (audiotapes that are later erased do not meet requirement to maintain minutes).

[1079] *State ex rel. Young v. Lebanon City School Dist. Bd. of Edn.*, 12th Dist. Warren No. CA2012-02-013, 2013-Ohio-1111, ¶ 33 (reading R.C. 121.22 in pari materia with R.C. 3313.26, school board failed to "promptly" prepare minutes where it was three months behind in approving minutes and did not approve minutes at the next respective meeting).

[1080] R.C. 121.22(C).

[1081] *State ex rel. Doe v. Register*, 12th Dist. Clermont No. CA2008-08-081, 2009-Ohio-2448, ¶ 28.

[1082] *State ex rel. Verhovec v. Marietta*, 4th Dist. Washington No. 12CA32, 2013-Ohio-5415, ¶ 19-30.

[1083] In *State ex rel. Long v. Cardington Village Council*, 92 Ohio St.3d 54, 57 (2001), the Supreme Court found meritless the council's contention that audiotapes complied with Open Meetings Act requirements because they were not treated as official minutes, e.g., council approved written minutes, did not tape all meetings, and voted to erase tapes after written minutes had been approved.

[1084] 2008 Ohio Atty.Gen.Ops. No. 019 (opining that an audio tape recording of a meeting that is created for the purpose of taking notes to create an accurate record of the meeting is a public record for purposes of R.C. 149.43, that the audio tape recording must be made available for public inspection and copying, and retained in accordance with the terms of the records retention schedule for such a record).

[1085] "Emergency" is defined as "any period during which the congress of the United States or a chief executive has declared or proclaimed that an emergency exists." R.C. 5502.21 (F). "Chief executive" is defined as "the president of the United States, the governor of this state, the board of

county commissioners of any county, the board of township trustees of any township, or the mayor or city manager of any municipal corporation within this state." R.C. 5502.21(C).
[1086] R.C. 5502.24(B).
[1087] 2009 Ohio Atty.Gen.Ops. No. 034; R.C. 5502.24(B).
[1088] Ohio Constitution, Article XVIII, Sections 3, 7; *see also State ex rel. Inskeep v. Staten*, 74 Ohio St.3d 676 (1996); *State ex rel. Fenley v. Kyger*, 72 Ohio St.3d 164 (1995); *State ex rel. Fairfield Leader v. Ricketts*, 56 Ohio St.3d 97 (1990); *State ex rel. Craft v. Schisler*, 40 Ohio St.3d 149 (1988); *Fox v. Lakewood*, 39 Ohio St.3d 19 (1988).
[1089] *State ex rel. Plain Dealer Publishing Co. v. Barnes*, 38 Ohio St.3d 165, 168 (1988) (finding it unnecessary to decide the applicability of the Open Meetings Act because the charter language expressly provided for open meetings and encompassed the meeting at issue); *Hills & Dales, Inc. v. Wooster*, 4 Ohio App.3d 240, 242-43 (9th Dist. 1982) (finding a charter municipality need not comply with the Open Meetings Act; there is "nothing in the Wooster Charter which mandates that all meetings of the city council and/or the city planning commission must be open to the public").
[1090] *State ex rel. Lightfield v. Indian Hill*, 69 Ohio St.3d 441, 442 (1994) ("In matters of local self-government, if a portion of a municipal charter expressly conflicts with a parallel state law, the charter provisions will prevail."); *Kanter v. Cleveland Heights*, 8th Dist. Cuyahoga No. 104375, 2017-Ohio-1038 (holding that the city council did not have to follow the mandates of the Open Meetings Act when its charter permitted it to maintain its own rules, and those rules distinguished council meetings from special meetings, and made recording minutes of council meetings discretionary); *Kujvila v. Newton Falls*, 11th Dist. Trumbull No. 2016-T-0010, 2017-Ohio-7957, ¶ 32-35.
[1091] *State ex rel. Bond v. Montgomery*, 63 Ohio App.3d 728, 736 (1st Dist. 1989); *Johnson v. Kindig*, 9th Dist. Wayne No. 00CA0095, 2001 Ohio App. LEXIS 3569, **8-9 (Aug. 15, 2001) (when charter explicitly states that all meetings shall be public and contains no explicit exemptions, charter's reference to Open Meetings Act is insufficient to allow for executive sessions).
[1092] *State ex rel. Inskeep v. Staten*, 74 Ohio St.3d 676 (1996); *State ex rel. Plain Dealer Publishing Co. v. Barnes*, 38 Ohio St.3d 165 (1998); *see also State ex rel. Gannett Satellite Information Network, Inc. v. Cincinnati City Council*, 137 Ohio App.3d 589, 592 (1st Dist. 2001) (when a city charter mandates all meetings be open, rules of council cannot supersede this mandate).

APPENDIX C

Ohio Attorney General Opinions Interpreting Ohio's Open Meetings Act

The following are summaries of selected Opinions of the Ohio Attorney General that have addressed or interpreted the Ohio Open Meetings Act. Be aware that the validity of any one opinion may have been affected by a subsequent court opinion or statutory change. The full text of these opinions can be found at https://www.ohioattorneygeneral.gov/About-AG/Service-Divisions/Opinions.[i]

2012-032

The Ohio Vendors Representative Committee is a public body subject to the requirements of R.C. 121.22. A subcommittee of the Committee is a public body subject to the requirements of R.C. 121.22 when the subcommittee provides advice and recommendations to the Committee.

2012-022

To hold an executive session pursuant to R.C. 121.22(G)(1), a person must, in the motion and vote to hold that executive session, state which one or more of the approved purposes listed in R.C. 121.22(G)(1) are the purposes for which the executive session is to be held. This requirement is not satisfied if the motion and vote state, without further explanation, that the session is to discuss a "personnel matter."

Any vote or action by a county children services board officially placing its executive director on administrative leave is a formal action under R.C. 121.22(H) that must occur in a meeting open to the public. The failure to comply with this requirement renders the vote or action invalid.

2011-038

A public body that is subject to the requirements of the Open Meetings Act may not vote in an open meeting by secret ballot. R.C. 121.22 is intended to ensure openness and accountability in government. Voting by secret ballot is inconsistent with the purpose of the open meetings law and denies the people their right to view and evaluate the workings of their government. A meeting is not "open" to the public where members of a public body vote by way of secret ballot. (1980 Ohio Op. Att'y Gen. No. 083 (syllabus, paragraph 4), overruled).

APPENDIX C

2009-034

During a declared emergency, R.C. 5502.24(B) provides a limited exception to fulfilling the requirements of the Open Meetings Act. A public body may meet at an alternative location, and exercise their powers and functions "in the light of the exigencies of the emergency without regard to or compliance with time-consuming procedures and formalities prescribed by law pertaining thereto." However, this is not an exception to the "in person" meeting requirement of R.C. 121.22(C) and does not permit the public body to meet by teleconference.

2008-003

Depending on the manner in which it is formed and operated, a non-profit corporation formed under R.C. 183.061 might be subject to the public records law in R.C. 149.43, the open meetings law in R.C. 121.22, or particular contracting controls governing state agencies.

2007-019

A board of township trustees has authority to enforce its own rules as to how to maintain order at, approve the minutes of, and provide and distribute a written agenda for its regular meetings.

2000-035

Public hearings conducted by a township board of zoning appeals to consider the matters described in R.C. 519.14(A)-(C) are not "meetings" for purposes of R.C. 121.22, but rather, are quasi-judicial proceedings. (1985 Ohio Op. Att'y. Gen. No. 044 (syllabus, paragraph two, overruled); followed by *Groff-Knight v. Bd. of Zoning Appeals of Liberty Twp.*, 5th Dist. No. 03CAH08042, 2004 Ohio App. LEXIS 2856 (June 14, 2004).

1996-046

The health care quality advisory council created by R.C. 4121.442 is without authority to permit a member who is appointed by the Governor to designate an alternate to vote on such member's behalf at council meetings.

Pursuant to R.C. 121.05, the Administrator of Workers' Compensation may designate his assistant or a deputy to serve in his place as a member and chairman of the health care quality advisory council.

APPENDIX C

1996-010

Absent adoption of a rule by a county board of mental retardation and developmental disabilities specifying the day on which its annual organizational meeting is to be held, the board's annual organizational meeting is not one of the regularly scheduled meetings for purposes of the removal provision of R.C. 5126.04.

1995-030

A district advisory council, established pursuant to R.C. 3709.03 has inherent authority to call special meetings of the council by acting through the concurrence of a majority of its members with respect to a particular meeting or by promulgating a procedural rule authorizing specified officers or members of the council to call special meetings; the board of health of a general health district and the state director of health, as expressly provided in R.C. 3709.03, are the only other public authorities with power to call a special meeting of the district advisory council.

1995-001

A PASSPORT administrative agency that is operated by a private not-for-profit agency pursuant to Ohio Admin. Code 5101:3-31-03(A)(1) is a public office as defined at R.C. 149.011(A) for purposes of the public records law and a public body as defined at R.C. 121.22 for purposes of the open meetings law.

1994-096

A committee of private citizens and various public officers or employees that is established by the board of health of a general health district for the purpose of advising the board on matters pertaining to the administration of a state or federal grant program is a public body; where the establishment of the committee is not required or authorized by the terms of the grant or any action of the general health district board, such committee is not a public body.

1994-014

The panel created by the Erie County Court of Common Pleas in Local Rule 17.08(F) for the purpose of making recommendations to that Court on the reasonableness of requests for attorney fees for the representation of indigent clients is not subject to the open meeting requirements of R.C. 121.22.

1993-033

Pursuant to R.C. 5715.07, all documents relating to the assessment of real property that are in the office of a county board of revision or in the official custody or possession of the board of revision are required to be open to public inspection.

1993-012

The Industrial Commission is a "public body," as defined in R.C. 121.22(B)(1), and is, therefore, subject to the open meeting requirements of R.C. 121.22. R.C. 4121.36 provides that orders, rules, memoranda, and decisions of the Industrial Commission with respect to hearings conducted under R.C. 4121.36 may be adopted either in a meeting of the Commission or "by circulation to individual commissioners," and thereby establishes an exception to the requirement of R.C. 121.22 that the Industrial Commission adopt all resolutions, rules, or formal actions in an open meeting.

1992-078

The board of directors of a county agricultural society is a public body subject to the open meeting requirements of R.C. 121.22.

1992-077

An advisory committee legislatively created by a board of county commissioners to make recommendations to the board on matters relating to a proposed county jail is a public body subject to the provisions of R.C. 121.22.

1992-065

A housing advisory board created by a county under R.C. 176.01 is a public body for purposes of R.C. 121.22.

1992-032

A board of township trustees must conduct its open meetings in a public meeting place, as determined in its fair and impartial discretion; board of township trustees may not conduct an executive session from which the public is excluded in order to deliberate about a proposed zoning change, even if the board ultimately votes on that matter in an open meeting, unless the deliberations were solely for the purpose of discussing one or more of the six subject areas listed in R.C. 121.22(G).

APPENDIX C

1990-028

Unless a statutory or constitutional provision expressly grants a specific officer of a public body the power to make the decision to call a meeting of such body, the power to make the decision is vested in the body itself and not inherently in an individual officer; the decision that a meeting is necessary requires a concurrence of a majority of the body; pursuant to R.C. 5715.09, the secretary of the board of revision has the power to call a meeting of the board as necessary.

1988-087

A board of township trustees has authority to adopt reasonable rules for the conduct of its meetings; such rules may not prohibit audio and video recording of township proceedings, but may regulate such recording to promote the orderly transaction of business without unreasonably interfering with the rights of those present.

1988-029

The Public Utilities Commission Nominating Council is a public body as defined in R.C. 121.22.

1988-003

The word "property," as used in R.C. 121.22(G)(2), means real and personal property, which includes both tangible and intangible property; the PERS may discuss in executive session the purchase or sale of tangible or intangible property authorized under R.C. 145.11, including but not limited to, such items as bonds, notes, stocks, shares, securities, commercial paper, and debt or equity interests.

1985-046

In its development of amendments to the state health plan, the Statewide Health Coordinating Council (SHCC) must, pursuant to R.C. 3702.56(C), follow the procedures set forth in R.C. 119.03(A), (B), (C) and (H), with the exception of requirements imposed pursuant to R.C. 121.24 or 127.18, but need not comply with 119.03(D), (E), (F), (G) and (I); in particular, the SHCC must follow the public notice and hearing procedures of R.C. 119.03(A) and (C) and must file proposals with the Secretary of State, the Director of the Legislative Service Commission, and the Joint Committee on Agency Rule Review under R.C. 119.03(B) and (H); but proposed amendments to the state health plan are not subject to invalidation by the General Assembly pursuant to R.C. 119.03(I).

APPENDIX C

1985-044

A township board of zoning appeals is a public body for purposes of R.C. 121.22; a township board of zoning appeals may not conduct, in an executive session, deliberations concerning a zoning appeal heard pursuant to R.C. 519.14(A) or (B). (Syllabus, paragraph two, overruled by 2000 Ohio Op. Att'y Gen. No. 035).

1982-081

A soldiers' relief commission established pursuant to R.C. 5901.02 is a public body for the purposes of R.C. 121.22.

1981-005

Because the superintendent's offices are, pursuant to R.C. 3319.19, to be used by the county board of education when it is in session, and because the board's meetings are required by R.C. 121.22 to be open to the public, the duty of the board of county commissioners to provide and equip offices includes the duty to provide some type of conference facility.

1980-083

A county central committee of a political party is a public body and its members are public officials for purposes of R.C. 121.22; convening the committee pursuant to R.C. 305.02 is a meeting as defined by R.C. 121.22(B)(2), even when the number of members present is fewer than the majority of the total membership; the committee may discuss appointment of a person pursuant to its duties under R.C. 305.02 in executive session under R.C. 121.22(G), however, final voting on such appointment must be held in a public meeting; convening the committee for conducting purely internal party affairs unrelated to the committee's duties of making appointments to vacant public offices is not a meeting as defined by R.C. 121.22(B)(2). (Syllabus, paragraph four, overruled by 2011 Ohio Op. Att'y Gen. No. 038).

1979-110

The Safety Codes Committee, created by resolution of the Industrial Commission for the purpose of reviewing safety code requirements and drafting revisions for consideration by the Industrial Commission, is not a public body for the purposes of R.C. 121.22.

APPENDIX C

1979-061

The governing board of a community improvement corporation, organized in the manner provided in R.C. 1702.04 and R.C. 1724.01 to R.C. 1724.09, inclusive, does not constitute a public body for the purposes of R.C. 121.22 unless it has been designated an agency of a county, municipal corporation, or any combination thereof, pursuant to R.C. 1724.10.

1978-059

The Internal Security Committee, established by the Industrial Commission and the Bureau of Workers' Compensation pursuant to R.C. 4121.22(D), is a public body for purposes of R.C. 121.22.

1977-075

Pursuant to R.C. 4112.05(B), the Ohio Civil Rights Commission may not reveal the final terms of conciliation, written or unwritten, to members of the general public who are not parties to the matters conciliated.

Notes:

[i] When searching the full text of these opinions on the Attorney General's website, use the numbers found in bold above each body of text. If using another search method (such as LexisNexis or Westlaw), the citation format will be different. For example, to locate the first opinion listed on this page, the format would be – 2012 Ohio Op. Att'y Gen. No. 2012-032.

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

35970 Center Ridge Road, North Ridgeville, Ohio 44039
Location address

07-00-021-102-040
Parcel number

B3 - Highway Commercial District
Current zoning

Change of use from Auto Repair Shop (S-1) to Mercantile Retail Store (M)
Proposed project

APPLICANT/AGENT INFORMATION

Khalil Ewais/Pioneer Engineering
Name/Company

3490 west 46th Street, Cleveland, Ohio 44102
Applicant address

(216) 760-4074
Applicant phone

Kewais01@gmail.com
Applicant email

PROPERTY OWNER INFORMATION

Luai K. Abuasi
Name/Company

35970 Center Ridge Rd., North Ridgeville, Ohio 44039
Property owner address

(216) 860-2588
Property owner phone

Louie_asi45@yahoo.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Khalil Ewais
Applicant signature

Luai
Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION
	PPZ2024-0244	JAN 17 2024	
	Planning Fee Paid	Engineering Fee Paid	
	150.00 cash	✓#1125.00 # 232	

CITY OF NORTH Ridgeville EST 1810

Planning Review

January 22, 2024

Project:	Convenient Food Mart
Location:	35970 Center Ridge Road
PPNs:	07-00-021-102-040
District:	B-3 Highway Commercial District

Project Summary:

The proposal consists of making building and site improvements to this existing commercial property at the northeast corner of Center Ridge and Avon Belden Roads. The proposed use is grocery/retail, which is permitted in the B-3 Highway Commercial District. Surrounding property on the northeast and southeast corners of the intersection are also zoned B-3 and the properties at the northwest and southwest corners are zoned B-2 Central Business District.

Previously the building was used for auto service. The 1,232 square foot building will be renovated to accommodate the food mart. The overhead doors on the west façade will be replaced with an entrance and windows with brick below to match the existing masonry. On the south façade, one man door will be removed and infilled with brick, another door will be replaced. Existing windows will be replaced and brick extended. Existing siding will be repainted.

Site improvements include a new 6-foot-wide walk around much of the building, a new curbed asphalt parking lot, a new wood dumpster enclosure and landscaping. The existing dilapidated wood fence will be removed. The zoning code requires 10 feet of open space along each road frontage which is provided. Code requires 1 parking space per 200 square feet of gross floor area for grocery stores, which would be 7 spaces, and 8 are provided. The existing curb cut onto Avon Belden will be reused which is full access. No additional curb cuts are proposed or warranted.

The applicant proposes to install a sign on the brick wall extension above the roof. The current sign code does not allow for roof mounted signs; therefore, the applicant will need to seek a variance from the BZBA.

Comments & Recommendations:

- Provide information regarding any new lighting. All building lights should be full cut off unless decorative in nature.
- Ornamental landscaping along the road frontages is encouraged; however the plant selections should be carefully considered to not create obstacles to visibility. Heavy use of ornamental grasses may eventually choke out other plant materials. Seasonal color would be ideal.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Change of use from Auto Repair Shop to Mercantile Retail Store	
Proposed project	
35970 Center Ridge Rd	07-00-021-102-040
Location	Parcel number
February 13, 2024	February 1, 2024
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

No comment.

SUBMITTED BY

Guy M. Fursdon	Chief Building Official
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Change of use from Auto Repair Shop to Mercantile Retail Store

Proposed project

35970 Center Ridge Rd	07-00-021-102-040
Location	Parcel number
February 13, 2024	February 1, 2024
Meeting date	Comments due

RECOMMENDATIONS

Type

Please contact Asst. Chief Mike Uhnak of the North Ridgeville Fire Department to discuss the following code requirements of the Ohio Fire Code and Ch. 16 Fire Prevention of the Codified Ordinance of North Ridgeville.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

1- OFC Rule 5 Fire Service Features-
   Section 506: Fire Department Lock Box.
   Section 503: Fire Access Roads.
   Section 507: Fire Protection Water Supply
2- OFC Rule 33 Fire Safety During Construction
3- NFPA 241 Standards for Safeguarding Construction Operations.
4- Chapter 16 Fire Prevention NR Ordinance.
   1640.01: Fire Hydrants

Respectfully

Asst. Chief Mike Uhnak

comments here. Attach additional sheets as necessary.

SUBMITTED BY

	Choose an item.
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative

officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date:	January 29, 2024
Project:	35970 Center Ridge Road
Applicant:	Khalil Ewais, Pioneer Engineering
Zoning:	B-3 Highway Commercial District
In Attendance:	Mayor Kevin Corcoran Kim Lieber, Planning and Development Director Guy Fursdon, Chief Building Official John Reese, Fire Chief Toni Morgan, Assistant Law Director Eric Brown, Civil Engineer Luai Abuasi, property owner Khalil Ewais, Pioneer Engineering

Project Introduction

- Khalil said the vacant building and site at the northeast corner of Center Ridge Road and Avon Belden would be repurposed from auto repair to retail use. There is a possibility of a food/restaurant tenant going into the space, which may cause interior and exterior changes to suit their needs.
- Building changes include replacing overhead doors with insulated glass windows in a brown storefront system with brick below. A door on the south façade would be removed and infilled with brick. Site changes involve an asphalt overlay of the parking lot, sidewalk around the building, landscaping and a dumpster enclosure. The current fence should be removed as soon as this week.

Staff Comments

- Kim said the site had significant challenges due to the small size, since frontage was lost to the Center Ridge widening project. There is not much area to have parking which would be compliant with space and aisle requirements. She asked about a truck turn exhibit. Khalil said the truck turn showed the site could accommodate a front end loader which would pick up the trash. The site would not accommodate a fire engine. John confirmed that they would shut down the road if there was a fire in the building rather than try to enter the site.
- Kim asked about site or building lighting. Khalil said no new site lighting was proposed. Instead they will reuse the existing building fluorescent lighting. Guy mentioned any lighting the Planning Commission will want to be aimed down.
- Kim shared Engineering comments that it would be preferable to reduce the impervious surface by 20% or otherwise install stormwater quality measures. Khalil thought storm water quality could be added along the north property line which is suited to the natural flow of drainage.
- Kim said she thought the proposed amount of grasses in the front landscaping beds may take over the space, Khalil said that it looked like more than it would be on the site. John said any tree planted on Avon Belden frontage should not block visibility of Fire. The Japanese lilac might be too dense. Khalil said arborvitae would be used between the site and McDonald's for screening. Kim said plant materials may need to change to accommodate Engineering requirements.
- Khalil said they would like to reuse the roof sign. Kim said a variance would be required under the current sign code. Once a sign package is prepared, application to BZBA could be made.

Next Steps

- The applicant will submit 10 sets of any revised plan sheets by February 2 for the Planning Commission meeting on February 13.

Planning Commission
APPLICANT GUIDE

COMMISSION AUTHORITY
The Planning Commission is a five member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

APPLICATIONS
Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES
See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

SUBMITTAL REQUIREMENTS
For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

NOTICE AND APPEARANCE
The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION
Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.

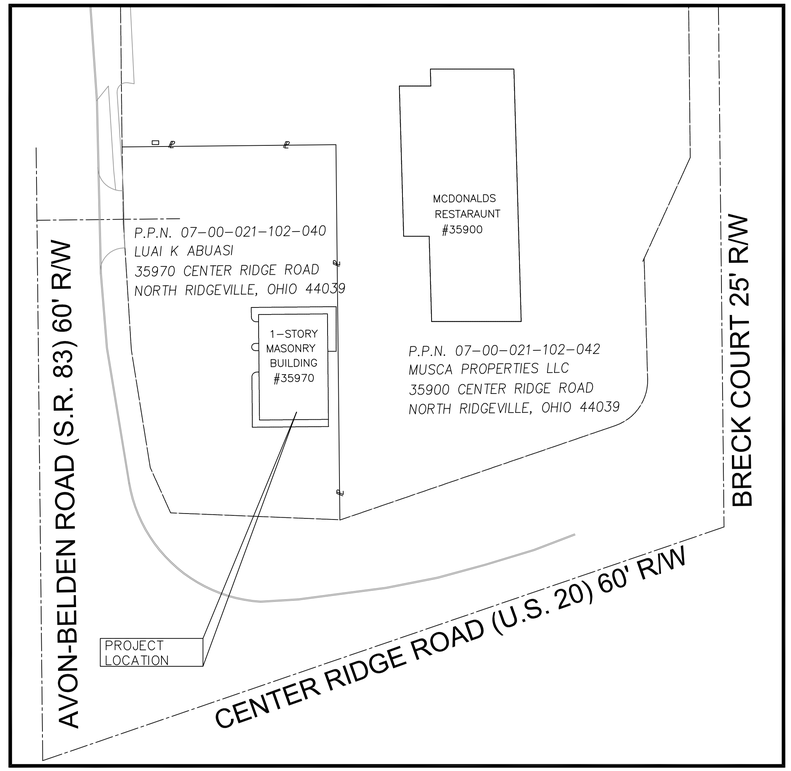
P.P.N. 07-00-021-102-040

35970 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

PROPOSED CONVENNIENT FOOD MART

DRAWING INDEX

T-1 TITLE SHEET
C-1 EXISTING SITE PLAN & PARKING LOT PLAN
C-2 LANDSCAPE PLAN
A-1 EXISTING DEMOLITION & PROPOSED FLOOR PLAN
A-2 BUILDING ELEVATIONS
A-3 BUILDING ELEVATIONS & WALL SECTIONS
A-4 WINDOW & DOOR SCHEDULES
A-5 MISCELLANEOUS DETAILS



LOCATION MAP
SCALE: 1"=30'

O.B.C. REVIEW - 2017 CODE

1- EXISTING USE GROUP:
S-1 - AUTO REPAIR

2- PROPOSED USE GROUP:
M - MERCANTILE (RETAIL STORE)

3- CONSTRUCTION CLASSIFICATION:
IIIB

4- BUILDING AREA
CONVENIENCE STORE: 1,232 Sq. Ft. (Gross)

5- DESIGN LOADS:
FLOOR LIVE LOAD = 100 PSF
WIND LIVE LOAD = 20 PSF
SNOW LOAD = 30 PSF

6- OCCUPANT LOAD:
RETAIL AREA - 18 PERSONS TOTAL

7- LOT COVERAGE:
(1,232 + 225)/12,932) X 100 = 11.3%

SCOPE OF WORK

CONVERSION OF EXISTING MECHANIC SHOP TO A RETAIL FOOD MART.
WORK INCLUDES NEW STORFRONT, TILING, PAINTING, PARKING LOT REHABILITATION.

PROJECT No. _____
CONTRACT No. _____
DATE OF LETTING _____
DATE OF COMPLETION _____
CONSTRUCTED BY _____

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764(TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

PLANS PREPARED BY:

PIONEER ENGINEERING
3490 West 46th Street
Cleveland, Ohio 44102
Phone: (216) 760-4074
Email:kewais01@gmail.com

ENGINEERS SEAL:
FOR ENTIRE PLAN

STATE OF OHIO
KHALIL M. EWAIS
E-72636
REGISTERED PROFESSIONAL ENGINEER

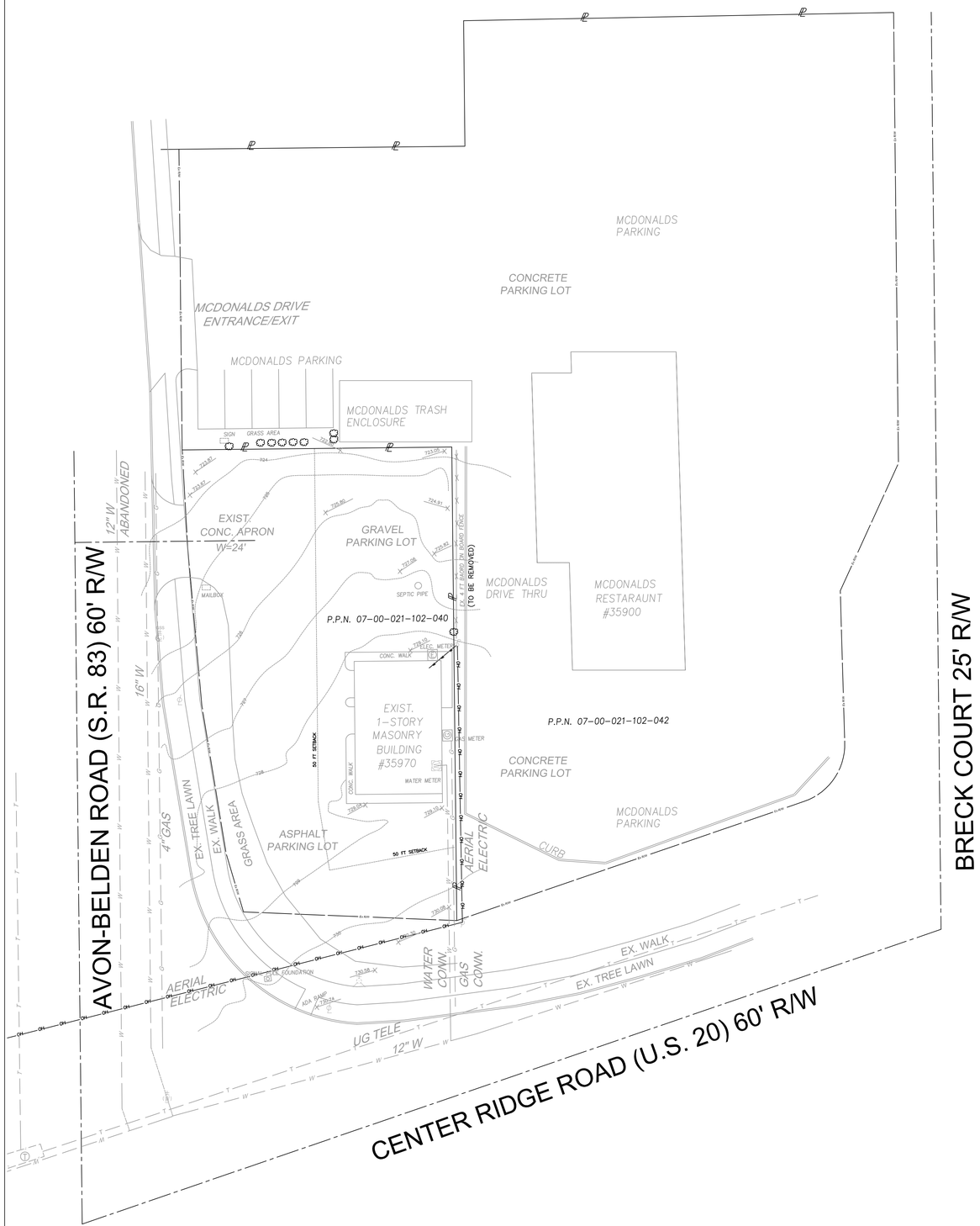
Signed: _____
Date: _____

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 11/28/23

TITLE SHEET

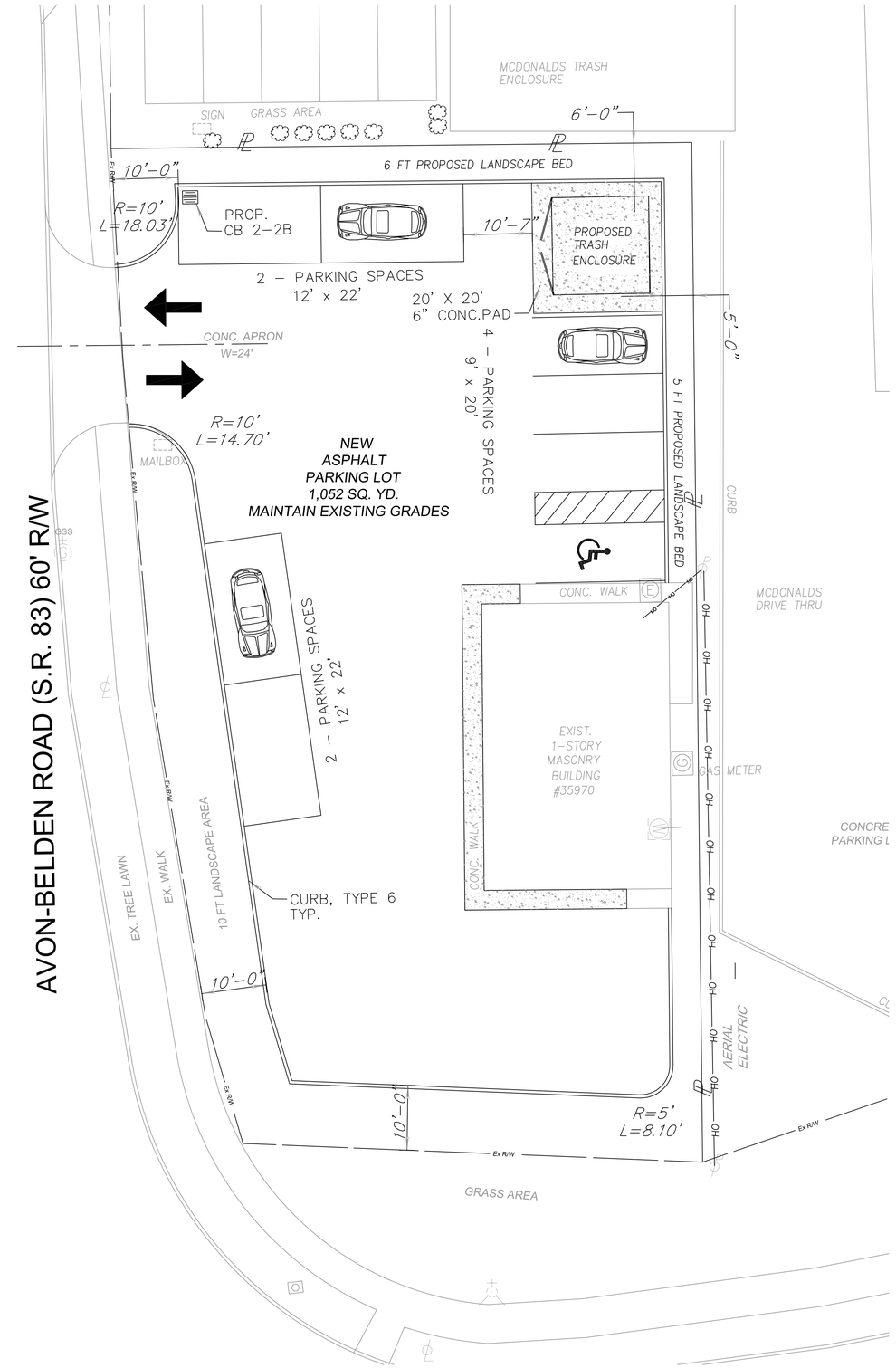
REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

T-1



EXISTING SITE PLAN

SCALE: 1" = 20'



PARKING LOT PLAN

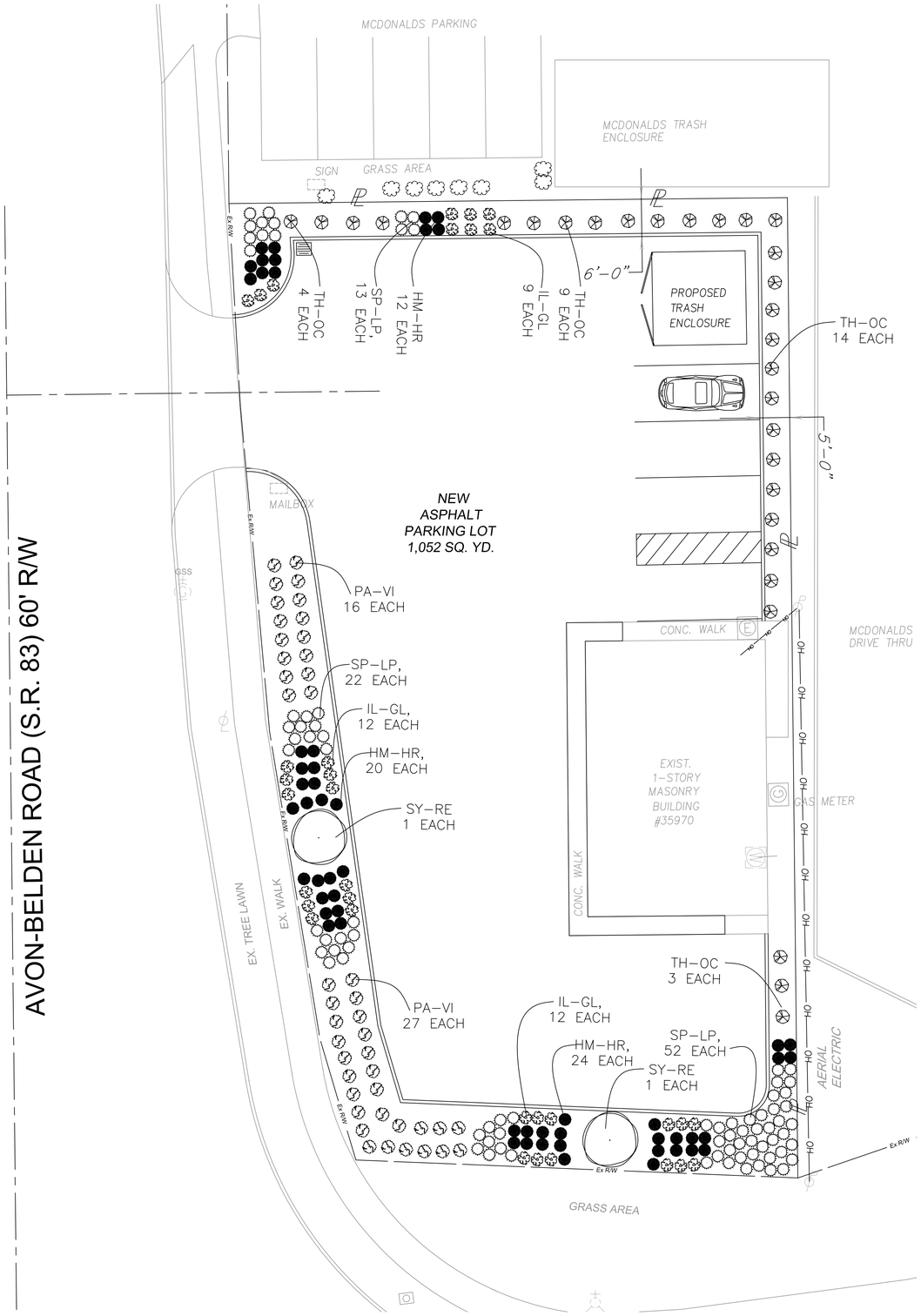
SCALE: 1" = 10'

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 11/28/23

EXISTING SITE PLAN & PARKING LOT PLAN

REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

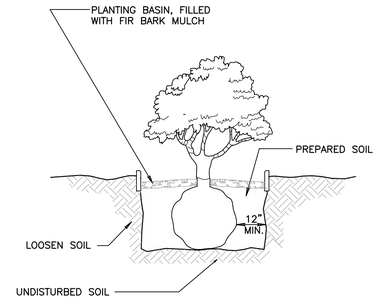
C-1



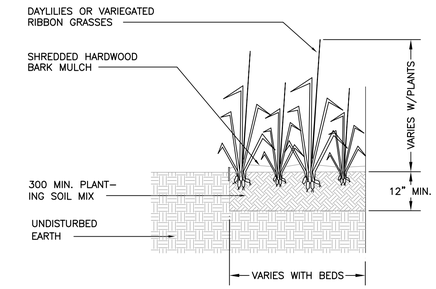
AVON-BELDEN ROAD (S.R. 83) 60' R/W

LANDSCAPE PLAN

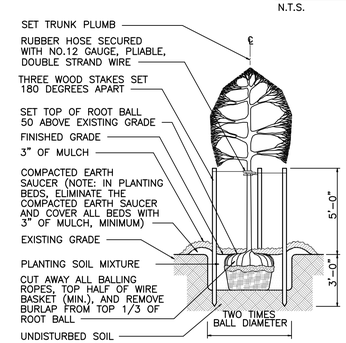
SCALE: 1" = 10'



SHRUB PLANTING
N.T.S.



PERENNIAL BED PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL

PLANTING SCHEDULE

ABBREV	COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE HEIGHT	QTY.	SPACING
ZE SE	ZELKOVA SERRATA "SCHMIDTLOW"	WIRELESS JAPANESE ZELKOVA	2-½" CAL.	24'	0	AS SHOWN ON PLAN
SY RE	JAPANESE TREE LILAC	SYRINGA RETICULATA, IVORY SILK	2-½" CAL.	24'	2	AS SHOWN ON PLAN
HM HR	HAPPY RETURNS DAYLILY	HEMEROCALLIS	#2 CONT.	24"	16	24" O.C.
SP LP	LITTLE PRINCESS SPIRAEA	SPIRAEA JAP.	18" CONT.	24"	16	24" O.C.
IL GL	ILEX GLABRA "DENSA"	COMPACT INKBERRY	24" CONT.	24" - 36"	20	36" O.C.
PA VI	HEAVY METAL BLUE SWITCH GRASS	PANICUM VIRGATUM	24" CONT.	29" - 35"	0	36" O.C.
TH OC	EMERALD ARBORVITAE	THUGA OCCIDENTALIS	24" CONT.	7'	26	60" O.C.

NOTE: ALL PLANTING BEDS TO BE FILLED WITH 6" TOPSOIL & 3" SHREDDED CYPRESS OR CEDAR MULCH

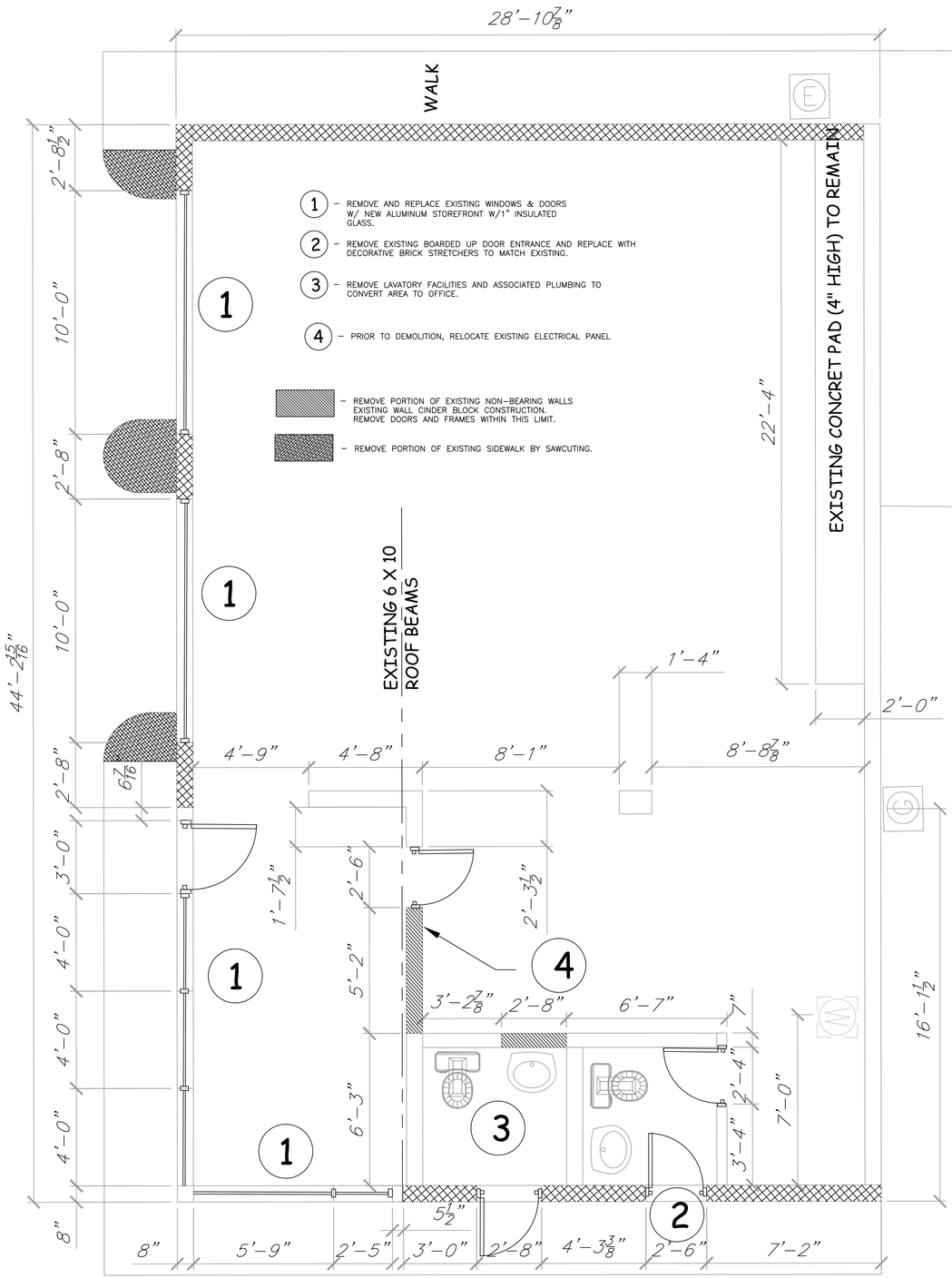
- 4" TOPSOIL & GRASS
- AMERICAN ARBORVITAE, TH-OC
- COMPACT INKBERRY SHRUB, IL-GL
- HEAVY METAL SWITCH GRASS, PA-VI
- LITTLE PRINCESS, SP-LP
- HAPPY RETURNS DAYLILY, HM-HR
- SYRINGA RETICULATA, SY-RE
- ZELKOVA SERRATA, ZE-SE

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 11/28/23

LANDSCAPING PLAN

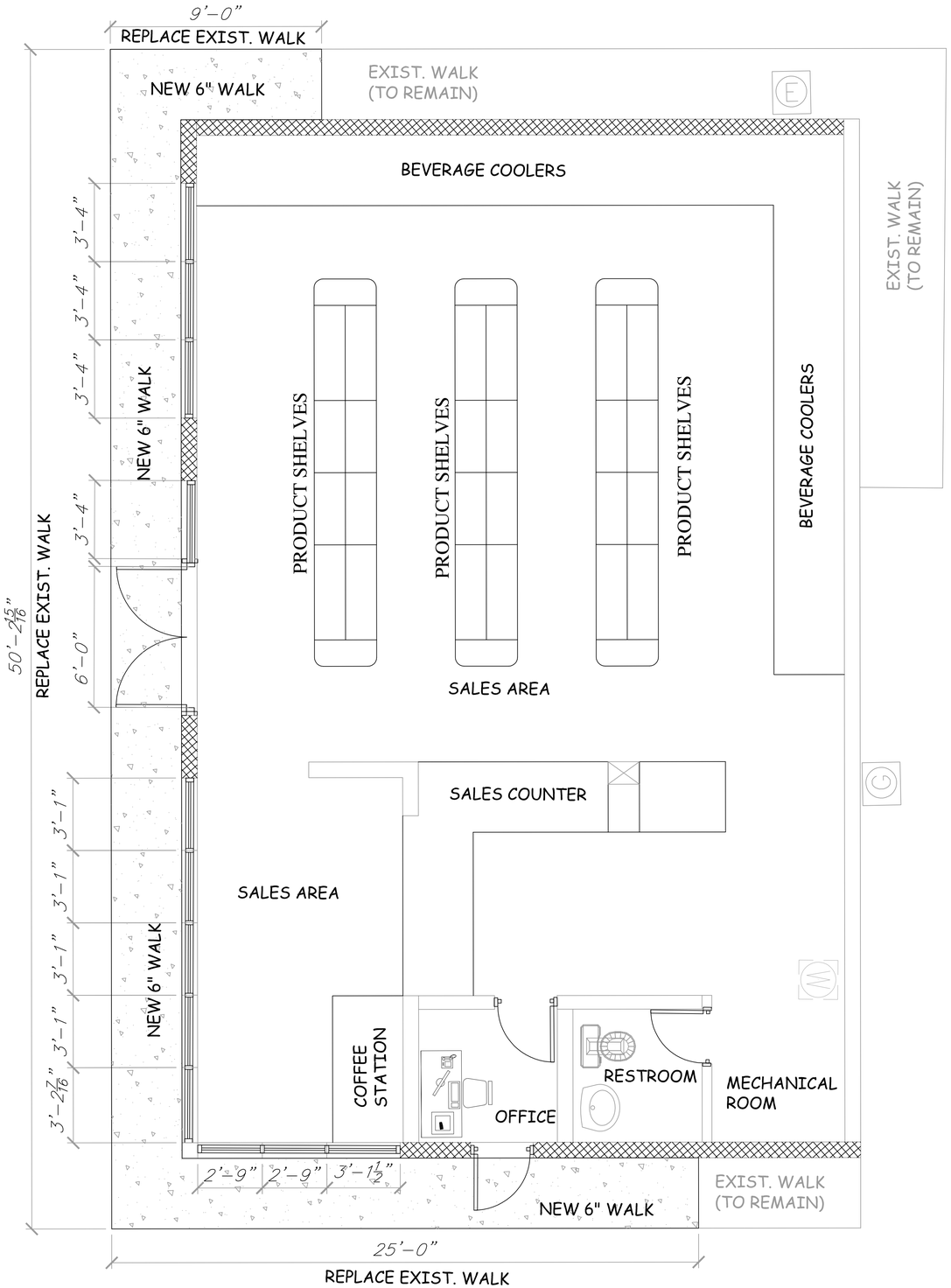
REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

C-2



EXISTING/DEMOLITION FLOOR PLAN

SCALE: 3/8"= 1'-0"



PROPOSED FLOOR PLAN

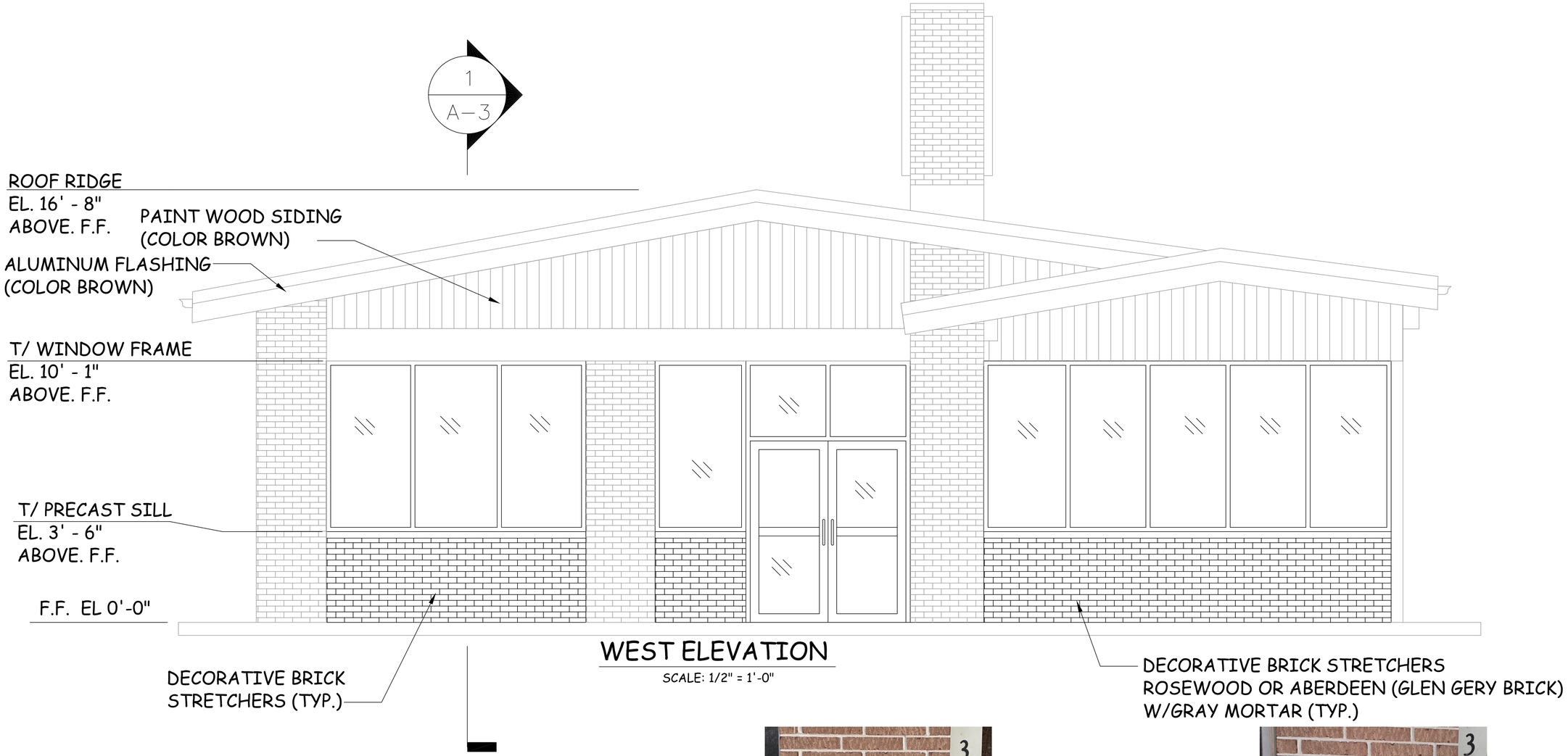
SCALE: 3/8"= 1'-0"

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 12/3/23

EXISTING DEMOLITION & PROPOSED FLOOR PLANS

REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

A-1



WEST ELEVATION

SCALE: 1/2" = 1'-0"

PROPOSED BRICK (ABERDEEN) &
WINDOW FRAME (BROWN)

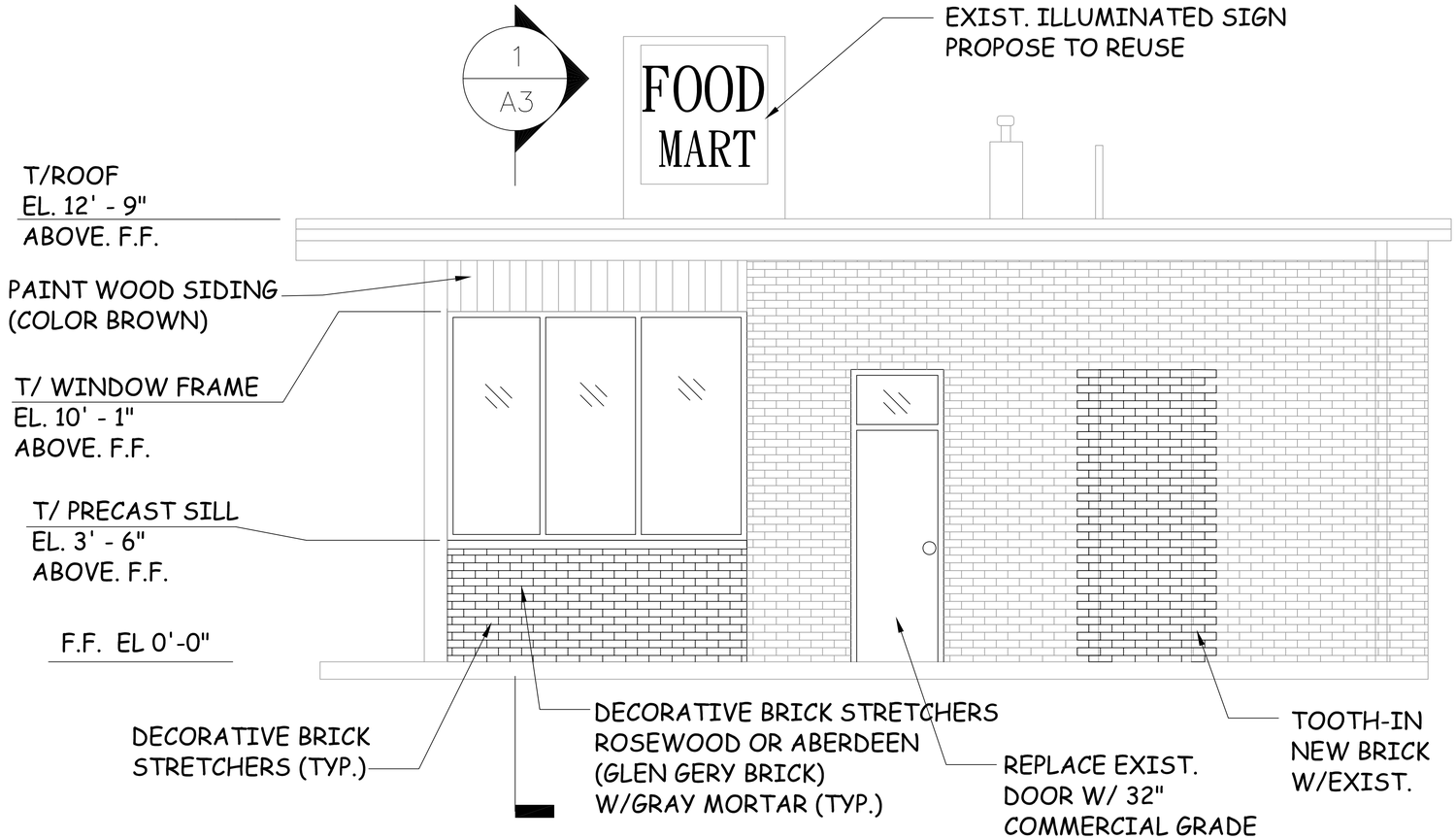
PROPOSED BRICK (ROSEWOOD) &
WINDOW FRAME (BROWN)

BUILDING ELEVATIONS

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 10/17/16

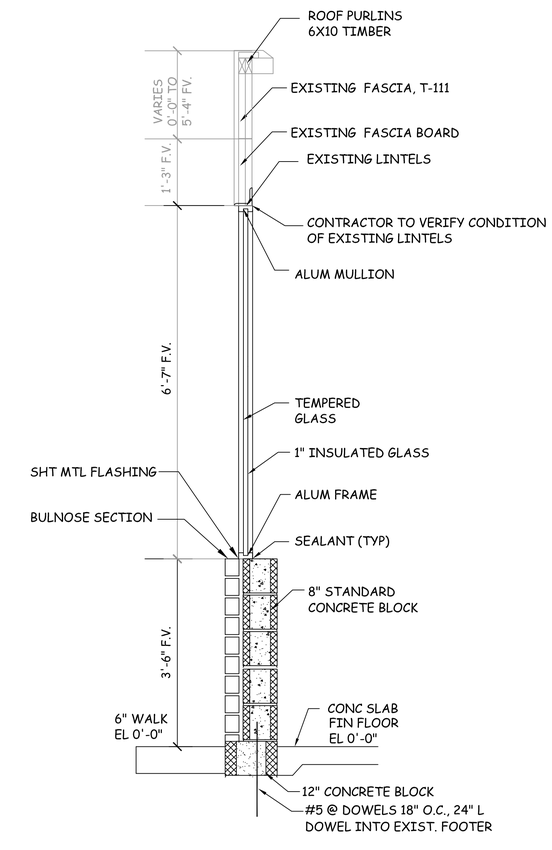
REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

A-2



SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



SECTION 1 SHEETS "A-2" & "A-3"

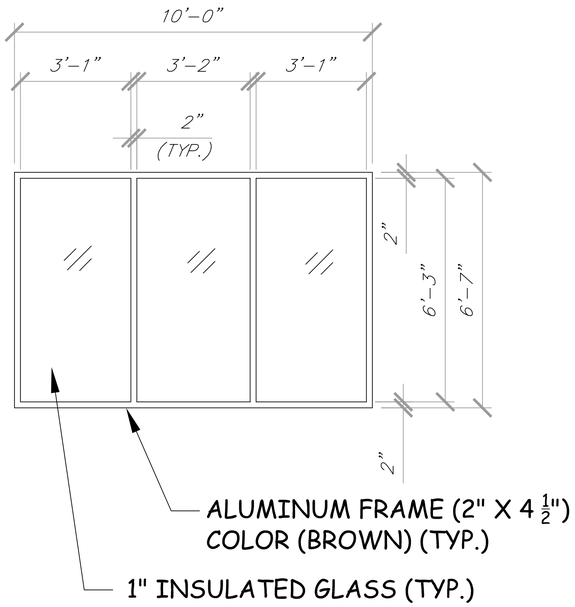
SCALE: 3/4" = 1'-0"

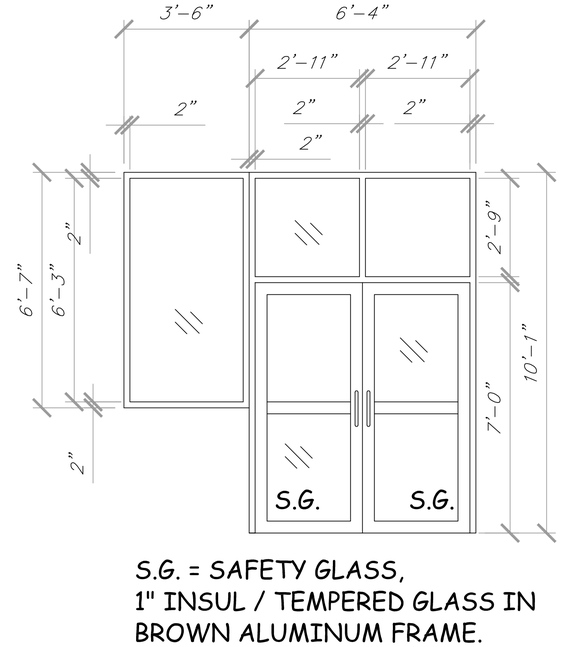
DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 10/17/16

BUILDING ELEVATIONS & WALL SECTIONS

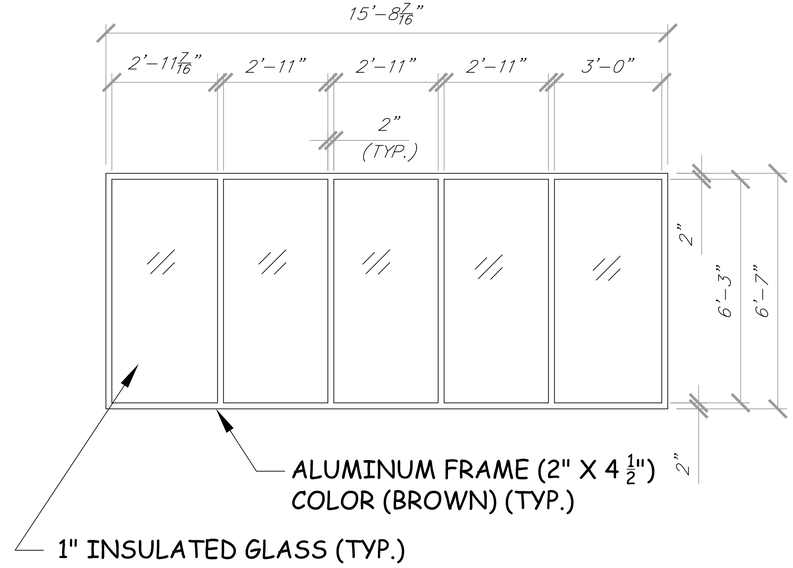
REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

A-3





S.G. = SAFETY GLASS,
1" INSUL / TEMPERED GLASS IN
BROWN ALUMINUM FRAME.

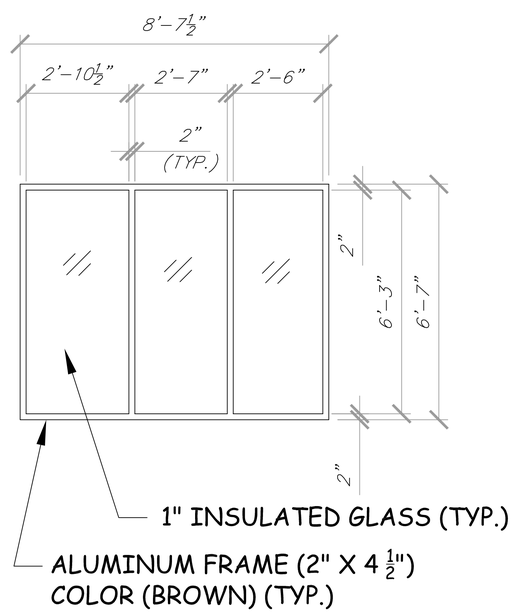


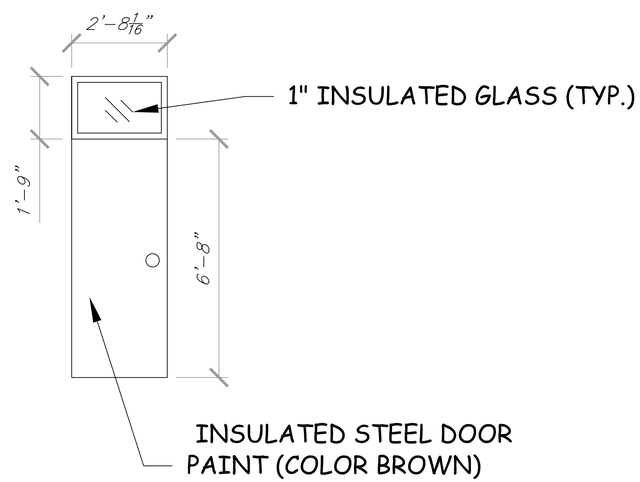
STRUCTURAL STEEL NOTES

1. ALL STEEL CONFORM TO ASTM A36 UNO. REMOVE ALL BURRS AND SHARP EDGES FROM FABRICATED STEEL.
2. STEEL CONSTRUCTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS AND CODE OF STANDARDS PRACTICE.
3. WELDS SHALL BE E70XX COATED TYPE LOW HYDROGEN CLASSIFICATONS.
4. PROVIDE ONE SHOP COAT OF PAINT AND ONE FIELD COAT OF RUST INHIBITIVE PAINT.
5. BOLTS SHALL BE ASTM A325.
6. BEAMS BEARING ON MASONRY SHALL HAVE STEEL ANGLE WALL ANCHORS.
7. PROVIDE STEEL LINTELS AS PER THE FOLLOWING SCHEDULE IN ALL MASONRY WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS.

   A. FOR OPENINGS UP TO 4'-0": L 3 1/2" X 3 1/2" X 1/4"
   B. FOR OPENINGS FROM 4'-1" TO 6'-0": L 5" X 3 1/2" X 5/16"
   C. FOR OPENINGS FROM 6'-1" TO 7'-0": L 6" X 3 1/2" X 5/16"
   D. FOR OPENINGS FROM 7'-1" TO 10'-0": W 8 X 18 W/5/16"PLATE
   E. FOR OPENINGS FROM 10'-1" TO 12'-0": W 8 X 21W/5/16"PLATE
   F. FOR OPENINGS GREATER THAN 12'-0": ALLOW FOR A MINIMUM BEAM WEIGHT OF 36 PLF PLUS A 5/16" X 11" BOTTOM PLATE

8. ALL LINTELS SHALL HAVE 1" OF BEARING FOR EACH FOOT OF SPAN WITH A MINIMUM OF 6" BEARING AT EACH END.
9. ALL LINTELS SHALL BEAR ON 8" OF SOLID MASONRY, UNO.
10. IN 6" WALLS, PROVIDE 2 L's 3 1/2" X 3 1/2" X 5/16" BACK TO BACK, UNO.
11. IN 10" WALLS, PROVIDE 2 L's 5" X 5" X 5/16", UNO.
12. USE ONE ANGLE FOR EACH 4" WYTHE OF MASONRY. PLATES SHALL BE 1" LESS THAN NOMINAL WALL THICKNESS.
13. MINIMUM THICKNESS OF LINTELS IN EXTERIOR WALLS SHALL BE 5/16".
14. ANGLES OR PLATES IN EXTERIOR WIDTHS OF MASONRY WALLS SHALL BE HOT DIPPED GALVANIZED.





WINDOW SCHEDULES

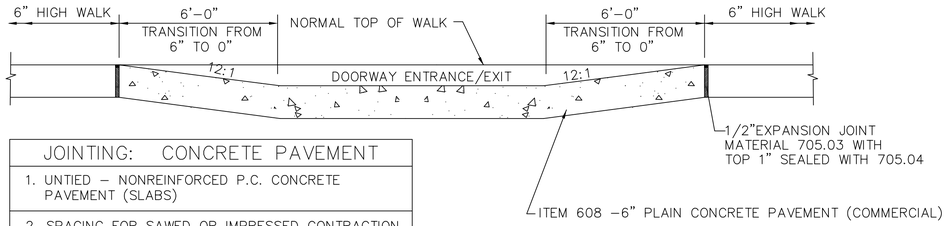
SCALE: 1/2" = 1'-0"

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 11/28/23

WINDOW & DOOR SCHEDULES

REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

A-4



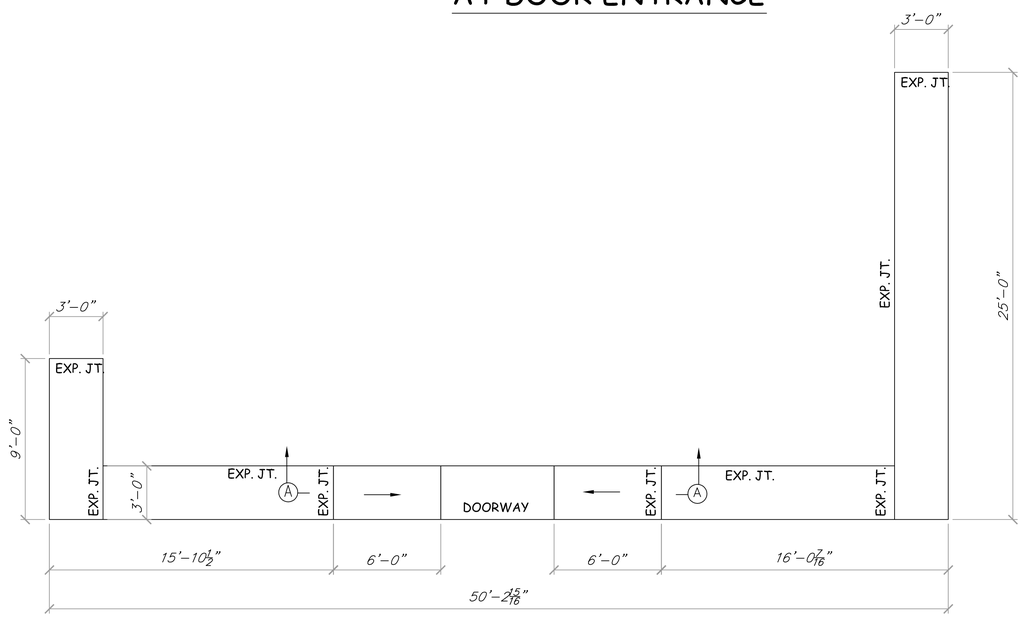
JOINTING: CONCRETE PAVEMENT		
1. UNTIED – NONREINFORCED P.C. CONCRETE PAVEMENT (SLABS)		
2. SPACING FOR SAWED OR IMPRESSED CONTRACTION AND/OR CONSTRUCTION JOINTS		
CONCRETE THICKNESS	RECOMMENDED SLAB SIZE	MAXIMUM SLAB SIZE
4"	5' x 5'	6' x 6'
6"	8' x 8'	9' x 9'
8"	10' x 10'	12' x 12'
JOINTS SHALL BE 1/4 THE DEPTH OF THE SLAB		

SIDEWALK SHALL BE PLACED ON COMPACTED 4" THICK AGRREGATE BASE.

SECTION A-A

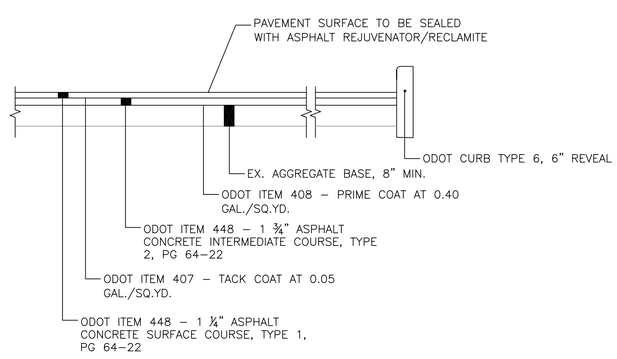
NOT TO SCALE

SIDEWALK TRANSITION AT DOOR ENTRANCE



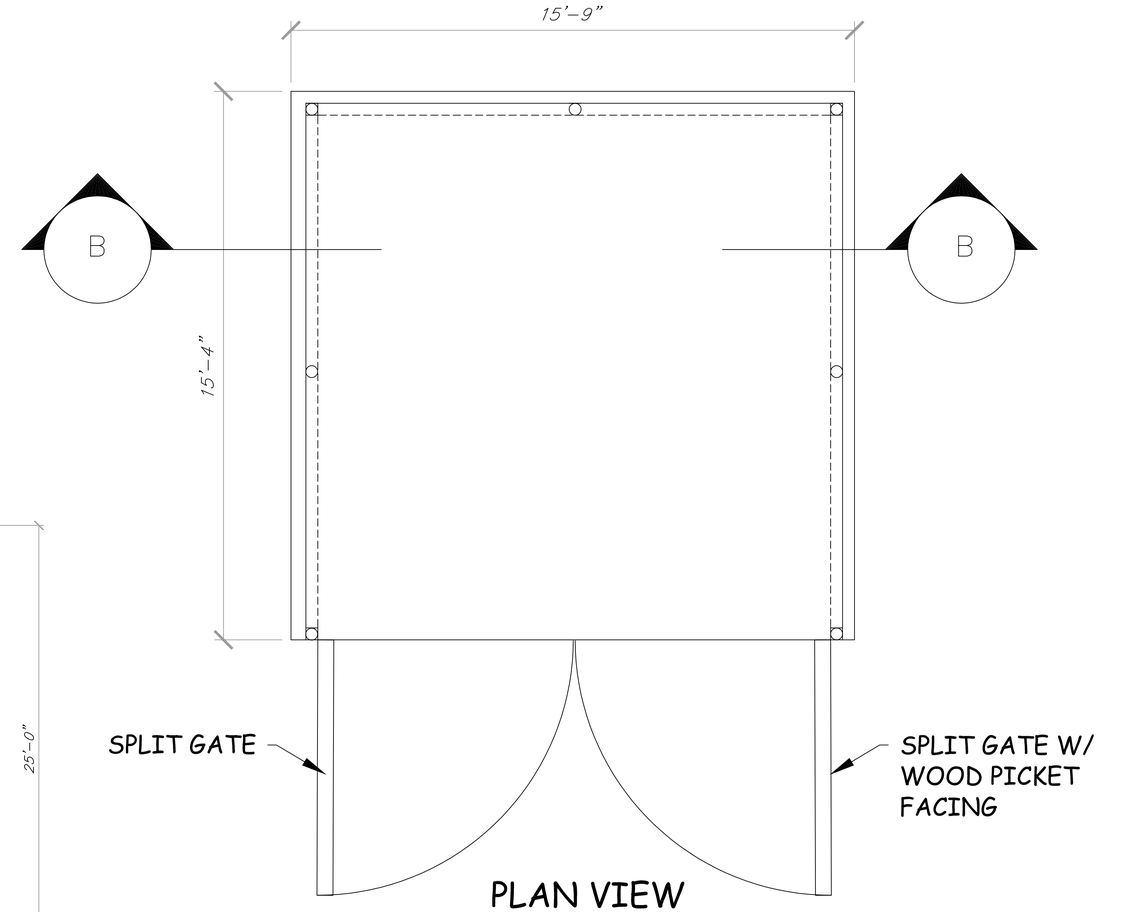
SIDEWALK REPLACEMENT DETAIL

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



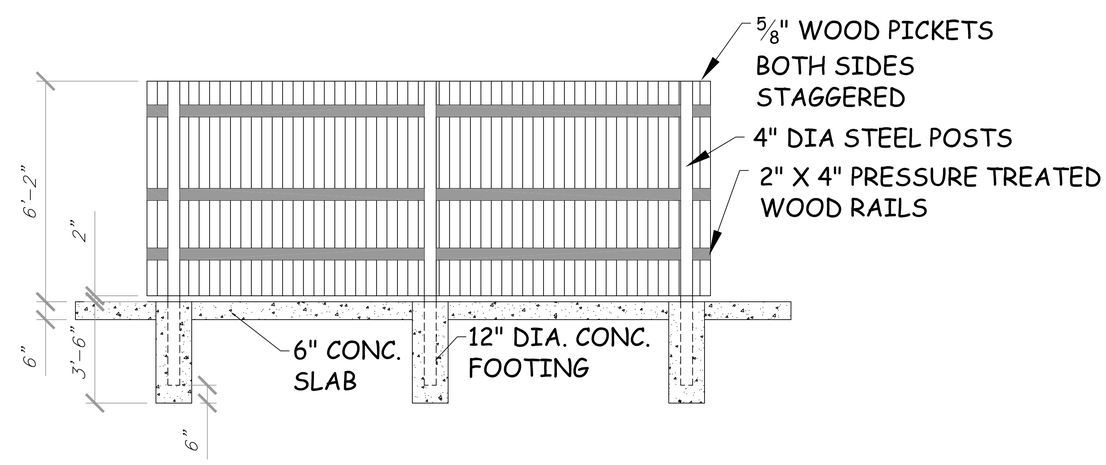
PARKING LOT DETAIL

SCALE: N.T.S.



PLAN VIEW

SCALE: 1/2" = 1'-0"



SECTION B-B

SCALE: 1/2" = 1'-0"

WOODEN FENCE TRASH ENCLOSURE

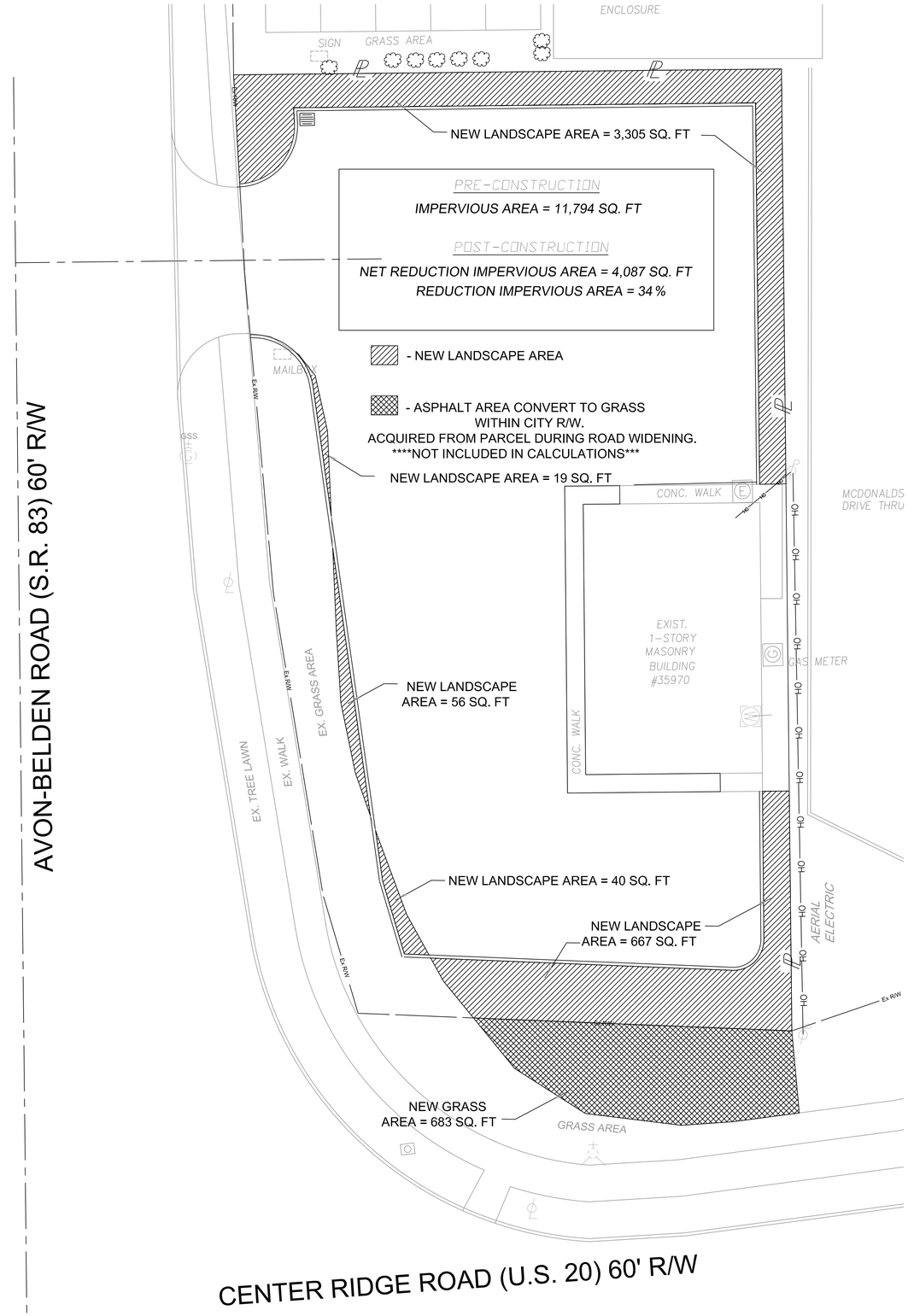
DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 1/3/24

MISCELLANEOUS DETAILS

REV	DATE	BY	DESCRIPTION
1	1-8-24	KME	PRE-PLANNING

A-5

RECEIVED ON 1.30.2024



IMPERVIOUS AREA REDUCTION EXHIBIT

SCALE: 1" = 10'

DESIGNED BY: KME
CHECKED BY: KME
SUBMITTED BY: KME
DATE: 1/30/24

35970 CENTER RIDGE ROAD

REV	DATE	BY	DESCRIPTION

X

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

36885 Center Ridge Road
Location address

0700028103001 & 0700028103002
Parcel number

B-5
Current zoning

Building addition and parking expansion; lot consolidation.
Proposed project

APPLICANT/AGENT INFORMATION

Cliff Winkel / Wink Bell Inc.
Name/Company

5640 Broad Blvd. North Ridgeville, OH 44039
Applicant address

440-346-4125
Applicant phone

winkelectric@hotmail.com
Applicant email

PROPERTY OWNER INFORMATION

Wink Bell, Inc.
Name/Company

5640 Broad Blvd. North Ridgeville, OH 44039
Property owner address

440-346-4125
Property owner phone

winkelectric@hotmail.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION	
	Planning Fee Paid	Engineering Fee Paid		

CITY OF NORTH Ridgeville EST 1810

Planning Review

February 1, 2024

Project:	Ohio Bell Building
Location:	36885 Center Ridge Road
PPNs:	07-00-021-102-040
District:	B-5 Architectural Business District

Project Summary:

The proposal consists of a building addition and site improvements to this existing commercial property at the southeast corner of Center Ridge and Maddock Roads. The building was originally built and operated by AT&T as a relay station. The proposed use is office, which is permitted in the B-5 Architectural Business District. Surrounding property on the north, east and west are also zoned commercial while the property to the south is zoned R-1 Residence District.

To make the building more viable for commercial use, the applicant proposes to construct an addition to the rear of the building which will house the main entrance lobby, elevator, restrooms for the first and second floor and utilities. The addition will be made of split face block in a light/white color with steel siding and a metal roof. The parapet will be tall enough to hide any mechanical equipment. Colors were picked not to match the existing building, but to complement it.

To serve the building, a new expanded parking lot is provided based on a 50/50 split of medical office and general office use. Pervious pavement is included in the parking lot to promote drainage. Sidewalks on Maddock and a 10-foot-wide asphalt path will add to the Center Ridge multi-purpose trail. New decorative post-style lighting is proposed to illuminate the parking lot. Lights within 50 feet of a residential district cannot exceed 16 feet in height, which is met in the lighting plan.

A wooded area will be removed for the parking lot; however, existing trees to the east and south of the parking lot will be preserved. Buffering is provided along the south property line, with concentrations of plant materials in areas closest to the adjacent dwelling. The B-5 District requires buffering of parking areas from the street; however, it is up to the Commission to determine the sufficiency of those plant materials. It may be preferable use ornamental plantings along the front of the property rather than dense, screening type plant materials. The Commission may also consider if additional screening is needed to fill any the gaps along the southeast corner of the site.

The applicant shows potential locations for two ground signs, which would be permitted on this corner lot with two road frontages. More detailed sign information will need to be presented at a later date. It is recommended any sign along Center Ridge Road be set back sufficiently from the multi-use path to ensure clear distance for pedestrians and bicyclists.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Building addition, parking expansion & lot consolidation	
Proposed project	
36885 Center Ridge Rd	07-00-028-103-001 & -002
Location	Parcel number
February 13, 2024	February 1, 2024
Meeting date	Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak of the North Ridgeville Fire Department to discuss the following code requirements of the Ohio Fire Code and Ch. 16 Fire Prevention of the Codified Ordinance of North Ridgeville.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

1- OFC Rule 5 Fire Service Features-
   Section 506: Fire Department Lock Box.
   Section 503: Fire Access Roads.
   Section 507: Fire Protection Water Supply
2- OFC Rule 33 Fire Safety During Construction
3- NFPA 241 Standards for Safeguarding Construction Operations.
4- Chapter 16 Fire Prevention NR Ordinance.
   1640.01: Fire Hydrants

What Occupancy Classification is the building?

Respectfully

Asst. Chief Mike Uhnak

SUBMITTED BY

	Choose an item.
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Building addition, parking expansion & lot consolidation	
Proposed project	
36885 Center Ridge Rd	07-00-028-103-001 & -002
Location	Parcel number
February 13, 2024	February 1, 2024
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1272.03 (c) B-5 zoning requires overhead utility service to be installed underground
1272.03 (h) B-5 zoning requires off-street parking in side yards to be screened from view from Center Ridge Road with a buffer strip.

SUBMITTED BY

Guy M. Fursdon	Chief Building Official
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date:	January 29, 2024
Project:	36885 Center Ridge Road
Applicant:	Wink Bell, Inc.
Zoning:	B-5 Architectural Business District
In Attendance:	Mayor Kevin Corcoran Kim Lieber, Planning and Development Director Guy Fursdon, Chief Building Official John Reese, Fire Chief Toni Morgan, Assistant Law Director Eric Brown, Civil Engineer David Bradt, Bowen Jason Mould, EMD Studio, Inc.

Project Introduction

- David said the existing building would be repurposed for office space. A new expanded parking lot is provided assuming a 50/50 split of medical office and general office users. Pervious pavement is included in the parking lot to promote drainage. Sidewalks on Maddock and a 10-foot wide asphalt path will add to the Center Ridge multi-purpose trail.
- Jason said that the addition will be made to the rear of the building which will house the main entrance lobby, elevator, restrooms for the first and second floor and utilities. The addition will be made of split face block in a light/white color with steel siding and a metal roof. The parapet will be tall enough to hide any mechanical equipment. Colors were picked not to match the existing building, but to complement it.

Staff Comments

- John asked about hydrants in relationship to the building. A relocated hydrant is shown on the civil plans. John said that may need to shift. He also said that if the existing building was not to be sprinklered, he would at minimum require a standpipe in the new addition.
- Kim asked about site lighting. It was confirmed that the pole lights are shown at 16 feet high, which is the maximum height for lights within 50 feet of residential areas.
- Guy mentioned underground electric service was a requirement of the B-5 District.
- The group discussed the utility pole and guy wires near the corner of Center Ridge and Maddock and its interference with the sidewalk/multi-purpose path. Eric suggested contacting First Energy and exploring options less expensive than relocating the pole.
- Kim said the City Engineer was concerned with the placement of the path on top of an existing sewer line and suggested a slight shift. Engineering will also require more information in the permitting phase about grading, site and utility details and stormwater management.
- The group discussed the landscape plan and the sufficiency of proposed buffering. Guy said the B-5 District requires the parking lot to be screened. Jason said the owner wishes to handle the landscaping design after the project is complete. Kim suggested as a possibility spacing out the plantings along the frontage to better meet the intent of the zoning code.
- Screening should be provided for the property to the east. It is unclear from the plans how much the trees to remain will provide buffering. Ensuring lights from parking spaces do not shine on any adjacent homes is important. Guy suggested the possibility of a fence. Kim suggested strategically located evergreens.

- Kim mentioned that of the two ground signs shown, the one on Maddock should be checked for placement in the vision triangle and the one on Center Ridge should be moved slightly away from the edge of the multi-purpose path for safety.

Next Steps

- The applicant will submit 10 sets of any revised plan sheets by February 2 for the Planning Commission meeting on February 13.

Planning Commission
APPLICANT GUIDE

COMMISSION AUTHORITY
The Planning Commission is a five member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

APPLICATIONS
Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES
See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

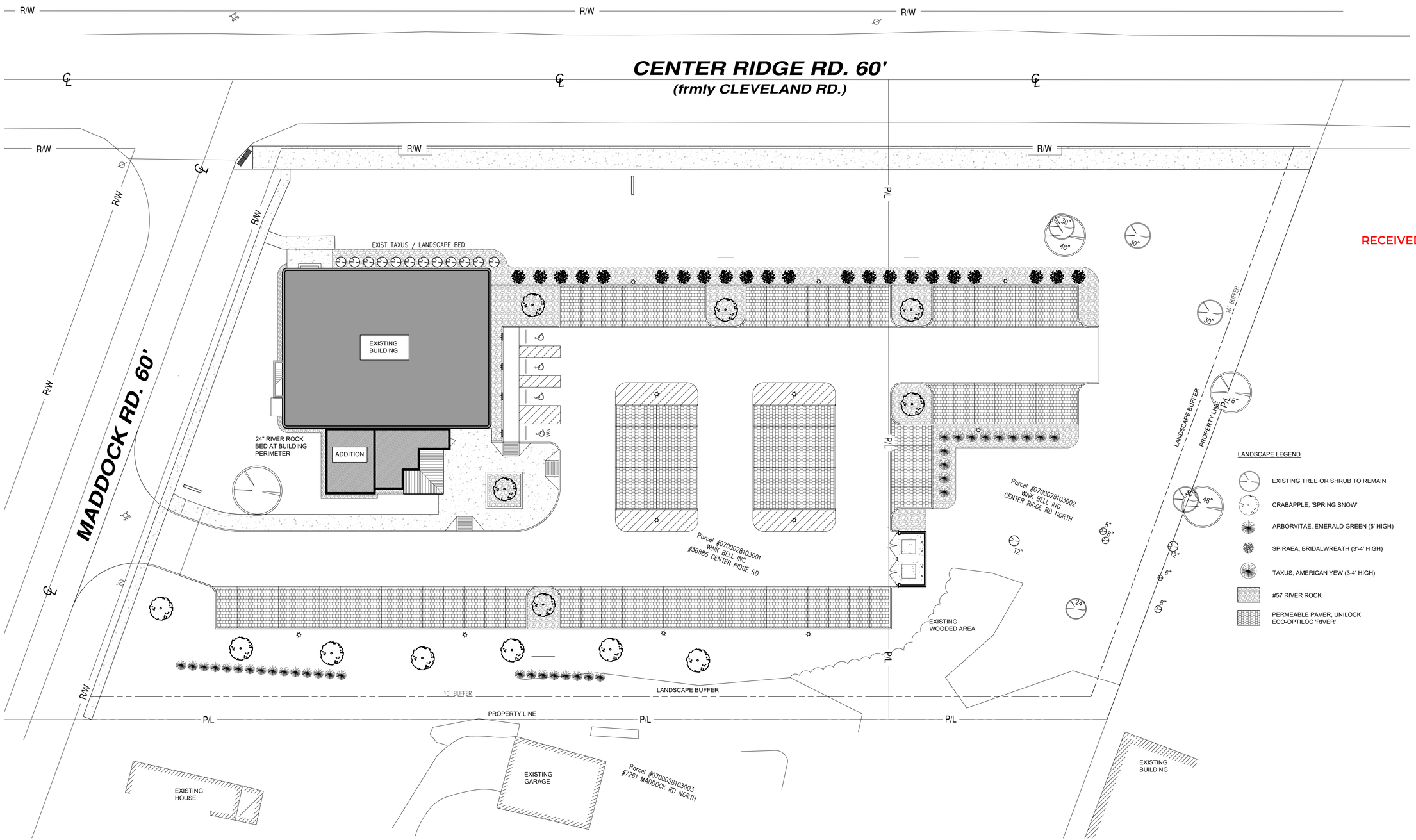
SUBMITTAL REQUIREMENTS
For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

NOTICE AND APPEARANCE
The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION
Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.



RECEIVED ON 2.5.2024

LANDSCAPE LEGEND

- EXISTING TREE OR SHRUB TO REMAIN
- CRABAPPLE, 'SPRING SNOW'
- ARBORVITAE, EMERALD GREEN (5' HIGH)
- SPIRAEA, BRIDALWREATH (3'-4' HIGH)
- TAXUS, AMERICAN YEW (3-4' HIGH)
- #57 RIVER ROCK
- PERMEABLE PAVER, UNILOCK ECO-OPTILOC 'RIVER'

1 Architectural Site Plan / Landscape Plan, New Work
1" = 20'-0"

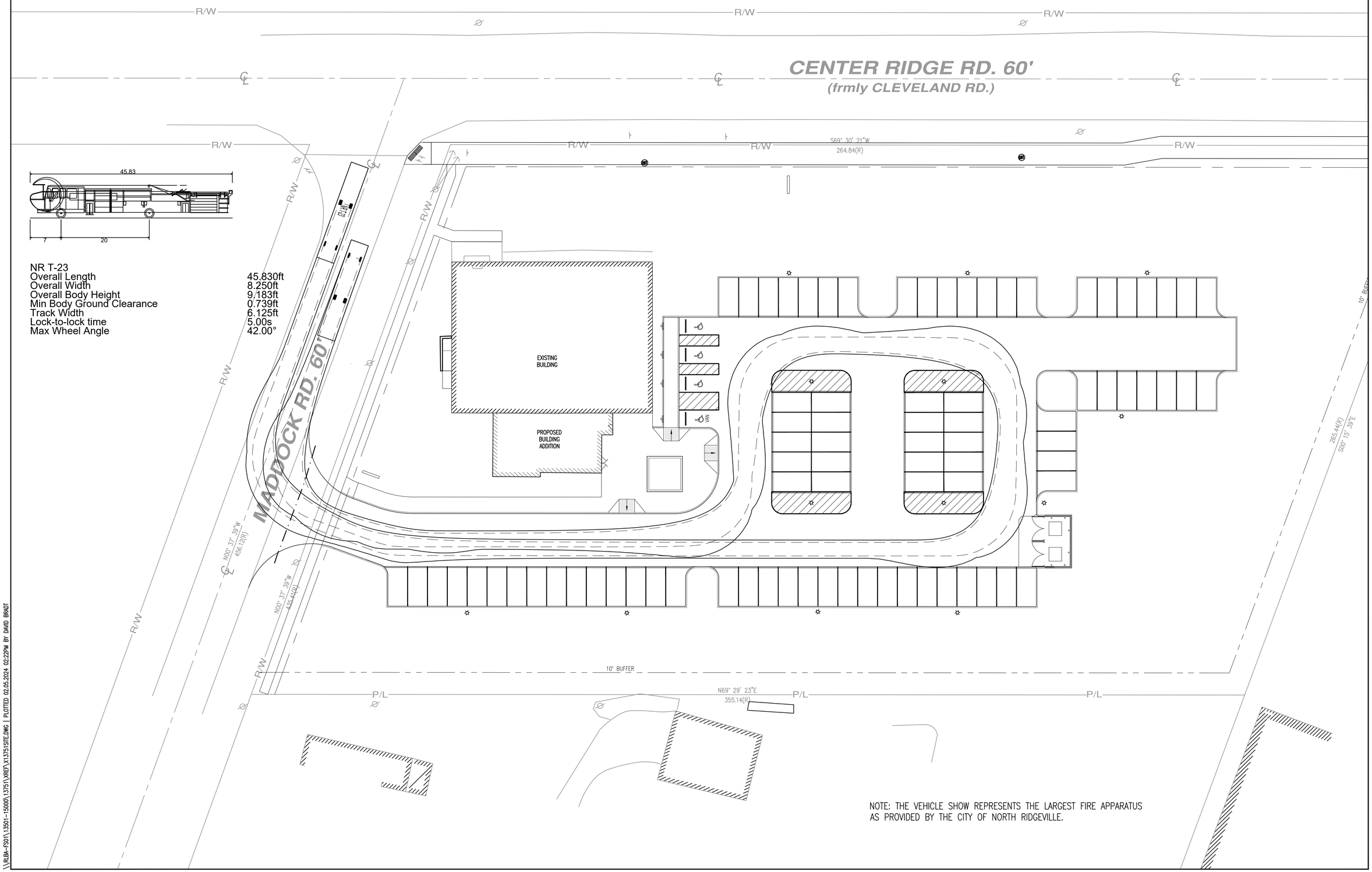
N

STATE OF OHIO
JASON R. MOULD
13989
REGISTERED ARCHITECT

JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

PLANNING / ARCHITECTURAL SITE PLAN	DATE:	PROJECT: 22308
	PRELIM. 05.04.23	© 2024 EMD STUDIO, INC.
RENOVATION / ADDITION STUDY OHIO BELL BUILDING 36885 CENTER RIDGE ROAD LORAIN COUNTY NORTH RIDGEVILLE, OHIO	PLANNING 01.10.24 PLANNING 01.18.24 PLANNING REV#1 01.31.24	SHEET NO: A2.0

RECEIVED ON 2.5.2024



NR T-23	
Overall Length	45.830ft
Overall Width	8.250ft
Overall Body Height	9.183ft
Min Body Ground Clearance	0.739ft
Track Width	6.125ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

NOTE: THE VEHICLE SHOW REPRESENTS THE LARGEST FIRE APPARATUS AS PROVIDED BY THE CITY OF NORTH RIDGEVILLE.

DATES AND REVISIONS

No.	Date	Description
	11/27/23	DRAFT

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WINK BELL, INC.
PROPOSED IMPROVEMENTS
36885 CENTER RIDGE RD. NORTH RIDGEVILLE, OH

FIRETRUCK TURNS

DRAWN BY:	dgb
CHECKED BY:	dgb
JOB NO.:	13751

DRAWING NO.
C-F

\\RLBA-FS01\13501-15000\13751\XREF\X13751SITE.DWG | PLOTTED 02.05.2024 02:22PM BY DAVID BRADT

LOT CONSOLIDATION PLAT

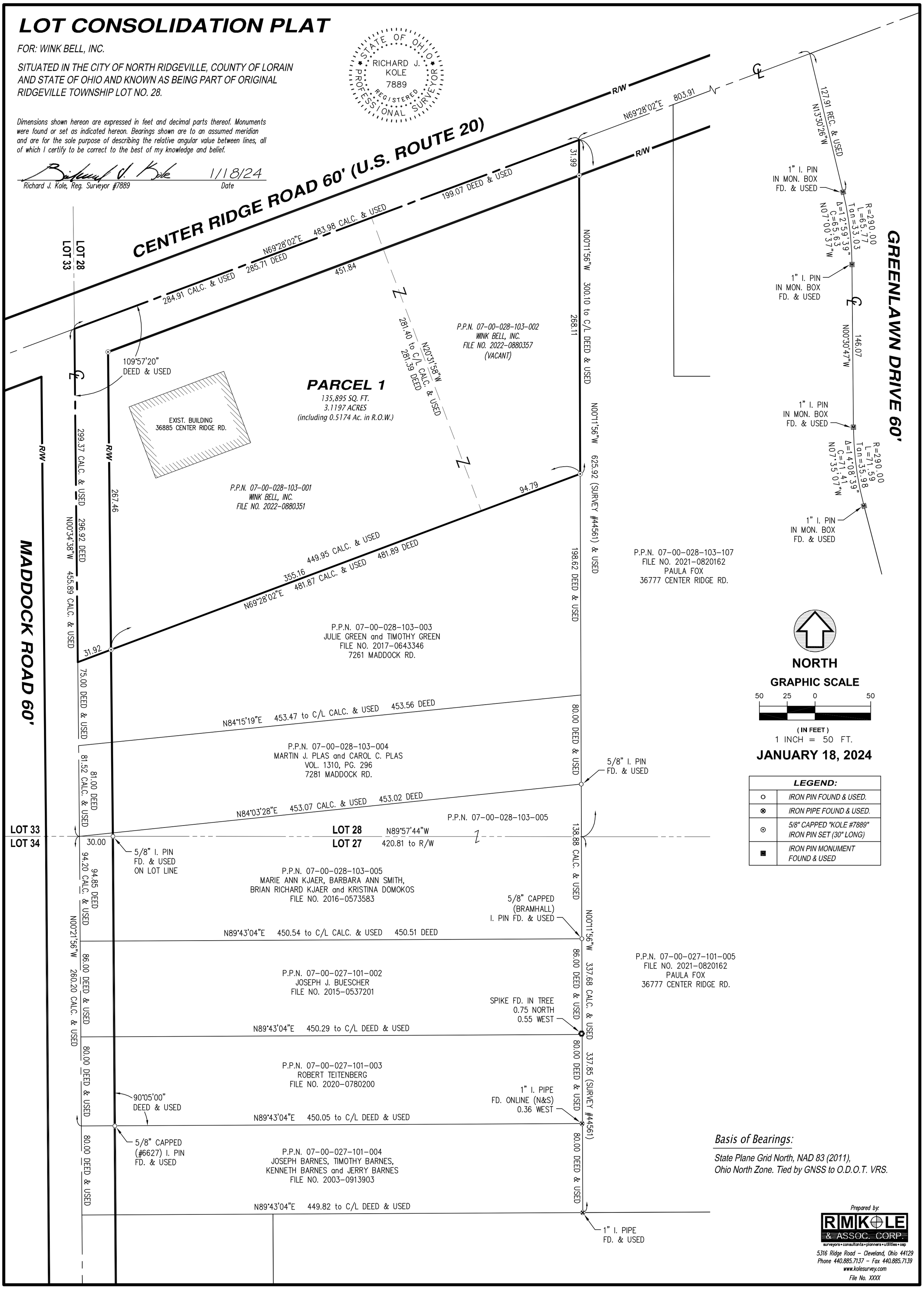
FOR: WINK BELL, INC.

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 28.

STATE OF OHIO
RICHARD J. KOLE
7889
REGISTERED PROFESSIONAL SURVEYOR

Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Reg. Surveyor #7889 — *Date* 1/18/24



Basis of Bearings:

State Plane Grid North, NAD 83 (2011), Ohio North Zone. Tied by GNSS to O.D.O.T. VRS.

Prepared by:
RMKOLE & ASSOC. CORP.
surveyors • consultants • planners • utilities • osp
5316 Ridge Road – Cleveland, Ohio 44129
Phone 440.885.7137 – Fax 440.885.7139
www.kolesurvey.com

File No. XXXX

Bowen+

TRANSMITTAL

DATE: January 19, 2024

TO: City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039

ATTN: Planning Commission

PHONE: 440-353-0819

RE: Wink Bell Improvements
36885 Center Ridge Road

JOB NO.: 13751.00

VIA: ☐ UPS NEXT DAY AIR ☐ UPS GROUND ☐ COURIER ☐ MAIL ☒ Hand Deliver

SHIPPING #: N/A

APPROX. WT.: N/A

ENCLOSED HEREWITH:

COPIES	DATE	DESCRIPTION
1	-	Planning Commission application
1	-	Checks for fees
10	-	Civil plans
10	-	Architectural plans
10	-	Lighting cut sheets

☐ FOR USE AS REQUESTED ☐ FOR USE ON JOB ☒ FOR APPROVAL ☐ FOR INFORMATION & FILE

☐ FOR PERMIT ☐ FOR REVIEW & COMMENTS ☐ FOR FINAL APPROVAL ☐ FOR RECORD & FILE

☐ Other

SIGNED: David Bradt, Bowen

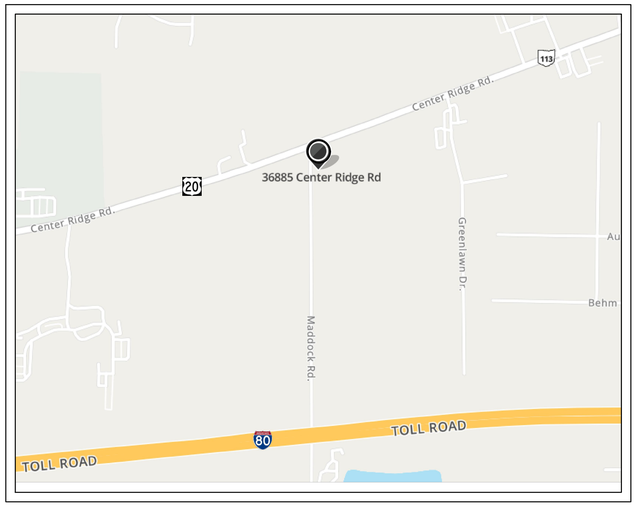
cc: Cliff Winkel, Wink Bell

\\rlba-fs01\13501-15000\13751\Doc\Transmittals\240119 (NRidgeville) PC Submittal.docx

WINK BELL, INC.

36885 LORAIN ROAD, NORTH RIDGEVILLE, OHIO

SITE IMPROVEMENTS



VICINITY MAP
NOT TO SCALE

NORTH

INDEX OF DRAWINGS

DRAWING	TITLE
T1.0	TTITLE SHEET
~~C0.1~~	~~SITEWORK GENERAL NOTES~~
C0.2	EXISTING CONDITIONS ~~& DEMOLITION PLAN~~
~~C1.0~~	~~SWP3 COVER SHEET~~
~~C1.1~~	~~SWP3 EROSION & SEDIMENT CONTROL PLAN~~
~~C1.2~~	~~SWP3 DETAILS~~
~~C1.3~~	~~SWP3 DETAILS~~
C2.0	SITE LAYOUT PLAN
~~C3.0~~	~~SITE GRADING PLAN~~
~~C3.1~~	~~GRADING DETAIL~~
C4.0	SITE UTILITY PLAN
~~C5.0~~	~~SITE DETAILS~~
~~C5.1~~	~~UTILITY DETAILS~~
C-T	TRUCK TURNS

PREPARED FOR:
WINK BELL, INC.
5640 BROAD BLVD.
NORTH RIDGEVILLE, OHIO 44039
P: 440-346-4125

PREPARED BY:
RICHARD L. BOWEN + ASSOCIATES, INC.
2019 CENTER STREET, SUITE 500
CLEVELAND, OHIO 44113
P: 216-491-9300 FAX: 216-491-8053
www.rlba.com

DATES AND REVISIONS

No.	Date	Description
	1/19/24	PC SUBMITTAL

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PROPOSED IMPROVEMENTS
36885 CENTER RIDGE RD. NORTH RIDGEVILLE, OH
TITLE SHEET

DRAWN BY: dgb
CHECKED BY: dgb
JOB NO.: 13751

DRAWING NO.
T1.0

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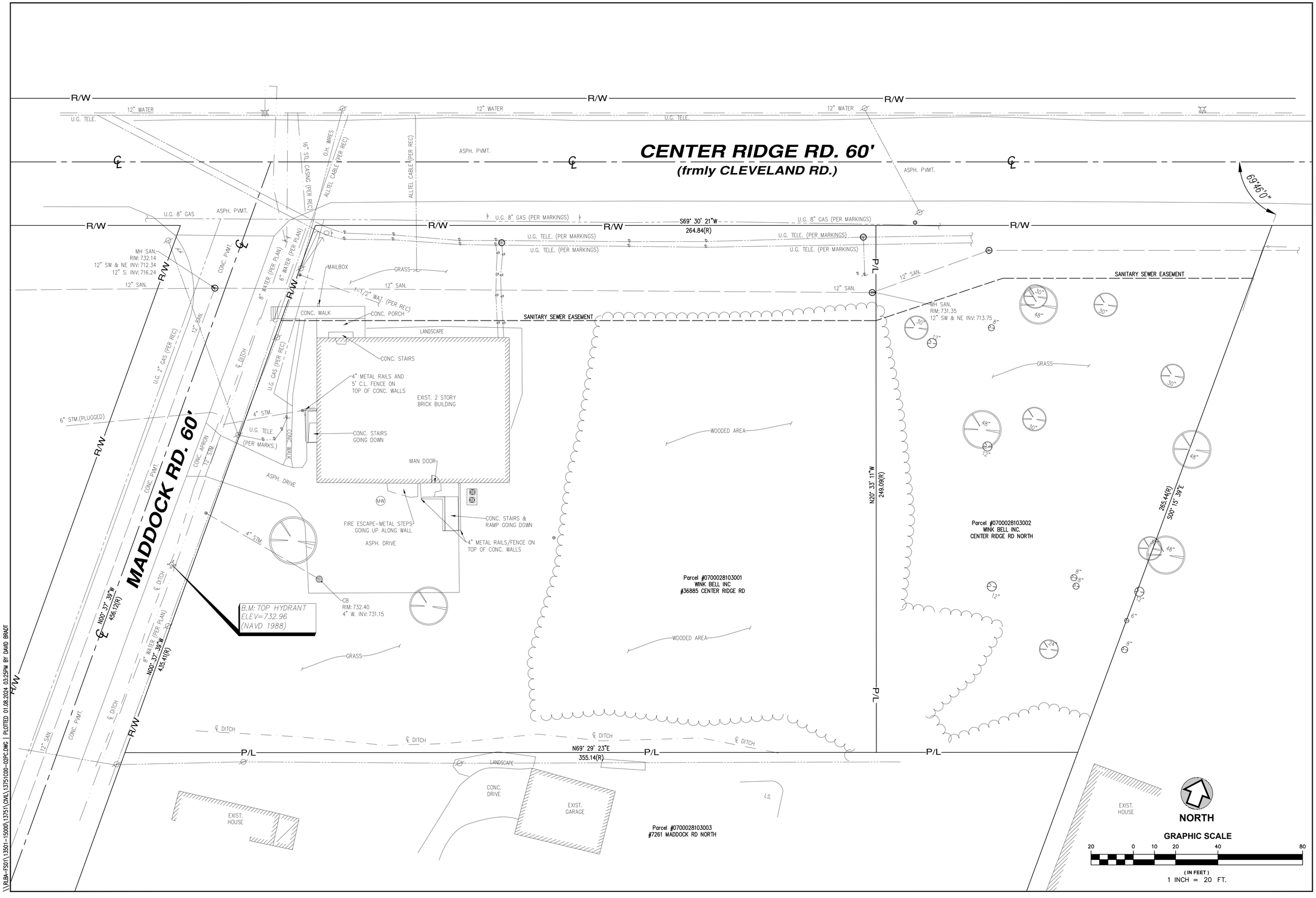

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36885 CENTER RIDGE RD. NORTH RIDGEVILLE, OH

EXISTING CONDITIONS PLAN

DRAWN BY:	dgb
CHECKED BY:	dgb
JOB NO.:	13751

DRAWING NO.
C0.2

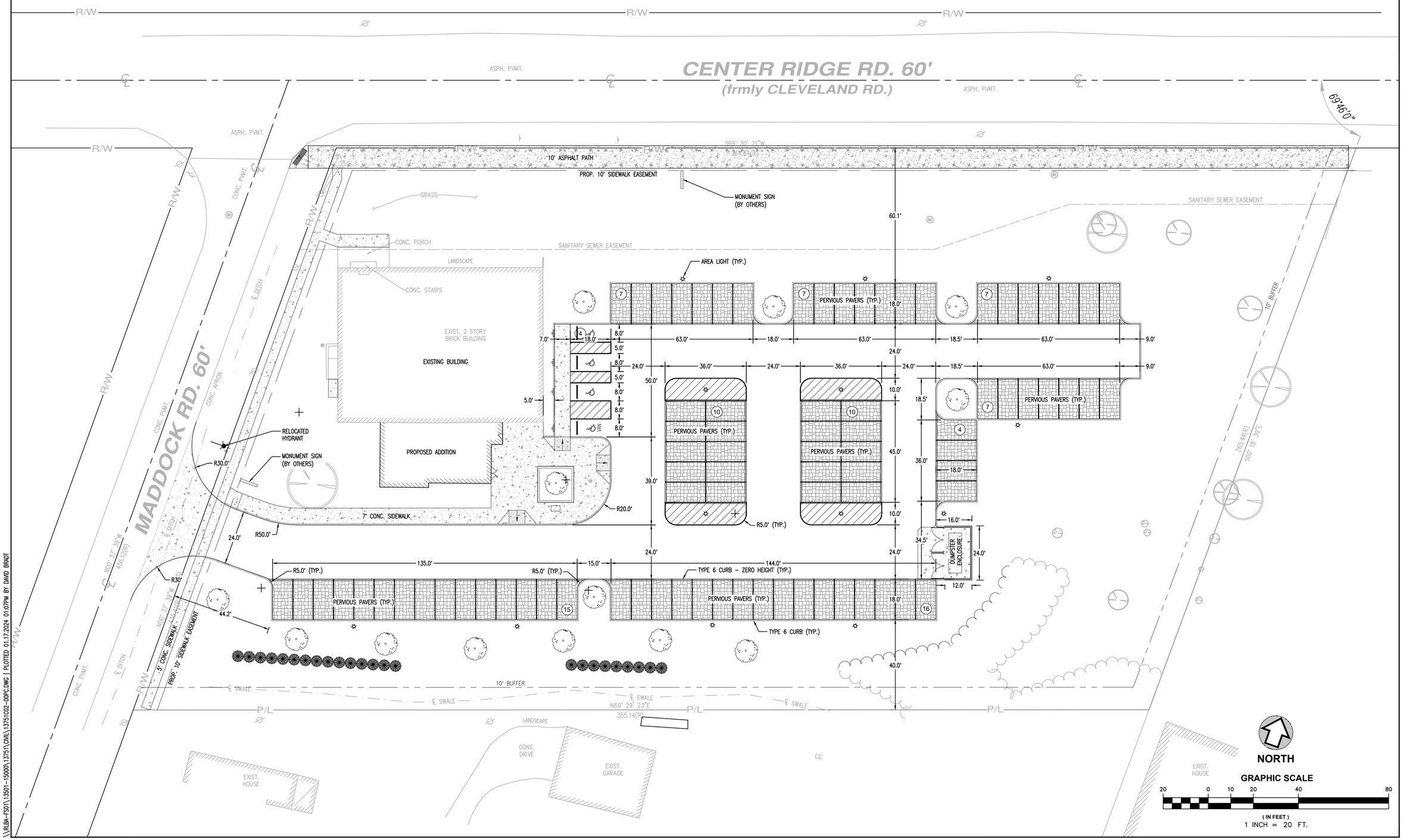
\\RLBA-FS01\13501-15000\13751\CIVIL\13751C00-02PC.DWG | PLOTTED 01.08.2024 03:25PM BY DAVID BRADT

PARKING REQUIREMENTS NRCO 1285	
USES:	OFFICES, PROFESSIONAL (ASSUME 50%) OFFICES, MEDICAL (ASSUME 50%)
AREA:	NEW + EXISTING (3 FLOORS) = 22,549 SF
REQ'D (PROF):	1 PER 400 SF = 29 SPACES
REQ'D (MED)	1 PER 200 SF = 57 SPACES
REQ'D (TOTAL)	86 SPACES
PROVIDED	87 SPACES

ZONING INFORMATION

ITEM	CODE	REQUIRED	PROVIDED	ITEM	CODE	REQUIRED	PROVIDED
FRONT YARD	1272.06b	75'	53.0' (*)	PARKING (N)	1272.03h	53.0' (**)	60.1'
SIDE YARD (W)	1272.06b	15'	18.7' (*)	PARKING (W)	1272.03h	18.7' (**)	44.2'
SIDE YARD (E)	1272.06b	15'	296.0' (*)	BUFFER (S)	1288.05	10'	39.5'
REAR YARD	1272.06b	50'	98.8'	BUFFER (E)	1288.05	10'	54.0'

(*) EXISTING CONDITION (**) BUILDING LINE



DATES AND REVISIONS

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	1/19/24	PC SUBMITTAL

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WINK BELL, INC.
PROPOSED IMPROVEMENTS
36885 CENTER RIDGE RD. NORTH RIDGEVILLE, OH
SITE PLAN

DRAWN BY: dgb
CHECKED BY: dgb
JOB NO.: 13751

DRAWING NO.
C2.0

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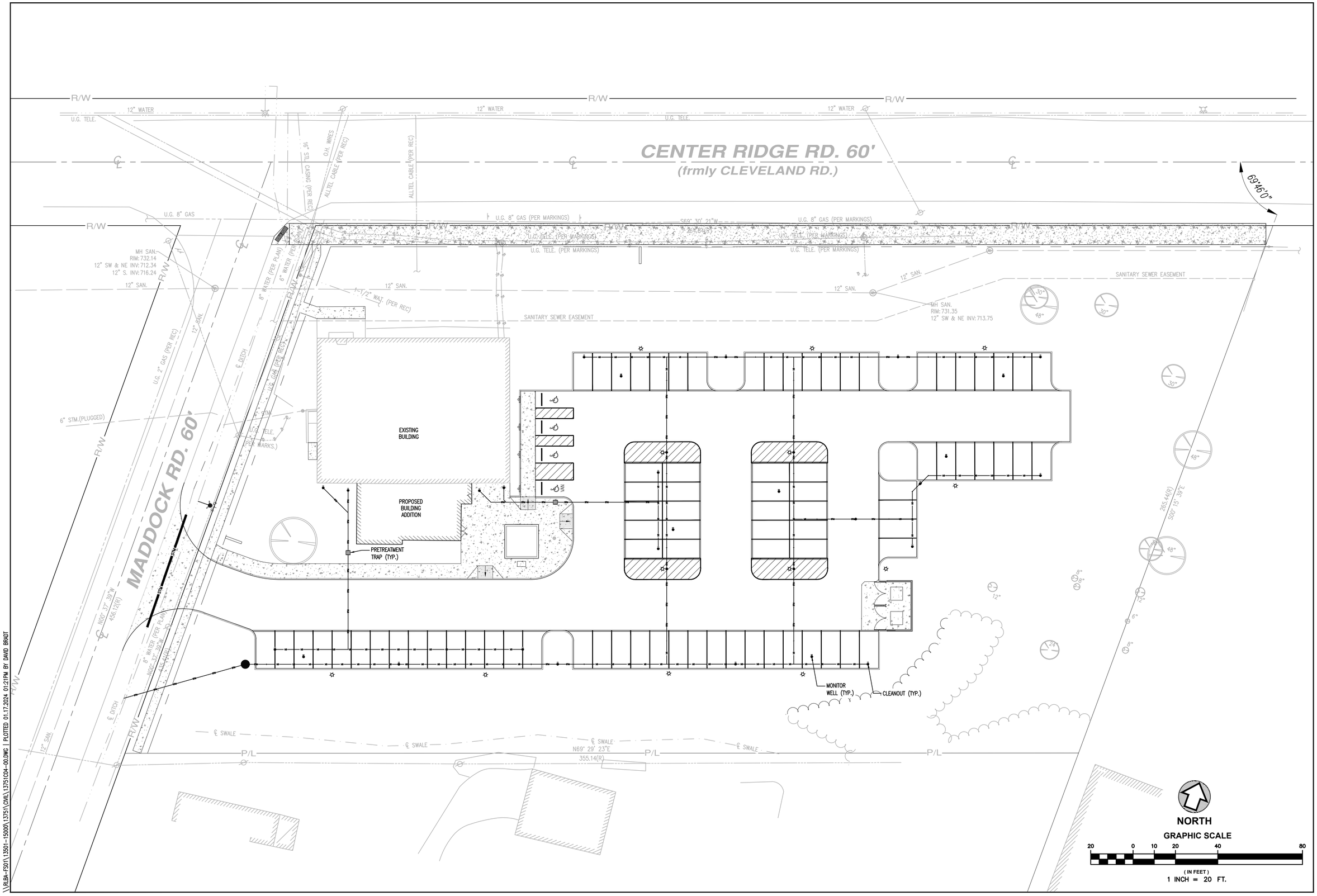

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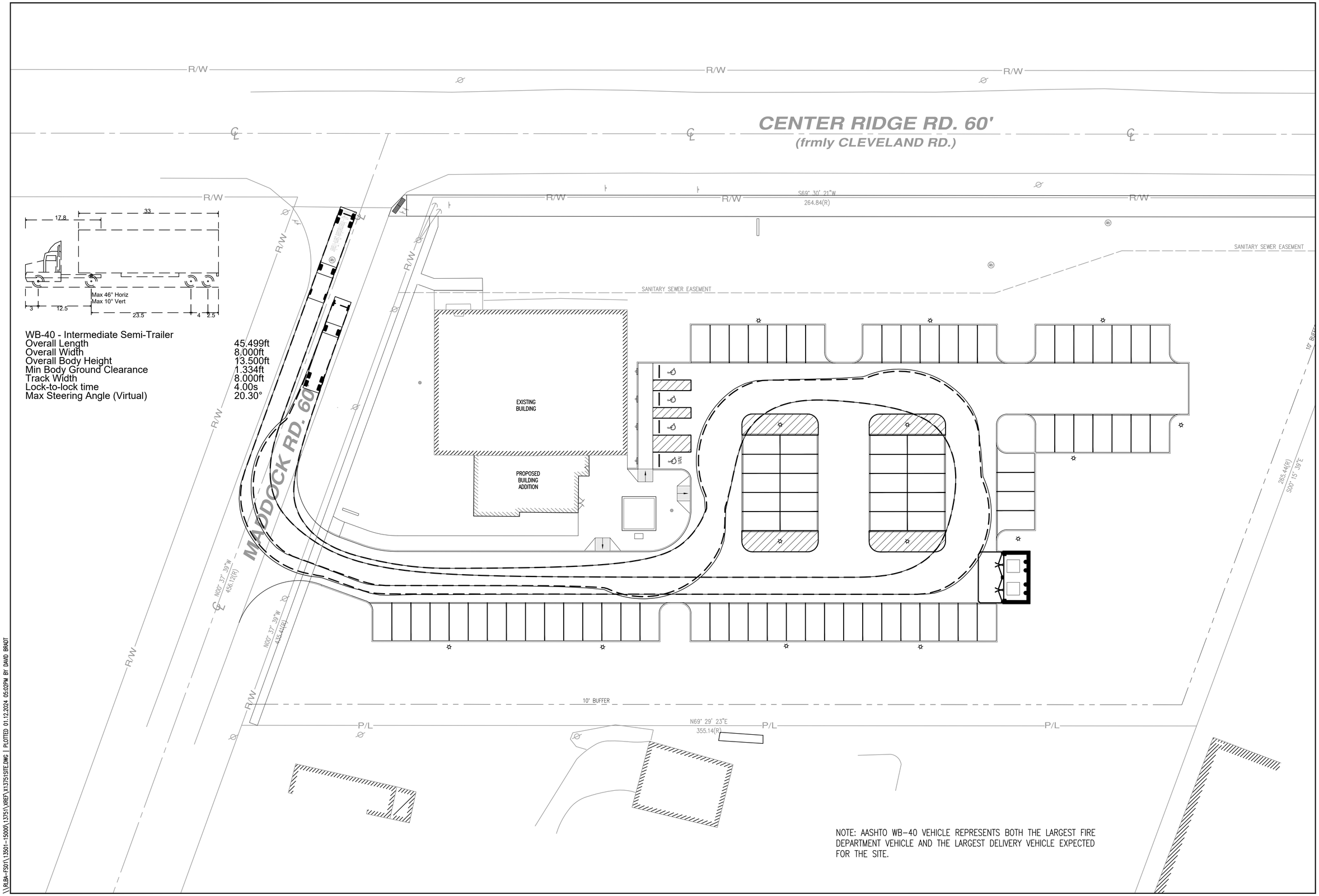
WINK BELL, INC.
PROPOSED IMPROVEMENTS
36885 CENTER RIDGE RD. NORTH RIDGEVILLE, OH

UTILITY PLAN

DRAWN BY:	dgb
CHECKED BY:	dgb
JOB NO.:	13751

DRAWING NO.
C4.0

\\RLBA-FS01\13501-15000\13751\CIVIL\13751C04-00.DWG | PLOTTED 01.17.2024 01:21PM BY DAVID BRADT



NOTE: AASHTO WB-40 VEHICLE REPRESENTS BOTH THE LARGEST FIRE DEPARTMENT VEHICLE AND THE LARGEST DELIVERY VEHICLE EXPECTED FOR THE SITE.

DATES AND REVISIONS		
No.	Date	Description
	11/27/23	DRAFT

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PROPOSED IMPROVEMENTS
36885 CENTER RIDGE RD. NORTH RIDGEVILLE, OH

TRUCK TURNS

DRAWN BY:	dgb
CHECKED BY:	dgb
JOB NO.:	13751

DRAWING NO.
C-T

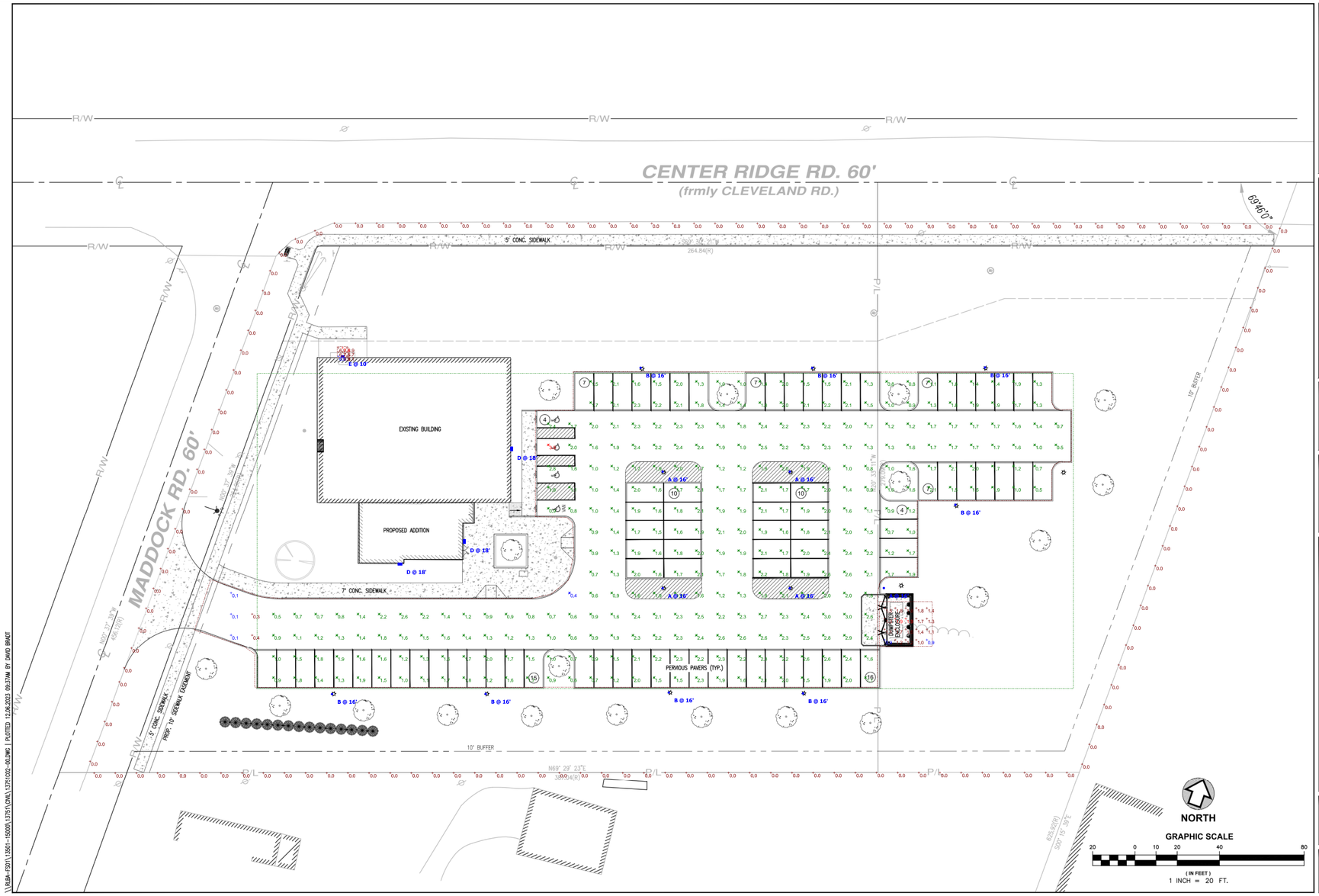
\\RLBA-FS01\13501-15000\13751\XREF\X13751SITE.DWG | PLOTTED 01.12.2024 05:02PM BY DAVID BRADT

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		5	SUN VALLEY LIGHTING	COL18-VLED-VSQ-48LED-525mA-NW	CAST METAL POST TOP FITTER AND UPPER HOUSING WITH CAST 4-POST METAL FRAME, 1 LED MODULE CONSISTING OF: 48 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.	48	130	0.95	74.9	Max: 2941cd
	B		8	SUN VALLEY LIGHTING	COL18-VLED-IV-48LED-525mA-NW-HS	CAST METAL POST TOP FITTER AND UPPER HOUSING WITH CAST 4-POST METAL FRAME, 1 LED MODULE CONSISTING OF: 48 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 45 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD, CLEAR FLAT GLASS LENS.	48	92	0.95	74.9	Max: 4897cd
	C		0	SUN VALLEY LIGHTING	COL12-VLED-ASY-24LED-350mA-NW	CAST METAL POST TOP FITTER AND UPPER HOUSING WITH CAST 4-POST METAL FRAME, 1 LED MODULE CONSISTING OF: 24 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.	24	88	0.95	26	Max: 2219cd
	D		3	Lithonia Lighting	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	5996	0.95	48.44	Max: 3163cd
	E		1	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1229	0.95	10.0002	Max: 927cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOT	+	1.7 fc	3.5 fc	0.1 fc	35.0:1	17.0:1
NORTH ENTRANCE	+	6.8 fc	7.6 fc	6.0 fc	1.3:1	1.1:1
PARKING	X	1.7 fc	3.5 fc	0.4 fc	8.8:1	4.3:1
TRESPASS	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
DUMPSTER	+	1.4 fc	1.9 fc	0.9 fc	2.1:1	1.6:1



Plan View
Scale - 1" = 25ft

DATES AND REVISIONS		
No.	Date	Description
	12/4/23	DRAFT

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WINK BELL, INC.
PROPOSED IMPROVEMENTS
36885 CENTER RIDGE RD. NORTH RIDGEVILLE, OH
SITE PLAN

DRAWN BY:	dgb
CHECKED BY:	dgb
JOB NO.:	13751

DRAWING NO.
C2.0

JDA JACK DUFFY & ASSOCIATES

WINK BELL INC

Designer
GLEN LEWIS
Date
12/04/2023
Scale
Not to Scale
Drawing No.

Summary

Alterations and Addition to Ohio Bell Building

36885 Center Ridge Road
North Ridgeville, Ohio

EMD STUDIO, INC.
ARCHITECTURE + SUSTAINABLE DESIGN

34899 LORAIN ROAD
NORTH RIDGEVILLE, OHIO 44039

P: 440.281.8436
F: 440.327.7874
E: INFO@EMDSTUDIOINC.COM

PROJECT TEAM

OWNER

WINK BELL, INC.
36885 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

CONTACT: MR. CLIFFORD WINKEL
PH: 440.346.4125

ARCHITECT

EMD STUDIO, INC.
34899 LORAIN ROAD
NORTH RIDGEVILLE, OHIO 44039

CONTACT: MR. JASON R. MOULD, R.A.
PH: 440.281.8436

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A RENOVATION AND ADDITON TO AN EXISTING +/-6,500 GSF FLOOR PLATE, TWO STORY, WITH BASEMENT, 2B MASONRY BUILDING. A MASONRY AND STEEL ADDITION WILL CONTAIN A SECOND EXIT STAIR, ELEVATOR, LOBBY, RESTROOMS AND UTILITY AREAS.

INDEX OF DRAWINGS

CS.0 COVER SHEET / INDEX OF DRAWINGS

ARCHITECTURAL

A0.1 ARCHITECTURAL COVER SHEET / CODE REVIEW
~~A0.2 CONTRACTOR INFORMATION / GENERAL NOTES~~
~~A0.4 TYPICAL ACCESSIBLE DETAILS~~

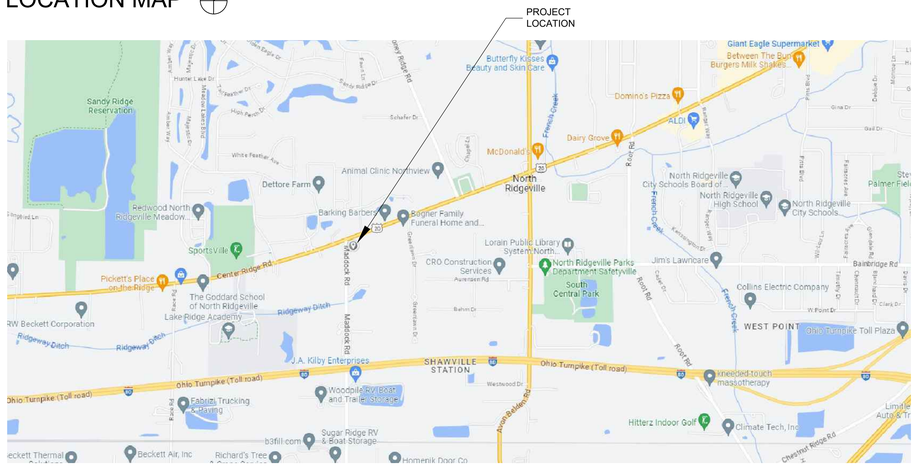
A2.0 ARCHITECTURAL SITE PLAN / LANDSCAPE PLAN, NEW WORK

A2.1 BASEMENT FLOOR PLAN, NEW WORK
A2.2 FIRST / SECOND FLOOR PLANS, NEW WORK

A3.1 EXTERIOR ELEVATIONS

A4.1 DUMPSTER ENCLOSURE

LOCATION MAP



JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

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ABBREVIATIONS

Ø	DIAMETER
&	AND
@	AT
#	NUMBER, POUND
±	APPROXIMATELY
(E)	EXISTING
A	COMPRESSED AIR, AIR
AB	ANCHOR BOLT
ABR	ABRASIVE
ABV	ABOVE
AC	AIR CONDITIONING
ACC	ACCESS(IBLE)
ACIP	ARCH CAST IN PLACE CONCRETE
ACOUS	ACOUSTIC(AL)
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADH	ADHESIVE
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AIB	AIR INFILTRATION BARRIER
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APC	ARCH PRECAST CONCRETE
APPROX	APPROXIMATE
Ar	ARGON
AR	ACID RESISTANT
ARCH	ARCHITECT(URAL)
AW	ACID WASTE
BD	BOARD
BG	BUMPER GUARD
BIT	BITUMINOUS
BKR	BACKER
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BM	BEAM, BENCHMARK
BOT	BOTTOM
BR	BEDROOM
BRCG	BRACING
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BS	BOTH SIDES, BACKSPLASH
BSMT	BASEMENT
BTWN	BETWEEN
C	COLD WATER
C/C	CENTER TO CENTER
CAB	CABINET
CB	CATCH BASIN, CHALKBOARD, CONTROL BOX
CBP	COMPOSITE BUILDING PANEL
CEM	CEMENT
CG	CORNER GUARD
CH	CEILING HEIGHT
CI	CAST IRON
CIP	CAST IN PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE, CLOSET
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CLR	CLEAR
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO2	CARBON DIOXIDE
COL	COLUMN
COMM	COMMUNICATION
COMP	COMPRESSIBLE
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONST JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CR	CRASH RAIL
CRS	COURSE
CS	CAST STONE, CUP SINK
CSK	COUNTERSUNK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTS	COUNTERTOP SINK
CUB	CUBICLE
CUH	CABINET UNIT HEATER
D	DEPTH
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DMPF	DAMPPROOFING
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWL	DOWEL
DWR	DRAWER
DWTR	DUMBWAITER
E	ELECTRIC (208V) DUPLEX
E1	ELECTRIC (120V) DUPLEX
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE, FLOOR)
ELEC	ELECTRIC(AL)
ELEV	ELEVATION (BLDG), ELEVATOR
EMBMT	EMBEDMENT
EMER	EMERGENCY
EMER SHR	EMERGENCY SHOWER
ENCL	ENCLOSURE
ENGR	ENGINEER(ING)
ENTR	ENTRANCE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWS	EYE WASH STATION
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EXTR	EXTRUDED
FA	FIRE ALARM
FB	FIRE BLANKET
FCBB	FGL CEMENT BACKER BOARD
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FGL	FIBERGLASS
FIN	FINISH
FL	FLASHING
FLDG	FOLDING
FLR	FLOOR
FLUOR	FLUORESCENT
FM	FLOOR MAT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FP	FROST PROOF
FPRF	FIREPROOF(ED)(ING)
FR	FRAME
FRT	FIRE RETARDANT TREATED
FS	FAR SIDE, FULL SIZE
FSFG	FIRE SAFING
FSP	FIRE STAND PIPE
FT	FOOT, FEET
FTG	FOOTING
FTR	FINNED TUBE RADIATION
FURN	FURNITURE
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
FXTR	FIXTURE
G	NATURAL GAS
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GFRG	GLASS FIBER REIN GYPSUM
GL	GLASS
GR	GRADE
GRC	GLASS FIBER REIN CONCRETE
GRL	GRILLE
GRTG	GRATING
GSF	GROSS SQUARE FEET
GSKT	GASKET
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H	HIGH, HOT WATER
H2	HYDROGEN
HB	HOSE BIBB
HC	HANDICAPPED
HCT	HANDICAPPED ACCESSIBLE TLT
HD	HEAD
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HFS	HALF FULL SIZE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT, HIGH PRESSURE, HORSE POWER
HR	HOUR, HANDRAIL
HS	HOSE SPRAY
HVAC	HEATING, VENTILATION, AIR CONDITIONING
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDING
INS	INSULATION
INT	INTERIOR
INV	INVERT
IW	INDIRECT WASTE
JAN	JANITOR
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
K	KIP
KIT	KITCHEN
KO	KNOCK OUT
KPL	KICK PLATE
L	LONG
LAB	LABORATORY
LAM	LAMINATE(D)(ION)
LAT TIE	LATERAL TIEBACK FOR APC
LAV	LAVATORY
LB	POUND
LIN	LINEAR
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW PRESSURE, LOW POINT
LTG	LIGHTING
LVR	LOUVER
m	METER
M	MEN'S
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MBR	MEMBER
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MJ	MOVEMENT JOINT (IN MASONRY)
MLDG	MOLDING
MLWK	MILLWORK
mm	MILLIMETER
MO	MASONRY OPENING
MSCW	METAL STUD CURTAIN WALL
MTD	MOUNTED
MTG	MOUNTING
MULL	MULLION
MWF	MEMBRANE WALL FLASHING
N	NORTH
NA	NOT APPLICABLE
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NS	NEAR SIDE
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
O2	OXYGEN
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFF	OFFICE
OH	OPPOSITE HAND, OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
PAR	PARALLEL
PASS	PASSAGE, PASSENGER
PB	PUSH BUTTON
PBD	PARTICLE BOARD
PC	PRECAST (STRUCTURAL)
PD	PRESSURIZED DETERGENT CLEANING SYSTEM
PED	PEDESTAL
PER	PERIMETER
PERP	PERPENDICULAR
PF	PREFABRICATED PANEL
PGBD	PEGBOARD
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLAT	PLATFORM
PLBG	PLUMBING
PLK	PLANK
PLWD	PLYWOOD
PNEU	PNEUMATIC
PNL	PANEL
PNT	PAINT
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED (FOR MOISTURE)
PTD	PAINTED
PTN	PARTITION
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
RECT	RECTANGULAR
REF	REFERENCE
REFR	REFRIGERATION
REG	REGISTER
REINF	REINFORCE(D)(ING)(MENT)
REQD	REQUIRED
RES	RESILIENT
RET	RETAINING, RETURN
REV	REVISION
RFG	ROOFING
RJ	RUSTICATION JOINT
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING,
RS	RESILIENT SHEET
RT	RESILIENT TILE
RWC	RAIN WATER CONDUCTOR
SAFB	SOUND ATTENUATION FIRE BLANKET
SAB	SOUND ATTENUATION BATT
SAN	SANITARY
SB	SPLASH BLOCK
SCHED	SCHEDULE
SECT	SECTION
SECY	SECRETARY
SF	SQUARE FEET
SGL	SINGLE
SH	SHELF
SHR	SHOWER
SHT	SHEET(ING)
SHTNG	SHEATHING
SIM	SIMILAR
SK	SINK
SL	SEALANT
SMLS	SEAMLESS
SP	SPACE(ING)
SPEC	SPECIFICATION
SPKR	SPEAKER
SPR	SPRINKLER
SQ	SQUARE
SR	SERVICE RECEPTOR
SS	SERVICE SINK
SST	STAINLESS STEEL
SSUR	SOLID SURFACING
ST	STEAM
STA	STATION
STAGG	STAGGERED
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUPP	SUPPORT
SURF	SURFACE
SUSP	SUSPENDED
SYM	SYMBOL, SYMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE AND GROOVE
TB	TACKBOARD, TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPORARY, TEMPERED
TERR	TERRAZZO
TFL	TROUGH FLUSH
THK	THICK(NESS)
TOB	TOP OF BEAM
TOC	TOP OF CURB, CONCRETE
TOP	TOP OF PEDESTAL
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TOW	TOP OF WALL
TR	TOILET ROOM
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCOUNTER
UH	UNIT HEATER
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V	VACUUM
VAR	VARIES
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VOL	VOLUME
VP	VENEER PLASTER
VT	VINYL TILE
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W	WIDE, WOMEN'S
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET, WHEELCHAIR
WD	WOOD
WF	WIDE FLANGE
WIN	WINDOW
WM	WALK OFF MAT
WP	WORKING POINT, WATERPROOF(ING), WALL PROTECTION
WR	WATER RESISTANT, WASTE RECEPTOR
WS	WATER STOP
WSCT	WAINSCOT
WT	WEIGHT, WINDOW TREATMENT

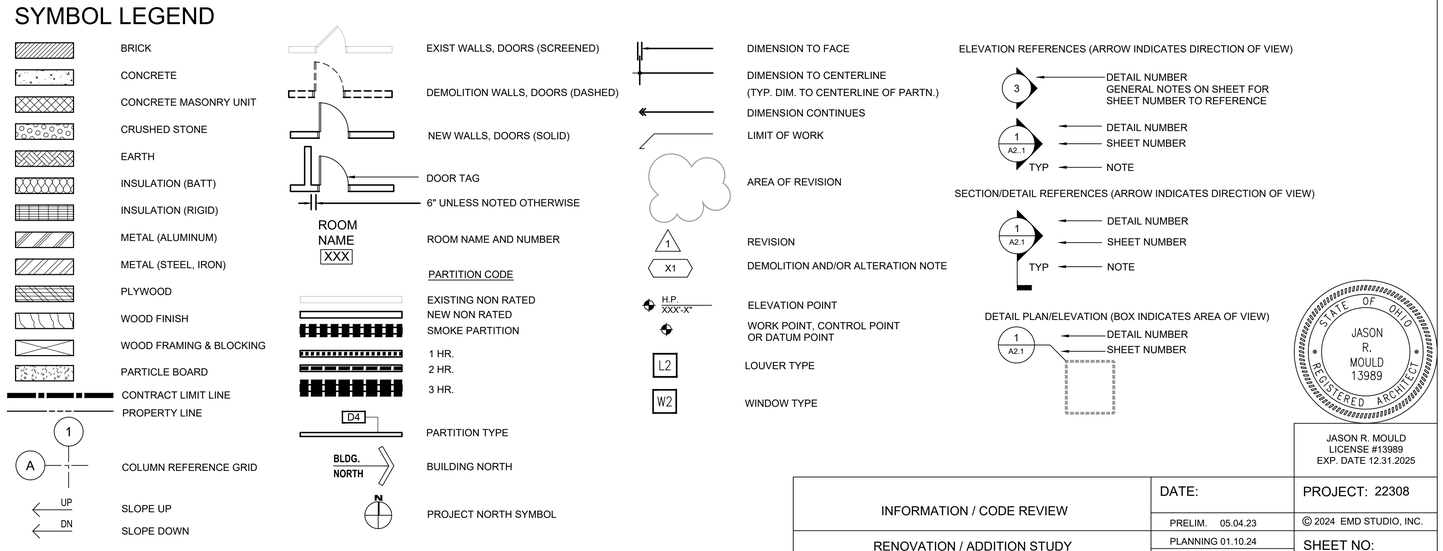
CODE REVIEW

North Ridgeville, Ohio

APPLICABLE CODES:
- OHIO BUILDING CODE 2017 EDITION
- OHIO PLUMBING CODE 2017 EDITION
- OHIO MECHANICAL CODE 2017 EDITION
- INTERNATIONAL FUEL AND GAS CODE 2015 EDITION
- ICC A117.1.2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION
- ASHRAE 90.1 2010 EDITION
- NATIONAL FIRE ALARM AND SIGNALING CODE NFPA 72-16
- AUTOMATIC SPRINKLER SYSTEMS NFPA 13-16
- OHIO FIRE CODE 2017 EDITION

CODE REFERENCE			
	OBC 2017		REFERENCE
OCCUPANCY CLASSIFICATION	PROPOSED B - BUSINESS		CHAPTER 3
CONSTRUCTION CLASSIFICATION	TYPE 2B		TABLE 601
HEIGHT AND AREA LIMITS	LIMIT	ACTUAL	
AREA	23,000	7,800 GSF	TABLE 506.2
HEIGHT	55'	42'	TABLE 504.3
NO. STORIES	3	2 +BASEMENT	TABLE 504.4
FIRE RESISTANCE RATINGS OF BUILDING COMPONENTS			
EXTERIOR BEARING WALL	0 HOUR	0 HOUR	TABLE 601
STAIR WALL / SHAFTS	0 HOUR	0 HOUR	TABLE 601
FLOOR CONSTRUCTION	0 HOUR	0 HOUR	TABLE 601
ROOF ASSEMBLY	0 HOUR	0 HOUR	TABLE 601
COLUMNS	0 HOUR	0 HOUR	TABLE 601
CORRIDORS	1 HOUR	1 HOUR	SECTION 1020.1
INTERIOR FINISHES TABLE 803.11			
INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS:			CLASS A
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS:			CLASS B
ROOMS AND ENCLOSED SPACES:			CLASS C

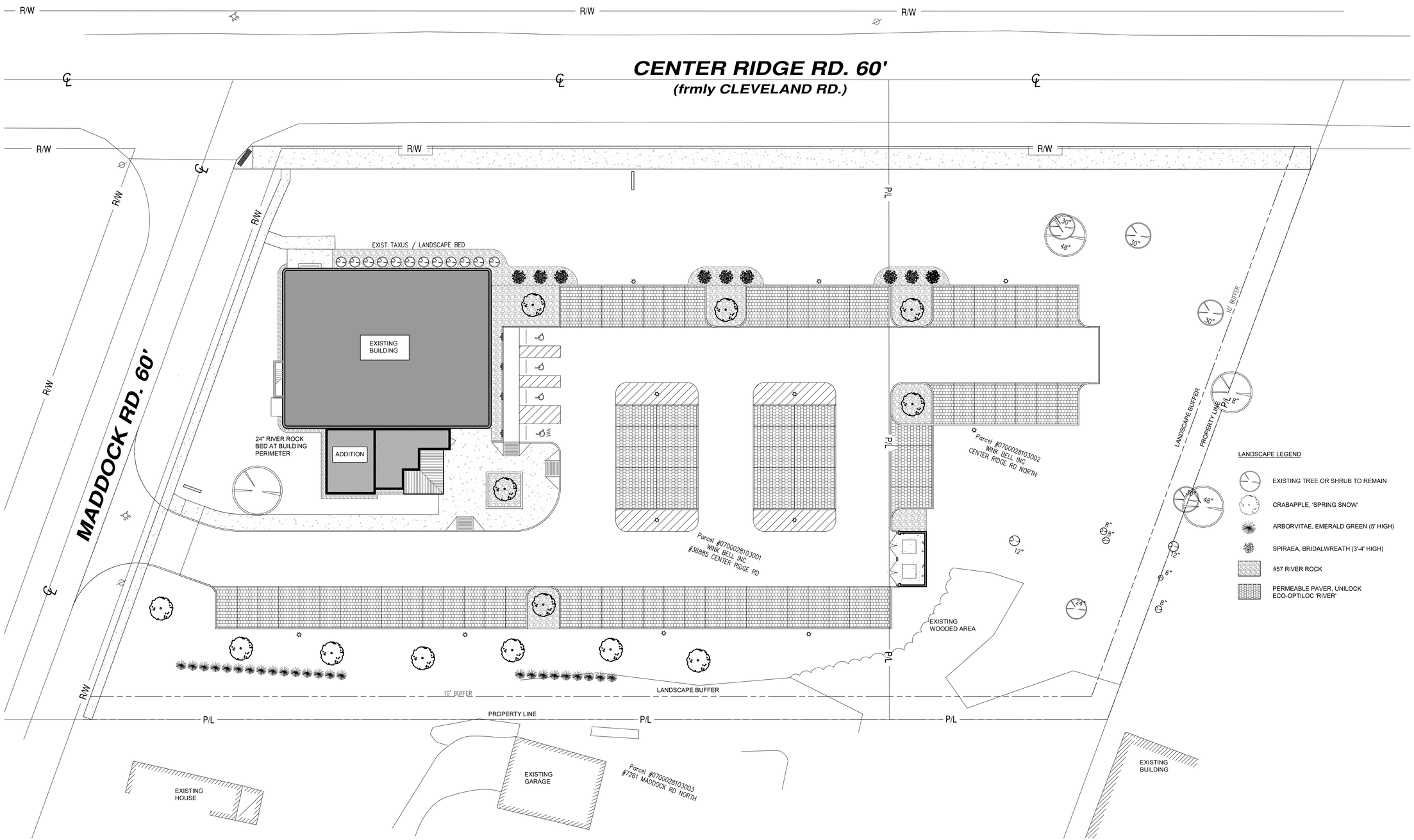
SYMBOL LEGEND



STATE OF OHIO
JASON R. MOULD
13989
REGISTERED ARCHITECT

JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

INFORMATION / CODE REVIEW	DATE:	PROJECT: 22308
	PRELIM. 05.04.23	© 2024 EMD STUDIO, INC.
RENOVATION / ADDITION STUDY OHIO BELL BUILDING 36885 CENTER RIDGE ROAD LORAIN COUNTY NORTH RIDGEVILLE, OHIO	PLANNING 01.10.24 PLANNING 01.18.24	SHEET NO: A0.1



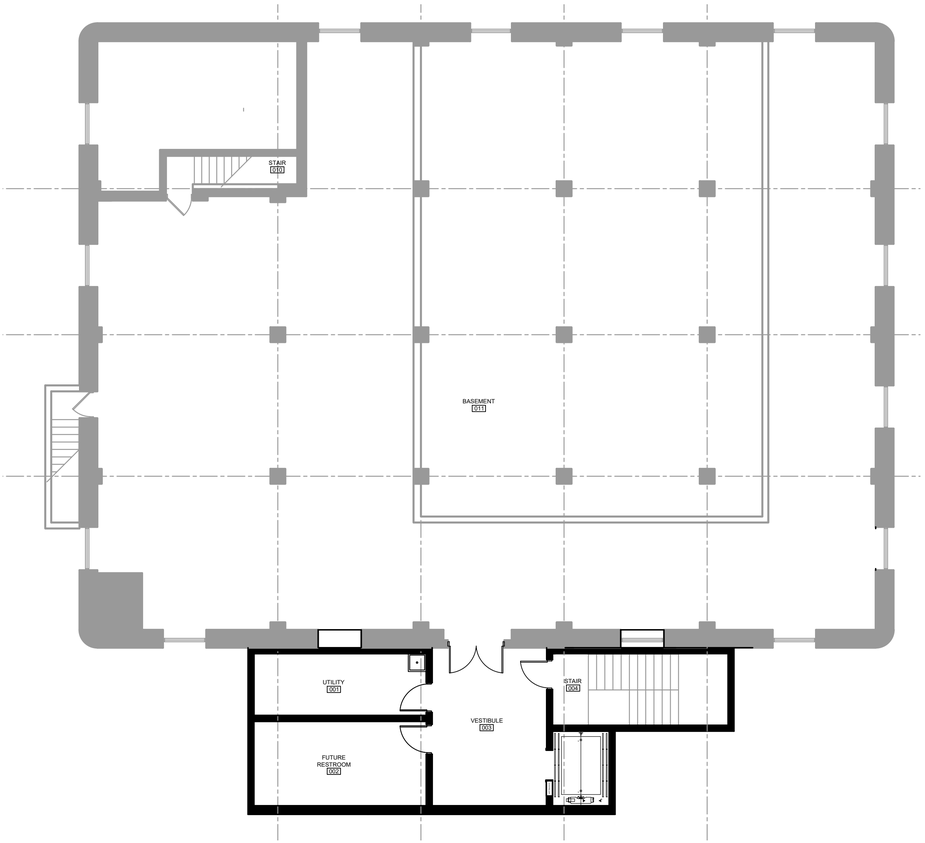
1 Architectural Site Plan / Landscape Plan, New Work
1" = 20'-0"

N

STATE OF OHIO
JASON R. MOULD
13989
REGISTERED ARCHITECT

JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

PLANNING / ARCHITECTURAL SITE PLAN	DATE:	PROJECT: 22308
	PRELIM. 05.04.23	© 2024 EMD STUDIO, INC.
RENOVATION / ADDITION STUDY OHIO BELL BUILDING 36885 CENTER RIDGE ROAD LORAIN COUNTY NORTH RIDGEVILLE, OHIO	PLANNING 01.10.24 PLANNING 01.18.24	SHEET NO: A2.0



1 Basement Floor Plan, New Work
1/8" = 1'-0"

JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

NEW WORK FLOOR PLANS	DATE:	PROJECT: 22308
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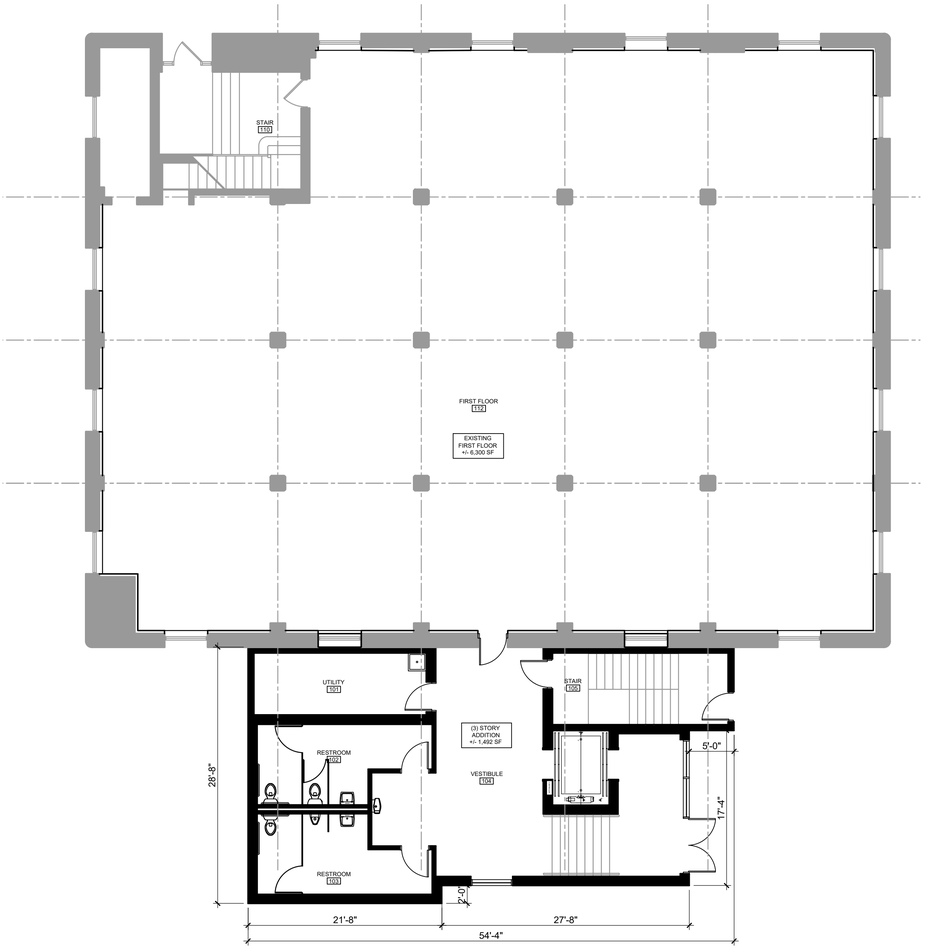
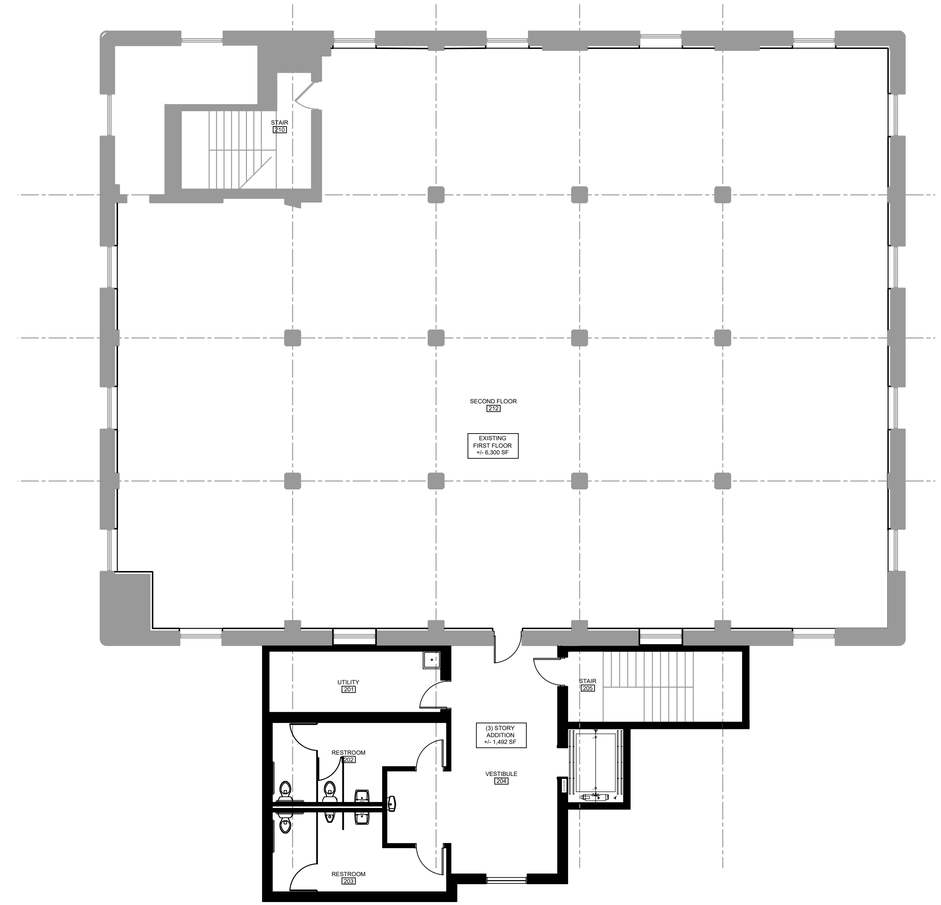
RENOVATION / ADDITION STUDY OHIO BELL BUILDING 36885 CENTER RIDGE ROAD LORAIN COUNTY NORTH RIDGEVILLE, OHIO	PLANNING 01.10.24 PLANNING 01.18.24	SHEET NO: A2.1



1 First Floor Plan, New Work
1/8" = 1'-0"

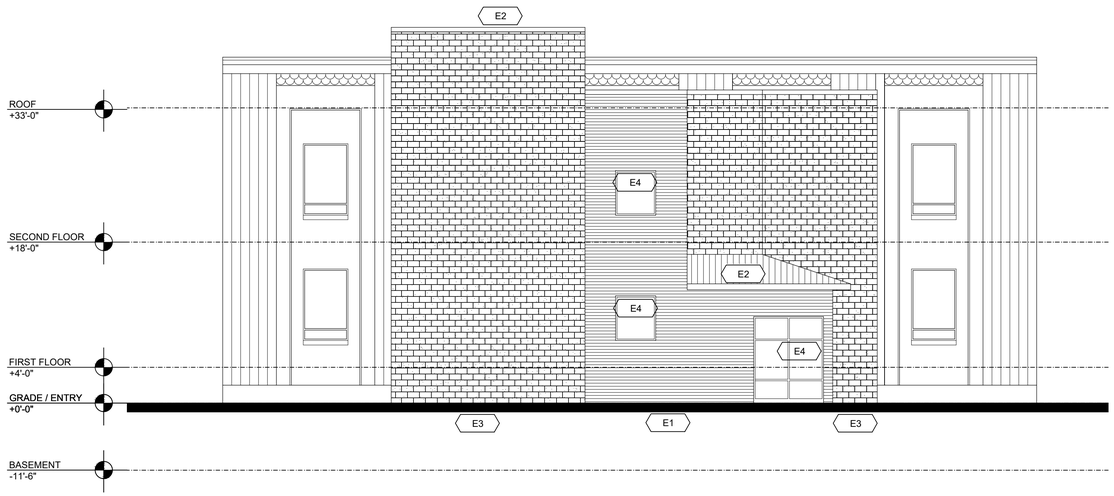


2 Second Floor Plan, New Work
1/8" = 1'-0"

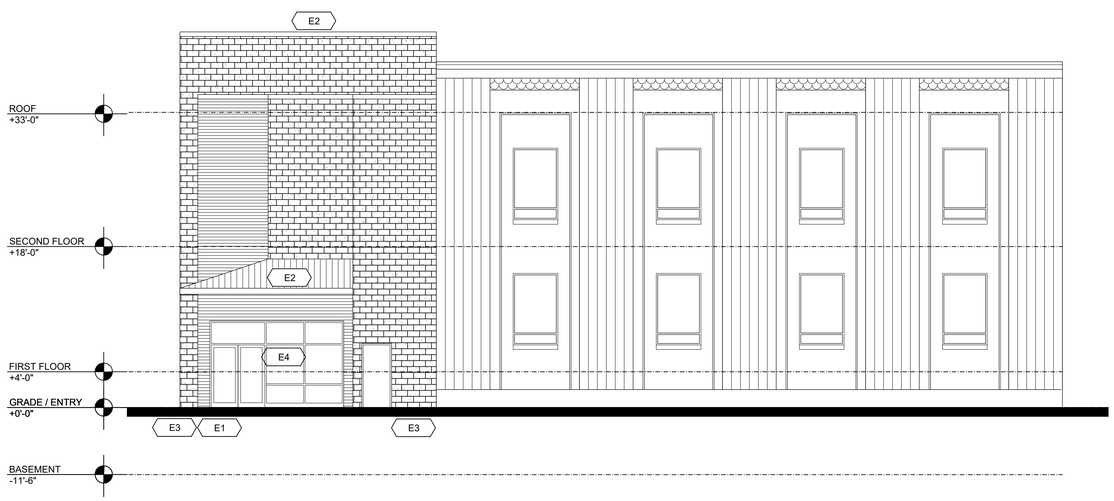
STATE OF OHIO
JASON R. MOULD
13989
REGISTERED ARCHITECT

JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

NEW WORK FLOOR PLANS	DATE:	PROJECT: 22308
	PRELIM. 05.04.23	© 2024 EMD STUDIO, INC.
RENOVATION / ADDITION STUDY OHIO BELL BUILDING 36885 CENTER RIDGE ROAD LORAIN COUNTY NORTH RIDGEVILLE, OHIO	PLANNING 01.10.24 PLANNING 01.18.24	SHEET NO: A2.2



1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

ELEVATION LEGEND AND NOTES

E1 — METAL WALL PANEL, HORIZONTAL
GRAND C BY ATAS INTERNATIONAL, INC.
COLOR - DOVE GREY (13)

E2 — STANDING SEAM METAL ROOF / ALL ROOF TRIM
SOFFIT, ETC.., DUTCH SEAM
BY ATAS INTERNATIONAL, INC.
COLOR - SIAM BLUE (14)

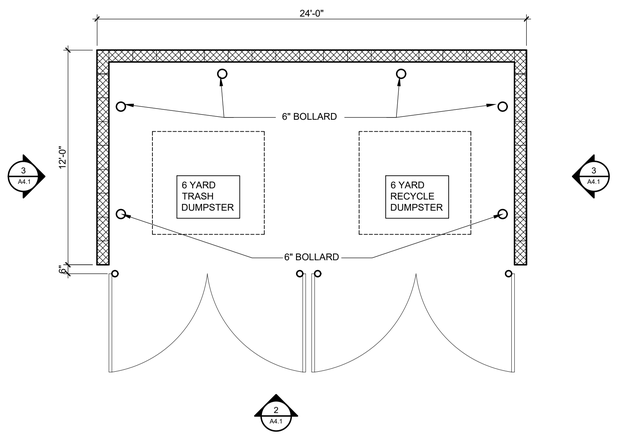
E3 — SPLIT FACED CONCRETE BLOCK,
RICHSPLIT BY CEMENT PRODUCTS, INC.
COLOR - GLACIER WHITE (400)

E4 — ALUMINUM STOREFRONT
TRIFAB 451T BY KAWNEER
COLOR - DARK BRONZE TO MATCH EXISTING WINDOWS

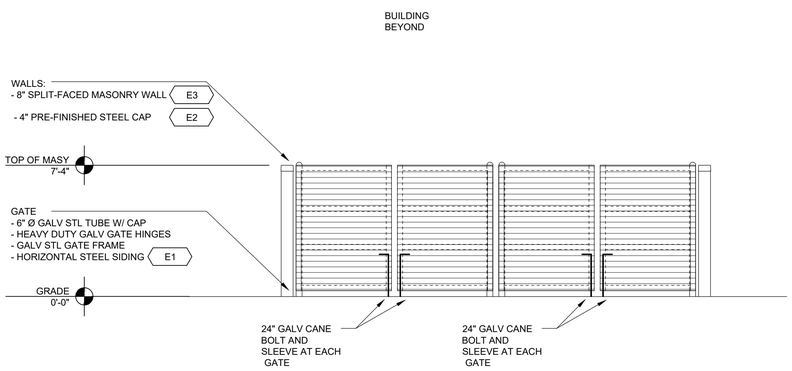
STATE OF OHIO
JASON R. MOULD
13989
REGISTERED ARCHITECT

JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

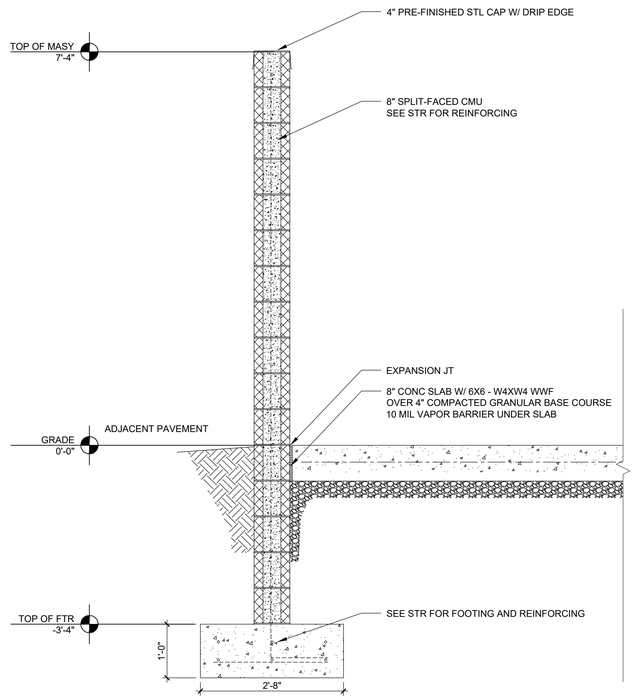
EXTERIOR ELEVATIONS	DATE:	PROJECT: 22308
	PRELIM. 05.04.23	© 2024 EMD STUDIO, INC.
RENOVATION / ADDITION STUDY OHIO BELL BUILDING 36885 CENTER RIDGE ROAD LORAIN COUNTY NORTH RIDGEVILLE, OHIO	PLANNING 01.10.24 PLANNING 01.18.24	SHEET NO: A3.1



1 ENLARGED PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"



2 WEST ELEVATION, DUMPSTER ENCLOSURE
1/4" = 1'-0"



4 TYP SECTION, DUMPSTER ENCLOSURE
3/4" = 1'-0"

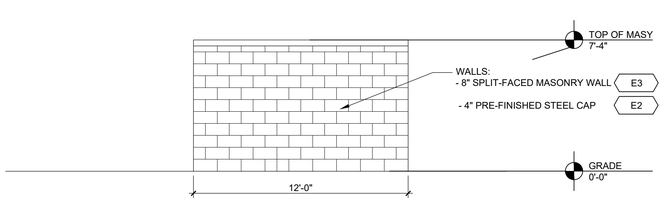
ELEVATION LEGEND AND NOTES

E1 — METAL WALL PANEL, HORIZONTAL
GRAND C BY ATAS INTERNATIONAL, INC.
COLOR - DOVE GREY (13)

E2 — STANDING SEAM METAL ROOF / ALL ROOF TRIM
SOFFIT, ETC.., DUTCH SEAM
BY ATAS INTERNATIONAL, INC.
COLOR - SIAM BLUE (14)

E3 — SPLIT FACED CONCRETE BLOCK,
RICHSPLIT BY CEMENT PRODUCTS, INC.
COLOR - GLACIER WHITE (400)

E4 — ALUMINUM STOREFRONT
TRIFAB 451T BY KAWNEER
COLOR - DARK BRONZE TO MATCH EXISTING WINDOWS



3 NORTH / SOUTH ELEVATION, DUMPSTER ENCLOSURE
1/4" = 1'-0"

STATE OF OHIO
JASON R. MOULD 13989
REGISTERED ARCHITECT

JASON R. MOULD
LICENSE #13989
EXP. DATE 12.31.2025

DUMPSTER ENCLOSURE	DATE:	PROJECT: 22308
	PRELIM. 05.04.23	© 2024 EMD STUDIO, INC.
RENOVATION / ADDITION STUDY OHIO BELL BUILDING 36885 CENTER RIDGE ROAD LORAIN COUNTY NORTH RIDGEVILLE, OHIO	PLANNING 01.10.24 PLANNING 01.18.24	SHEET NO: A4.1

JACK H DUFFY
1894 GEORGETOWN ROAD
SUITE 100
HUDSON, OH 44236-5400
Phone: 234-380-1690
Fax:
Contact: Lewis, Glen

WINK BELL INC SITE

23-38354-0

12/14/2023

Project 23-38354-0
WINK BELL INC SITE

Submitted By
JACK H DUFFY

Type	Manufacturer/Brand	Catalog Number
A	US Architectural Lighting	COL18-LED-VLED-VSQ-48LED-525MA-NW/40K-120-277V(UNV)-PT-RAL9005T-BLACK TEXT
A	US Architectural Lighting	12-1030C-16FT-PT27-RAL9005T-BLACK TEXT
B	US Architectural Lighting	COL18-LED-VLED-IV-48LED-525MA-NW/40K-120-277V(UNV)-PT-HS-VLED/48-RAL9005T-BLACK TEXT
B	US Architectural Lighting	12-1030C-16FT-PT27-RAL9005T-BLACK TEXT
D	ABL-Lithonia Lighting	WDGE2 LED P5 40K 80CRI VF MVOLT SRM DBLXD
E	ABL-Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF MVOLT SRM DBLXD

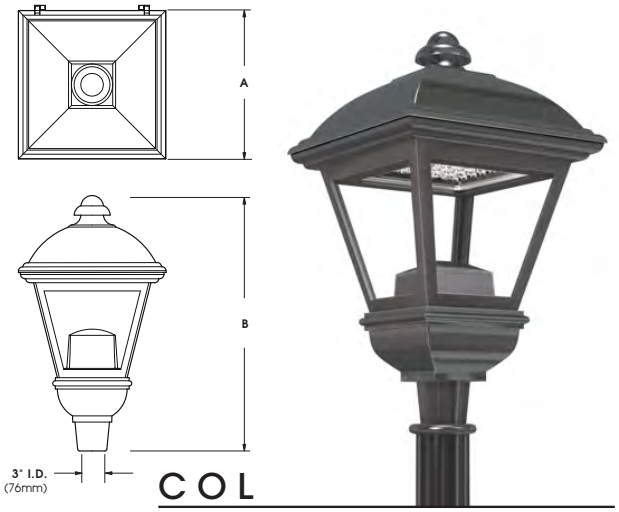
JDA | JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: COL18-LED-VLED-VSQ-48LED-525MA-NW/40K-120-277V(UNV)-PT-RAL9005T-BLACK TEXT Note:	Type A

SOLID STATE AREA LIGHTING

COLONIAL SERIES-LED

PROJECT NAME:

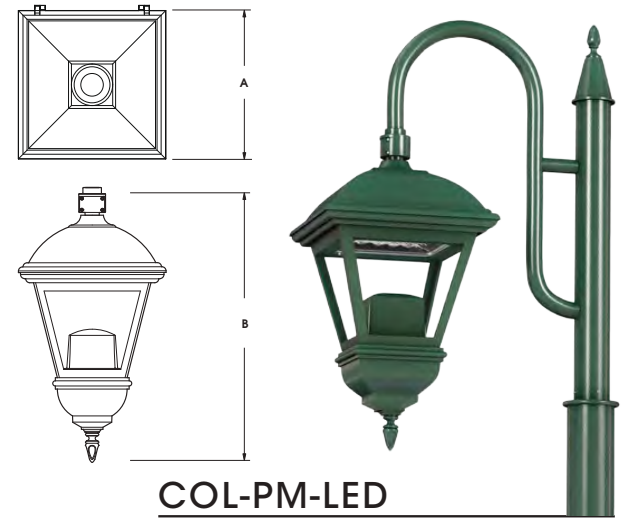
FIXTURE TYPE:



PATENT PENDING

Fitter supplied to fit over 2 7/8" X 3" (73mm X 76mm) tennon.

FIXTURE	A	B
COL21-LED	21" 533mm	35" 889mm
COL18-LED	18" 457mm	31" 787mm
COL12-LED	12" 305mm	22" 559mm



PATENT PENDING

FIXTURE	A	B
COL21-PM-LED	21" 553mm	36" 914mm
COL18-PM-LED	18" 457mm	32.5" 826mm
COL12-PM-LED	12" 305mm	24" 610mm

FEATURES

Luminaire

Durable, corrosion resistant, heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access. All hardware is stainless steel.

✓LED® Optical Module

Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire ✓LED® Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED Emitters

High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA (COL21 and COL18 only) for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

Finish

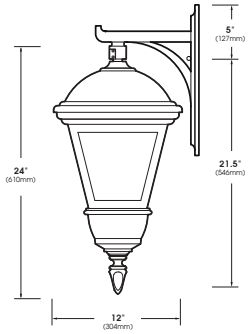
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: COL18-LED-VLED-VSQ-48LED-525MA-NW/40K-120-277V(UNV)-PT-RAL9005T-BLACK TEXT Note:	Type A

COLONIAL - LED

SPECIFICATIONS

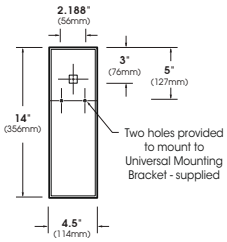
Wall Mounting



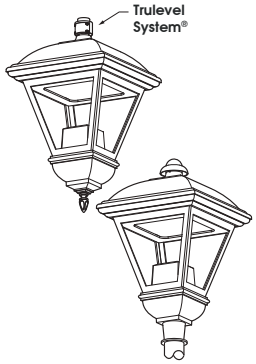
(COL12-WM shown)

Extruded aluminum arm and cast aluminum wall bracket assembly provided with built in gasketed wire access for fixture/supply wire connection.

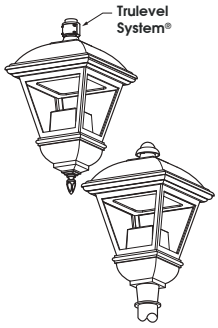
Wall Plate



VLED® Modules

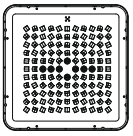


COL21-LED
COL21 E.P.A.= 2.03
COL21-PM E.P.A.= 1.93
Available in:
120 LED Max



COL18-LED
COL18 E.P.A.= 1.60
COL18-PM E.P.A.= 1.55
Available in:
64 LED Max

COL12-LED
COL12 E.P.A.= 0.90
COL12-PM E.P.A.= 0.81
Available in:
24 LED Module



120 LED Module

64 LED Module

24 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA
120	130W	192W
100	110W	164W
80	85W	126W
64	69W	103W
48	55W	76W
24	26W	-

ORDERING INFORMATION

Spec/Order Example: COL21/VLED-VSQ/120LED CW/3-90/RAL7004/DF

Luminaire	Optics	LED Mode	Voltage	Mounting	Finish	Options

Luminaire

- ☐ COL21-LED
- ☐ COL21-PM-LED
- ☐ COL18-LED
- ☐ COL18-PM-LED
- ☐ COL12-LED
- ☐ COL12-PM-LED

Optics

VLED®

- ☐ Type II **VLED-II**
- ☐ Type III **VLED-III**
- ☐ Type IV **VLED-IV**
- ☐ Type V **VLED-VSQ**
- ☐ Type Symmetric **VPA-SYM***

LED

# of LEDs	# of LEDs	Color Temp - CCT
COL21		
☐ 120LED	☐ 525mA	☐ NW (4000K)* *standard
☐ 100LED	☐ 350mA	☐ CW (5000K)
☐ 80LED		☐ WW (3000K)
☐ 64LED		Other LED Colors Available Consult Factory
COL18		
☐ 64LED		
☐ 48LED		
COL12		
☐ 24LED[1]		

NOTES:
1 – 350mA only

Voltage

- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

Mounting

- ☐ 1
- ☐ 2-180
- ☐ 2-90
- ☐ 3-90
- ☐ 3-120
- ☐ 4-90

Wallmount

- ☐ WM

Post Top

- ☐ PT

See USALTG.COM for additional arm styles

Finish

Standard Textured Finish

- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☐ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

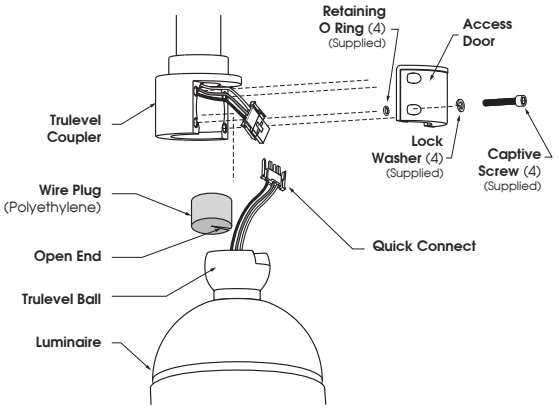
Options

- ☐ Internal House Side Shield **HS**
- ☐ Dimmable Driver(s) (0-10V) **DIM**
- ☐ High-Low Dimming for Hardwired Switching or Non-Integrated Motion Sensor **HLSW**
- ☐ 10KV Surge Protector **10SP**
- ☐ 20KV (277V & 480V only) **20SP**
- ☐ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Twist Lock Receptable Only (COL21 and COL18 only) **TPR**
- ☐ Single Fuse (120V, 277V) **SF**
- ☐ Double Fuse (208V, 240V) **DF**

JDA | JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: COL18-LED-VLED-VSQ-48LED-525MA-NW/40K-120-277V(UNV)-PT-RAL9005T-BLACK TEXT Note:	Type A

COLONIAL - LED

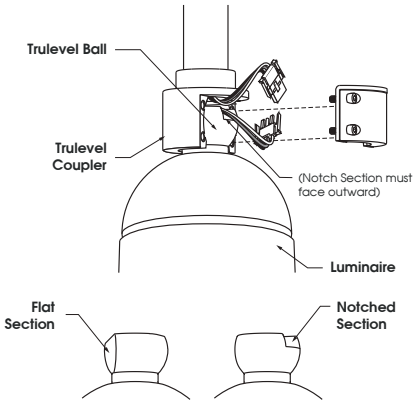
Trulevel System® Assembly for Installation of Pendant Mount Luminaires



1. Loosen (4) Captive Screws and remove Access Door from Trulevel Coupler, pull out Quick Connect from Trulevel Coupler and Trulevel Ball.

   Press open end of Wire Plug around Quick Connect wires.

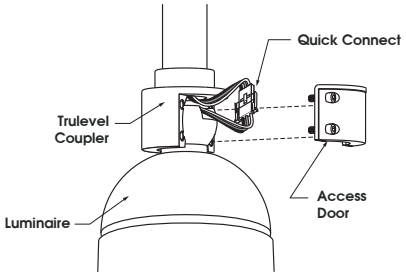
   Slide Wire Plug down the wires and into Trulevel Ball opening, press Neoprene firmly into opening to prevent moisture and other contaminants from entering Luminaire Assembly.



2. Place Trulevel Ball inside of Trulevel Coupler as illustrated.

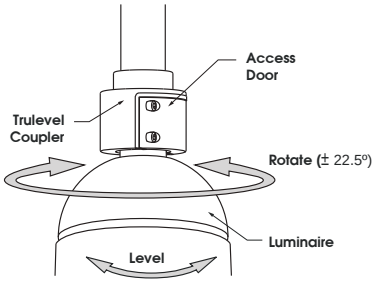
   A - Notched Section of Trulevel Ball must face outward as illustrated.

   B - Flat Section of Trulevel Ball must face inward.



3. Connect Quick Connect components, push components inside of Trulevel Coupler cavity, replace Access Door and loosely secure, do not tighten.

   Fixture will suspend without Access Door during installation.



4. Rotate (left to right ± 22.5°) and level Luminaire to desired position. Tighten Access Door.

   (Tighten each bolt to recommended torque: **10 ft-lb, foot-pound**)

   Trulevel Pendant Mount is intended to allow for fixture leveling, but is not intended to be "free-swinging" upon proper installation.

JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: 12-1030C-16FT-PT27-RAL9005T-BLACK TEXT Note:	Type A

1200 BASE

1200

BASE

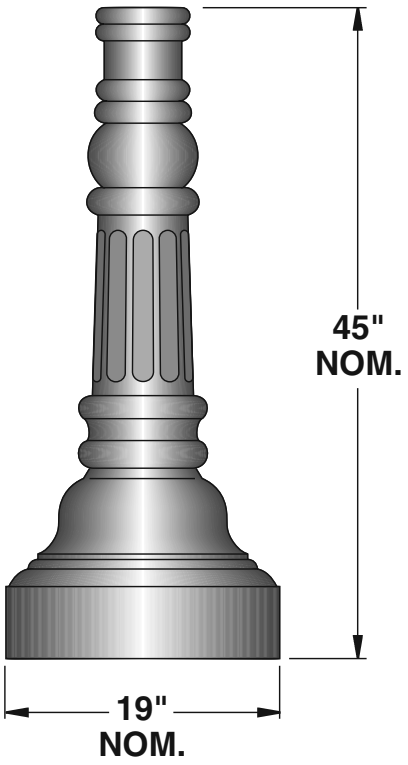
ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .225 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION WITH A CONTOURED FLUSH HAND HOLE AND A DECORATIVE TAPERED FLUTED SECTION. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.

ANCHORAGE

A 3/4" CAST ALUMINUM ANCHOR RING IS WELDED 1" ABOVE BOTTOM OF BASE TO ACCEPT (4) FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS. ANCHORAGE IS FASTENED THROUGH HAND HOLE.

FINISH

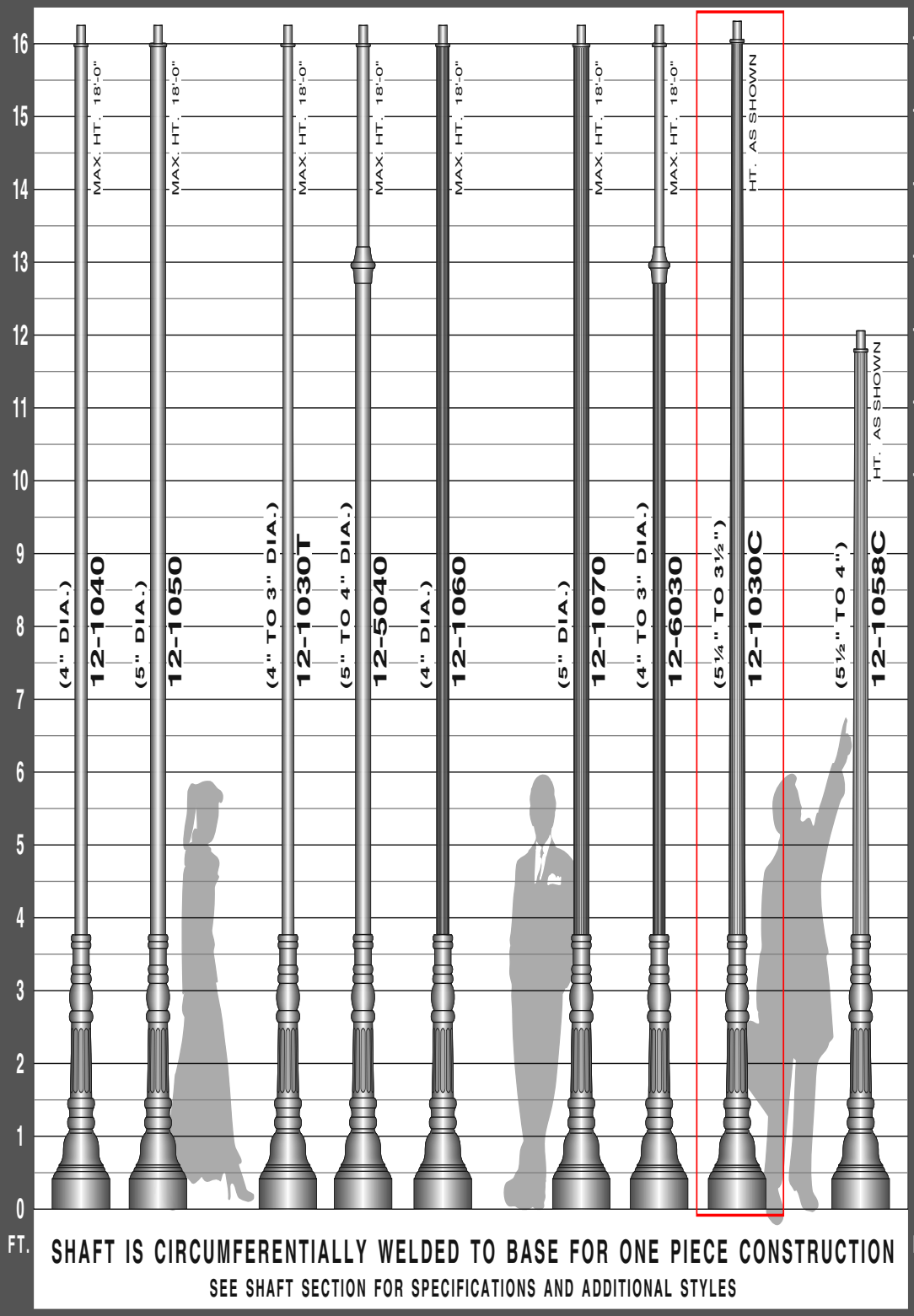
ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL. (SEE PAGE 5 FOR OPTIONAL FINISH AND COLOR SELECTION)



JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: 12-1030C-16FT-PT27-RAL9005T-BLACK TEXT Note:	Type A

1 2 0 0

BASE

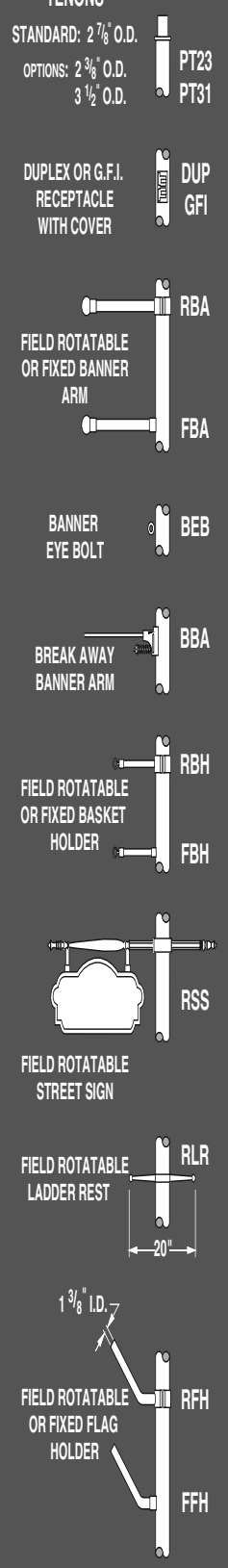


SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE FOR ONE PIECE CONSTRUCTION

SEE SHAFT SECTION FOR SPECIFICATIONS AND ADDITIONAL STYLES

POLE ACCESSORIES

(SPECIFY AS SUFFIX TO CAT. NO.)

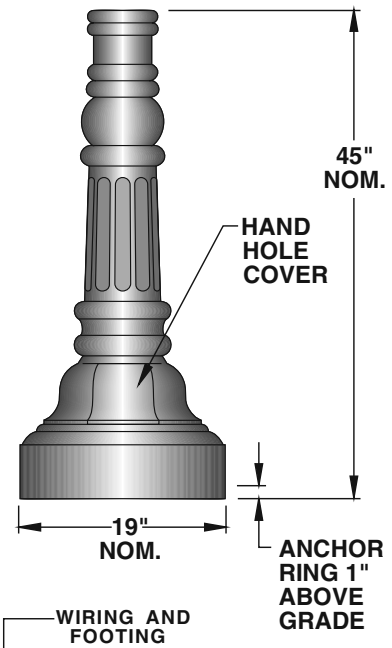


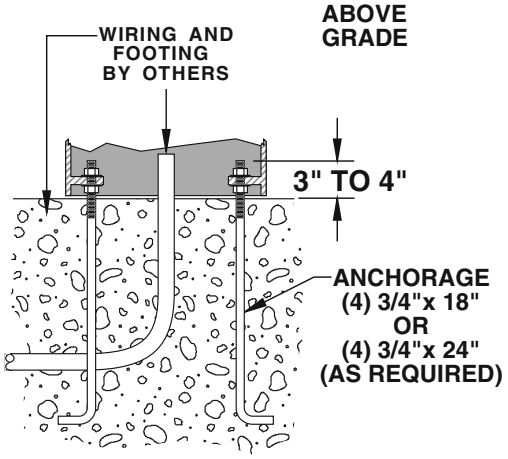
The Lighting Tradition
sun valley LIGHTING
660 WEST AVENUE O, PALMDALE, CA 93551
(661) 233-2000
FAX (661) 233-2001
www.sunvalleylighting.com

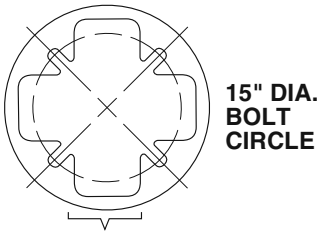
JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: 12-1030C-16FT-PT27-RAL9005T-BLACK TEXT Note:	Type A

1200

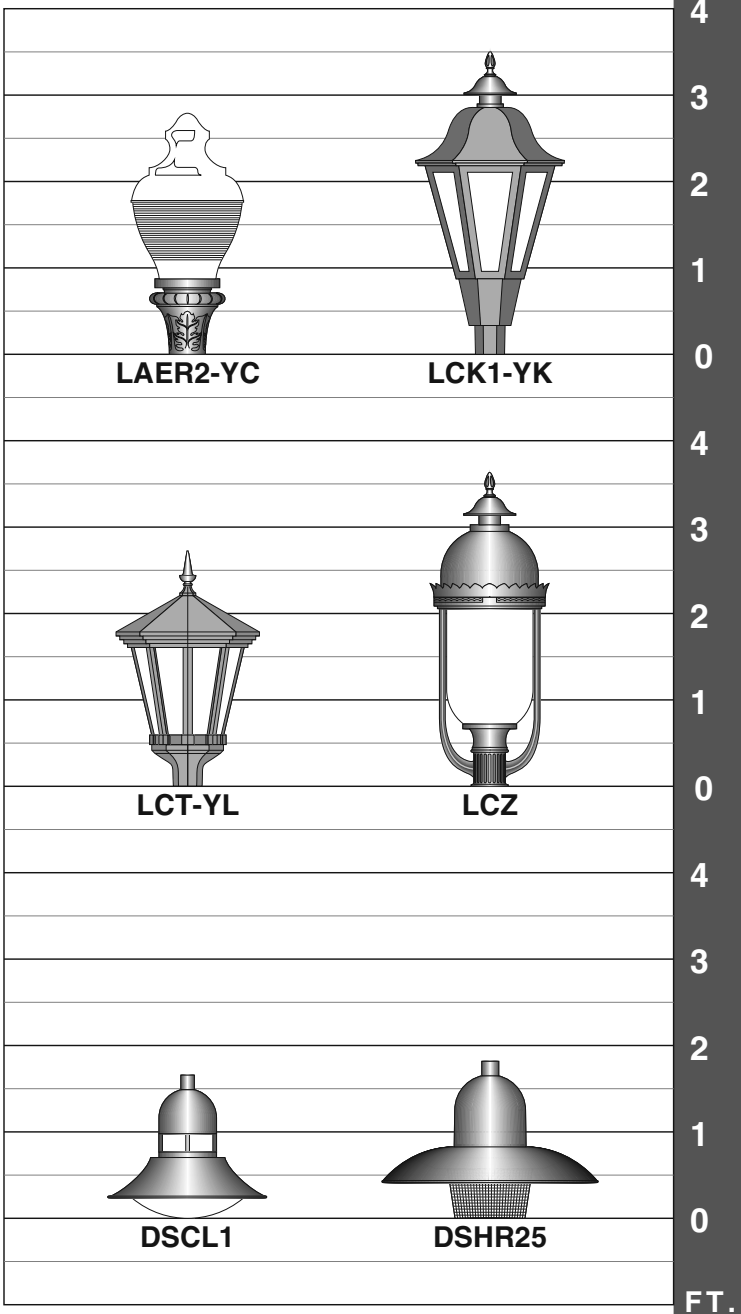
1200 BASE







SUGGESTED LUMINAIRES



SEE LUMINAIRE SECTION FOR ADDITIONAL STYLES

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sun valley LIGHTING
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(661) 233-2000
FAX (661) 233-2001
www.sunvalleylighting.com

JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: COL18-LED-VLED-IV-48LED-525MA-NW/40K-120-277V(UNV)-PT-HS-VLED/48-RAL9005T-BLACK TEXT Note:	Type B

SOLID STATE AREA LIGHTING

COLONIAL SERIES-LED

PROJECT NAME:

FIXTURE TYPE:

FEATURES

Luminaire

Durable, corrosion resistant, heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access. All hardware is stainless steel.

✓LED® Optical Module

Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire ✓LED® Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED Emitters

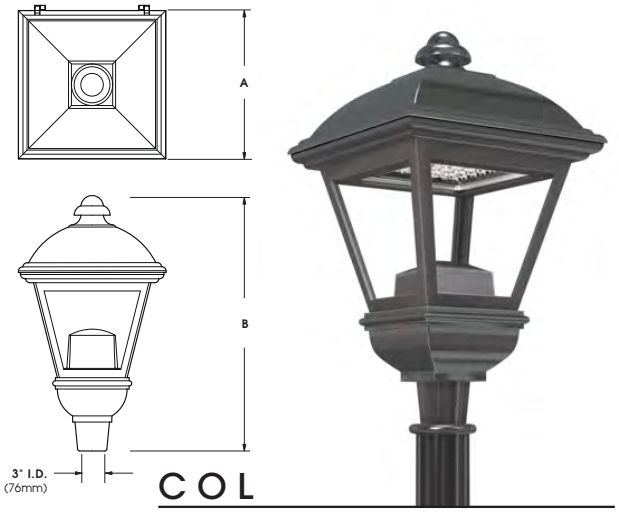
High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA (COL21 and COL18 only) for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

Finish

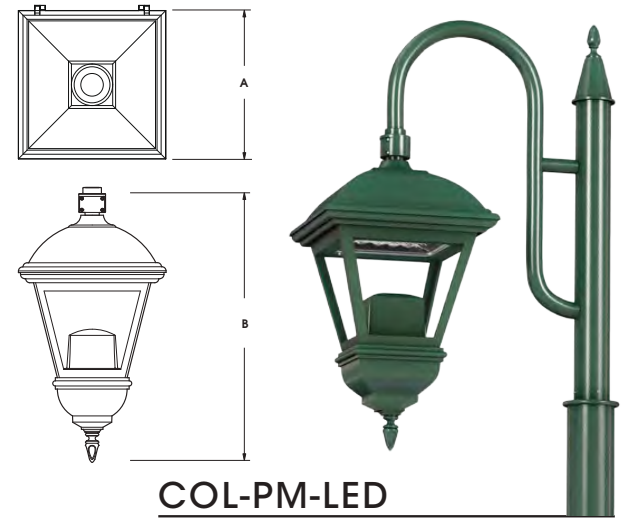
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.



PATENT PENDING

Fitter supplied to fit over 2 7/8" X 3" (73mm X 76mm) tennon.

FIXTURE	A	B
COL21-LED	21" 533mm	35" 889mm
COL18-LED	18" 457mm	31" 787mm
COL12-LED	12" 305mm	22" 559mm



PATENT PENDING

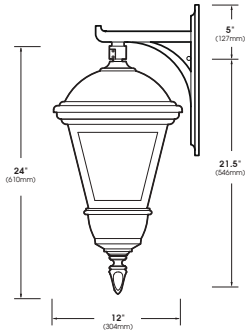
FIXTURE	A	B
COL21-PM-LED	21" 553mm	36" 914mm
COL18-PM-LED	18" 457mm	32.5" 826mm
COL12-PM-LED	12" 305mm	24" 610mm

JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: COL18-LED-VLED-IV-48LED-525MA-NW/40K-120-277V(UNV)-PT-HS-VLED/48-RAL9005T-BLACK TEXT Note:	Type B

COLONIAL - LED

SPECIFICATIONS

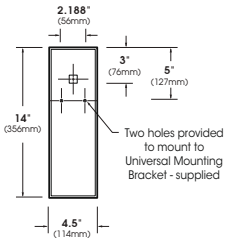
Wall Mounting



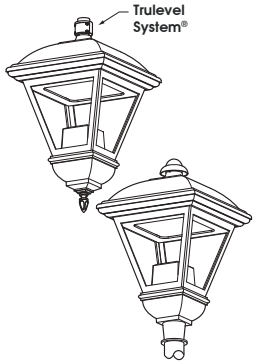
(COL12-WM shown)

Extruded aluminum arm and cast aluminum wall bracket assembly provided with built in gasketed wire access for fixture/supply wire connection.

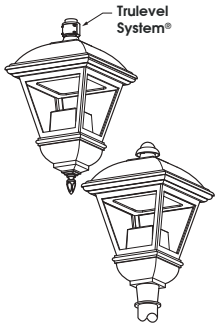
Wall Plate



VLED® Modules

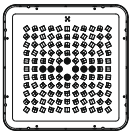


COL21-LED
COL21 E.P.A.= 2.03
COL21-PM E.P.A.= 1.93
Available in:
120 LED Max



COL18-LED
COL18 E.P.A.= 1.60
COL18-PM E.P.A.= 1.55
Available in:
64 LED Max

COL12-LED
COL12 E.P.A.= 0.90
COL12-PM E.P.A.= 0.81
Available in:
24 LED Module



120 LED Module

64 LED Module

24 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA
120	130W	192W
100	110W	164W
80	85W	126W
64	69W	103W
48	55W	76W
24	26W	-

ORDERING INFORMATION

Spec/Order Example: COL21/VLED-VSQ/120LED CW/3-90/RAL7004/DF

Luminaire	Optics	LED Mode	Voltage	Mounting	Finish	Options

Luminaire

- ☐ COL21-LED
- ☐ COL21-PM-LED
- ☐ COL18-LED
- ☐ COL18-PM-LED
- ☐ COL12-LED
- ☐ COL12-PM-LED

Optics

VLED®

- ☐ Type II **VLED-II**
- ☐ Type III **VLED-III**
- ☐ Type IV **VLED-IV**
- ☐ Type V **VLED-VSQ**

- ☐ Type Symmetric **VPA-SYM***

LED

# of LEDs	# of LEDs	Color Temp - CCT
COL21		
☐ 120LED	☐ 525mA	☐ NW (4000K)* *standard
☐ 100LED	☐ 350mA	☐ CW (5000K)
☐ 80LED		☐ WW (3000K)
☐ 64LED		Other LED Colors Available Consult Factory
COL18		
☐ 64LED		
☐ 48LED		
COL12		
☐ 24LED[1]		

NOTES:
1 – 350mA only

Voltage

- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

Mounting

- ☐ 1
- ☐ 2-180
- ☐ 2-90
- ☐ 3-90
- ☐ 3-120
- ☐ 4-90

Wallmount

- ☐ WM

Post Top

- ☐ PT

See USALTG.COM for additional arm styles

Finish

Standard Textured Finish

- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☐ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

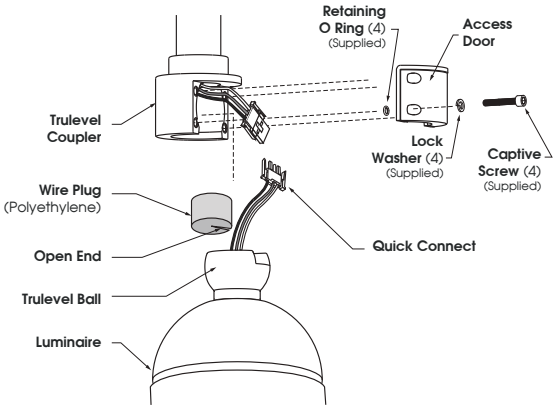
Options

- ☐ Internal House Side Shield **HS**
- ☐ Dimmable Driver(s) (0-10V) **DIM**
- ☐ High-Low Dimming for Hardwired Switching or Non-Integrated Motion Sensor **HLSW**
- ☐ 10KV Surge Protector **10SP**
- ☐ 20KV (277V & 480V only) **20SP**
- ☐ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Twist Lock Receptable Only (COL21 and COL18 only) **TPR**
- ☐ Single Fuse (120V, 277V) **SF**
- ☐ Double Fuse (208V, 240V) **DF**

JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: COL18-LED-VLED-IV-48LED-525MA-NW/40K-120-277V(UNV)-PT-HS-VLED/48-RAL9005T-BLACK TEXT Note:	Type B

COLONIAL - LED

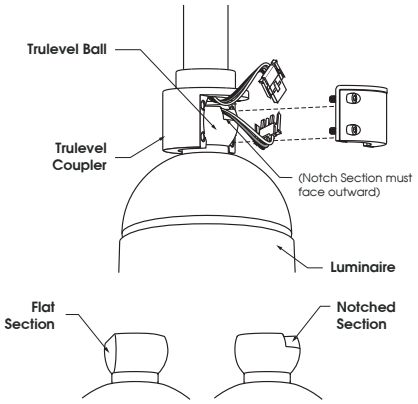
Trulevel System® Assembly for Installation of Pendant Mount Luminaires



1. Loosen (4) Captive Screws and remove Access Door from Trulevel Coupler, pull out Quick Connect from Trulevel Coupler and Trulevel Ball.

   Press open end of Wire Plug around Quick Connect wires.

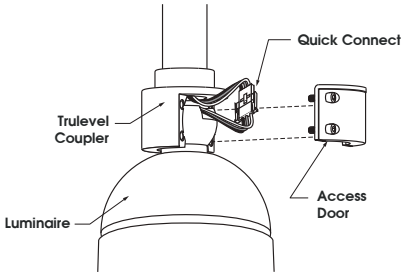
   Slide Wire Plug down the wires and into Trulevel Ball opening, press Neoprene firmly into opening to prevent moisture and other contaminants from entering Luminaire Assembly.



2. Place Trulevel Ball inside of Trulevel Coupler as illustrated.

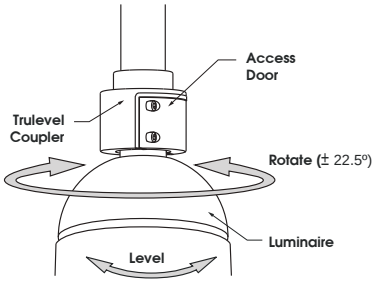
   A - Notched Section of Trulevel Ball must face outward as illustrated.

   B - Flat Section of Trulevel Ball must face inward.



3. Connect Quick Connect components, push components inside of Trulevel Coupler cavity, replace Access Door and loosely secure, do not tighten.

   Fixture will suspend without Access Door during installation.



4. Rotate (left to right ± 22.5°) and level Luminaire to desired position. Tighten Access Door.

   (Tighten each bolt to recommended torque: **10 ft-lb, foot-pound**)

   Trulevel Pendant Mount is intended to allow for fixture leveling, but is not intended to be "free-swinging" upon proper installation.

JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: 12-1030C-16FT-PT27-RAL9005T-BLACK TEXT Note:	Type B

1200 BASE

1200

BASE

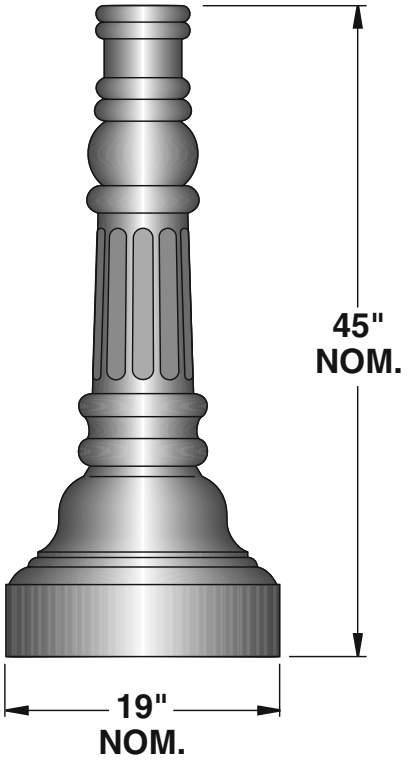
ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .225 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION WITH A CONTOURED FLUSH HAND HOLE AND A DECORATIVE TAPERED FLUTED SECTION. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.

ANCHORAGE

A 3/4" CAST ALUMINUM ANCHOR RING IS WELDED 1" ABOVE BOTTOM OF BASE TO ACCEPT (4) FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS. ANCHORAGE IS FASTENED THROUGH HAND HOLE.

FINISH

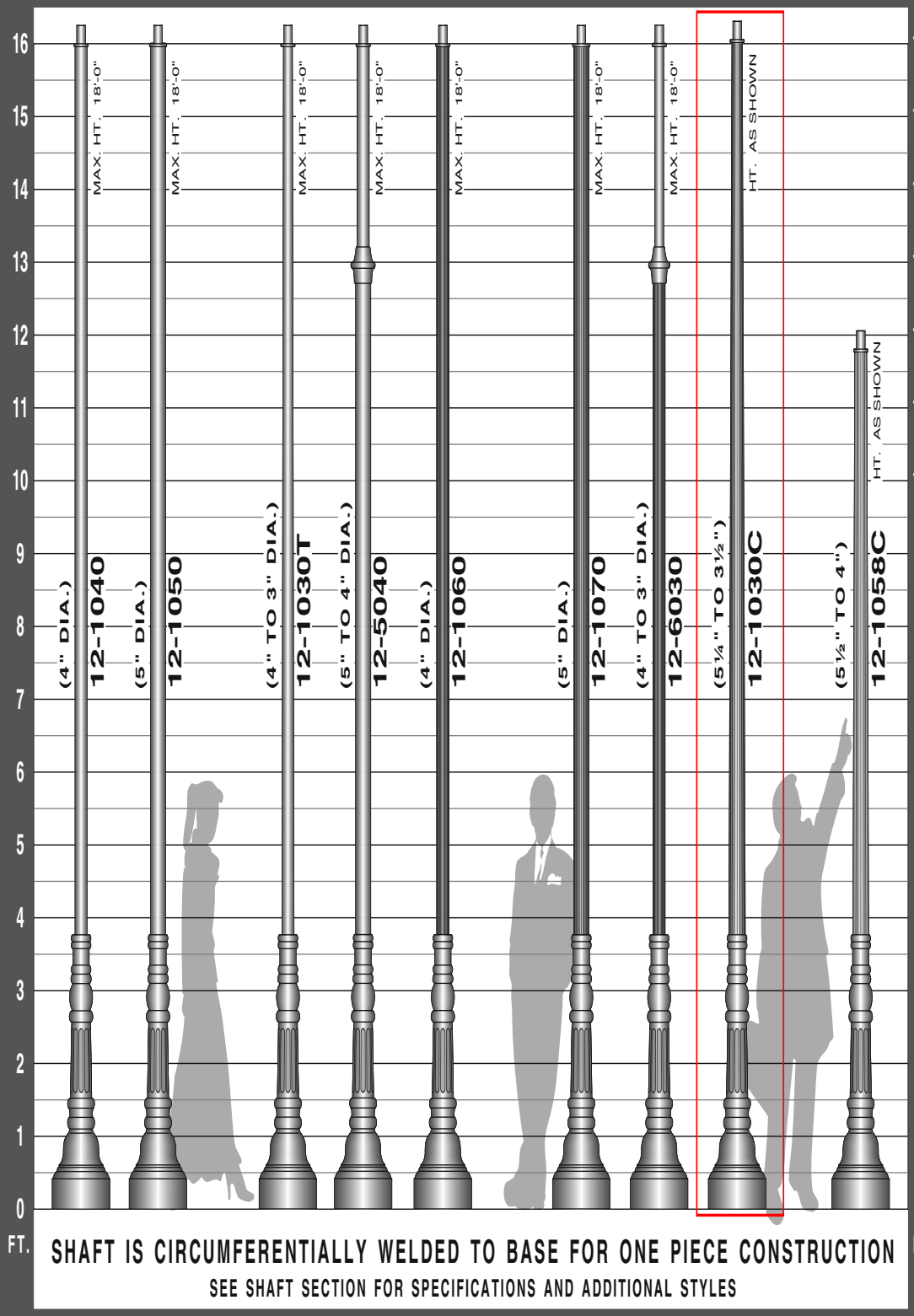
ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL. (SEE PAGE 5 FOR OPTIONAL FINISH AND COLOR SELECTION)



JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: 12-1030C-16FT-PT27-RAL9005T-BLACK TEXT Note:	Type B

1 2 0 0

BASE



SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE FOR ONE PIECE CONSTRUCTION

SEE SHAFT SECTION FOR SPECIFICATIONS AND ADDITIONAL STYLES

POLE ACCESSORIES

(SPECIFY AS SUFFIX TO CAT. NO.)

TENONS

STANDARD: 2 7/8" O.D.
OPTIONS: 2 3/8" O.D.
3 1/2" O.D.

PT23
PT31

DUPLEX OR G.F.I. RECEPTACLE WITH COVER — DUP, GFI

FIELD ROTATABLE OR FIXED BANNER ARM — RBA, FBA

BANNER EYE BOLT — BEB

BREAK AWAY BANNER ARM — BBA

FIELD ROTATABLE OR FIXED BASKET HOLDER — RBH, FBH

FIELD ROTATABLE STREET SIGN — RSS

FIELD ROTATABLE LADDER REST — RLR (20")

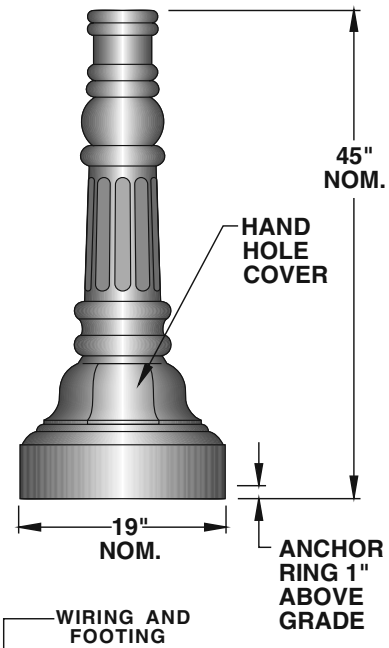
FIELD ROTATABLE OR FIXED FLAG HOLDER — RFH, FFH (1 3/8" I.D.)

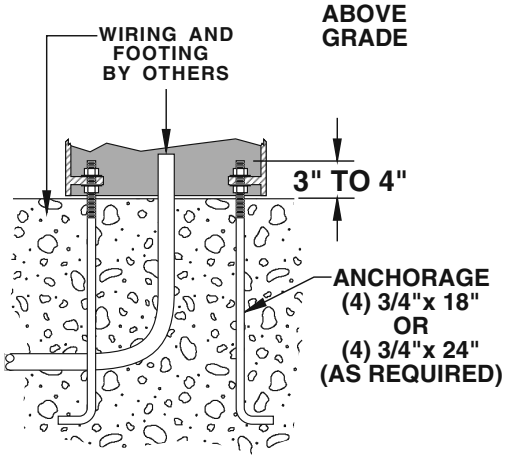
sun valley LIGHTING
The Lighting Tradition
660 WEST AVENUE O, PALMDALE, CA 93551
(661) 233-2000
FAX (661) 233-2001
www.sunvalleylighting.com

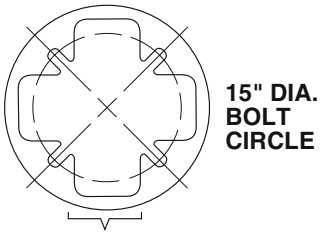
JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: 12-1030C-16FT-PT27-RAL9005T-BLACK TEXT Note:	Type B

1200

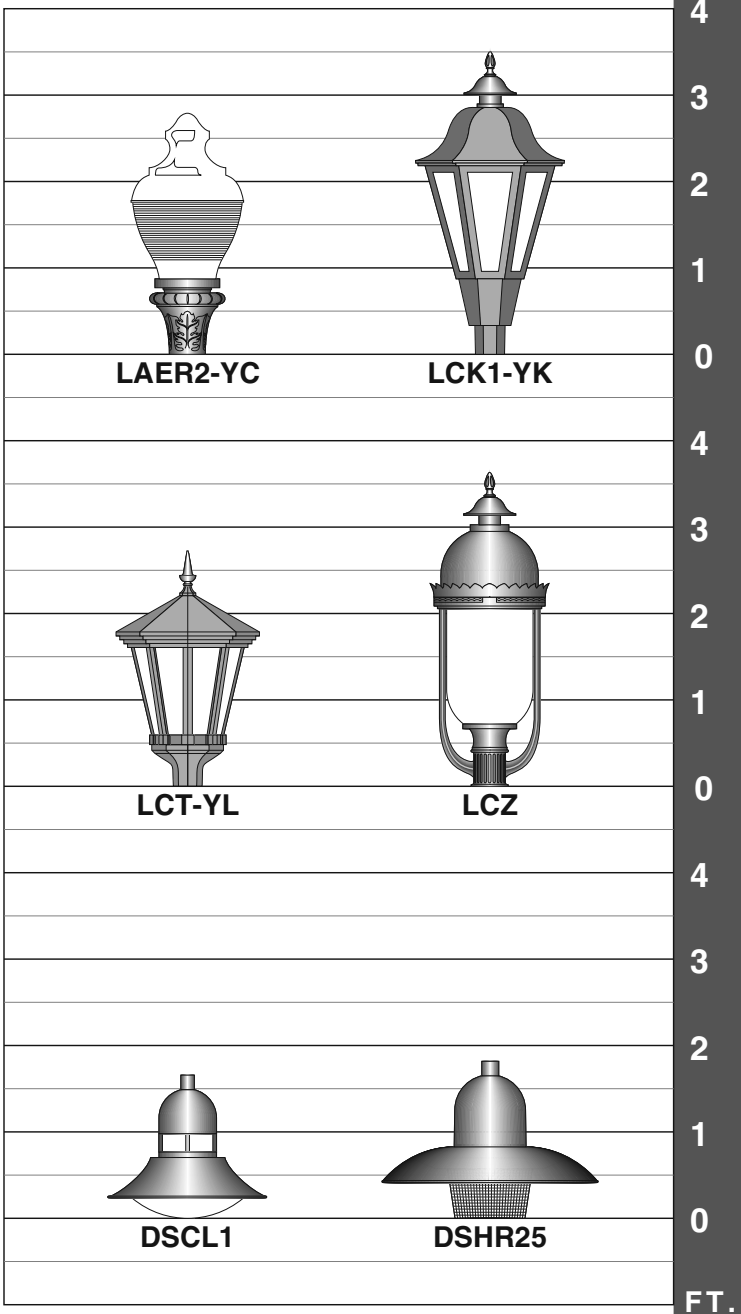
1200 BASE







SUGGESTED LUMINAIRES



SEE LUMINAIRE SECTION FOR ADDITIONAL STYLES

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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE2 LED P5 40K 80CRI VF MVOLT SRM DBLXD Note:	Type D

WDGE2 LED

Architectural Wall Sconce Visual Comfort Optic

DLC LISTED PREMIUM · DLC LISTED · ida DARK SKY APPROVED · CERTIFIED IN TITLE 20 · BAA

Catalog Number

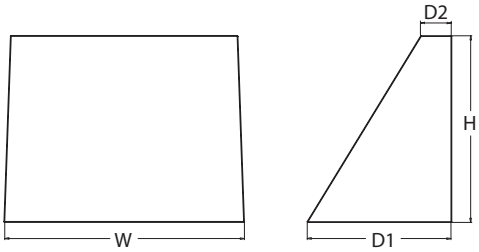
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	**Shipped included**	**Shipped separately**
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer
	P3[1]	P3SW	35K	3500K				480[3]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]	PBBW S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K						
	P5[1]		50K[2]	5000K						

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[4]	Photocell, Button Type
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE2 LED P5 40K 80CRI VF MVOLT SRM DBLXD Note:	Type D

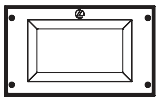
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

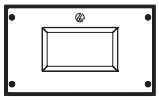
NOTES

1. P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2. 50K not available in 90CRI
3. 347V and 480V not available with E4WH, E10WH, E20WC or DS.
4. PE not available in 480V or with sensors/controls
5. DS option not available with E4WH, E10WH, E20WC or sensors/controls.
6. DMG option not available with sensors/controls
7. Not qualified for DLC. Not available with emergency battery backup or sensors/controls



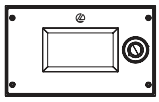
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE2 LED P5 40K 80CRI VF MVOLT SRM DBLXD Note:	Type D

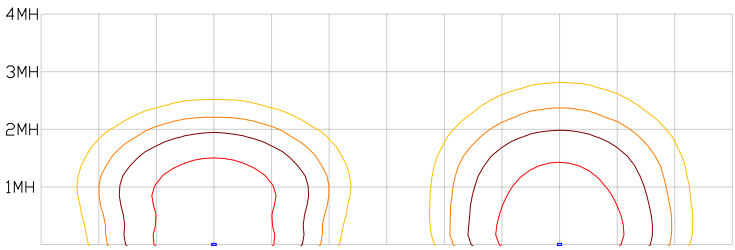
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 10ft
Grid = 10ft x 10ft



WDGE2 LED P3 40K 80CRI VW **WDGE2 LED P3 40K 80CRI VF**

Emergency Egress Options

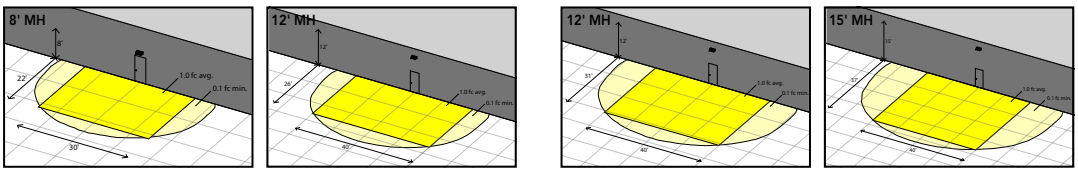
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

Grid = 10ft x 10ft

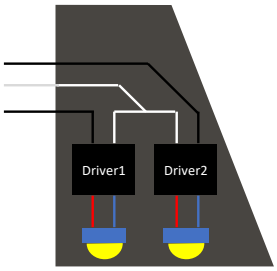


WDGE2 LED xx 40K 80CRI VF MVOLT E10WH WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE2 LED P5 40K 80CRI VF MVOLT SRM DBLXD Note:	Type D

Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

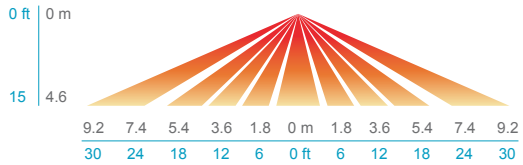
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

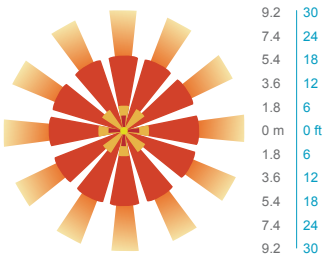
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

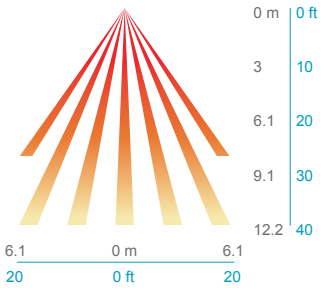
HIGH VIEW



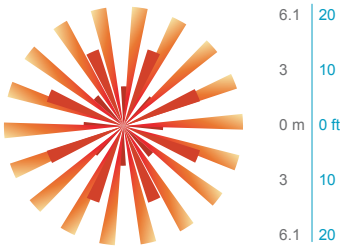


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE2 LED P5 40K 80CRI VF MVOLT SRM DBLXD Note:	Type D

Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE1 LED P1 40K 80CRI VF MVOLT SRM DBLXD Note:	Type E

WDGE1 LED

Architectural Wall Sconce

Catalog Number

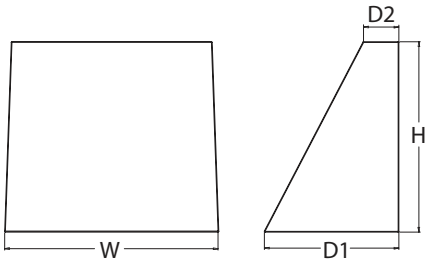
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options

E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
PE[4]	Photocell, Button Type
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant
DSLE	Dual Switching (1 Driver, 2 Light Engines)

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE1 LED P1 40K 80CRI VF MVOLT SRM DBLXD Note:	Type E

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS, DSLE or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE1 LED P1 40K 80CRI VF MVOLT SRM DBLXD Note:	Type E

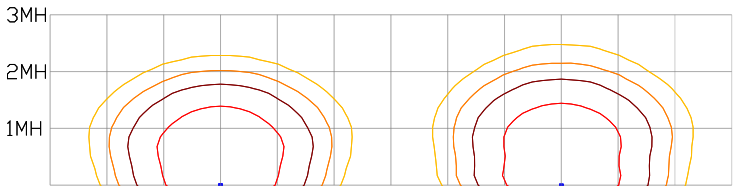
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW **WDGE1 LED P2 40K 80CRI VF**

Emergency Egress Options

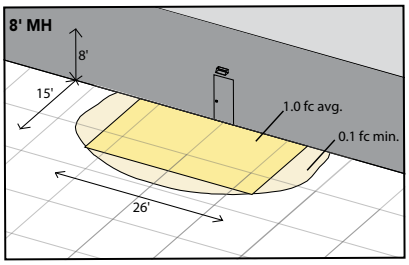
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

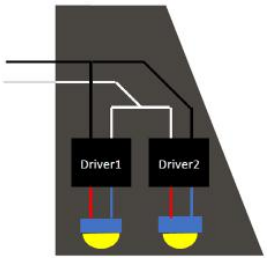


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

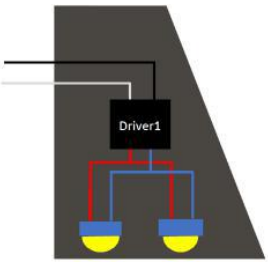
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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JDA JACK DUFFY & ASSOCIATES	Project 23-38354-0 WINK BELL INC SITE Submitted By JACK H DUFFY	Catalog Number: WDGE1 LED P1 40K 80CRI VF MVOLT SRM DBLXD Note:	Type E

Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

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INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
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WARRANTY
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www.acuitybrands.com/support/warranty/terms-and-conditions

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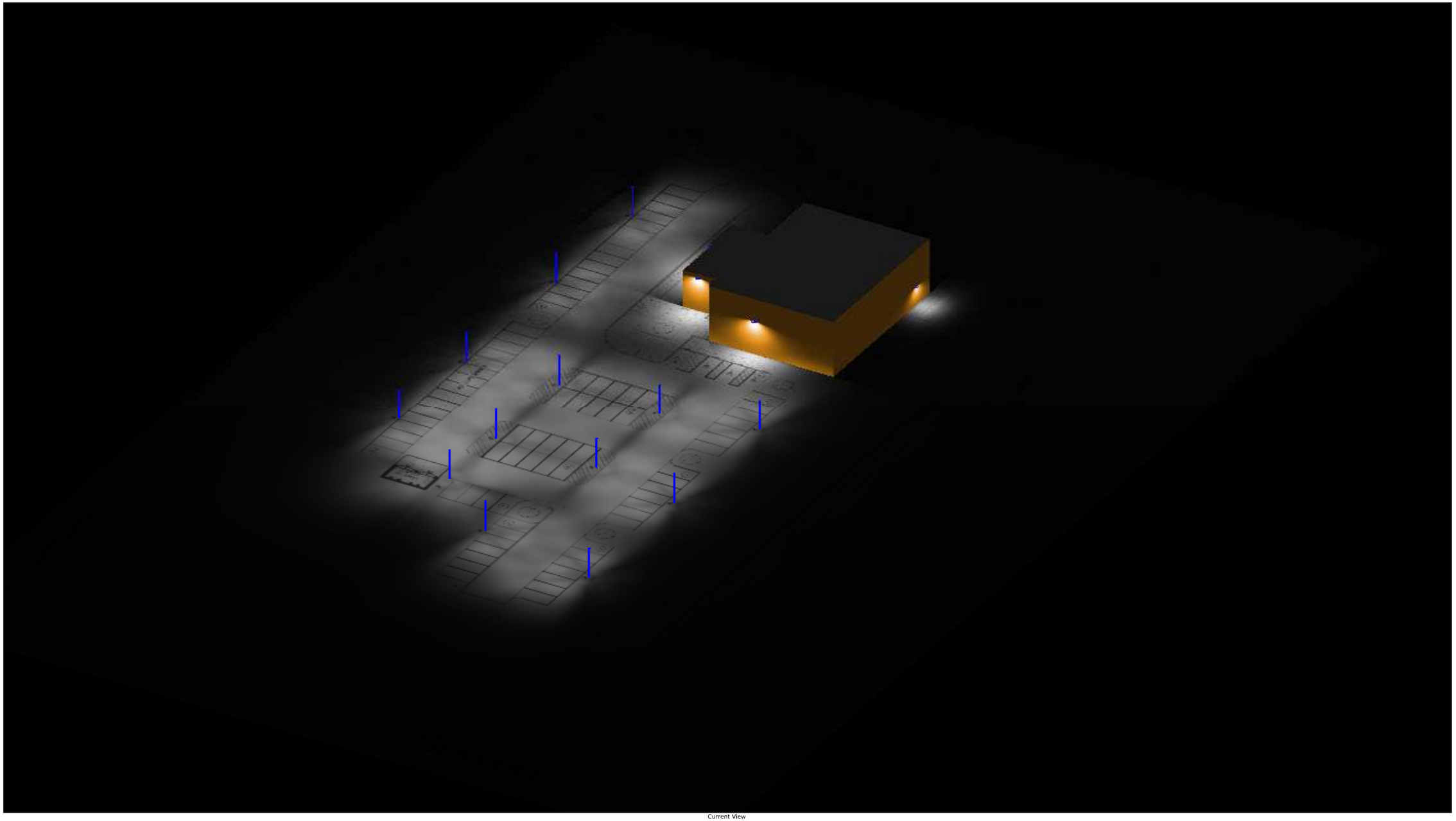


Current View

JDA JACK DUFFY & ASSOCIATES

WINK BELL INC

Designer
GLEN LEWIS
Date
12/04/2023
Scale
Not to Scale
Drawing No.

Summary

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

5700 Jaycox Rd.
Location address

0700020113005
Parcel number

Educational
Current zoning

Addition of modular classrooms to Liberty Elementary School
Proposed project

APPLICANT/AGENT INFORMATION

North Ridgeville City Schools
Name/Company

34620 Bainbridge Rd., North Ridgeville, OH 44039
Applicant address

440-353-1109
Applicant phone

roxanncaserio@rncs.net/matthewyunker@nrcs.net
Applicant email

PROPERTY OWNER INFORMATION

North Ridgeville City Schools
Name/Company

34620 Bainbridge Rd., North Ridgeville, OH 44039
Property owner address

440-353-1109
Property owner phone

roxanncaserio@nrcs.net/matthewyunker@nrcs.net
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION
	PPZ2024.0242	JAN 11 2024	
	Planning Fee Paid	Engineering Fee Paid	

CITY OF NORTH Ridgeville EST 1810

Planning Review

January 22, 2024

Project:	NRCS Liberty Elementary
Location:	5700 Jaycox Road
PPNs:	07-00-020-113-005
District:	R-1 Residence District

Project Summary:

The proposal consists of adding modular classrooms to Liberty Elementary School necessary to support growing enrollment. Schools and other public uses are permitted in the R-1 District. Surrounding property to the northwest, west and south is zoned RS-2 General Residence District and property to the northeast and east is zoned R-1 Residence District.

The project will create space for eight classrooms, office and breakout work space, restrooms and storage. The addition will connect to the rear (northwest side) of the building in an area that is currently lawn. No required parking is lost due to the addition.

For the purposes of this zoning review, the Jaycox Road frontage is considered the front yard. The required rear yard, the setback from the west property line, is 50 feet, which the modular classrooms just meet. The classrooms will be connected to the main building by enclosed corridor, with two additional means of egress at either end of the structure.

Comments & Recommendations:

- Provide information regarding any new lighting. All building lights should be full cut off unless decorative in nature.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Modular Classrooms – North Ridgeville City Schools	
Proposed project	
5700 Jaycox Rd	07-00-020-113-005
Location	Parcel number
February 13, 2024	February 1, 2024
Meeting date	Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak of the North Ridgeville Fire Department to discuss the following code requirements of the Ohio Fire Code and Ch. 16 Fire Prevention of the Codified Ordinance of North Ridgeville.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

1- OFC Rule 5 Fire Service Features-
   Section 506: Fire Department Lock Box.
   Section 503: Fire Access Roads.
      -Shall extend to within 150ft. to all portions of the facility
   Section 507: Fire Protection Water Supply
2- OFC Rule 33 Fire Safety During Construction
3- NFPA 241 Standards for Safeguarding Construction Operations.
4- Chapter 16 Fire Prevention NR Ordinance.
   1640.01: Fire Hydrants
      -All portions of structures shall be within 300ft. from at least one accessible fire hydrant.

Respectfully

Asst. Chief Mike Uhnak

SUBMITTED BY

Mike Uhnak	Assistant Fire Chief
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Modular Classrooms – North Ridgeville City Schools	
Proposed project	
5700 Jaycox Rd	07-00-020-113-005
Location	Parcel number
February 13, 2024	February 1, 2024
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

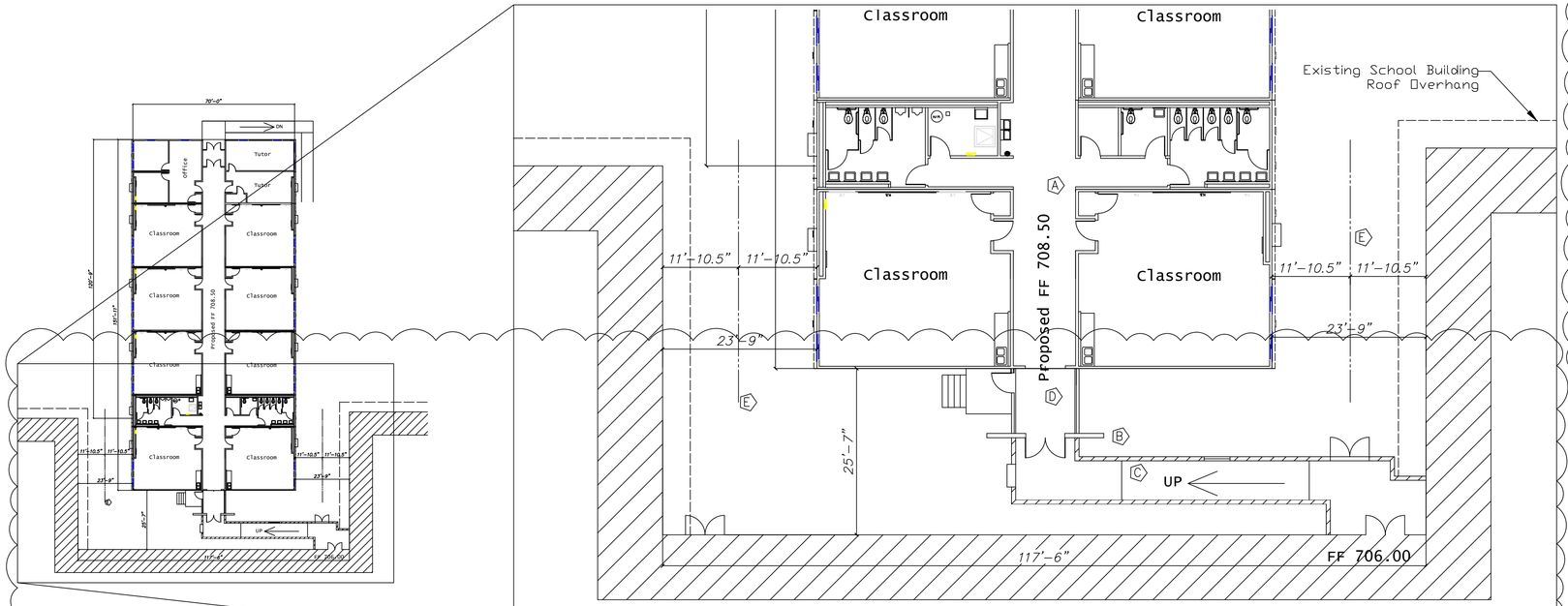
No comments at this time.

SUBMITTED BY

Guy M. Fursdon	Chief Building Official
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

RECEIVED 2.9.2024



FLOOR PLAN
SCALE: 3/32"= 1'-0"

FLOOR PLAN
SCALE: 1"= 30'-0"

A — Relocated Industrialized Unit, Originally Built in 2007 for Lakewood City Schools, See Attached Original Manufactures Drawings, VB Construction, Non-Sprinkled, No Exterior Rated Walls. Total Sq Footage is 10,640 SqFt., Please See attached Allowable Sq Footage Calculation based on Frontage increase and Attached Details.

B — A 2Hr Rated Firewall with Rated Fire Alarm Actuated Fire Doors. This firewall is incorporated with a connecting corridor designed to allow conditioned access to the classrooms from the existing school building.

C — This Section of Site Built Corridor is designed to be IIIB Construction with Masonry 8" Block Walls, 2 Hr Rated Structural walls and non-rated Roof Structure. Please see Detailed Rated Assemblies attached.

D — This section of Site Built Corridor is designed to be VB Construction to match I.U. but since it is a Corridor it will be rated one hour construction, with an Emergency Exit.

E — This Line notates the Imaginary line between Construction Types and there required Exterior Wall Ratings as detailed in OBC Table 602. The table notes that between Types IIB and VB at a distance of 11'-10" that No Exterior Rating is Required of Either Structure-"10'</=X<30', Group E=0" see Noted Area on Attached Table.

1

Allowable Sq footage Design per Table 503 OBC 2017 and Frontage Increase Equation 5-5

506.2.1 Amount of Increase. The area factor increase based on frontage shall be determined in accordance with Equation 5-2:

$$I = [F/P - 0.25]W/30 \qquad \text{(Equation 5-5)}$$

where:

I = Area factor increase due to frontage.

F = Perimeter of the building that faces a public way or open space having a minimum clearance of the lesser of 20 feet.

P = Perimeter of entire building (feet).

W = Width of public way or open space (feet) in accordance with Section 506.2.2.

Addition Permiter is 70'X152'=444', Permiter Greater than 20'=311.5'

Formula for Increase=(311.5'/444'-0.25)*30'/30')=(1)*(.4515)=.4515

Increase of Area=9500 SqFt*(.4515)=4,289 SqFt

Allowable Area for Addition =9,500+4,289=13,789 SqFt

Actual Sqft of Additon is 10,640 Addition is Permited

A

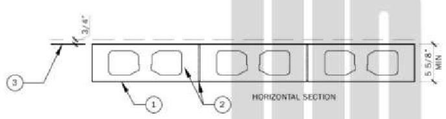
TABLE 602

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[a, e, h]

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[f]	OCCUPANCY GROUP F-1, M, S-1[g]	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2[g], U[b]
X < 5[c]	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA, IB	2	1	1[d]
	IIB, VB	1	0	0
	Others	1	1	1[d]
X ≥ 30	All	0	0	0

E

UL FIRE RATED
Design No. U906



1 BEARING/NONBEARING WALL RATING - 2 HR.
SCALE: 1-1/2" = 1'-0"

1. CONCRETE BLOCKS* - Nominal 6 by 8 by 16 in., hollow or solid. Classification D-2 (2 hr).
   Anchor Concrete Products, Inc.
   Florida Rock Industries, Inc.
   Pike Industries Inc., d/b/a Tilcon Whitcomb.
   Westbrook Concrete Block Co., Inc.
2. MORTAR - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - If used, add 1/2 hr. to Classification. Attached to concrete blocks (Item 1).
4. FOAMED PLASTIC* - (Optional - not shown) 1-1/2 in thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).
   Celotex Corp. - Type Thermax

*Bearing the UL Classification Marking

B C 1

2HR FIRE WALL DETAIL& IIIB RATED WALLS
SCALE: N.T.S.

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

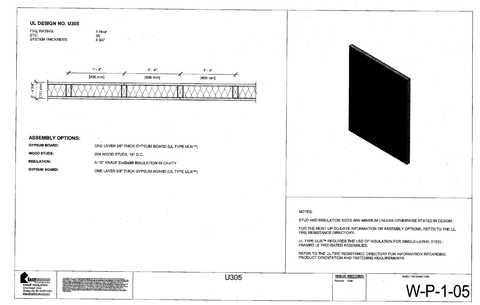
WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joints with 8d nails. **Ceiling provides one hour fire resistance protection for framing, including trusses.**

Approx. Ceiling Weight: 5 psf
Fire Test: PM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated

VB RATED WALLS/CEILING
SCALE: N.T.S.

D



OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION: TYPE I A	TYPE I B	TYPE II A	TYPE II B	TYPE III A	TYPE III B	TYPE IV HT	TYPE V A	TYPE V B
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
	S1	UL	UL	62,000	38,000	56,000	34,000	60,000	46,000	22,000
	SM	UL	UL	46,500	25,500	42,000	25,500	55,000	34,500	16,500
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-4	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-5	NS									
	S1	UL	UL	UL	UL	UL	UL	UL	UL	UL
	SM									
B	NS	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
	S1	UL	UL	150,000	92,000	114,000	76,000	144,000	72,000	36,000
	SM	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	27,000
E	NS	UL	UL	36,500	14,500	23,500	14,500	35,500	18,500	9,500
	S1	UL	UL	100,000	58,000	94,000	58,000	102,000	74,000	38,000
	SM	UL	UL	79,000	43,500	70,500	43,500	76,500	55,500	28,500
F-1	NS	UL	UL	25,000	15,500	19,000	12,000	33,500	14,000	8,500
	S1	UL	UL	100,000	62,000	76,000	48,000	134,000	56,000	34,000
	SM	UL	UL	75,000	46,500	57,000	36,000	100,500	42,000	25,500

REVISIONS	BY
1 2/9/24	GN

Greg Noeth Architect
216-789-2086
EMOD Construction Co.
Commercial Remodeling and Carpentry

TITLE
Modular Classroom Space
NORTH RIDGEVILLE LIBERTY ELEM
5700 JAYCOX RD
NORTH RIDGEVILLE, OH 44039

STATE OF OHIO GREGORY JOSEPH NOETH 9521 REGISTERED ARCHITECT

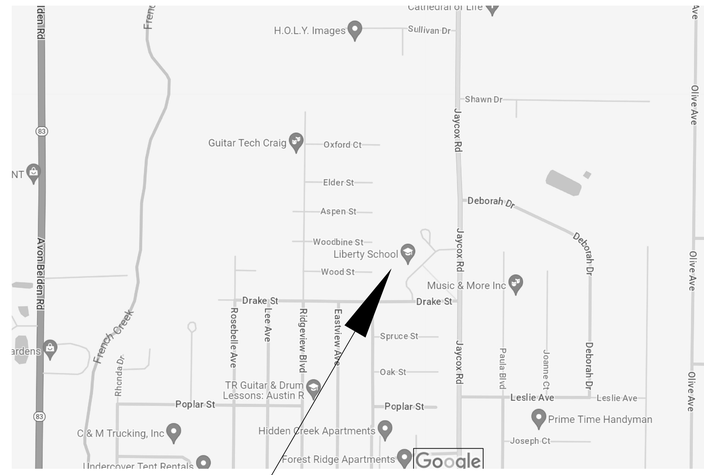
DATE 1/8/24
PROJ. 5
SHEET
C-1

RECEIVED 2.9.2024

NORTH RIDGEVILLE LIBERTY SCHOOL MODULAR CLASSROOM BUILDING

5700 JAYCOX RD
NORTH RIDGEVILLE, OH 44039

BUILDING PHOTOS
SCALE: N.T.S.



Project Location

Project List of Contacts:

Title:	Contact:
Owner:	North Ridgeville School District 34620 Bainbridge Rd. North Ridgeville, OH 44039 Roxann Ramsey-Caserio-Superintendent 440-327-4444
Architect:	Greg J Noeth 1790 Saratoga Ave. Cleveland, OH 44109 216-789-2086
Contractor:	EMOD LLC 16340 Broadway Ave. Maple Heights, OH 44137 Michael Chrisman 216-798-9565
Building Permit:	North Ridgeville Building Dept. Plan Review/Inspections 7307 Avon Belden Rd. Suite 801 North Ridgeville, OH 44039 440-353-0822

DRAWING INDEX	
T-1	SITE PLAN, DRAWING INDEX, CODE REVIEW, NOTES
S-1.1	FOUNDATIOIN PLAN, NOTES, DETAILS COMPLEX #1
A-1	ELEVATIONS, EXISTING PICTURES
A-2	ACCESS (DECKS) SYSTEM PLANS, NOTES, DETAILS
E-1	ELCTRICAL PLANS, ONE LINE, DETAILS
E-2	ELECTRICAL PANEL SCHEDULES
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P-1	PLUMBING PLANS, DETAILS, ISO-VATER
P-1	PLUMBING PLANS, DETAILS, ISO-SANITARY
ATTACHED	INDUSTRIALIZED UNITS APPORVALS- 51 PAGES-11X17

DESIGN CRITERIA

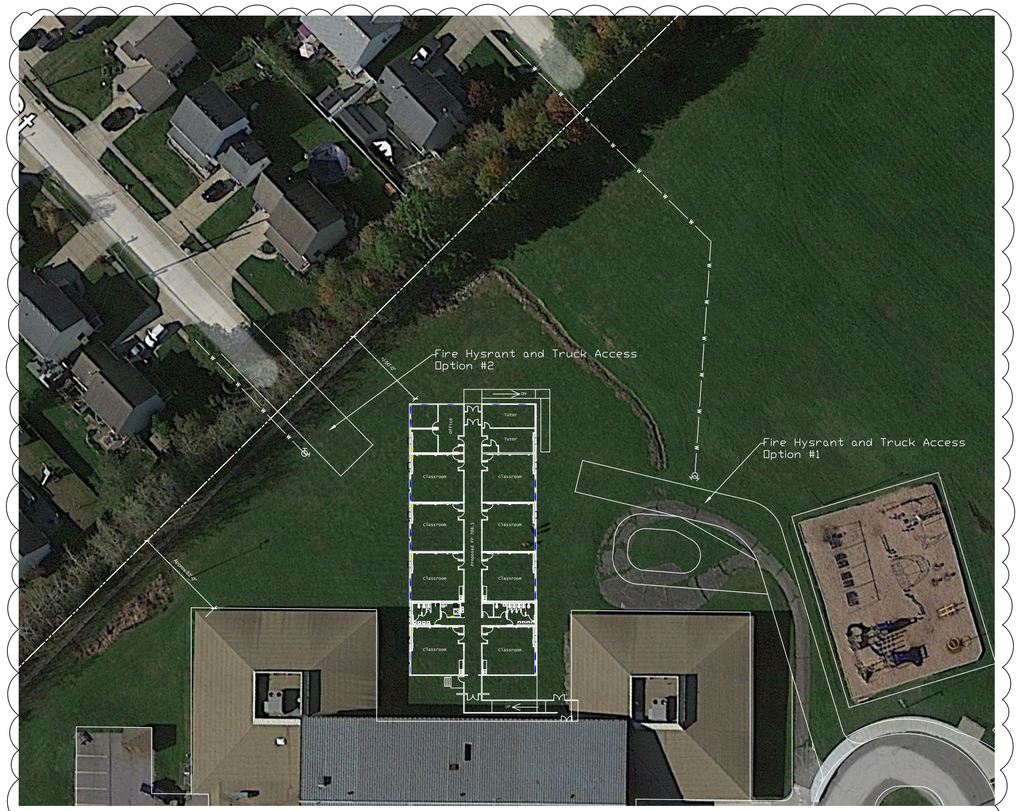
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- ICC/ANSI 117.1 2009 EDITION

DESIGN SPECIFICATIONS

ROOF LIVE LOAD:	30 PSF
FLOOR LIVE LOAD:	40 PSF(CLASS,RR), 100 PSF (CORRIDORS)
HORIZONTAL WIND:	Ultimate 120 MPH
SOIL:	3050 PSF Tested, Soil Test to be Provided
SEISMIC DESIGN CATEGORY:	"C"

CODE INFORMATION

	E
	V B
	412, (CR(10)@825 SF EA/20 PSFT)
	151'-0"X70'-0"- 10,570 SQFT



SITE PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES

THIS PROJECT IS MODULAR CLASSROOM BUILDING FOR NORTH RIDGEVILLE LIBERTY SCHOOL AND IS NECESSARY TO SUPPORT GROWING ENROLLMENT. THE PROPOSED CLASSROOM ADDITION CONTAINS 8 CLASSROOMS, AN OFFICE AREA, BREAKOUT WORK ROOMS, AND INCLUDES DRINKING FOUNTAINS, ADEQUATE BOY'S, GIRLS', & STAFF RESTROOMS AND A CUSTODIAL CLOSET. THESE INDUSTRIALIZED UNITS ARE MADE UP OF 11 UNITS PRODUCED IN 2007. THE UNITS ARE PREVIUOSLY USED UNITS THAT ARE RELOCATED FROM INDIAN HILL MIDDLE SCHOOL IN INDIAN HILL, OH. ALL OF THE BUILDING UNITS WERE MANUFACTURED BY THE SAME, STATE OF OHIO, APPROVED INDUSTRIALIZED MANUFACTURER. THE STATE APPROVED (CERTIFIED SEALED) DRAWINGS ARE ATTACHED FOR REFERENCE.

THE MODULAR CLASSROOM BUILDING UNITS ARE TYPE 5B CONSTRUCTION. THE BUILDING USE GROUP IS "E". THE BUILDING IS 151'X70' THE TOTAL OF THE PROPOSED ADDITIONAL CLASSROOM SPACE IS 10,570 SQUARE FEET. (SEE PLANS). THE BUILDINGS WILL HAVE AN OCCUPANT LOAD OF 412. BASED ON OCCUPANCY DESIGN OF 20 NET SQUARE FEET OF CLASSROOM SPACE PER OCCUPANT. THE ANTICIPATED STUDENT LOAD IS 180 AND THE STAFF LOAD IS APPROXIMATELY 15.

THE BUILDING FOUNDATION WILL CONSIST OF CAST IN PLACE CONCRETE FOOTING WITH DRY STACK MASONRY PIERS. THE CRAWL SPACE WILL HAVE A VAPOR BARRIER AND GRAVEL BALLAST ON TOP OF THE EXISTING SOIL. THE FOUNDATION LAYOUT IS DESIGNED WITH A SOIL BEARING LOADING CAPACITY OF 3500 PSF AT 42" BELOW EXISTING GRADE. THE MANUFACTURER'S BLOCKING PLAN DESIGN WITH REACTIONARY LOADS FOR THE FOUNDATION SYSTEM IS UTILIZED IN THE DESIGN OF THIS FOUNDATION SYSTEM. THE BUILDINGS WILL BE ANCHORED UTILIZING PRE-ENGINEERED STEEL STRAPS, J BOLT ANCHOR ASSEMBLIES IN THE CAST IN PLACE FOOTING, AND INSTALLED AS DETAILED ON THE PLANS. THE FRAMES OF THE INDIVIDUAL BUILDING UNITS ARE SECURELY JOINED AT THE MATE LINES UTILIZING AN ENGINEERED APPROVED COUPLING SYSTEM.

THE ELECTRICAL SERVICE TO THE BUILDING WILL BE A NEW UNDERGROUND SUPPLY FROM AN EXISTING CUSTOMER TRANSFORMER LOCATED NEAR THE EXISTING BUILDING UTILITY ROOM. THE ELECTRICAL SAFETY EQUIPMENT WILL BE INSTALLED ON THE EXTERIOR OF THE MODULAR AND UTILIZE ALL EXTERIOR RATED ASSEMBLIES. THE MDP WILL FEED (6) SUB PANELS IN THE MODULAR AND FEEDERS BE RUN THROUGH THE CRAWL SPACE AREA. THE BUILDINGS ARE DESIGNED WITH AN ELECTRIC HVAC SYSTEM. NO NATURAL GAS SERVICE IS REQUIRED.

THE MODULAR BUILDING FIRE ALARM SYSTEM WILL BE AN ADDITION TO THE EXISTING SCHOOL SYSTEM. THE MODULAR UNIT WILL HAVE PULL STATIONS, SMOKE DETECTION, AND NOTIFICATION APPLIANCES THAT OPERATE WITH THE EXISTING BUIDLING. THE CURRENT SYSTEM IS AN ADDRESSABLE SIMPLEX SYSTEM AND IS CONNECTED TO A CENTRAL STATION.

THE BUILDING WILL BE CONNECTED TO EXISTING BUILDING VIA A SITE BUILT CORRIDOR, THE CORRDIOR WILL BE OF NON-COMBUSTIBLE CONSTRUCTION AND INCLUDES A 2 HR MASONRY FIREWALL WITH ALARM ACTUATED FIRE DOORS. THE CORRIDOR WILL INCLUDE AND ACCESSIBLE HANDICAP RAMP AND EXTERIOR DOORS. THE EMERGENCY EXITS WILL HAVE SITE CONSTRUCTED TREATED WOOD RAMPS AND STEPS.

THE PLUMBING SYSTEM WILL UTILIZE THE EXISTING SITE WATER AND EXISTING SITE SANITARY SEWER SERVICES. THE WATER AND SEWER LINES WILL BE TRENCHED THROUGH THE EXISTING LAWN TO ACCESS THESE SERVICES. SEE PLUMBING DRAWINGS FOR DETAILS. THE BUILDING WILL HAVE GUUTERS AND DOWNSPOUTS INSTALLED AFTER INSTALLATION AND DOWNSPOUTS WILL DRAIN TO EXISTING UNDERGOUND STORM WATER SYSTEMS.

ARCHITECT OF RECORD (A.O.R.) CERTIFICATION: I, (GREG NOETH - R.A. # 9521 OHIO), HAVE REVIEWED THE NEW AND RELOCATED MODULAR UNITS AND FOUND EACH TO BE IN COMPLIANCE WITH THEIR ORIGINAL STATE APPROVED DRAWINGS. THESE BUILDINGS HAVE NOT HAD ALTERATIONS OR REPROGRAMMING SERVICES PERFORMED. (COMCHECK): BUILDINGS WERE IN COMPLIANCE WITH ENERGY REQUIREMENTS WHEN BUILT IN 2007. THE RELOCATED BUILDINGS WERE INSPECTED PRIOR TO MOBILIZATION AT THE PREVIOUS SITES AND ARE IN SERVICEABLE CONDITION.

REVISIONS	BY
1 2/9/24	GN

Greg Noeth Architect
216-789-2086
EMOD Construction Co.
Construction Management Company

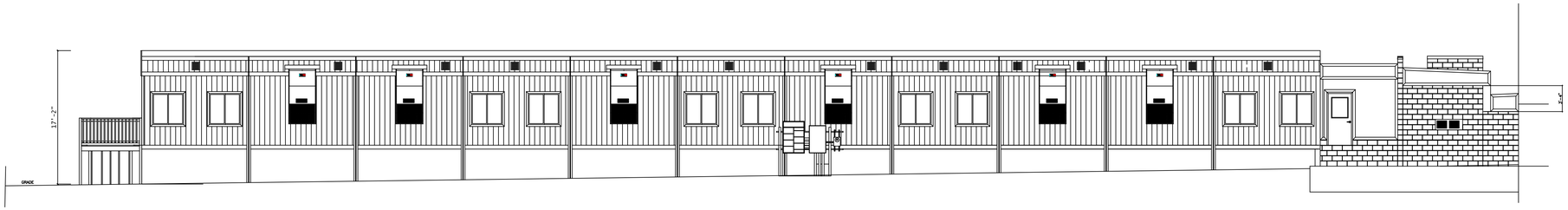
TITLE
Modular Classroom Space
NORTH RIDGEVILLE LIBERTY ELEM
5700 JAYCOX RD
NORTH RIDGEVILLE, OH 44039

STATE OF OHIO
GREGORY JOSEPH NOETH
9521
REGISTERED ARCHITECT

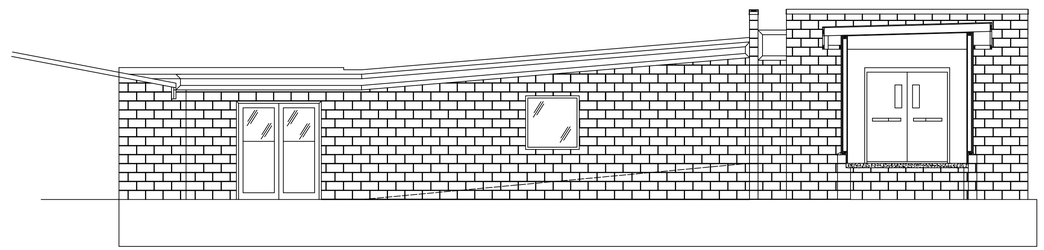
GREGORY NOETH #9521
EXPIRES: 12/31/2025

DATE	1/8/24
PROJ.	5
SHEET	T-1

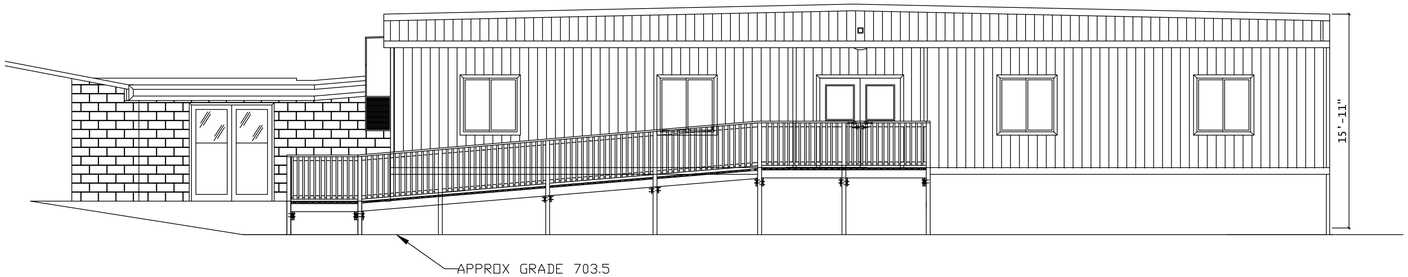
RECEIVED 2.9.2024



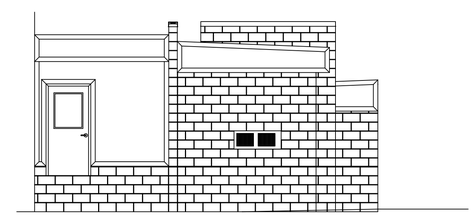
NE ELEVATION
SCALE: 1/8"=1'-0"



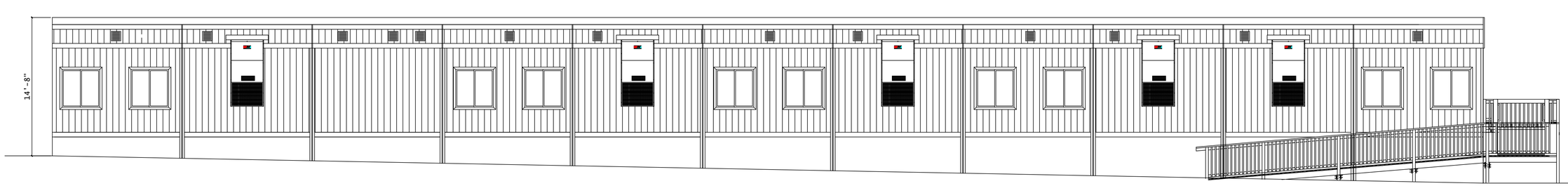
SE CORRIDOR ELEVATION
SCALE: 3/16"=1'-0"



SE ELEVATION
SCALE: 3/16"=1'-0"



NE CORRIDOR ELEVATION
SCALE: 3/16"=1'-0"



NW ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS	BY

Greg Noeth Architect
216-789-2086
EMOD Construction Co.
Commercial Modular Construction

TITLE
Modular Classroom Space
NORTH RIDGEVILLE LIBERTY ELEM
5700 JAYCOX RD
NORTH RIDGEVILLE, OH 44039

STATE OF OHIO
GREGORY JOSEPH NOETH
9521
REGISTERED ARCHITECT

DATE	2/9/24
PROJ.	5
SHEET	A-1

Planning Commission
APPLICANT GUIDE

COMMISSION AUTHORITY
The Planning Commission is a five member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

APPLICATIONS
Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES
See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

SUBMITTAL REQUIREMENTS
For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

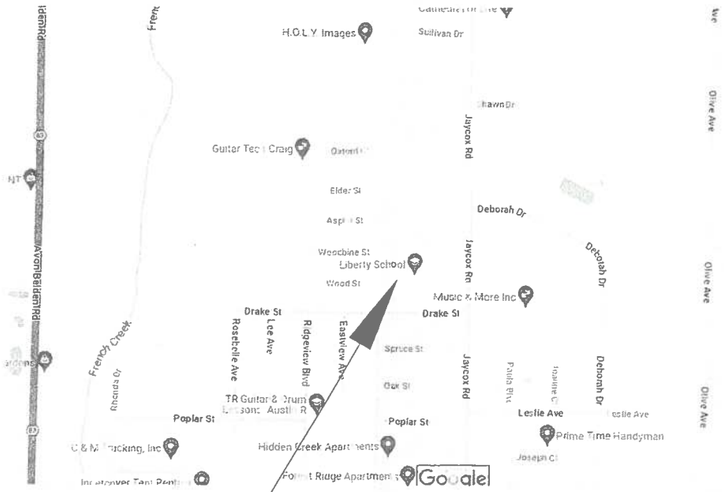
NOTICE AND APPEARANCE
The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION
Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.

NORTH RIDGEVILLE LIBERTY SCHOOL MODULAR CLASSROOM BUILDING

5700 JAYCOX RD
NORTH RIDGEVILLE, OH 44039

BUILDING PHOTOS
SCALE: N.T.S.



Project Location

Project List of Contacts:

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Architect:	Greg J Noeth 1790 Saratoga Ave. Cleveland, OH 44109 216-789-2086
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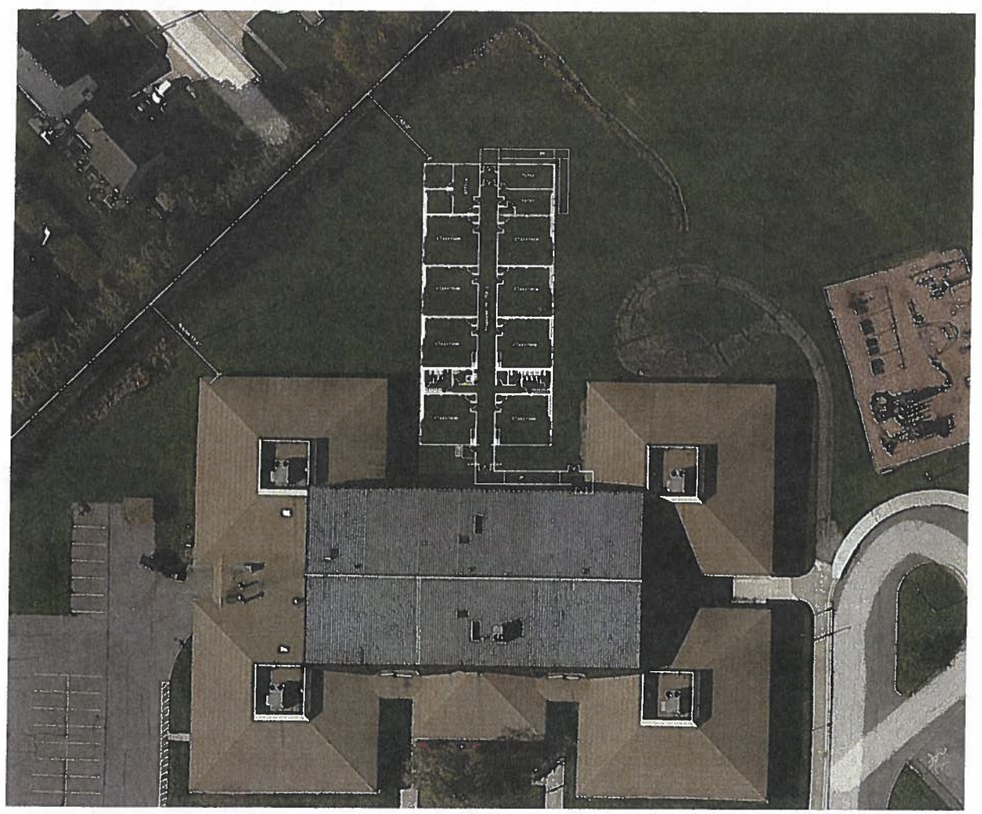

DRAWING INDEX

T-1	SITE PLAN, DRAWING INDEX, CODE REVIEW, NOTES
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ATTACHED	INDUSTRIALIZED UNITS APPORVALS- 51 PAGES-11X17

DESIGN CRITERIA

- ☐ 2017 OHIO BUILDING CODE
- ☐ 2017 OHIO MECHANICAL CODE
- ☐ 2017 NATIONAL ELECTRIC CODE
- ☐ 2017 OHIO PLUMBING CODE
- ☐ 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- ☐ ICC/ANSI 117.1 2009 EDITION

DESIGN SPECIFICATIONS

☐ GROUND SNOW LOAD:	30 PSF
☐ ROOF LIVE LOAD:	30 PSF
☐ FLOOR LIVE LOAD:	40 PSF(CLASS,RR), 100 PSF (CORRIDORS)
☐ HORIZONTAL WIND:	Ultimate 120 MPH
☐ SOIL:	3500 PSF Assumed, Soil Test to be Provided
☐ SEISMIC DESIGN CATEGORY:	"C"

CODE INFORMATION

☐ USE GROUP CLASSIFICATION:	E
☐ BUILDING TYPE:	V B
☐ OCCUPANCY:	412, (CR(10)@825 SF EA/20 PSFT)
☐ SIZES: SINGLE STORY:	151'-0"X70'-0"- 10,570 SQFT
☐	

GENERAL NOTES

THIS PROJECT IS MODULAR CLASSROOM BUILDING FOR NORTH RIDGEVILLE LIBERTY SCHOOL AND IS NECESSARY TO SUPPORT GROWING ENROLLMENT. THE PROPOSED CLASSROOM ADDITION CONTAINS 8 CLASSROOMS, AN OFFICE AREA, BREAKOUT WORK ROOMS, AND INCLUDES DRINKING FOUNTAINS, ADEQUATE BOY'S, GIRLS', & STAFF RESTROOMS AND A CUSTODIAL CLOSET. THESE INDUSTRIALIZED UNITS ARE MADE UP OF 11 UNITS PRODUCED IN 2007. THE UNITS ARE PREVIUOSLY USED UNITS THAT ARE RELOCATED FROM INDIAN HILL MIDDLE SCHOOL IN INDIAN HILL, OH. ALL OF THE BUILDING UNITS WERE MANUFACTURED BY THE SAME, STATE OF OHIO, APPROVED INDUSTRIALIZED MANUFACTURER. THE STATE APPROVED (CERTIFIED SEALED) DRAWINGS ARE ATTACHED FOR REFERENCE.

THE MODULAR CLASSROOM BUILDING UNITS ARE TYPE 5B CONSTRUCTION. THE BUILDING USE GROUP IS "E". THE BUILDING IS 151'X70' THE TOTAL OF THE PROPOSED ADDITIONAL CLASSROOM SPACE IS 10,570 SQUARE FEET. (SEE PLANS). THE BUILDINGS WILL HAVE AN OCCUPANT LOAD OF 412. BASED ON OCCUPANCY DESIGN OF 20 NET SQUARE FEET OF CLASSROOM SPACE PER OCCUPANT. THE ANTICIPATED STUDENT LOAD IS 180 AND THE STAFF LOAD IS APPROXIMATELY 15.

THE BUILDING FOUNDATION WILL CONSIST OF CAST IN PLACE CONCRETE FOOTING WITH DRY STACK MASONRY PIERS. THE CRAWL SPACE WILL HAVE A VAPOR BARRIER AND GRAVEL BALLAST ON TOP OF THE EXISTING SOIL. THE FOUNDATION LAYOUT IS DESIGNED WITH A SOIL BEARING LOADING CAPACITY OF 3500 PSF AT 42" BELOW EXISTING GRADE. THE MANUFACTURER'S BLOCKING PLAN DESIGN WITH REACTIONARY LOADS FOR THE FOUNDATION SYSTEM IS UTILIZED IN THE DESIGN OF THIS FOUNDATION SYSTEM. THE BUILDINGS WILL BE ANCHORED UTILIZING PRE-ENGINEERED STEEL STRAPS, J BOLT ANCHOR ASSEMBLIES IN THE CAST IN PLACE FOOTING, AND INSTALLED AS DETAILED ON THE PLANS. THE FRAMES OF THE INDIVIDUAL BUILDING UNITS ARE SECURELY JOINED AT THE MATE LINES UTILIZING AN ENGINEERED APPROVED COUPLING SYSTEM.

THE ELECTRICAL SERVICE TO THE BUILDING WILL BE A NEW UNDERGROUND SUPPLY FROM AN EXISTING CUSTOMER TRANSFORMER LOCATED NEAR THE EXISTING BUILDING UTILITY ROOM. THE ELECTRICAL SAFETY EQUIPMENT WILL BE INSTALLED ON THE EXTERIOR OF THE MODULAR AND UTILIZE ALL EXTERIOR RATED ASSEMBLIES. THE MDP WILL FEED (6) SUB PANELS IN THE MODULAR AND FEEDERS BE RUN THROUGH THE CRAWL SPACE AREA. THE BUILDINGS ARE DESIGNED WITH AN ELECTRIC HVAC SYSTEM. NO NATURAL GAS SERVICE IS REQUIRED.

THE MODULAR BUILDING FIRE ALARM SYSTEM WILL BE AN ADDITION TO THE EXISTING SCHOOL SYSTEM. THE MODULAR UNIT WILL HAVE PULL STATIONS, SMOKE DETECTION, AND NOTIFICATION APPLIANCES THAT OPERATE WITH THE EXISTING BUIDLING. THE CURRENT SYSTEM IS AN ADDRESSABLE SIMPLEX SYSTEM AND IS CONNECTED TO A CENTRAL STATION.

THE BUILDING WILL BE CONNECTED TO EXISTING BUILDING VIA A SITE BUILT CORRIDOR, THE CORRDIOR WILL BE OF NON-COMBUSTIBLE CONSTRUCTION AND INCLUDES A 2 HR MASONRY FIREWALL WITH ALARM ACTUATED FIRE DOORS. THE CORRIDOR WILL INCLUDE AND ACCESSIBLE HANDICAP RAMP AND EXTERIOR DOORS. THE EMERGENCY EXITS WILL HAVE SITE CONSTRUCTED TREATED WOOD RAMPS AND STEPS.

THE PLUMBING SYSTEM WILL UTILIZE THE EXISTING SITE WATER AND EXISTING SITE SANITARY SEWER SERVICES. THE WATER AND SEWER LINES WILL BE TRENCHED THROUGH THE EXISTING LAWN TO ACCESS THESE SERVICES. SEE PLUMBING DRAWINGS FOR DETAILS. THE BUILDING WILL HAVE GUUTERS AND DOWNSPOUTS INSTALLED AFTER INSTALLATION AND DOWNSPOUTS WILL DRAIN TO EXISTING UNDERGOUND STORM WATER SYSTEMS

REVISIONS

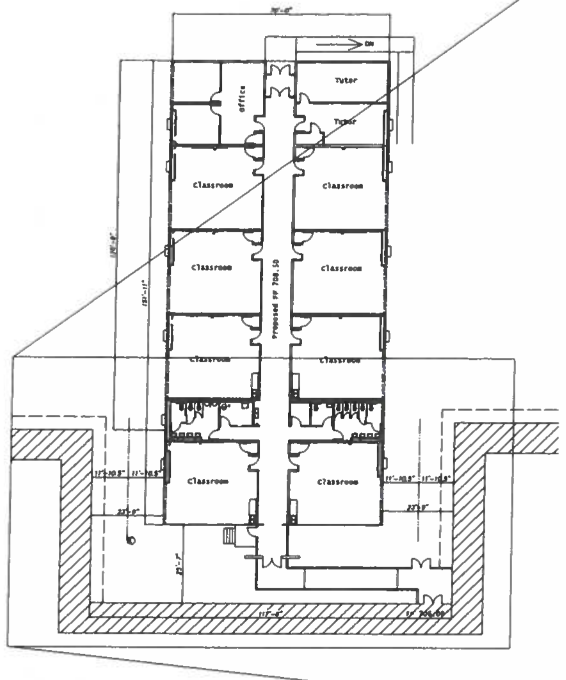
Greg Noeth Architect
216-789-2086

EMOD

TITLE
Modular Classroom Space
NORTH RIDGEVILLE LIBERTY ELEM
5700 JAYCOX RD
NORTH RIDGEVILLE, OH 44039

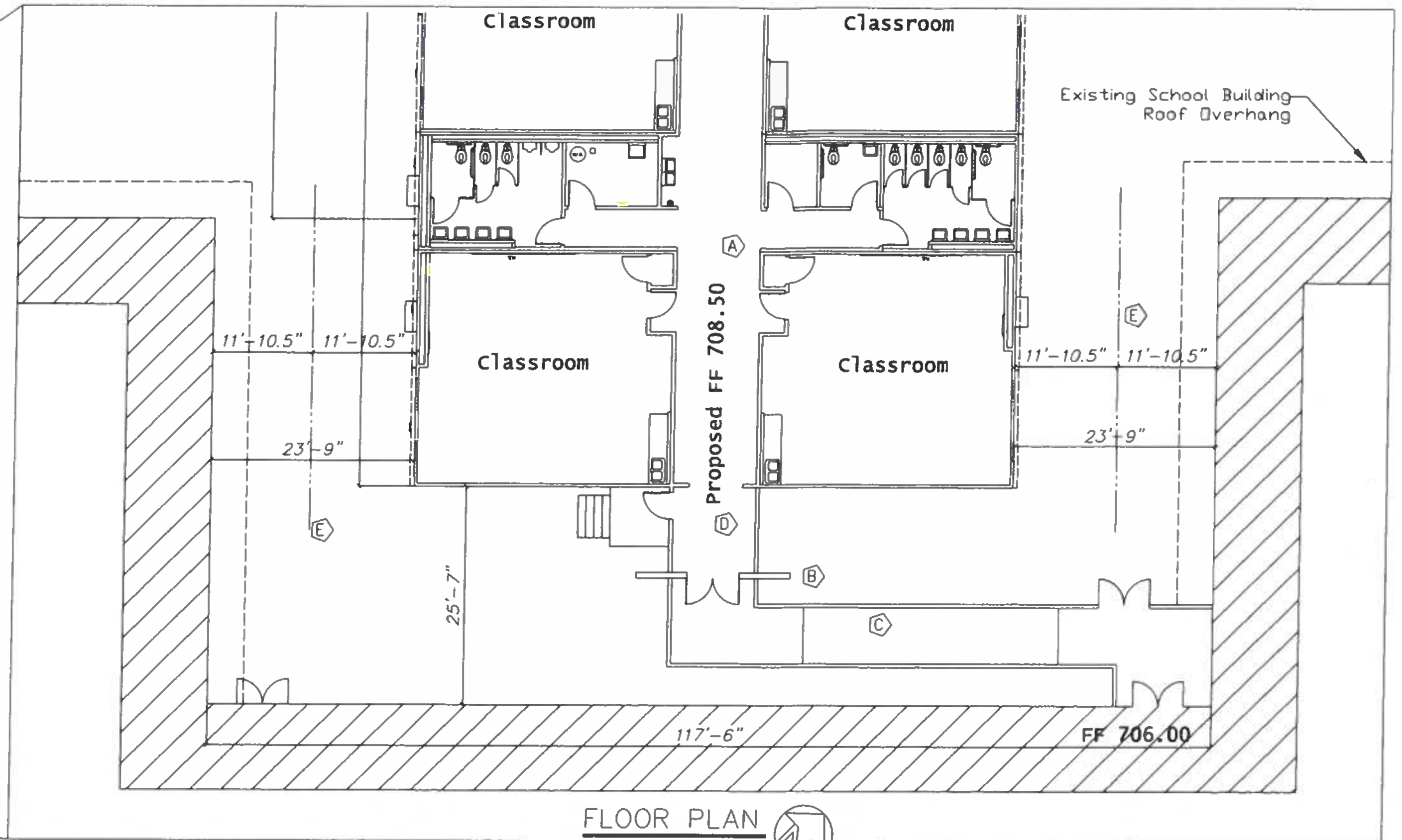
STATE OF OHIO
GREGORY JOSEPH NOETH
9521
REGISTERED ARCHITECT
GREGORY NOETH #9
EXPIRES: 12/31/202

DATE 1/8/24
PROJ. 5
SHEET



FLOOR PLAN

SCALE: 1" = 30'-0"



FLOOR PLAN

(A) Relocated Industrialized Unit, Orginally Built in 2007 for Lakewood City Schools, See Attached Original Manufactures Drawings, VB Construction, Non-Sprinkled, No Exterior Rated Walls. Total Sq Footage is 10,640 SqFt., Please See attached Allowable Sq Footage Calculation based on Frontage Increase and Attached Details.

(B) A 2Hr Rated Firewall with Rated Fire Alarm Actuated Fire Doors. This firewall is incorporated with a connecting corridor designed to allow conditioned access to the classrooms from the existing school building.

(C) This Section of Site Built Corridor is designed to be IIB Construction with 1 Hr Rated Structural walls and rated Roof Structure. Please see Detailed Rated Assemblies attached.

(D) This section of Site Built Cooridor is designed to be VB Construction to match I.U. but since it is a Corridor it will be rated one hour construction, with an Emergency Exit.

(E) This Line notates the imaginary line between Construction Types and there required Exterior Wall Ratings as detailed in OBC Table 602. The table notes that between Types IIB and VB at a distance of 11'-10" that No Exterior Rating is Required of Either Structure-"10'</=X<30', Group E=0" see Noted Area on Attached Table.

Allowable Sq footage Design per Table 503 OBC 2017 and Frontage Increase Equation 5-5

Addition Permiter is 70'X152'=444', Permiter Greater than 20'=311.5'

Formula for Increase=(311.5'/444'-0.25)=30'/30')=(1)=(.4515)=.4515

Increase of Area=9500 SqFt=(.4515)=4,289 SqFt

Allowable Area for Addition =9,500+4,289=13,789 SqFt

Actual Sqft of Additon is 10,640 Addition is Permited

(A)

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000
	SM	UL	UL	46,500	25,500	42,000	25,500	45,000	34,500	16,500
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-4	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-5	NS, S1, SM	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	NS	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
	S1	UL	UL	150,000	92,000	114,000	76,000	144,000	72,000	36,000
	SM	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	27,000
E	NS	UL	UL	26,500	14,500	23,500	14,500	25,500	18,500	9,500
	S1	UL	UL	106,000	58,000	94,000	58,000	102,000	74,000	38,000
	SM	UL	UL	79,500	43,500	70,500	43,500	76,500	55,500	28,500
F-1	NS	UL	UL	25,000	15,500	19,000	12,000	33,500	14,000	8,500
	S1	UL	UL	100,000	62,000	76,000	48,000	134,000	56,000	34,000
	SM	UL	UL	75,000	46,500	57,000	36,000	100,500	42,000	25,500

TABLE 602

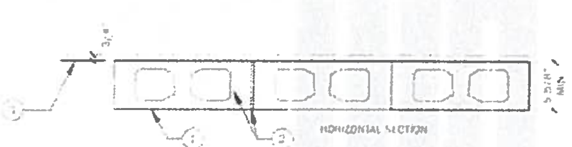
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[a, e, h]

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[f]	OCCUPANCY GROUP F-1, M, S-1[g]	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2[g], U[b]
X < 5[c]	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	1 0 1	1[d] 0 1[c]
X ≥ 30	All	0	0	0

(E)

UL FIRE RATED

Design No. U906



1 BEARING/NONBEARING WALL RATING - 2 HR.

1. CONCRETE BLOCKS* - Nominal 6 by 8 by 16 in., hollow or solid. Classification D-2 (2 hr).
Anchor Concrete Products, Inc.
Florida Rock Industries, Inc.
Pine Industries Inc., d/b/a Tilton Whitcomb
Westbrook Concrete Block Co., Inc.

2. MORTAR - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3 1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - If used, add 1/2 hr. to Classification. Attached to concrete blocks (Item 1).

4. FOAMED PLASTIC* - (Optional, not shown) 1 1/2 in thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).

Celotex Corp. - Type Thermax

*Bearing the UL Classification Marking

(B)

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5406 | GENERIC

WOOD JOISTS, GYPSUM WALLBOARD

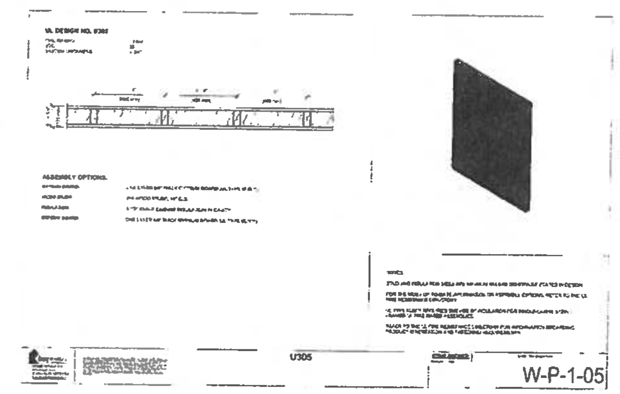
Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.

1 HOUR FIRE | 35 to 39 STC SOUND

Approx. Ceiling Weight: 5 psf

Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

Sound Test: Estimated



VB RATED WALLS/CEILING

SCALE: N.T.S.

(D)

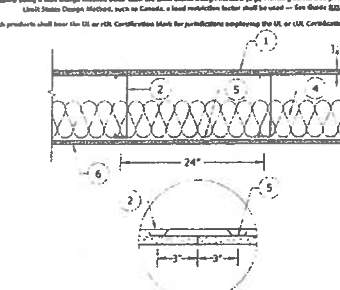
Design No. G556

June 11, 2021

Unrestrained Assembly Rating — 1, 1-1/2 and 2 Hr (See Item 1)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

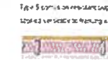
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



(C)

EXTERIOR STEEL-FRAMED WALL

[illegible]



Approved for Assembly

Fire Rating: 1 hour

STC Rating

1A. Structural Cement-Fiber Units* — Nom 3/4 in. thick, with long edges tongue and grooved. Long dimension of panels to be perpendicular to joists with end joints staggered a min of 2 ft and centered over the joists. Panels secured to steel joists with 1-5/8 in. long No. 8 self drilling, self-countersinking steel screws spaced a max of 12 in. OC in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. OC on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the side edges of the panel.

As an alternate to the 1-5/8" long No. 8 fastener, the following power-actuated pins may be used for min. 1/8" thick, hot rolled A36 steel sections for joist specified in Item 2.

Hilti pin model X U 32MX with a min. 0.157" shank diameter min. 1-1/4" long, DeWalt pin model 50458-PWR with a min. 0.157" shank diameter min. 1-1/4" long or Aerosmith model 5324HPG with a min. 0.145 shank diameter min. 1-1/4" long.

Unrestrained Assembly Rating is 1 hour when Item 2A or 2B is used. Unrestrained Assembly Rating is 1-1/2 hour when Item 2 is used.

UNITED STATES GYPSUM CO — Types STRUCTO CRETE USGSP

2B. Steel Joists — (Not Shown) - As an alternate to Item 2 - Channel-shaped, min 8 in. deep with min 1-3/16 in. wide flanges and 3/8 in. long stiffening flanges. Fabricated from min. No. 16 MSG galv steel. Min yield strength of 33,000 psi. Joists spaced max 24 in. OC. Supplied with appropriate rim tracks of same size and gauge.

2C. Clip Angles — No. 16 MSG, 9-3/4 in. long steel angles with 2 in. legs. Secured to track and joist with eight No. 10 3/4 in. long, self drilling, hex head screws, located 1 in. from each end of clip angle, with the other two screws on each leg evenly spaced. Only one clip angle per joist end.

2E. Clip Angles — (Not Shown) - As an alternate to Item 2C, for use with 6 or 8 in. deep joists (Item 2A or 2B). No. 16 MSG, 5-1/2 in. long steel angles with 1-1/2 in. legs for 6 in. deep joists and No. 18 MSG, 7-1/4 in. long steel angles with 1-1/2 in. legs for 8 in. deep joists. Secured to track and joist with six No. 10 3/4 in. long, self drilling, hex head screws located 1 in. from each end of the clip angle and at the centerline. Only one clip angle per joist end.

3. Joist Bridging — (Not Shown) - For use with Item 2 and 2B - Installed immediately after joists are erected and before construction loads are applied. The bridging consisting of joist sections cut to length and placed between outer supports, adjacent to openings and at mid span with 8 ft OC max spacing. Bridging channels are screw attached at each end to joist web using angle clips. V-bracing of 1-1/2 in. by 25-ga galvanized steel is screw attached to bottom joist flange between bridging channels.

3B. Joist Bridging — (Not Shown) - For use with Item 2A and 2B - 1-1/2 in. wide straps formed from 20 MSG - The structural bridging is installed perpendicular to and on the bottom surface of the joists at mid-span with one #10 x 3/4 in. long hex head steel screw at each interface.

4. Batts and Blankets* — 3-5/8 in. thick glass fiber batt insulation draped over the resilient channels (Item 5) or suspension system grid (Item 5A). Any glass fiber batt insulation bearing the UL Classification Marking for Surface Burning Characteristics having a flame spread index of 25 or less and a smoke developed index of 50 or less may be used. See Batts and Blankets (BKNV) category in the Building Materials Directory for names of manufacturers.

5. Resilient Channels — Formed of No. 25 MSG galv steel, 1/2 in. deep, spaced max 12 in. OC, perpendicular to joists. Channel splices located beneath joists and overlapped 4 in. Channels secured to each joist with one 1/2 in. long Type S-12 low profile steel screw. Two channels, spaced 6 in. OC, oriented opposite each gypsum board end joint as shown on the illustration above. Additional channels shall extend min 6 in. beyond each side edge of board.

5B. Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 5 — Furring channels and Steel Framing Members as described below:
a. Furring channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 12 in. OC, perpendicular to joists. Channel secured to joists as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional channels shall be positioned so that the distance from the end of the board to the center of the first channel is 3 in. and from the board end to the center of the next channel is 12 in.

6. Gypsum Board* — One layer of nom 5/8 in. thick by 48 in. wide gypsum panels installed with long dimension perpendicular to resilient channels, furring channels or cross tees of suspension system. Gypsum panels secured to resilient/furring channels or drywall suspension system with 1 in. long Type S bugle-head screws spaced 8 in. OC with screws located 4 in. from and on each side of the gypsum panel midspan and 1-1/2 in. from side edges of the board. End joints secured to both resilient/furring channels as shown in end joint detail. When Steel Framing Members (Item 5B or 5C) are used, the butt joints in the gypsum board shall be supported by two furring channels. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one RSIC-1, RSIC-1 (2.75) or Genie clip at each end of the channel. When Steel Framing Members (Item 5D) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimension perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint, 6 in. from the continuous furring channel to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one joist beyond the width of the gypsum panel and be attached to the adjacent joists with one SimpsonClip at every joist involved with the butt joint.

IIB RATED WALLS/CEILING

REVISIONS | BY

Greg Noeth Architect
216-789-2086

EMOD
EMOD Construction Co.
Construction Management and Consulting

TITLE
Modular Classroom Space
NORTH RIDGEVILLE LIBERTY ELEM
5700 JAYCOX RD
NORTH RIDGEVILLE, OH 44039

STATE OF OHIO
GREGORY JOSEPH NOETH
9621
REGISTERED ARCHITECT

DATE 1/8/24

PROJ. 5

SHEET C 1

DATE:	January 2, 2024	1ST READING:	January 2, 2024
INTRODUCED BY:	Mayor Corcoran	2ND READING:	January 16, 2024
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

Referred to Planning Commission on 02-13-2024.
Public Hearing on 02-20-2024

ORDINANCE NO. 2024-4

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT PERMANENT PARCEL NUMBER 07-00-023-101-074 LOCATED AT 8371 AVON BELDEN ROAD BE REZONED FROM R-1 RESIDENCE DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcel is situated in an R-1 Residence District; and

WHEREAS, this Council desires to create new opportunities for economic development in the City of North Ridgeville by rezoning residential property for future light industrial development; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of February 13, 2024, and by formal motion recommended that the ordinance be (approved/not approved); and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the 20th day of February 2024; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that Permanent Parcel Number 07-00-023-101-074 located at 8371 Avon Belden Road be hereby changed from R-1 Residence District to I-2 Light Industrial District.

SECTION 2. Upon the effective date of this Ordinance, the Chief Building Official shall cause the official Zoning Map to be changed and corrected so as to reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR