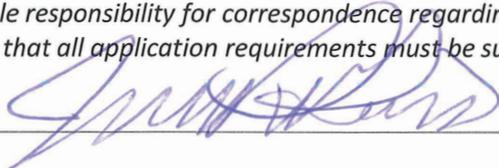




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P24-01

GENERAL	Date of Application <u>12-14-23</u> Property Location <u>820 WEST SMITH RD, MEDINA, OH 44256</u> Description of Project <u>DEMOLITION OF EXISTING BUILDINGS. CONSTRUCTION OF NEW BATCH MIXING BUILDING AND ADJACENT OFFICE BUILDING.</u>
CONTACT INFORMATION	Applicant Name <u>JOHN PATRICK PICARD</u> Address <u>50 NORTH AVE NE SUITE 102</u> City <u>MASSILLON</u> State <u>OH</u> Zip <u>44646</u> Phone <u>330-471-9000</u> Email <u>jpparchitect@yahoo.com</u> Property Owner Name <u>OC-SMA LLC (ATTN RICK KEMPER)</u> Address <u>80 PARK DR</u> City <u>THORNVILLE</u> State <u>OH</u> Zip <u>43076</u> Phone <u>1-740-516-1700</u> Email <u>rkemper@shellyco.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u></u> Date <u>12/13/23</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>225</u> Meeting Date <u>1/11/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P24-01
The Shelly Company Demo and Reconstruction

Property Owner: OC-SMA LLC
Applicant: John Patrick Picard
Location: 870 West Smith Road
Zoning: I-1 (Industrial)
Request: Site Plan approval for the demolition of buildings and the construction of a processing facility and office

LOCATION AND SURROUNDING USES

The subject site is composed of 20.1 acres located on the south side of West Smith Road. Adjacent properties contain the following uses and zoning:

- North – County Service Building (I-1)
- East – Industrial (I-1), Fairground Parking (P-F), and Event Center (C-3)
- South – Industrial (I-1)
- West – Industrial (I-1)



PROPOSED APPLICATION

The site currently contains a home converted to an office near West Smith Road, a concrete mix facility, storage buildings, and outdoor storage and process of material. The applicant is proposing to remove the existing office building and mixing facility and construct a 2,400 sq. ft. mixing facility with a 960 sq. ft. supply room and a 960 sq. ft. office/storage room. The proposed buildings will be in a more centrally located portion of the site, further from commercial uses and the County Fairgrounds.

DEVELOPMENT STANDARDS

The proposed building is located in the I-1 zoning district. The following table indicates general development standard requirements in the zoning district, which the project meets:

	Required	Proposed
Minimum Lot Frontage	100 ft.	490 ft.
Minimum Front Setback	25 ft.	500 ft.
Minimum Side Setback (Nonresidential)	25 ft.	104 ft.
Minimum Rear Setback (Nonresidential)	25 ft.	550 ft.
Maximum Building Height	80 ft.	60 ft.

PARKING, ACCESS, AND CIRCULATION

Access and Circulation – The site has one-way ingress and egress access drives and a central two-way access drive off of West Smith Road, which will be maintained.

Required Off-Street Spaces – Office uses require 1 space per 400 sq. ft. of floor area and warehouse and manufacturing uses require “enough to satisfy all the parking needs of the proposed use”. The 960 sq. ft. of office area requires 2 parking spaces and the warehouse and manufacturing use requires parking as needed. The project includes 4 additional parking spaces to the northwest of the proposed building.

LANDSCAPING, SCREENING, AND BUFFERING

All existing and proposed buildings and storage areas are buffered by existing landscaping on the east and south sides of the site. Though no additional landscaping, screening, or buffering is required for the project, trees will be added along the northern drive.

UTILITIES AND STORM WATER

The site has access to public water and sanitary sewer service. Existing storm water basins are located on the east and west sides of the site.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

The Engineering Department has indicated that the applicant will need to complete a storm water and sediment control analysis, which may result in modifications to existing basins.

The Fire Department has no comments at this time.

BUILDING ELEVATIONS AND LIGHTING

Per Section 1109.04 (c)(17), industrial buildings must be harmonious with the area, utilize durable materials, additions must be compatible with the main structure. The existing office building is a converted residential structure and the existing additional structures are predominately metal sided.

The proposed 60 ft. concrete mixing facility will have metal siding and roofing with overhead garage doors on the north and east elevations. The attached supply room will have poured concrete walls and metal roofing. The detached office/storage building will have a poured concrete wall first floor and a metal siding second floor.

Lighting must comply with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft. Wall pack and freestanding lighting is shown in compliance with code requirements

SITE PLAN REVIEW STANDARDS

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.
- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P24-01 as submitted with the condition that a storm water and sediment control analysis shall be completed as required by the City Engineer.

Andrew Dutton

From: Patrick Patton
Sent: Thursday, December 28, 2023 2:59 PM
To: Andrew Dutton
Cc: Fred Himmelreich
Subject: FW: Planning Commission Plan Review P24-01 Medina Supply
Attachments: Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments:

1. Please refer to the attached engineering checklist for site plan approval.
2. As referenced in the checklist, the applicant will have to complete a storm water and sediment control analysis. The applicant is advised that this analysis may result in modifications to the existing storm water basin and the use of erosion controls.

Thanks,

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



Andrew Dutton

From: Sarah Tome
Sent: Tuesday, January 2, 2024 10:05 AM
To: Andrew Dutton
Subject: FW: Site Plan Review

From: Mark Crumley <mcrumley@medinaoh.org>
Sent: Tuesday, January 2, 2024 9:59 AM
To: Sarah Tome <stome@medinaoh.org>
Subject: RE: Site Plan Review

Sarah,

After review of Case P24-01 I have no comments at this time.

Thanks

Mark Crumley, Asst. Chief
Medina Fire Department
300 W. Reagan Pkwy.
Medina, Ohio 44256

Office: 330-723-5704





**JOHN PATRICK
PICARD
ARCHITECT INC.**

First North Building
50 North Avenue NE, Suite 102
Massillon, Ohio 44646
PHONE: (330)471-9000

December 13, 2023

Mr. Andrew Dutton
Community Development Director
City of Medina
132 North Elmwood Avenue
Medina, Ohio 44256

RE: Shelly Company – New Ready Mix Batch Plant

Dear Mr. Dutton,

The project located at 820 West Smith Road for The Shelly Company is to provide various site, equipment and building upgrades.

The front (North) portion of the site, visible from West Smith Road, will have the deteriorating existing office demolished and new lawn will be planted in the empty space. The main truck entry will have new site lighting provided for site security and after dark operations. New trees will be planted along the existing entry driveway. The existing sign will be relocated closer to the entry drive and new ground sign lighting will be provided.

Behind the grass front yard and the existing screening, the back portion of the site will have a new concrete mixing facility that will be constructed in place of the current aging mixing plant that will be demolished. A new site operations office will be constructed adjacent to the new mixing plant. New designated accessible parking and visitor parking spaces will be provided behind the new office.

The new building colors will be similar to the existing site storage and operations building presently on the site.

Sincerely,

John Picard

John Patrick Picard Architect, Inc.

THE Shelly COMPANY

NEW READY MIX BUILDING FOR THE SHELLY COMPANY



JOHN PATRICK PICARD ARCHITECT, INC.
 60 NORTH AVENUE NORTHEAST
 SUITE 102
 MASSILLON, OHIO 44646
 PHONE (330) 471-8000
 EMAIL: jpparchitect@yahoo.com



820 WEST SMITH ROAD
 MEDINA, OHIO 44256

PREPARED BY:

HAMMONDTREE & ASSOCIATES, LIMITED
 2001 WOODBINE PLANKENBERG, SUITE #1000
 9223 STONEHILL RD. NORTH CANTON, OH 44720
 PHN: (330) 499-8817 FAX: (330) 499-0149
 TOLL FREE: 1-800-384-8817

JOHN PATRICK PICARD ARCHITECT INC.

STATE ELECTRICAL ENGINEERING ELECTRICAL DESIGNERS AND ENGINEERS
 518 FOURTH STREET, NW
 CANTON, OHIO 44705
 (330) 452-9888

1 RENDERED IMAGE
 FH

NEW READY MIX BUILDING FOR
THE SHELLY COMPANY
 820 WEST SMITH ROAD
 MEDINA, OHIO 44256

THE Shelly COMPANY

THE DEVELOPMENT OF THIS PROJECT IS A TEAM EFFORT. THE TEAM IS COMPOSED OF THE OWNER, BUILDING OFFICIALS, CONTRACTORS, AND THE ARCHITECT. ALL MEMBERS OF THE TEAM ARE LEGALLY, CONTRACTUALLY AND TECHNICALLY NEEDED TO COMPLETE THE PROJECT. THE CONTRACTORS AND THE ARCHITECT ARE RESPONSIBLE TO PROVIDE THEIR SERVICES TO THE OWNER. THE OWNER, BUILDING OFFICIALS, CONTRACTOR AND ARCHITECT RELATIONSHIP MUST BE MAINTAINED AS A TEAM AT ALL TIMES TO ENSURE SUCCESS. THEREFORE, ALL QUESTIONS, COMMENTS, CONCERNS AND DECISIONS THAT ARISE DURING THE PROJECT DEVELOPMENT SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT SO THAT THEY CAN BE ADMINISTERED AND EVALUATED BY ALL MEMBERS OF THE TEAM. IF ALL MEMBERS OF THIS TEAM CAN FOLLOW THESE GUIDELINES, THE PROJECT WILL SURELY SUCCEED AND ALL MEMBERS OF THE TEAM WILL PROSPER.

PROJECT LOCATION

PROJECT LOCATION
 820 WEST SMITH ROAD
 MEDINA, OHIO 44256

INDEX TO DRAWINGS

11	TITLE SHEET, LOCATION MAP AND CODE DATA
301	ARCHITECTURAL SITE PLAN, REFERENCE IMAGES AND LANDSCAPE DETAILS
A1	BATCH PLAN FLOOR PLAN AND RENDERED REFERENCE IMAGES
A2	BATCH PLAN ELEVATIONS AND COLOR CHART
E51	SITE PHOTOGRAPHS AND LIGHTING FIXTURE SCHEDULE
E52	LIGHT FIXTURE CLIP SHEETS
E53	LIGHT FIXTURE CLIP SHEETS
C11	EXISTING DEMOLITION PLAN
C21	SITE DIMENSION AND PAVEMENT PLAN
C31	UTILITY PLAN
C41	GRADING PLAN
C51	SITE GENERAL NOTES
C5.2	MEDINA GENERAL NOTES
C5.3	MEDINA STANDARD DETAILS
C5.4	MEDINA STANDARD DETAILS
C5.5	SITE DETAILS
C6.1	STORM WATER POLLUTION PREVENTION PLAN NOTES
C6.2	STORM WATER POLLUTION PREVENTION PLAN PLAN
C6.3	STORM WATER POLLUTION PREVENTION PLAN DETAILS
C6.4	STORM WATER POLLUTION PREVENTION PLAN DETAILS

BUILDING CODE DATA:

PROJECT ADDRESS:	820 WEST SMITH ROAD MEDINA, OHIO 44256
PROJECT DESCRIPTION:	NEW READY MIX BATCH PLANT AND NEW OFFICE
USE GROUP:	PL/D
CONSTRUCTION CLASS:	2B
ACCESSIBILITY:	BUILDING IS ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11 OF THE OHIO BUILDING CODE
FLOOR AREA:	9,280 SF.
OCCUPANT LOAD CALCULATED:	9,280 SF / 100 = 93 PEOPLE ACTUAL: 4 PEOPLE
ZONING:	H - INDUSTRIAL NO CHANGE

NAME: JOHN PATRICK PICARD
 LICENSE NO: 9410621
 EXPIRATION DATE: 12/31/2025

CODE OFFICIALS APPROVAL STAMPS

ARE YOU USING THE ENTIRE SET OF DRAWINGS?
 HAVE YOU INCORPORATED ALL ISSUED ADDENDAS AND REVISIONS?
 YOU MUST COORDINATE THE LOCATION OF ALL FINISH MECHANICAL, ELECTRICAL AND ARCHITECTURAL DEVICES/EQUIPMENT WITH THE ARCHITECT/OWNER BEFORE YOU LOCATE THEM IN



Project Number: 23043
 Date: 12/14/23

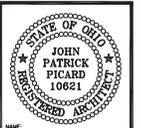
T1



**JOHN PATRICK
PICARD
ARCHITECT, INC.**
50 NORTH AVENUE NORTHEAST
SUITE 102
MASSILLON, OHIO 44646
PHONE (330) 471-8000
EMAIL: jpparchitect@yahoo.com

NEW READY MIX BUILDING FOR
**THE SHELLY
COMPANY**
820 WEST SMITH ROAD
MEDINA, OHIO 44256

**THE Shelly
COMPANY**

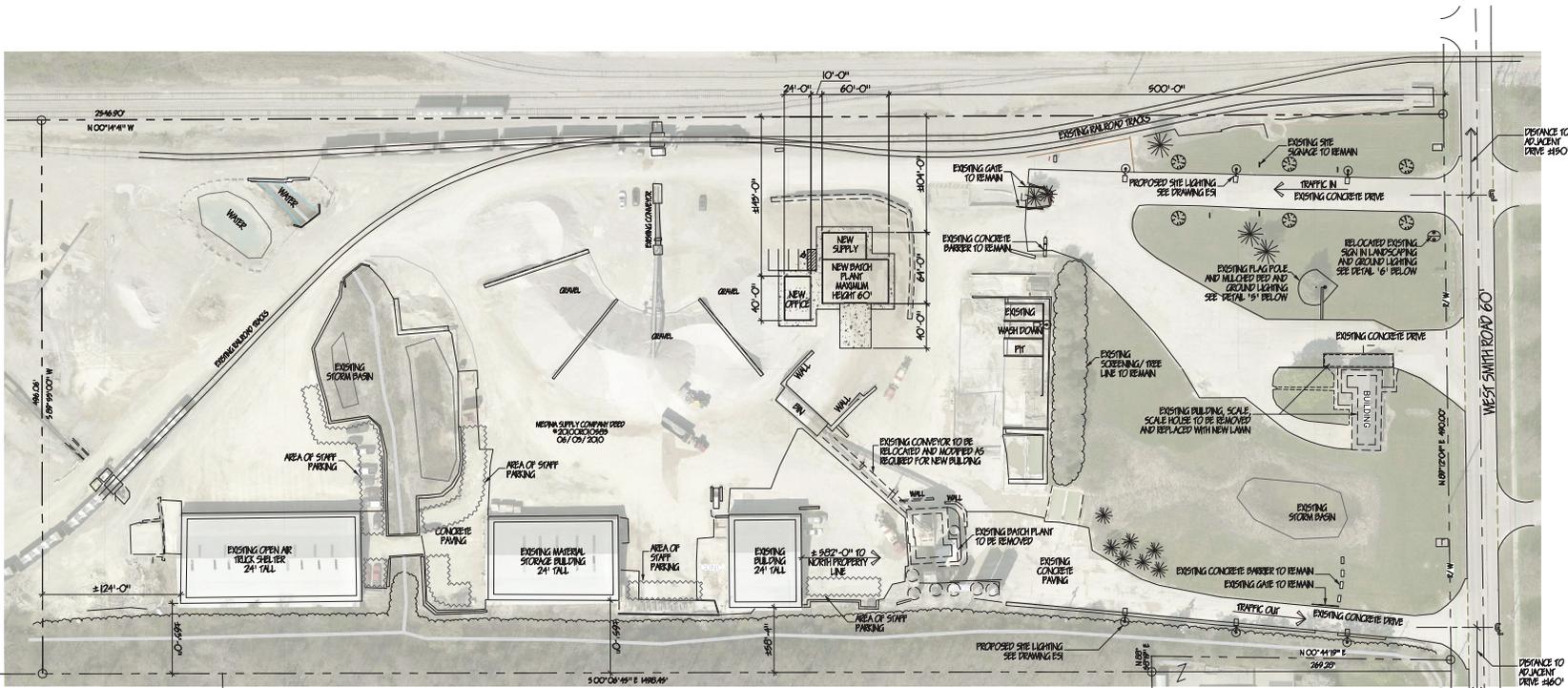


NAME: JOHN PATRICK PICARD
LICENSE NO: 9410621
EXPIRATION DATE: 12/31/2025

Project Number: 23043
Date: 12/14/23

STOP ALL WORK ON THIS PROJECT UNTIL YOU RECEIVE THE FINAL SET OF REVISIONS FROM THE ARCHITECT. THIS DRAWING IS VOID WITHOUT THE ARCHITECT'S SIGNATURE AND SEAL.

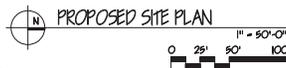
SD1



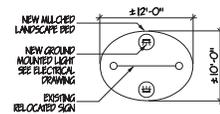
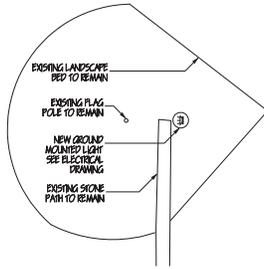
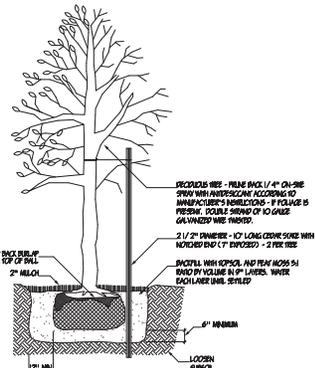
GRID OF TANK
AREA 2 - SEE MECHANICAL
DRAWINGS
2304300010
01/21/2024

GRID OF STRS
BOARD OF COUNTY
COMMISSIONERS OF
MEDINA COUNTY, OHIO
21/01/16, 25/04/16, 25/04/16
06/09/2016

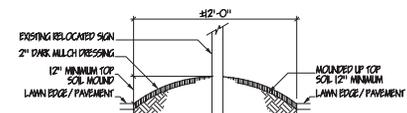
PROCESS MECHANICAL
PROPERTIES, INC.
3000 CANTON RD
01/22/2023
3000 CANTON RD
01/22/2023



LEGEND	
	THORNLESS LOCUST (FRAMED) 2 1/2" CALIBER WITH 5'-0" FINISHED MULCH BED DALLED AND DUMPLOADED (6 REQUIRED)
	EXISTING PINE TREE TO REMAIN
	EXISTING TREE LINE TO REMAIN
	NEW LIGHT POLE - SEE ELECTRICAL DRAWING E3
	NEW GROUND MOUNTED SIGN LIGHT SEE ELECTRICAL DRAWING E3
	AREA OF EXISTING STAFF PARKING



6 REFERENCE IMAGE
SP-1 EXISTING SIGN TO BE RELOCATED



7 MOUNDED LANDSCAPE BED
NOT TO SCALE



1 REFERENCE IMAGE
SP-1 EXISTING BATCH PLANT TO BE REMOVED



2 REFERENCE IMAGE
SP-1 EXISTING OFFICE TO BE REMOVED



3 REFERENCE IMAGE
SP-1 EXISTING SIGN TO BE RELOCATED

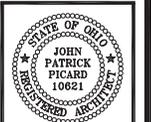
4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



**JOHN PATRICK
PICARD
ARCHITECT, INC.**
50 NORTH AVENUE NORTHEAST
SUITE 102
MASSILLON, OHIO 44848
PHONE (330) 471-8000
EMAIL jpparchitect@yahoo.com

NEW READY MIX BUILDING FOR
**THE SHELLY
COMPANY**
820 WEST SMITH ROAD
MEDINA, OHIO 44226

**THE Shelly
COMPANY**



NAME: JOHN PATRICK PICARD
LICENSE NO: 9410621
EXPIRATION DATE: 12/31/2025

Project Number: 23043
Date: 12/14/23

ALL REQUIREMENTS OF THE
STOP SIGN SHALL BE MET AT THE ADDRESS SHOWN.
THE STOP SIGN SHALL BE PLACED AT THE
CORNER OF THE STREET SHOWN.
THE STOP SIGN SHALL BE PLACED AT THE
CORNER OF THE STREET SHOWN.

A1



1 RENDERED IMAGE
A1 VIEW FROM WEST SMITH ROAD
LOOKING SOUTH



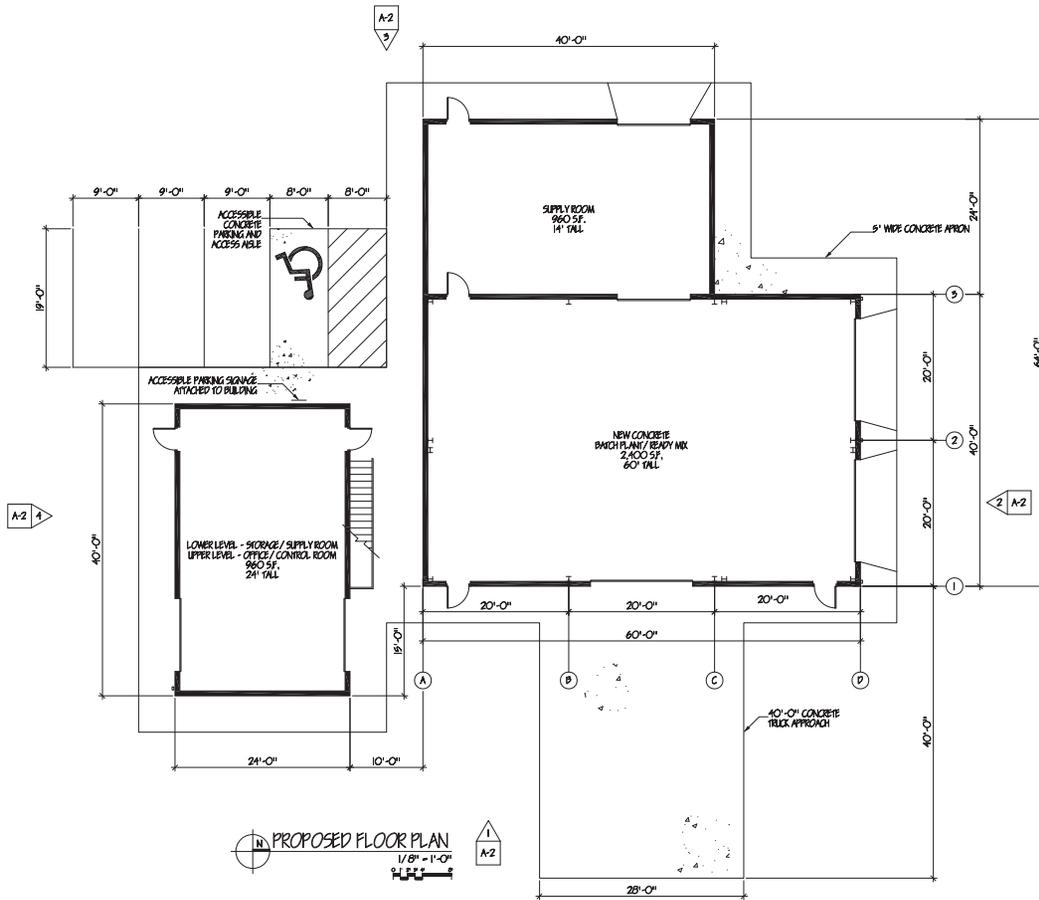
2 RENDERED IMAGE
A1 OF NEW BATCH PLANT LOOKING NORTH



3 RENDERED IMAGE
A1 OF NEW BATCH PLANT LOOKING WEST



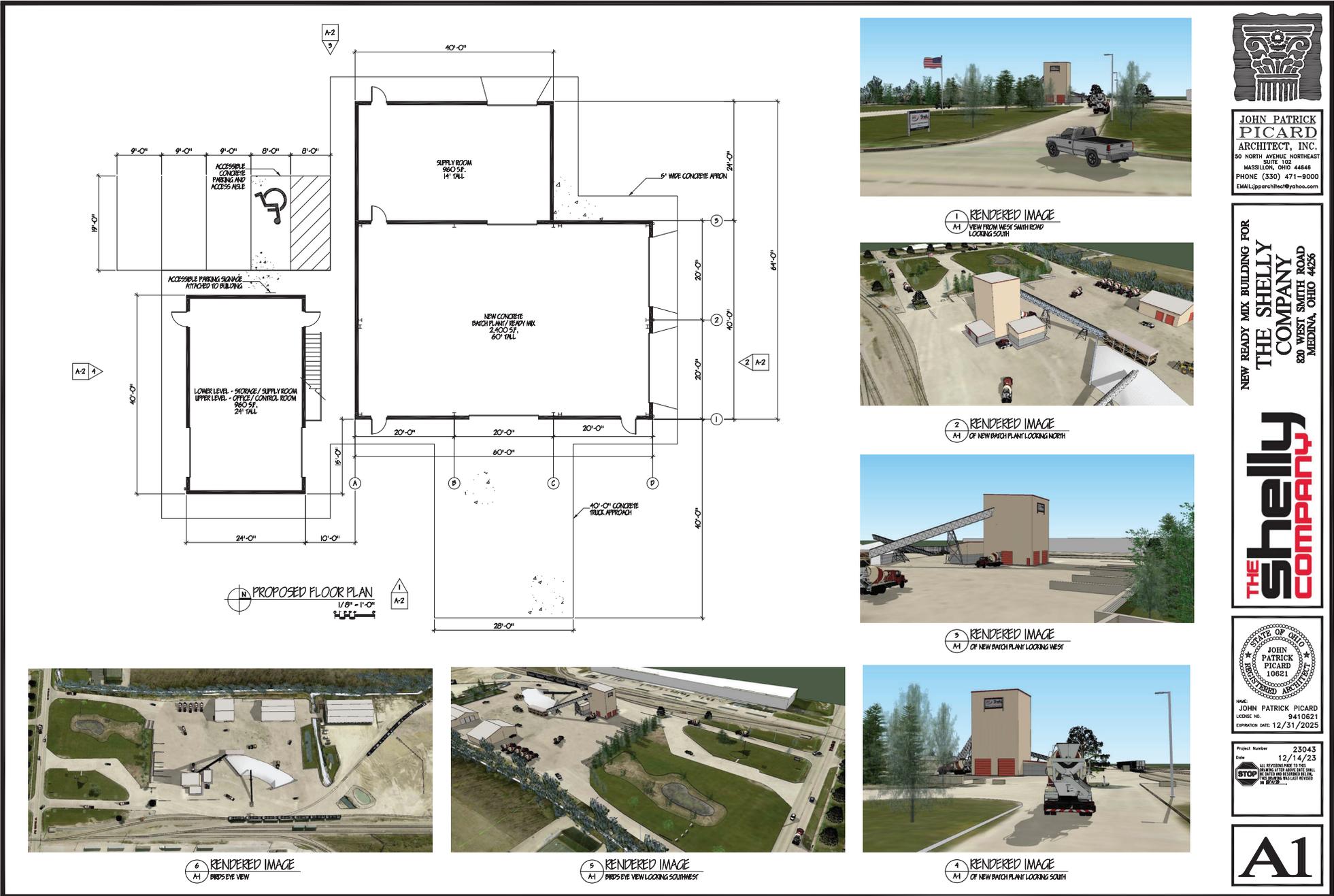
4 RENDERED IMAGE
A1 OF NEW BATCH PLANT LOOKING SOUTH



6 RENDERED IMAGE
A1 BIRD'S EYE VIEW



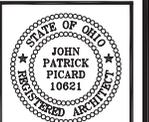
5 RENDERED IMAGE
A1 BIRD'S EYE VIEW LOOKING SOUTHWEST





**JOHN PATRICK
PICARD
ARCHITECT, INC.**
50 NORTH AVENUE NORTHEAST
SUITE 102
MASSILLON, OHIO 44845
PHONE (330) 471-8000
EMAIL jpparchitect@yahoo.com

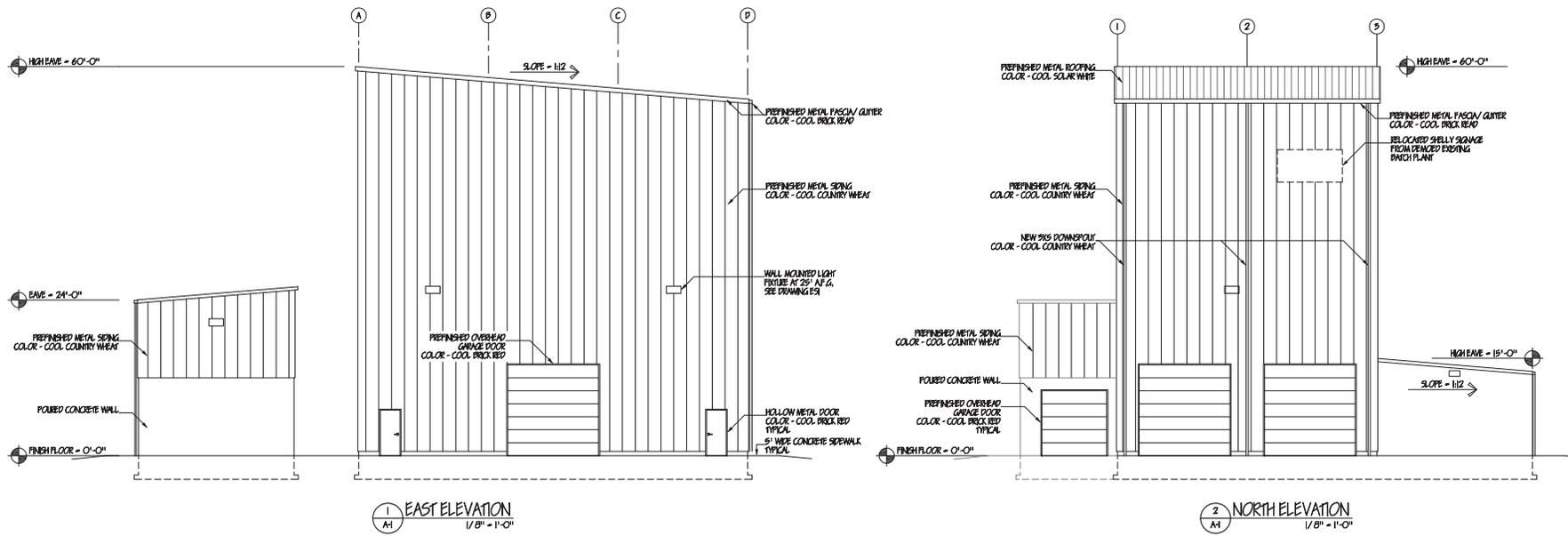
NEW READY MIX BUILDING FOR
**THE SHELLY
COMPANY**
820 WEST SMITH ROAD
MEDINA, OHIO 44256



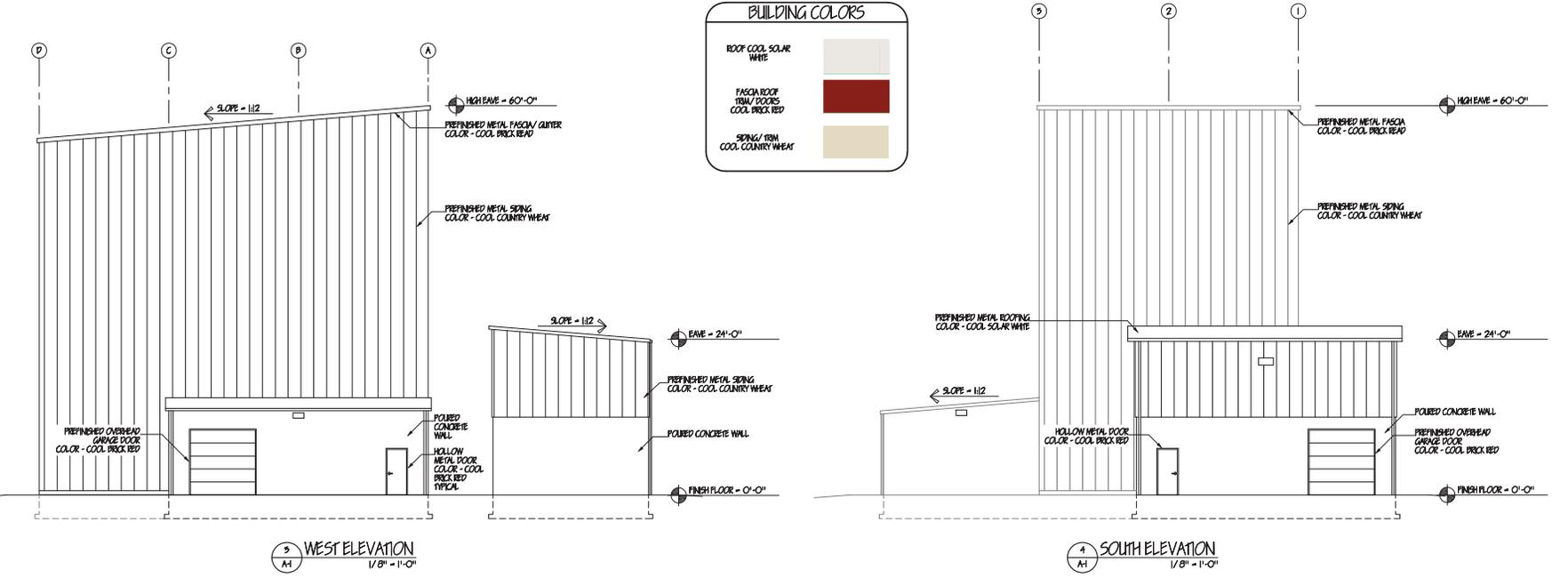
NAME: JOHN PATRICK PICARD
LICENSE NO: 9410621
EXPIRATION DATE: 12/31/2025

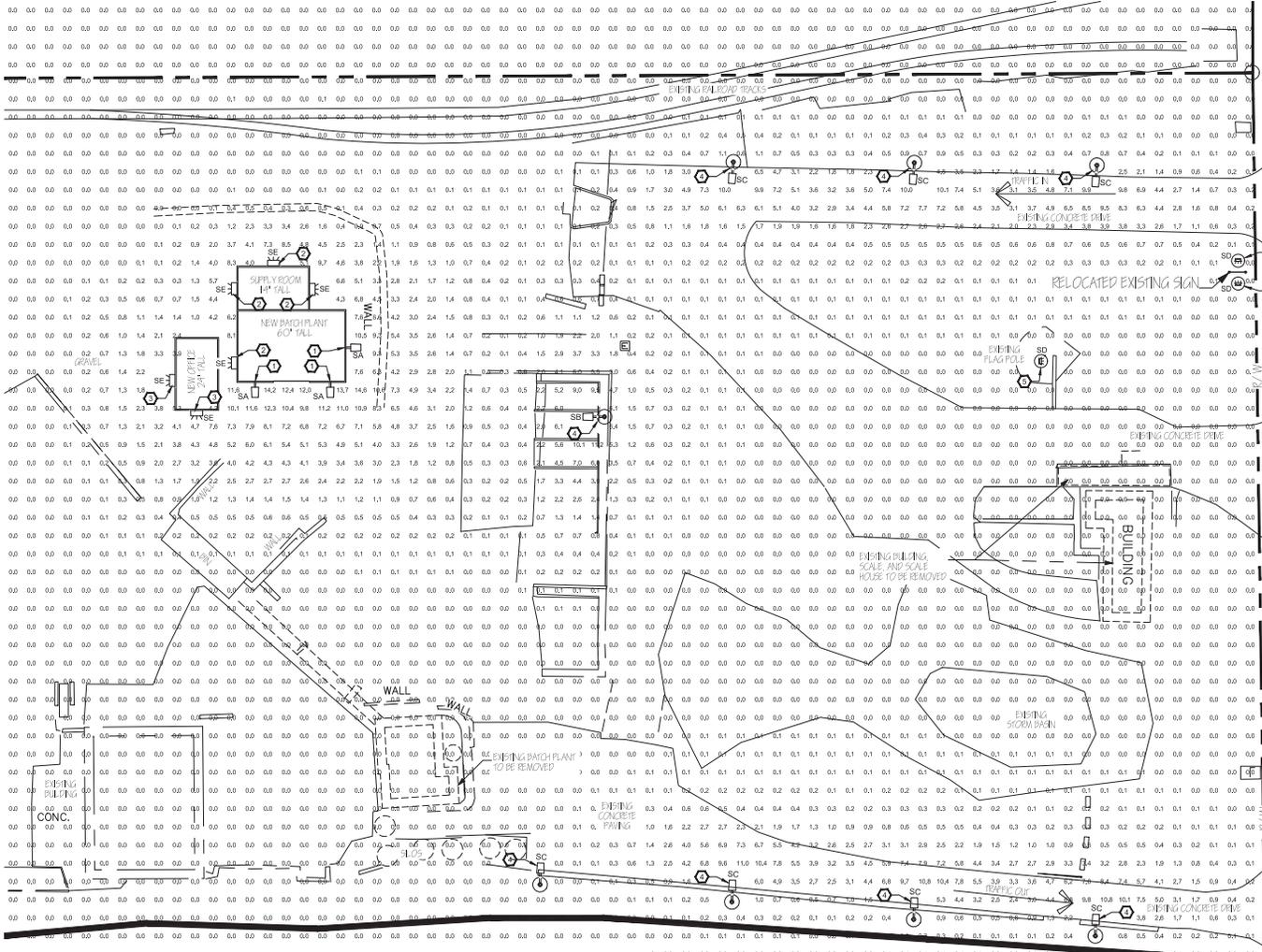
Project Number: 23043
Date: 12/14/23
STOP ALL WORK STOP TO THE
OWNER AT THE ABOVE DATE SHALL
THE ARCHITECT BE RESPONSIBLE FOR
THE WORKING WALLS LAST REVISED
ON: 12/14/23

A2



BUILDING COLORS	
ROOF COOL SOLAR WHITE	
FASCIA ROOF TRIM DOORS COOL BRICK RED	
SIDING/TRIM COOL COUNTRY WHEAT	





SITE PHOTOMETRIC PLAN KEY NOTES

- ① WALL-MOUNTED FIXTURE SHALL BE MOUNTED AT 25' ABOVE FINISHED GRADE.
- ② WALLPACK FIXTURE SHALL BE MOUNTED AT 12' ABOVE FINISHED GRADE.
- ③ WALLPACK FIXTURE SHALL BE MOUNTED AT 20' ABOVE FINISHED GRADE.
- ④ FIXTURE SHALL BE MOUNTED ON SQUARE STRAIGHT STEEL POLE AT 25' ABOVE FINISHED GRADE.
- ⑤ FIXTURE SHALL BE MOUNTED AT GROUND LEVEL IN MULCH BED.



JOHN PATRICK PICARD
 ARCHITECT, INC.
 50 NORTH AVENUE NORTHEAST
 SUITE 102
 MASSILLON, OHIO 44646
 PHONE (330) 471-9000
 EMAIL: jppicard@shaw.com

NEW READY MIX BUILDING FOR
THE SHELLY COMPANY
 820 WEST SMITH ROAD
 MEDINA, OHIO 44256



NAME: JOHN PATRICK PICARD
 LICENSE NO. 9410621
 EXPIRATION DATE: 12/31/2025

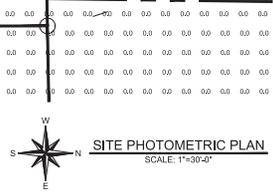
Project Number: 23043
 Date: 12/15/23



LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	VOLTAGE	WATTS	LAMPS	MOUNTING HEIGHT
SA	LITHONIA	R83X LED P2 40K R4	SINGLE HEAD WALL-MOUNTED LED AREA LIGHT FIXTURE WITH DIE CAST ALUMINUM HOUSING, TYPE IV WIDE DISTRIBUTION AND ELECTRONIC DRIVER, 30579 LUMENS, 4,000K, 70 CRI	TBD	223	INTEGRAL LED	25'
SB	LITHONIA	R83X LED P2 40K R2	SP STEEL POLE WITH 11 LED AREA LIGHT FIXTURE WITH DIE CAST ALUMINUM HOUSING, TYPE II WIDE DISTRIBUTION WITH HOUSE SIDE SHIELD AND ELECTRONIC DRIVER, 30,291 LUMENS, 4,000K, 70 CRI	TBD	223	INTEGRAL LED	25'
SC	LITHONIA	R83X LED P1 40K AFR HS	SP STEEL POLE WITH 11 LED AREA LIGHT FIXTURE WITH DIE CAST ALUMINUM HOUSING, ROADWAY DISTRIBUTION WITH HOUSE SIDE SHIELD AND ELECTRONIC DRIVER, 27,342 LUMENS, 4,000K, 70 CRI	TBD	195	INTEGRAL LED	25'
SD	LITHONIA	17FAT LED 40K MVOL	LED FLOOD LIGHT FIXTURE WITH DIE CAST ALUMINUM HOUSING AND AN ELECTRONIC DRIVER, 7,300 LUMENS, 5,000K	TBD	54	INTEGRAL LED	GROUND MOUNTED
SE	LITHONIA	W063X LED P2 70CR R4 40K	LED WALLPACK LIGHT FIXTURE WITH DIE CAST ALUMINUM HOUSING, TYPE 4 DISTRIBUTION, AND ELECTRONIC DRIVER, 8,600 LUMENS, 4,000K, 70 CRI	TBD	59	INTEGRAL LED	12' / 20' SEE KEY NOTES

NOTES:

- LIGHTING FIXTURES SHOWN ON SCHEDULE ARE BASIS OF DESIGN, E.C. IS PERMITTED TO USE ALTERNATE MANUFACTURER PRODUCTS THAT MEET OR EXCEED THE SPECIFIED PRODUCTS. FINAL APPROVAL OF ALTERNATE PRODUCTS WILL BE SUBJECT TO OWNERS APPROVAL.



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
EAST NEIGHBOR	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE	0.4 fc	14.6 fc	0.0 fc	N/A	N/A
SOUTH NEIGHBOR	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
NORTH NEIGHBOR	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

LIGHTING TYPE SA



RSX3 LED Area Luminaire

RSX3 LED P2 40K R4

SA

Specifications

EPA: 0.79 W/ (0.07 m²)

IP: 65

Length: 33.87 (1.33 cm)

Width: 16.14 (0.63 cm)

Height: 3.0" (7.62 cm) Main Body

Weight (max): 48.0 lbs (21.8 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 4000 to 10000 HID luminaires.

The RSX3 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A smart arm adjuster, adjustable integral ballfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MOUNT SPA D0X0

Item	Part Number	Notes	Part Number	Notes
RSX3 LED P4 40K R3	RSX3 LED P4 40K R3	40,000 lumens	RSX3 LED P4 40K R3	40,000 lumens
Mounting Arm	MA	Standard	MA	Standard
Mounting Arm	MA	Standard	MA	Standard

Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MOUNT SPA D0X0

Item	Part Number	Notes	Part Number	Notes
RSX3 LED P4 40K R3	RSX3 LED P4 40K R3	40,000 lumens	RSX3 LED P4 40K R3	40,000 lumens
Mounting Arm	MA	Standard	MA	Standard
Mounting Arm	MA	Standard	MA	Standard

Accessories

House Side Shield

External Glare Shield

External 360 Full View

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

Temp (°F)	Temp (°C)	Multiplier
68	20	1.00
70	21	1.00
75	24	1.00
80	27	1.00
85	29	1.00
90	32	1.00
95	35	1.00
100	38	1.00
105	41	1.00
110	43	1.00
115	46	1.00
120	49	1.00
125	51	1.00
130	54	1.00
135	57	1.00
140	60	1.00
145	63	1.00
150	66	1.00
155	68	1.00
160	71	1.00
165	74	1.00
170	77	1.00
175	79	1.00
180	82	1.00
185	85	1.00
190	88	1.00
195	91	1.00
200	93	1.00
205	96	1.00
210	99	1.00
215	101	1.00
220	104	1.00
225	107	1.00
230	110	1.00
235	113	1.00
240	116	1.00
245	118	1.00
250	121	1.00
255	124	1.00
260	127	1.00
265	130	1.00
270	133	1.00
275	135	1.00
280	138	1.00
285	141	1.00
290	144	1.00
295	147	1.00
300	150	1.00
305	153	1.00
310	156	1.00
315	158	1.00
320	161	1.00
325	164	1.00
330	167	1.00
335	170	1.00
340	173	1.00
345	176	1.00
350	179	1.00
355	182	1.00
360	185	1.00
365	188	1.00
370	191	1.00
375	194	1.00
380	197	1.00
385	200	1.00
390	203	1.00
395	206	1.00
400	209	1.00
405	212	1.00
410	215	1.00
415	218	1.00
420	221	1.00
425	224	1.00
430	227	1.00
435	230	1.00
440	233	1.00
445	236	1.00
450	239	1.00
455	242	1.00
460	245	1.00
465	248	1.00
470	251	1.00
475	254	1.00
480	257	1.00
485	260	1.00
490	263	1.00
495	266	1.00
500	269	1.00
505	272	1.00
510	275	1.00
515	278	1.00
520	281	1.00
525	284	1.00
530	287	1.00
535	290	1.00
540	293	1.00
545	296	1.00
550	299	1.00
555	302	1.00
560	305	1.00
565	308	1.00
570	311	1.00
575	314	1.00
580	317	1.00
585	320	1.00
590	323	1.00
595	326	1.00
600	329	1.00
605	332	1.00
610	335	1.00
615	338	1.00
620	341	1.00
625	344	1.00
630	347	1.00
635	350	1.00
640	353	1.00
645	356	1.00
650	359	1.00
655	362	1.00
660	365	1.00
665	368	1.00
670	371	1.00
675	374	1.00
680	377	1.00
685	380	1.00
690	383	1.00
695	386	1.00
700	389	1.00
705	392	1.00
710	395	1.00
715	398	1.00
720	401	1.00
725	404	1.00
730	407	1.00
735	410	1.00
740	413	1.00
745	416	1.00
750	419	1.00
755	422	1.00
760	425	1.00
765	428	1.00
770	431	1.00
775	434	1.00
780	437	1.00
785	440	1.00
790	443	1.00
795	446	1.00
800	449	1.00
805	452	1.00
810	455	1.00
815	458	1.00
820	461	1.00
825	464	1.00
830	467	1.00
835	470	1.00
840	473	1.00
845	476	1.00
850	479	1.00
855	482	1.00
860	485	1.00
865	488	1.00
870	491	1.00
875	494	1.00
880	497	1.00
885	500	1.00
890	503	1.00
895	506	1.00
900	509	1.00
905	512	1.00
910	515	1.00
915	518	1.00
920	521	1.00
925	524	1.00
930	527	1.00
935	530	1.00
940	533	1.00
945	536	1.00
950	539	1.00
955	542	1.00
960	545	1.00
965	548	1.00
970	551	1.00
975	554	1.00
980	557	1.00
985	560	1.00
990	563	1.00
995	566	1.00

Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MOUNT SPA D0X0

Item	Part Number	Notes	Part Number	Notes
RSX3 LED P4 40K R3	RSX3 LED P4 40K R3	40,000 lumens	RSX3 LED P4 40K R3	40,000 lumens
Mounting Arm	MA	Standard	MA	Standard
Mounting Arm	MA	Standard	MA	Standard

Accessories

House Side Shield

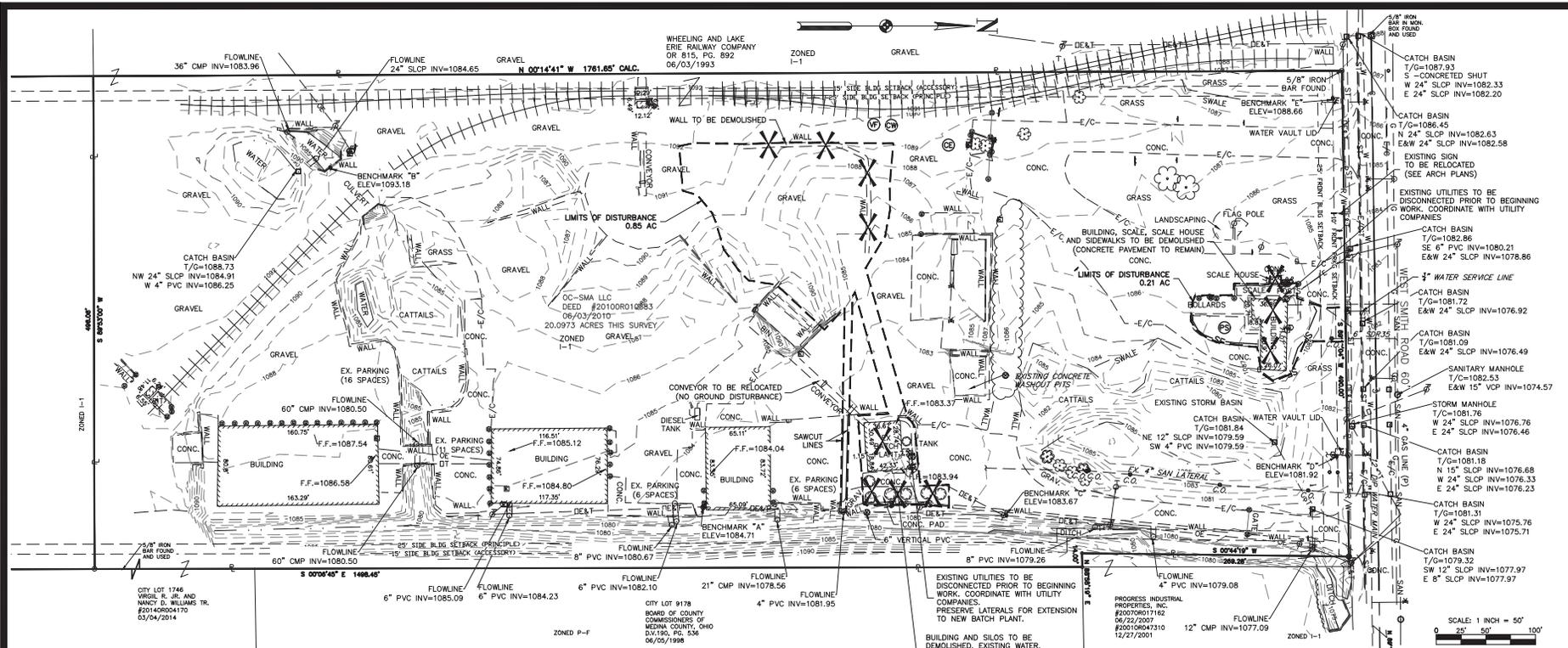
External Glare Shield

External 360 Full View

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

Temp (°F)	Temp (°C)	Multiplier
68	20	1.00
70	21	1.00
75	24	1.00
80	27	1.00
85	29	1.00
90	32	1.00
95	35	1.00
100	38	1.00
105	41	1.00
110	43	1.00
115	46	1.00
120	49	1.00
125	51	1.00
130	54	1.00
135	57	1.00
140	60	1.00
145	63	1.00
150	66	1.00
155	68	1.00
160	71	1.00
165	74	1.00
170	77	1.00
175	79	1.00
180	82	1.00
185	85	1.00
190	88	1.00
195	91	1.00
200	93	1.00
205	96	1.00
210	99	1.00
215	101	1.00
220	104	1.00
225	107	1.00
230	110	1.00
235	113	1.00
240	116	1.00
245	118	1.00
250	121	1.00
255	124	1.00
260	127	1.00
265	130	1.00
270	133	1.00
275	135	1.00
280	138	1.00
285	141	1.00
290	144	1.00
295	147	1.00
300	150	1.00
305	153	1.00
310	156	1.00
315	158	1.00
320	161	1.00
325	164	1.00
330	167	1.00
335	170	1.00
340	173	1.00
345	176	1.00
350	179	1.00
355	182	1.00
360	185	1.00
365	188	1.00
370	191	1.00
375	194	1.00
380	197	1.00
385	200	1.00
390	203	1.00
395	206	1.00
400	209	1.00
405	212	1.00
410	215	1.00
415	218	1.00
420	221	1.00
425	224	1.00
430	227	1.00
435	230	1.00
440	233	1.00
445	236	1.00
450	239	1.00
455	242	1.00
460	245	1.00
465	248	1.00
470	251	1.00
475	254	1.00
480	257	1.00
485	260	1.00
490	263	1.00
495	266	1.00
500	269	1.00
505	272	1.00
510	275	1.00
515	278	1.00
520	281	1.00
525	284	1.00
530	287	1.00
535	290	1.00
540	293	1.00
545	296	1.00
550	299	1.00
555	302	1.00
560	305	1.00
565	308	1.00
570	311	1.00
575	314	1.00
580	317	1.00
585	320	1.00
590	323	1.00
595	326	1.00
600	329	1.00
605	332	1.00
610	335	1.00
615	338	1.00
620	341	1.00
625	344	1.00
630	347	1.00
635	350	1.00
640	353	1.00
645	356	1.00
650	359	1.00
655	362	1.00
660	365	1.00
665	368	1.00
670	371	1.00
675	374	1.00
680	377	1.00
685	380	1.00
690	383	1.00
695	386	1.00
700	389	1.00
705	392	1.00
710	395	1.00
715	398	1.00
720	401	1.00
725	404	1.00
730	407	1.00
735	410	1.00
740	413	1.00
745	416	1.00
750	419	1.00
755	422	1.00
760	425	1.00
765	428	1.00
770	431	1.00
775	434	1.00
780	437	1.00
785	440	1.00
790	443	1.00
795	446	1.00
800	449	1.00
805	452	1.00
810	455	1.00
815	458	1.00
820	461	1.00
825	464	1.00
830	467	1.00
835	470	1.00
840	473	1.00
845	476	1.00
850	479	1.00
855	482	1.00
860	485	1.00
865	488	1.00
870	491	1.00
875	494	1.00
880	497	1.00
885	500	1.00
890	503	1.00
895	506	1.00
900	509	1.00
905</		



JOHN PATRICK PICARD ARCHITECT, INC.
 50 NORTH AVENUE NORTHEAST SUITE 100
 MASSILLON, OHIO 44864
 PHONE (330) 471-9000
 EMAIL: jpparchitect@yahoo.com

THE SHELLY COMPANY
 800 WEST SMITH ROAD
 MEDINA, OHIO 44256

THE Shelly COMPANY



NAME: JENNIFER SCHUMACHER
 LICENSE NO. E-62831
 EXPIRATION DATE 12/31/2023

Project Number: 23043
 Date: 12/14/23
 ALL REVISIONS MUST BE IN WRITING AND APPROVED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

C1.1

□	EX. MONUMENT BOX
■	PROP. MONUMENT BOX
○	EX. MONUMENT (AS NOTED)
●	5/8" BAR W/ H&A CAP (SET)
●	BENCHMARK (AS NOTED)
—	BOUNDARY LINE
—	CENTER LINE
—	LOT LINE
—	PROPERTY LINE
R/W	RIGHT OF WAY
()	RECORD BEARINGS & DIST.
E.O.P.	EDGE OF PAVEMENT
F.F.	FINISH FLOOR
---	EX. CONTOUR LINE
---	PROP. CONTOUR LINE
-980-	CONTOUR LABEL
●	BOLLARD
-x-	FENCE (AS NOTED)
—	GUARDRAIL
B	MAILBOX
	RAIL ROAD
—	SIGN
△	H.C. PARKING SPACE
○	DECIDUOUS TREE (AS NOTED)
○	EVERGREEN TREE (AS NOTED)
○	BUSH (AS NOTED)
+	SOIL BORING
⊥	POLE ANCHOR
⊥	GUY POLE
⊥	GENERAL POLE
⊥	FLAG POLE
⊥	LIGHT POLE

⊕	LIGHT & POWER POLE
⊕	LIGHT, POWER, TELE POLE
⊕	LIGHT, POWER, TELE, TV POLE
⊕	POWER POLE
⊕	TELEPHONE POLE
⊕	TELEPHONE, LIGHT POLE
⊕	TELEPHONE, POWER POLE
⊕	FULL BOX
⊕	TRAFFIC CONTROL BOX
⊕	POLE W/ PED. SIGNAL
⊕	POLE W/ TRAFFIC SIGNAL
—OE—	OVERHEAD ELECTRIC LINE
—UE—	UNDERGROUND ELECTRIC LINE
⊕	ELECTRIC LINE MARKER
⊕	ELECTRIC BOX
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC METER
—FO—	FIBER OPTIC LINE
⊕	FIBER OPTIC LINE MARKER
—G—	GAS LINE
⊕	GAS LINE MARKER
⊕	GAS METER
⊕	GAS VALVE
⊕	GAS TANK
⊕	GAS WELL
—S—	SANITARY SEWER LINE
⊕	SANITARY SEWER LINE MARKER
⊕	SANITARY M.H./ C.O.
M.H.	MANHOLE
C.O.	CLEAN OUT
—ST—	STORM SEWER LINE

⊕	STORM SEWER LINE MARKER
⊕	STORM CATCH BASIN
⊕	STORM CURB INLET
⊕	STORM MANHOLE
⊕	STORM DOWNSPOUT
—	STORM HEADWALL
C.B.	CATCH BASIN
C.I.	CURB INLET
T/G	TOP OF GRATE
T/C	TOP OF COVER
T/CJ	TOP OF CURB
⊕	FLOWLINE
Y.D.	YARD DRAIN
D.S.	DOWNSPOUT
—H—	OVERHEAD TELEPHONE LINE
—UT—	UNDERGROUND TELEPHONE LINE
⊕	TELEPHONE LINE MARKER
⊕	TELEPHONE BOX
⊕	TELEPHONE MANHOLE
—OT—	OVERHEAD TV LINE
—UTV—	UNDERGROUND TV LINE
⊕	TV LINE MARKER
⊕	TV/CABLE BOX
⊕	TV/CABLE MANHOLE
—W—	WATER LINE
⊕	WATER LINE MARKER
⊕	WATER MANHOLE
⊕	WATER METER
⊕	WATER VALVE
⊕	WATER SPRINKLER
⊕	FIRE HYDRANT
⊕	MONITORING WELL

LEGEND

■	CONCRETE TO BE REMOVED
X	MISC TO BE REMOVED
⊕	CONSTRUCTION ENTRANCE
⊕	PERMANENT SEEDING
⊕	VEHICLE FUELING AREA
⊕	CONCRETE WASHOUT PITS
—SF—	SILT FENCE

UNDERGROUND UTILITIES

Contact Two Working Days Before You Dig



OH10811, 8-1-1, or 1-800-362-2764

* THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

UTILITY CONTACTS

SANITARY
 MEDINA CO. SANITARY ENGINEER
 791 SMITH RD
 MEDINA, OH 44256
 330-723-6585
 844-722-8404

WATER
 CITY OF MEDINA
 MEDINA CITY HALL
 132 NORTH ELMWOOD AVE
 MEDINA, OH 44256
 330-722-9081

GAS
 COLUMBIA GAS TRANSMISSION
 NORTH POINTE
 3101 NORTH RIDGE ROAD EAST
 LORAIN, OH 44055
 216-390-2219
 ATTN: ISAAC LOHR
 lohr@CIGT.com

ELECTRIC
 OHIO EDISON
 1-800-633-4766

TELECOMMUNICATIONS
 ARMSTRONG CABLE
 330-723-3636

FRONTIER COMMUNICATIONS
 877-462-8188

AT&T
 833-864-6597

BENCHMARK A:
 CUT NAIL +/- 1.0 FT UP ON WEST SIDE OF POWER POLE.
 ELEV. = 1084.71

BENCHMARK B:
 + CHISELED ON TOP OF WALL.
 ELEV. = 1093.18

BENCHMARK C:
 MAG NAIL +/- 1.5 FT UP ON WEST SIDE OF POWER POLE # 60CJ-28-36.
 ELEV. = 1083.67

BENCHMARK D:
 MAG NAIL AT SOUTHEAST CORNER OF WATER VAULT.
 ELEV. = 1081.92

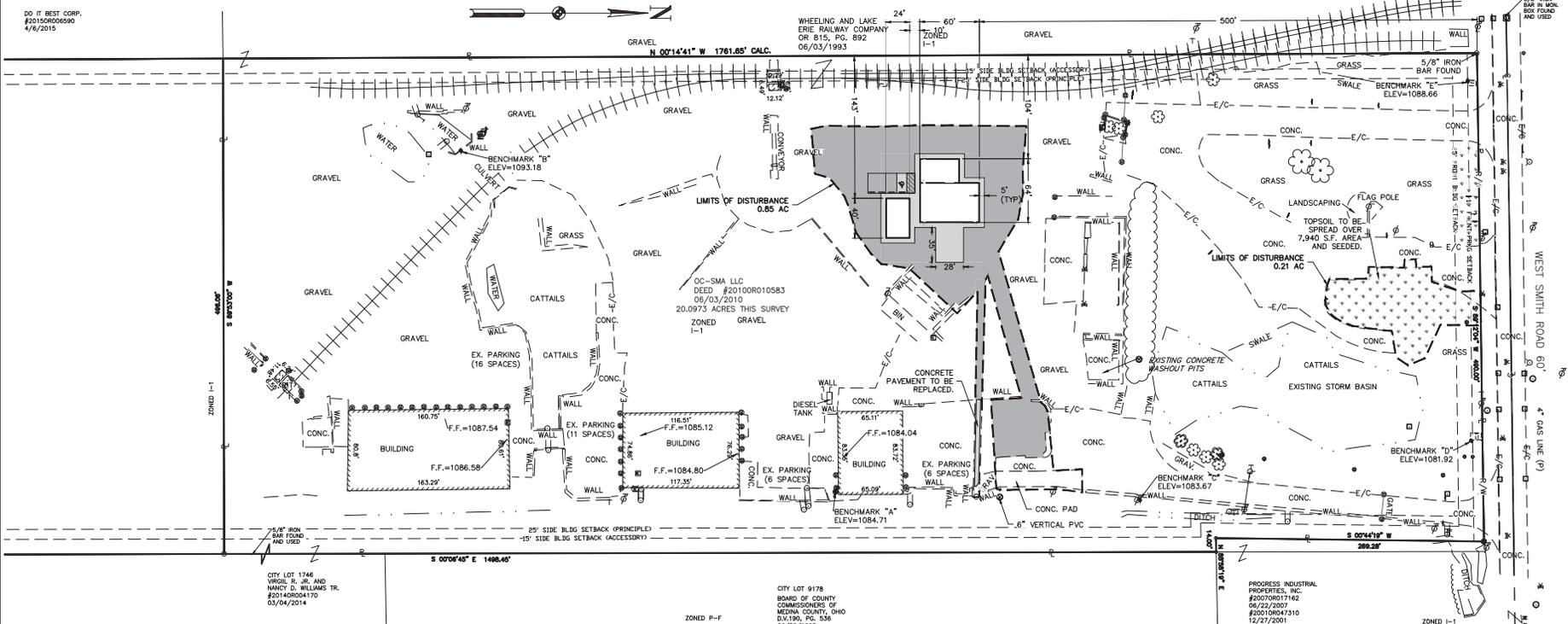
BENCHMARK E:
 MAG NAIL AT SOUTHWEST CORNER OF WATER VAULT.
 ELEV. = 1088.66

BASIS OF BEARINGS:
 OHIO STATE PLANE COORDINATE SYSTEM,
 NORTH ZONE (3401), NAD 83(2011).
 ELEVATIONS ARE BASED ON NAVD 88 GEOID
 18, USING ODOT VRS CMP PLUR.



EXISTING / DEMO PLAN

DO IT BEST CORP.
#20150805690
4/6/2015



CITY LOT 1746
WIRSE, B. JR. AND
NANCY D. WILLIAMS TR.
#201440004170
03/04/2014

CITY LOT 9178
BOARD OF COUNTY
COMMISSIONERS OF
MEDINA COUNTY, OHIO
D14.100, PG. 536
06/05/1998

PROGRESS INDUSTRIAL
PROPERTIES, INC.
#200708017162
06/22/2007
#200108047310
12/27/2001

LEGEND

SEE DETAILS ON SHEET C5.5

-  CONCRETE WALK/DRIVE/PAVEMENT
-  LIMESTONE GRAVEL
-  SEED AND MULCH PER
ODOT ITEM 659, TYPE 1

SITE DATA

820 W SMITH ROAD, MEDINA, OH 44256

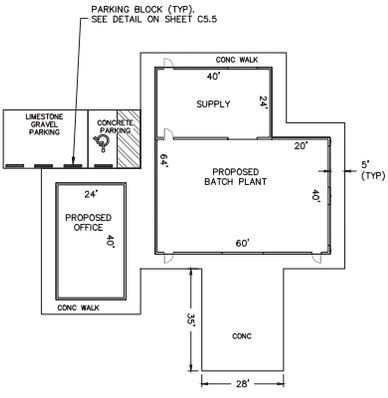
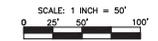
TOTAL SITE AREA: 20.10 AC.
AREA OF SITE TO UNDERGO EXCAVATION: 1.06 AC.

PROPOSED USE:
BUILDING MATERIALS

ZONING
ZONED: I-1 (INDUSTRIAL)

MINIMUM BUILDING SETBACKS
FRONT: 25'
SIDE: 25' (PRINCIPLE USE STRUCTURE)
15' (ACCESSORY USE STRUCTURE)
REAR: 25' (PRINCIPLE USE STRUCTURE)
15' (ACCESSORY USE STRUCTURE)

MINIMUM PARKING SETBACKS
FRONT: 10' LANDSCAPE STRIP
SIDE: N/A
REAR: N/A



PROPOSED BUILDING DETAIL
SCALE: 1" = 20'

PARKING

PARKING REQUIRED:
THE REQUIRED PARKING FOR THESE USES SHALL BE ENOUGH TO SATISFY ALL THE PARKING NEEDS OF THE PROPOSED USE.

NO PARKING, LOADING OR SERVICING SHALL BE DONE ON THE STREET RIGHT-OF-WAY OR LANDSCAPED AREA.

PARKING PROVIDED:
38 EXISTING
4 NEW (INCLUDING 1 H.C.)
43 TOTAL

TYPICAL SPACE SIZE:
90° ANGLE 9'W x 19'L

ARE YOU USING THE ENTIRE SET OF DRAWINGS?
HAVE YOU INCORPORATED ALL REVISIONS?
WILL YOU COORDINATE THE LOCATION OF ALL FINISH MECHANICAL, ELECTRICAL AND ARCHITECTURAL DEVICES/EQUIPMENT WITH THE ARCHITECT/OWNER BEFORE YOU BEGIN THEM?
IF NOT, YOU SHOULD STOP!



SITE DIMENSION & PAVEMENT PLAN



JOHN PATRICK PICARD ARCHITECT, INC.
50 NORTH AVENUE NORTHEAST
SUITE 102
MASSILLON, OHIO 44864
PHONE (330) 471-9000
EMAIL: jpparchitect@yahoo.com

NEW READY MIX BUILDING FOR
THE SHELLY COMPANY
820 WEST SMITH ROAD
MEDINA, OHIO 44256



NAME: JENNIFER SCHUMACHER
LICENSE NO. E-62831
EXPIRATION DATE 12/31/2023

Project Number: 23043
Date: 12/14/23
ALL REVISIONS MADE TO THIS DRAWING AFTER THESE DATE SHALL BE LISTED AND RECORDED HEREIN. THE ORIGINAL WAS LISTED REVISION 0.

C2.1