

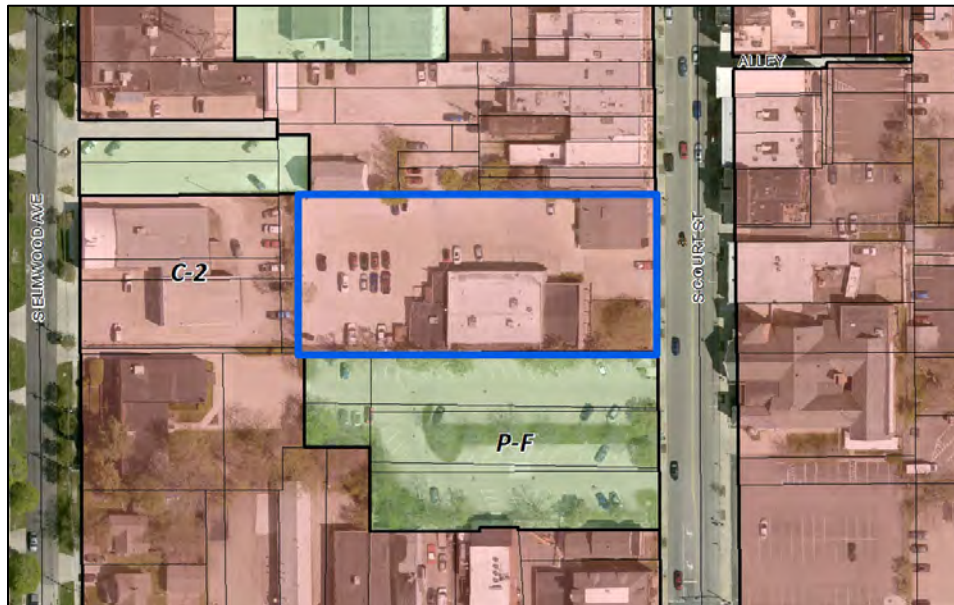
P22-19
Hotel Redevelopment
REVISED

Property Owner: Legacy Hotel of Medina LLC
Applicant: Jim Gerspacher
Location: 253 and 257 South Court Street
Zoning: C-2 (Central Business)
Request: Revised Conditional Zoning Certificate and Site Plan approval for the construction of a hotel

LOCATION AND SURROUNDING USES

The subject property encompasses 0.96 acres located on the west side of South Court Street. Adjacent properties contain the following uses and zoning:

- North – Retail (C-2)
- East – Automotive Retail (C-2)
- South – Parking Lot (P-F)
- West – Retail and Entertainment (C-2)



BACKGROUND & PROPOSED APPLICATION

At the November 9, 2022 meeting of the Planning Commission, application P22-19 was conditionally approved for the construction of a hotel at 253 and 257 South Court Street with the following conditions:

1. The project shall comply with Planning and Zoning Code Sections 1135.06 regarding building footprint and minimum front setback, 1135.08(a) regarding the location of parking in the front yard, and 1135.13(b)(4) regarding dividing the building face into storefronts or a variance shall be approved by the Board of Zoning Appeals.
2. The existing four properties shall be combined into one property.

3. Use, improvements, or access to the public right-of-way or City Parking Lot #4 shall be authorized in a format determined by the City Law Director.
4. Additional information shall be submitted to the City Engineer including an update of the Parking Supply and Demand Analysis, the effects of increased parking demand on weekends, and the potential impacts of the drop-off lane on South Court Street. The submitted information shall be found to be acceptable by the City Engineer.

At the October 12, 2023 meeting of the Planning Commission, the Commission extended the conditional approval.

At the March 14th, 2024 meeting of the Planning Commission, the Commission approved a separate application, P24-09, for the construction of an event center and a parking lot to the rear of the hotel.

The current application revises the footprint and height of the hotel building, updates building elevations, and provides greater detail. In addition, the proposed hotel incorporates a first floor restaurant, four stories of hotel rooms, a partial fifth story with a rooftop lounge, and a small one-story area located at the rear of the building for deliveries. The proposed revision does not alter the previous approval of P24-09.

CONDITIONAL ZONING CERTIFICATE

Per Section 1135.03, a hotel is a conditionally permitted use in the C-2 zoning district. A hotel does not have any specific conditionally permitted use regulations, however, the use is subject to the general regulations below.

Conditional Zoning Certificate Basis of Determination

The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;
- (6) Will be in compliance with State, County and City regulations;
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.

SITE PLAN

Development Standards

The following table indicates the general development standard requirements of the C-2 zoning district including requirements, previous approvals, and proposed items:

	Required	Approved	Proposed
Max Building Footprint	5,000 sq. ft.	12,784 sq. ft.	16,013 sq. ft.
Required Front Setback	0 ft.	18 ft.	21 ft.
Minimum Side Setback	0 ft.	2.5 ft./10ft.	2.5 ft./10ft.
Building Width	0 ft.	124 ft.	124 ft.
Max Building Height	40 ft., 60 ft. w/ PC Approval	55 ft.	61 ft.

Maximum Building Footprint – The previously approved building contained an open courtyard in the center of the entire building. The proposed building’s footprint has increased due to the removal of the courtyard on the first floor and modifications to the east and west sides of the building. The open courtyard remains on all other floors of the building and the width of the building adjacent to South Court Street remains unchanged. The applicant has provided a detail of the changes in the building footprint on the “Site Plan and Building Footprint Original” page.

Required Front Setback – The previous approval located the hotel building at an 18 ft. front setback to accommodate the front drop off lane. Plans have been adjusted incorporating a 21 ft. front setback, though the layout and function of the drop off lane remains unchanged.

Building Height – The effective building height of 55 ft. was previously approved by the Planning Commission, which can approve a building height up to 60 ft. The overall effective height of the building has increased by 6 ft. to sufficiently accommodate mechanical components. The effective height of the revised building is 61 ft., which is the roof line of the building. Decorative architectural features that do not have functional interior area above this height are not included in the effective height of the building.

The applicant has filed a request to revise the previously approved variance to Section 1135.06 regarding maximum building footprint and minimum front setback and a new variance to Section 1135.06 regarding maximum building height.

Parking, Access, and Circulation

Access and Circulation – The site incorporates a one-way drop-off lane in the front of the building with entry and exit curb cuts. The lane is 16 ft. wide and will accommodate 3 or 4 passenger vehicles. Section 1135.08(b) limits the number of curb cuts to one per parcel, however, additional curb cuts may be approved by the Planning Commission. A portion of the drop-off lane is located within the public right-of-way.

Section 1135.08(a) states that parking is not permitted in the front yard in the C-2 zoning district. Approved and proposed plans show a drop-off lane in the front yard accommodating 3 or 4 passenger vehicles. There is little change in the front drop off lane from the previously approved variance. Though drop-off lane spaces are not defined in the Planning and Zoning Code and spaces are not counted towards off-street parking, the intent of the requirement is to locate vehicles to the side or rear of the building in the C-2 district. The applicant has filed a revised variance request to the Board of Zoning Appeals to allow parking within the front setback, as was approved on the original plan.

Off-Street Parking – Per Section 1145.04(d), as the property is within the Downtown Parking District, the project is not subject to the minimum parking requirements of Section 1145.04. However, 9 parking spaces are provided on the subject property and 52 spaces are provided on the adjacent property to the west under common ownership. In addition, the applicant is working with the city on the potential redevelopment of an existing city parking lot on the west side of South Elmwood Avenue for additional parking. The existing parking lot contains approximately 38 parking spaces, which could potentially be more than doubled if the site is redeveloped for parking.

Parking Supply and Demand Analysis – At the request of the City Engineer, the applicant provided a Parking Supply and Demand Analysis completed by a qualified private engineering firm, TMS Engineers, Inc. A revision to the analysis was previously requested by the City Engineer to reflect the revised site plan, which has not been received. The revision of the analysis was also a condition of P24-09.

Sidewalk – A public sidewalk exists along South Court Street, which will be largely relocated onto the subject private property, following the curved drop-off drive.

Landscaping, Screening, and Buffering

Landscaping – Landscaped areas are provided on all sides of the building and on the adjacent city parking lot to the south. Compliant landscaping is also shown in rear parking areas, as approved in P24-09.

Fencing – A 6 ft. tall black aluminum fence is shown along the north side of the site with an emergency egress door as previously requested by the Fire Department.

Engineering and Fire Department Comments

The City of Medina Engineering and Fire Departments have no further comments for the project at this time. However, previous conditions 3 and 4 noted above remain in effect.

Building Elevations and Lighting

All building elevations incorporate an abundance of windows and are clad in synthetic limestone on the first floor, brick veneer on floors two through four, and fiber cement and a slate-looking shingle on the partial fifth floor.

Additional windows have been incorporated on all building elevations with a modified design. This alteration appears to be more consistent with window sizes and styles in the area. In addition, louvers have been removed from the side and rear elevations.

The rear elevation has been revised to remove a first floor ramp and doors. Doors have been added to the side elevation on the first floor.

Revised renderings have been provided showing the building in context with the area. The renderings depict the proposed building and site from multiple perspectives and angles.

Section 1135.13(b)(4) states that the front face of the building shall be broken up into storefront modules not exceeding 50 feet in width. Though the front face is not broken up into separate storefronts, it includes several projections and recessions and incorporates a cohesive design. The proposed front face of the building is similar in style to the original approval and the width of the building remains at 124 ft. The applicant has

filed a revised variance request to the Board of Zoning Appeals to allow the proposed front building elevation, as was approved on the original plan

A lighting plan was approved with P24-09 with 15 ft. light fixtures and a compliant photometric plan. Lighting plans have been provided consistent with P24-09. It should be noted that two lights noted as "P5" located in the right-of-way will need to be replaced with lights matching existing street lights along South Court Street.

Council Approval

City Council will need to authorize the following items in the form of a revocable use permit, easement, or other agreement determined appropriate by the City Law Director:

- The use of the public right-of-way for a private drop-off lane and the designation of on-street parking spaces for private use.
- Access to the rear parking lot and alterations and improvements to the City Parking Lot #4.

These items were discussed at the January 23, 2023 Council Finance Committee meeting. City Council members were receptive to the proposal.

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 revised approval of Site Plan and Conditional Zoning Certificate application P22-19 with the following conditions:

1. The project shall comply with Planning and Zoning Code Sections 1135.06 regarding building footprint, minimum front setback, and building height, 1135.08(a) regarding the location of parking in the front yard, and 1135.13(b)(4) regarding dividing the building face into storefronts or a variance shall be approved by the Board of Zoning Appeals.
2. Two lights noted as "P5" located in the right-of-way shall be replaced with lights matching existing street lights along South Court Street
3. Use, improvements, or access to the public right-of-way or City Parking Lot #4 shall be authorized in a format determined by the City Law Director.
4. Additional information shall be submitted to the City Engineer including an update of the Parking Supply and Demand Analysis, the effects of increased parking demand on weekends, and the potential impacts of the drop-off lane on South Court Street. The submitted information shall be found to be acceptable by the City Engineer.

The above approval recommendation includes the Commission's discretion to allow a second curb cut per Section 1135.08(b).

Andrew Dutton

From: Mark Crumley
Sent: Monday, April 29, 2024 3:18 PM
To: Sarah Tome
Cc: Andrew Dutton
Subject: Case: P22-19; 253-257 South Court St.

Andrew and Sarah,

After review of the above said plans the fire department has no comments at this time.

Thanks

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

Office: 330-723-5704



Andrew Dutton

From: Patrick Patton
Sent: Monday, April 29, 2024 4:39 PM
To: Andrew Dutton
Subject: FW: Site Plan Review
Attachments: P22-19 File Rev 5-9-24.pdf

Andrew-

I don't have any further comments on this submittal.

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



May 1, 2024

Andrew Dutton
Community Development Director
The City of Medina
132 North Elmwood Ave.
Medina, OH 44256

Mr. Dutton,

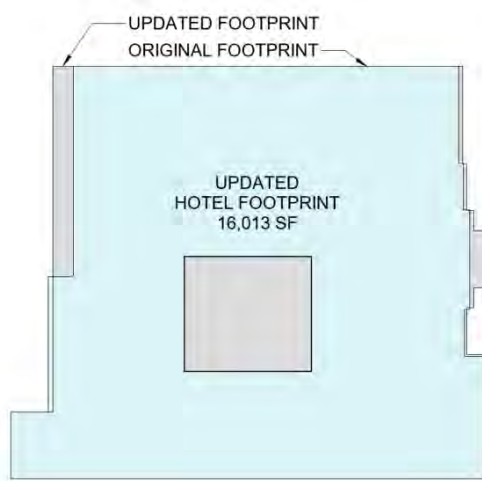
This letter is regarding the proposed hotel on parcel 028-19A-21-397. Our team has been working on adjustments to the overall building design to improve constructability, enhance the floor plans for both operational efficiency and guest experience, as well as enhance the exterior design and compatibility within the Historic District.

These adjustments have resulted in changes that require approval from the Boards and Commissions have authority and a summary of these changes is provided below for their reference.

Building Structure:

- 1- Footprint increase of 3,229 sf: Previously approved footprint was approximately 12,784 sf and proposed is 16,013 sf.

While there are minor changes to the perimeter dimensions, the square footage increase is largely due to the infill of the courtyard on the first floor. The courtyard remains a feature in the project accessed by guests on the second floor. The exterior perimeter of the hotel has grown negligibly, and it would be nearly impossible for someone to see that increase from outside the hotel. Please see below a snippet showing both footprints overlapped (blue is original footprint – gray is updated)



- 2- Height increase: the original approved elevations show the top of roof at 55'-0", the updated drawings show 61'-0". The additional height requested is 6'-0" higher than the previously approved plans. This increase in floor height accommodates more advanced HVAC systems than previously approved without sacrificing quality of interior spaces. Unlike the previous design, no suites will have exterior louvered grilles on the newly proposed plans. Without the new height variance, the available methods of construction are narrowed to options that are not as feasible and accommodating mechanical duct work becomes difficult.

The mansard roof was previously approved at 66'-8", the proposed is at 71'-0". This is purely an architectural feature that gives the hotel its historical character and is visible on S Court Street from all sides. The added height is not being used to generate profit to the developer(s).

- 3- Setback increase from 18ft to 21ft: the building was pushed back a few feet to allow more space between the hotel and the existing southeast building, accommodating the new accessible ramp on the southeast corner. We believe that the dimension increase will also help reduce the perceived height of the building.

Building Exterior Facades:

- 1- Brick detail added on all facades, especially primary façade (Brick reveals and soldier courses)
- 2- VTAC louvers have been eliminated on north and south facades.
- 3- Window size and shape: In the previously approved design, each hotel suite has a single wide and low window. The proposed design replaces that single window with two tall and slender windows per suite to better fit proportionally within the context of Medina's Historic District.
- 4- Replace the use of EIFS with Fiber cement (for maintenance and durability purposes - similar color) on the fifth floor.
- 5- The front canopy is reduced in size.
- 6- Cornice updates: We have assigned Sherwin William color codes to the previously submitted cornice colors to better define the selections. We have also updated the configuration of the colors on the cornice profiles.

Interior Program Changes

- 1- Hotel Suites: 77 rooms are now proposed instead of 75.
- 2- Restaurant/lounge: The hotel will include restaurant / lounge space on the first and fifth floors.

We hope this letter aids the respective boards and commission during their review. If you have any questions, please feel free to contact me. Thank you for your consideration.

Thank you,

Jana Call

Z22-24 Previously Approved Plan - For Reference

PLANT MATERIAL LIST

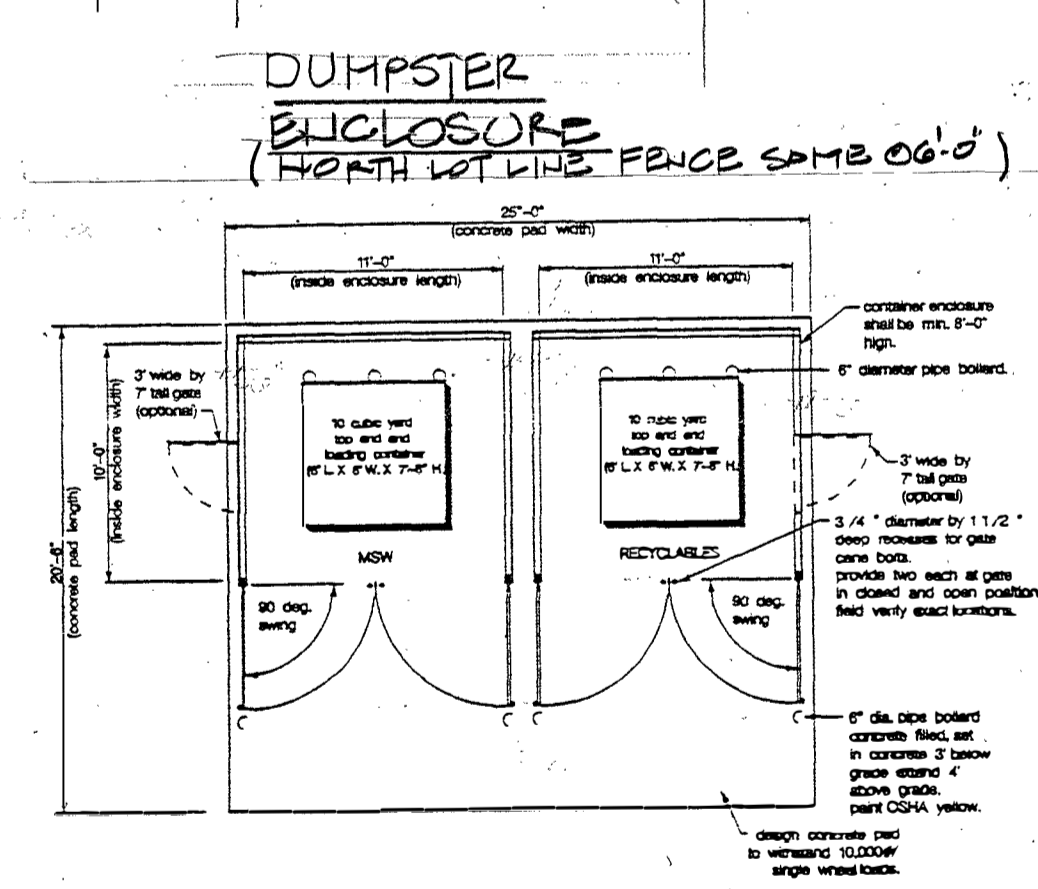
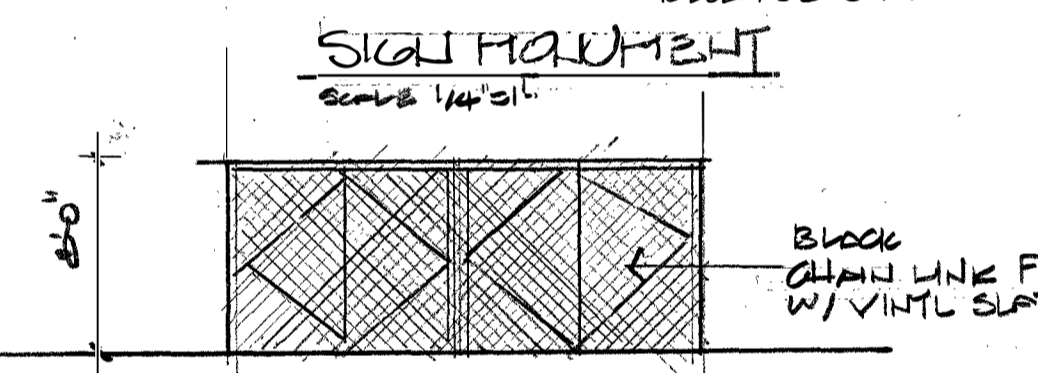
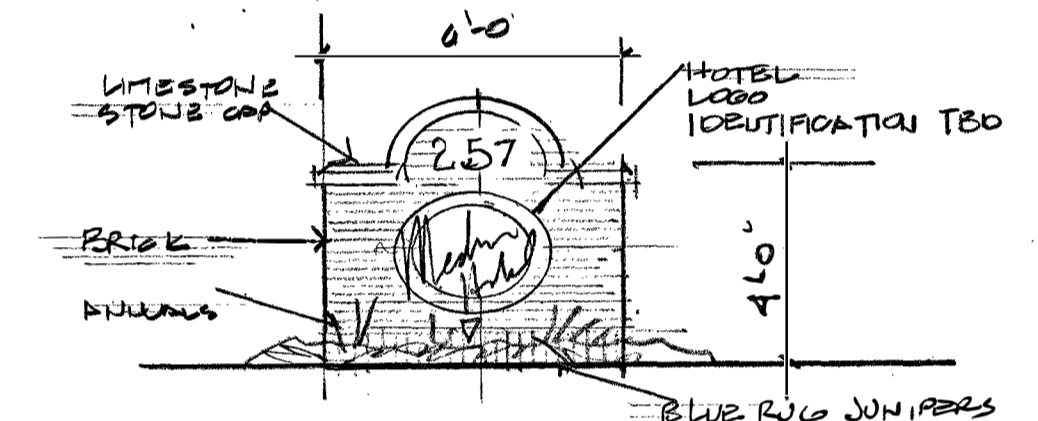
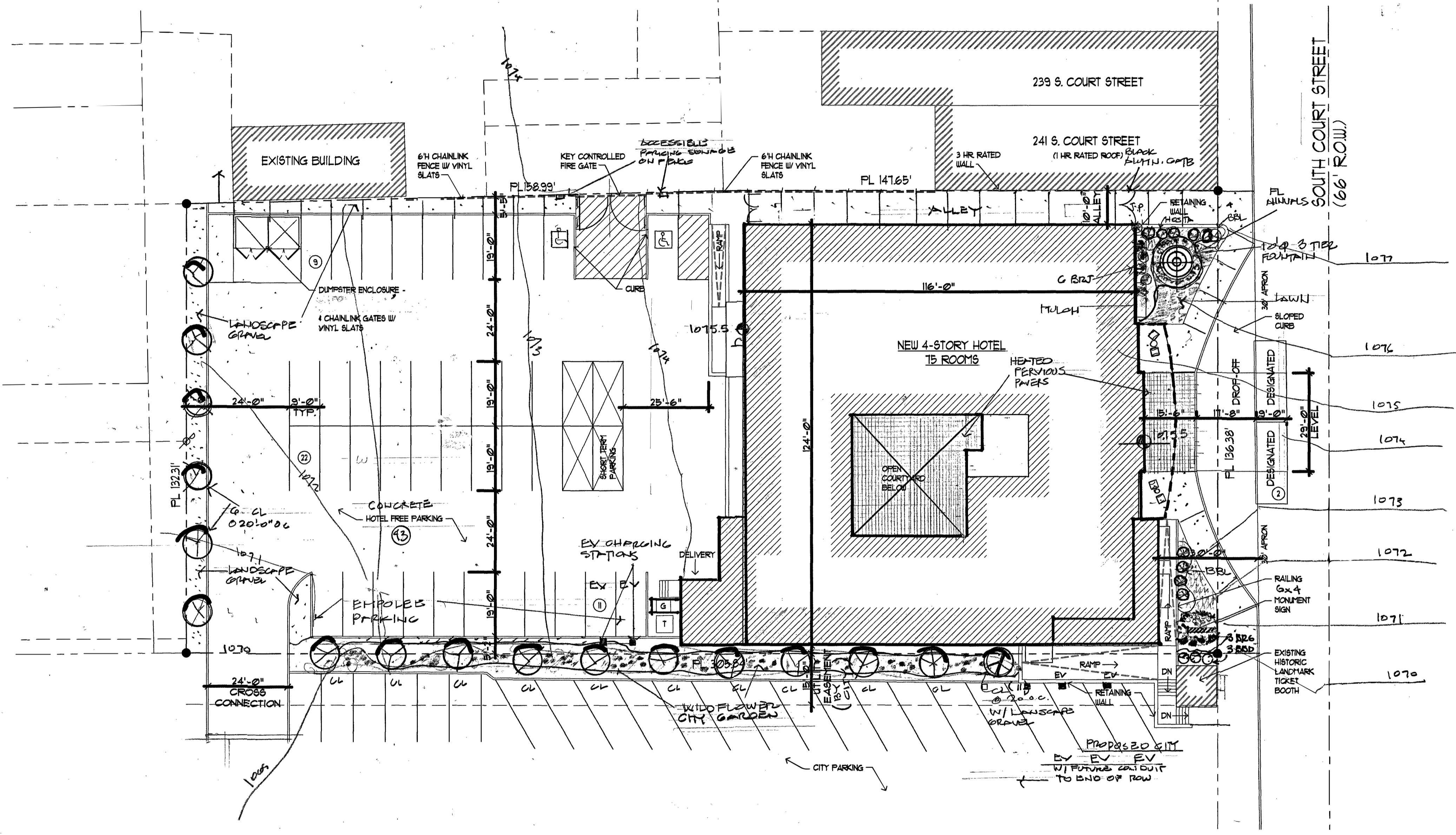
KEY	QTY.	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING	REMARKS	
JP	SEE DUG.	5'	SEAGREEN JUNIFER	JUNIFERUS CHINENSIS	AS SHOWN	---	
BBD	SEE DUG.	24"	DUF. BURNING BUSH	EUONYMUS ACATA 'COMPACTA'	AS SHOWN	---	
BBL	SEE DUG.	32"	STD. BURNING BUSH	EUONYMUS ALATUS	AS SHOWN	---	
CL	SEE DUG.	6'-1"	CLEVELAND PEAR	PYRUS	AS SHOWN	2' CALF	
HL	SEE DUG.	6'-1"	SUNBURST HONEY LOCUST	GLEDITSIA SKYLINE	AS SHOWN	2' CALF	
SP	SEE DUG.	6'-1"	ALBERTA SPRUCE	GLAUCA CONICA	AS SHOWN	2' CALF	
NOTE A	HOSTA	SEE DUG.	8'-12"	HOSTA	FORTUNEI 'AUREO MARGINATA'	AS SHOWN	---
FL	SEE DUG.	12"	FLOWERING ANNUALS	DAYLILLY, RED IMPATIANTS COREOPSIS, SWEET WILLIAM'S ASTER, GERANIUMS	AS SHOWN	---	
ORN GRASS	SEE DUG.	18"	ORNAMENTAL GRASS	ELYMUS ARENARIUS	AS SHOWN	---	
BB	SEE DUG.	6'-1"	VIOLA BLUE SPRUCE	P. GLAUCA 'VIOLA'	AS SHOWN	2' CALF	
NOTE A	PHLOX	SEE DUG.	6"	CREEPING PHLOX	PHLOX SUBULATA - WHITE AND PINK	AS SHOWN	---
BRJ	SEE DUG.	5'	BLUE RUG JUNIFER	WILTONII	AS SHOWN	---	

FLOWERING DOGWOOD OPTIONAL BASED ON AVAILABILITY

NOTE A PER PLANNING COMMISSION'S RECOMMENDATION- IF PHLOX OR HOSTA ARE NOT AVAILABLE AT TIME OF PLANTING OWNER CAN SUBSTITUTE DAYLILLY, RUDBECKIA, COREOPSIS, ASTER, CONE FLOWER, SEDUM OR GERANIUM

SITE IRRIGATION

WILL COMPLY WITH CITY REQUIREMENT OF LANDSCAPE SITE IRRIGATION SYSTEM

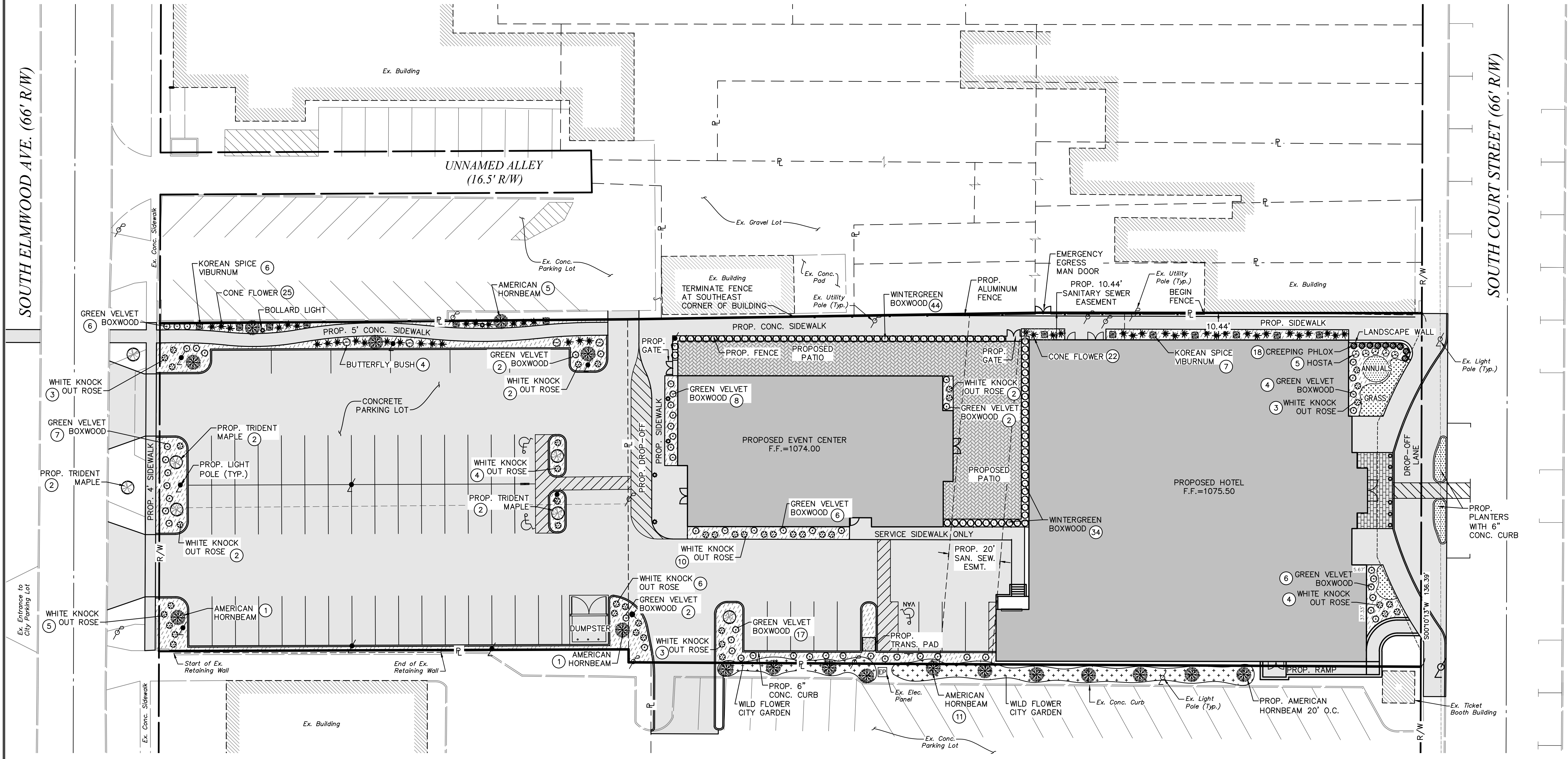


MSW & RECYCLABLES
CONTAINER ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"

LANDSCAPE
SITE PLAN
SCALE = 1" = 20'
NOTE:
NOT A SURVEY. ALL DIMENSIONS TO BE VERIFIED IN-FIELD

SOUTH ELMWOOD AVE. (66' R/W)

SOUTH COURT STREET (66' R/W)



DATE	DESCRIPTION	BY

LEGACY HOTEL OF MEDINA
 LOCATED IN
 COUNTY OF MEDINA
 CITY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

LANDSCAPE PLAN

SHEET TITLE:

DRAWN BY: CAH
 DATE: 03/22/2024
 CHECKED BY:
 DATE:
 PROJECT No.
 22-137
 ACAD FILE No.
 M:\22-137 SITE LS

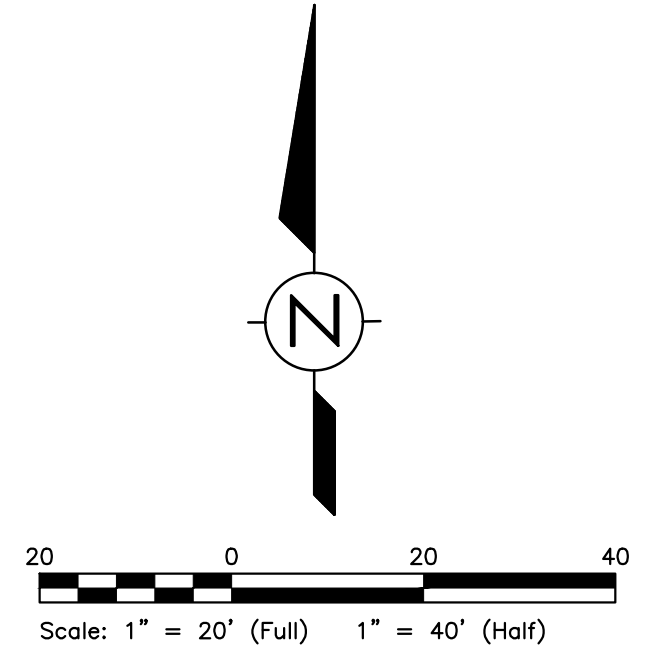
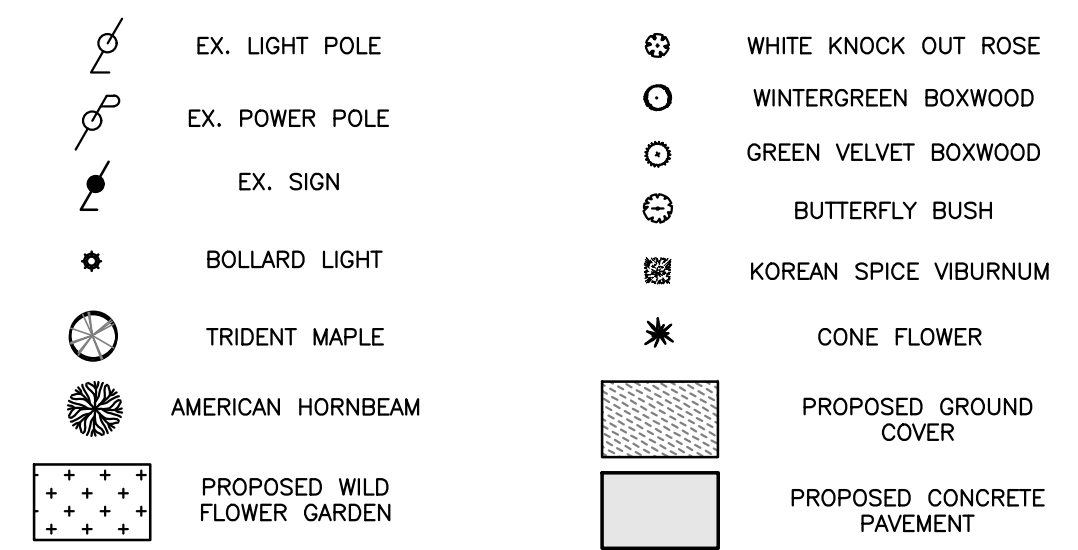
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 PROFILE-Horz. Vert.

SHEET NO.
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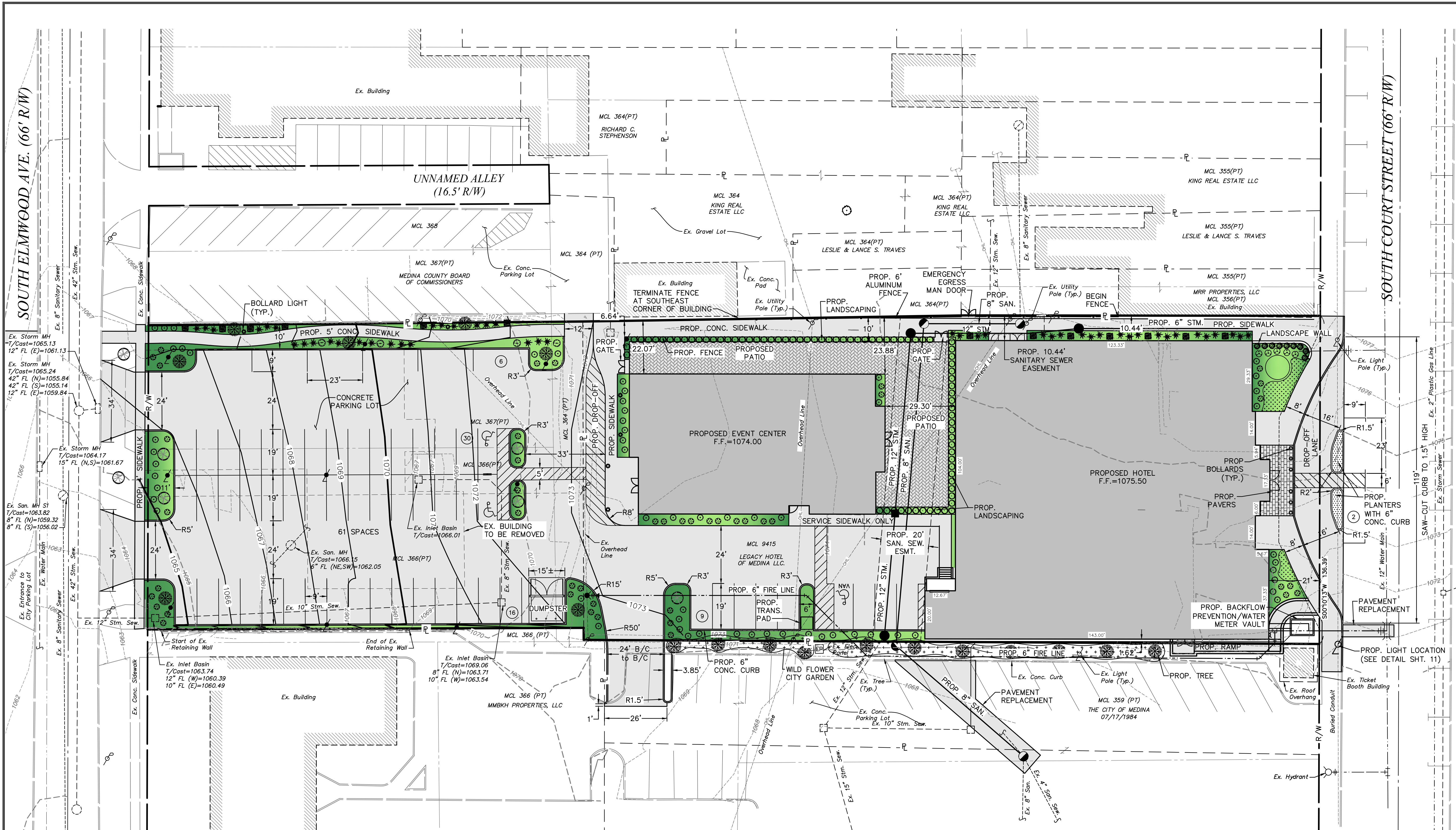
PLANT MATERIALS LIST			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES			
8	TRIDENT MAPLE	<i>Acer buergerianum</i>	6"-7"
18	AMERICAN HORNBEAM	<i>Carpinus caroliniana</i>	6"-7"
FLOWERING AND EVERGREEN SHRUBS			
78	WINTERGREEN BOXWOOD	<i>Buxus sinica var. insularis 'Wintergreen'</i>	12"
59	GREEN VELVET BOXWOOD	<i>Buxus koreana 'Green Velvet'</i>	12"
44	WHITE KNOCK OUT ROSE	<i>Rosa x 'RADwhite'</i>	12"
13	KOREAN SPICE VIBURNUM	<i>Viburnum carlesii</i>	12"
4	BUTTERFLY BUSH	<i>Buddleja davidii</i>	12"
PERENNIALS			
18	CREeping PHLOX	<i>Phlox subulata-white and pink</i>	6"
47	CONE FLOWER	<i>Echinacea purpurea</i>	8"-12"
5	HOSTA	<i>Fortunei 'aureomarginata'</i>	8"-12"
ANNUALS			
72	FLOWERING ANNUALS	Daylily, Red Impatiens, Coreopsis, Sweet williams, Aster, Geraniums	12"

- GENERAL NOTES - PLANTING**
- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
 - EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 - CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 - ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 - FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 - CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
 - ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 - ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS.
 - LANDSCAPING MUST CONFORM TO THE CITY OF MEDINA PLANNING AND ZONING CODE CHAPTER 1149.
 - BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT, INSURING POSITIVE DRAINAGE OVER ALL SURFACE.
 - LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 - LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

LEGEND



X:\Info_Folders\2022\22-137_SIT3.dwg, 1/22/2024, 8:47 AM, Cindy Hallich



REVISIONS	DATE	DESCRIPTION	BY

LEGACY HOTEL OF MEDINA
 LOCATED IN COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44026 330-725-5980

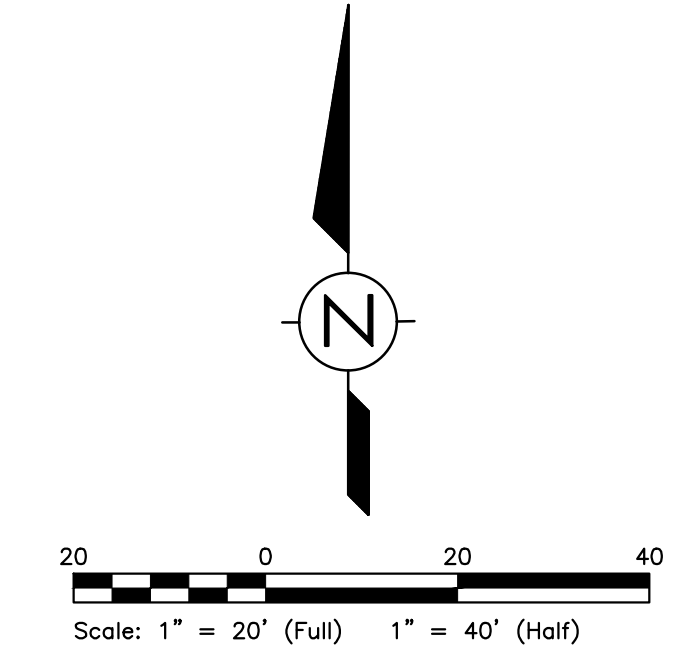
PRELIMINARY SITE PLAN

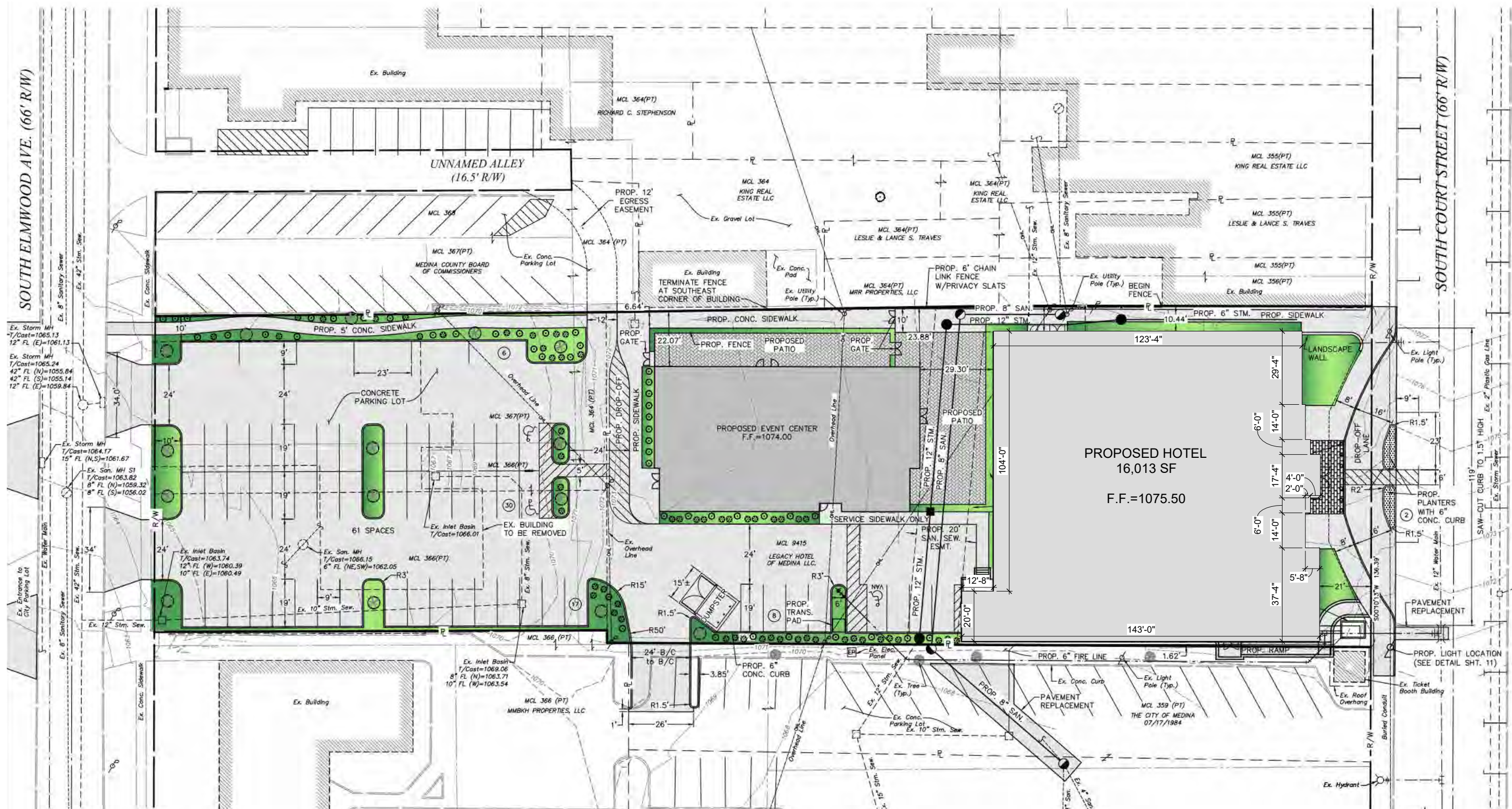
DRAWN BY: CAH
 DATE: 03/22/2024
 CHECKED BY: _____
 DATE: _____
 PROJECT No. 22-137
 ACAD FILE No. M:\...22-137 SITE

SCALE: PLAN- 1"=20'
 PROFILE-Horz. 1"=40'
 Vert. _____
 SHEET NO. 2/2

LEGEND

	EX. HYDRANT ASSEMBLY		EX. SIGN
	EX. LIGHT POLE		PROP. TREE
	EX. POWER POLE		EX. CONCRETE PAVEMENT
	PROP. LIGHT POLE		PROP. CONCRETE PAVEMENT
	EX. OVERHEAD LINE		





1 PLAN PRELIMINARY SITE PLAN - HOTEL
 1" = 40'-0"



MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

PROJECT INFORMATION

SHEET NAME
SITE PLAN AND BUILDING FOOTPRINT

SHEET NO.
HSK00

Original Roof Plan



S Court St

5TH LEVEL
ROOF TOP TERRACE PLAN

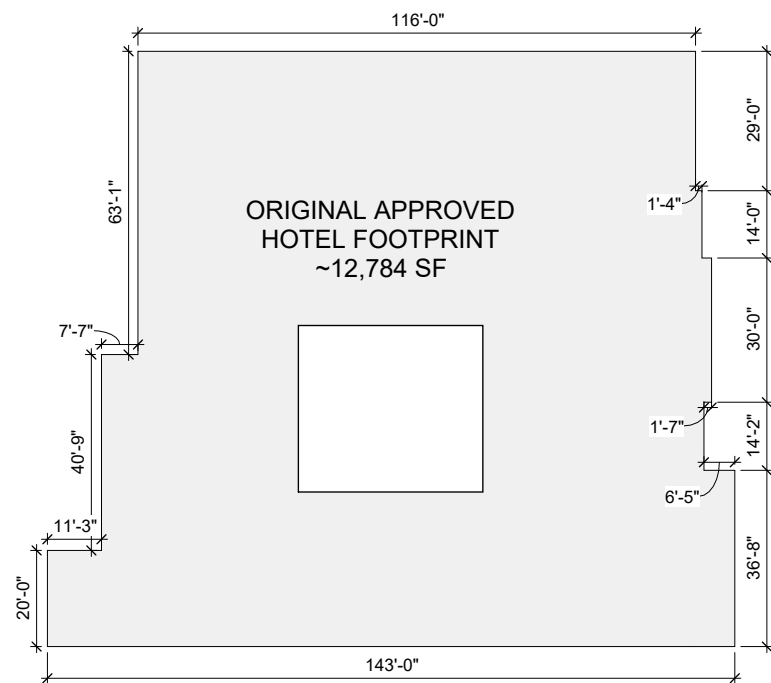
SCALE: 1/8" = 1'-0"

6748 SF

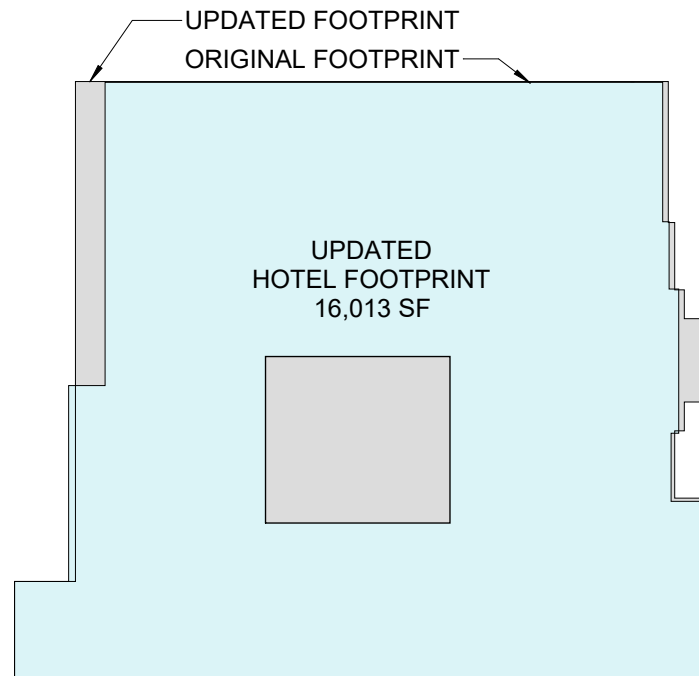
- 3 2/22/23
- 2 2/15/23
- 1 1/10/23
- 11/25/22

ILLES ARCHITECTS INC.
3697 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256

PH: 330.725.6262

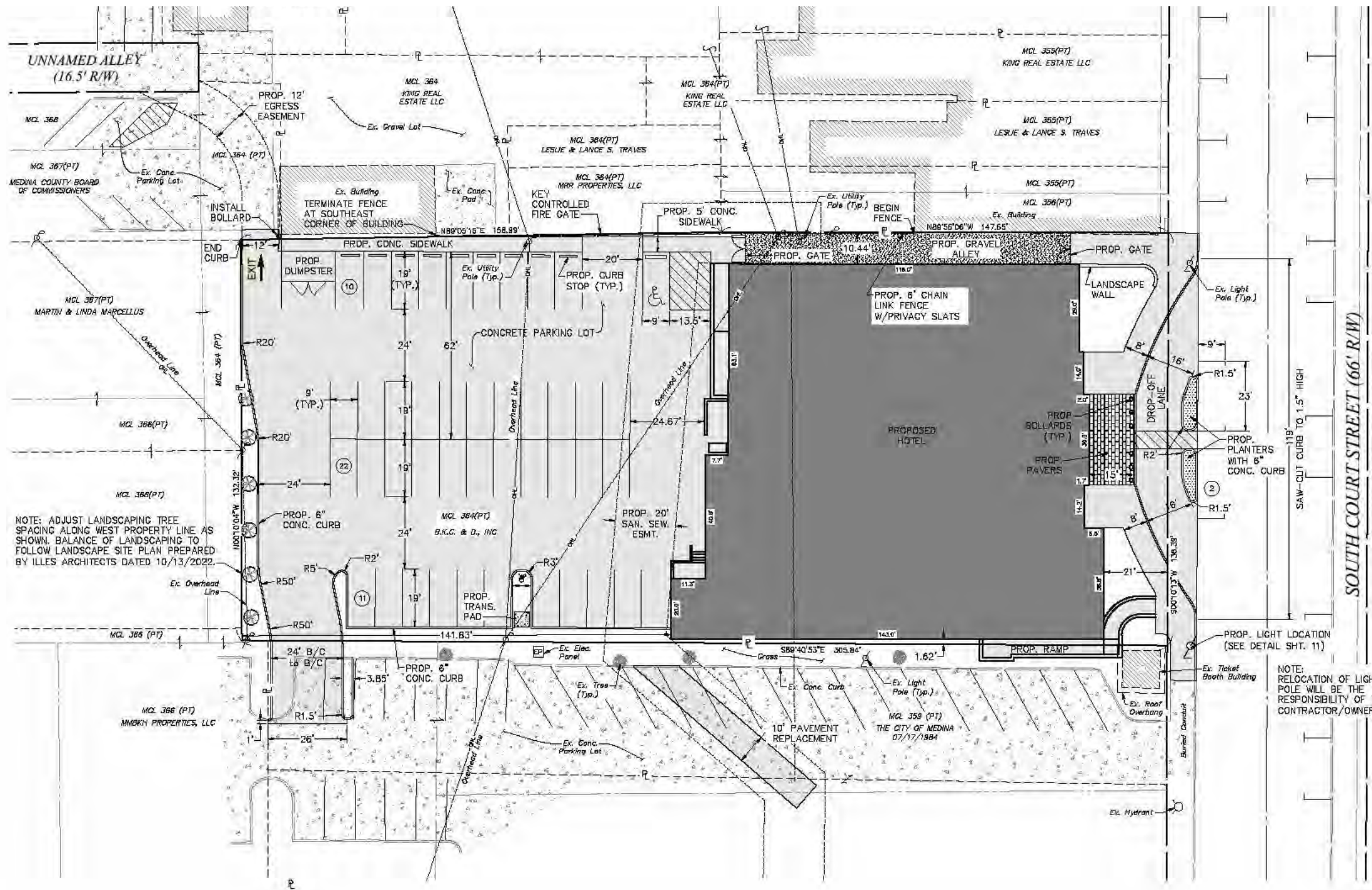


ORIGINAL APPROVED
HOTEL FOOTPRINT
~12,784 SF



UPDATED FOOTPRINT
ORIGINAL FOOTPRINT

UPDATED
HOTEL FOOTPRINT
16,013 SF



NOTE: ADJUST LANDSCAPING TREE SPACING ALONG WEST PROPERTY LINE AS SHOWN. BALANCE OF LANDSCAPING TO FOLLOW LANDSCAPE SITE PLAN PREPARED BY ILLES ARCHITECTS DATED 10/13/2022.

NOTE: RELOCATION OF LIGHT POLE WILL BE THE RESPONSIBILITY OF CONTRACTOR/OWNER

1 PLAN PRELIMINARY SITE PLAN - ORIGINAL
1" = 40'-0"



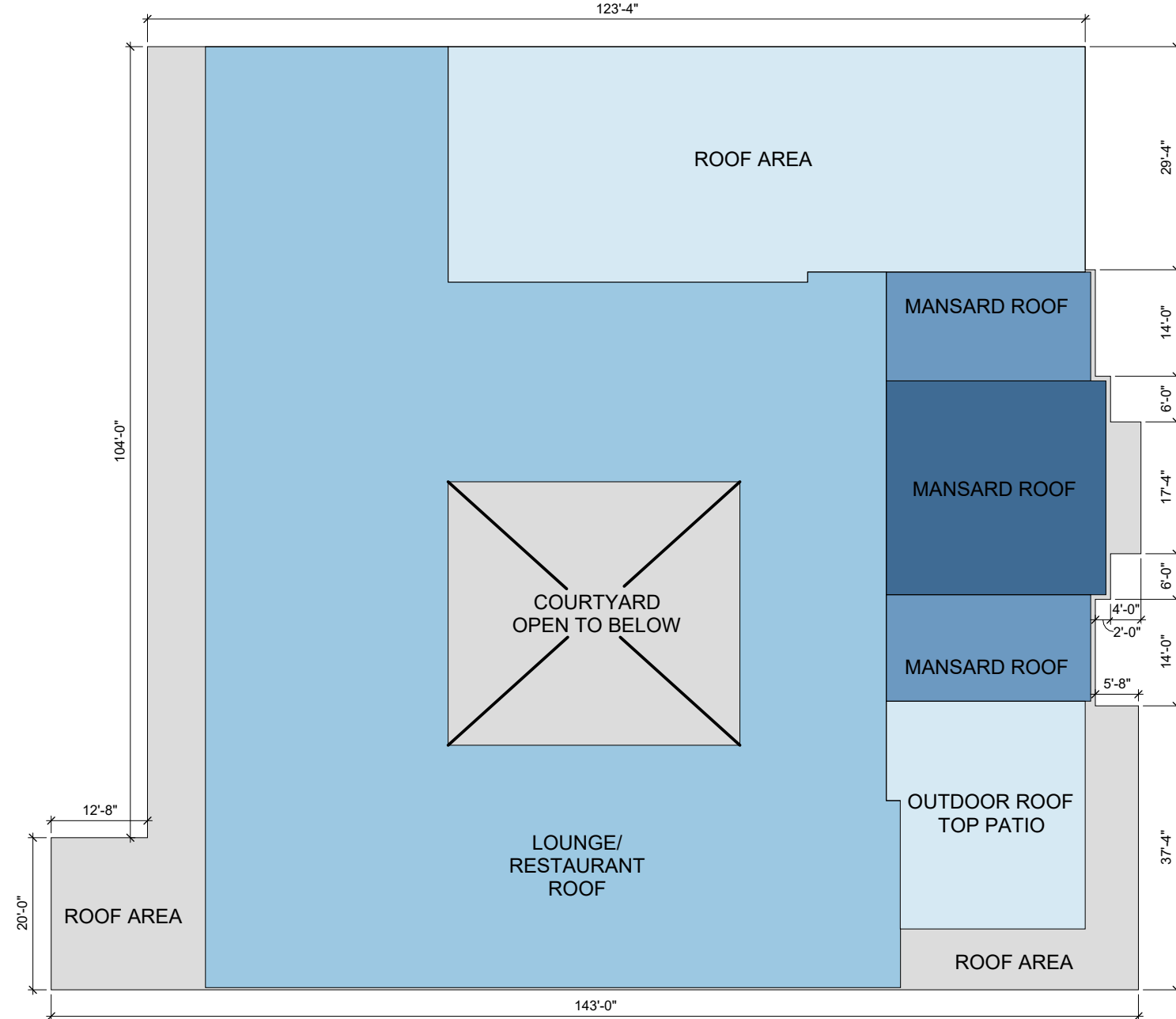
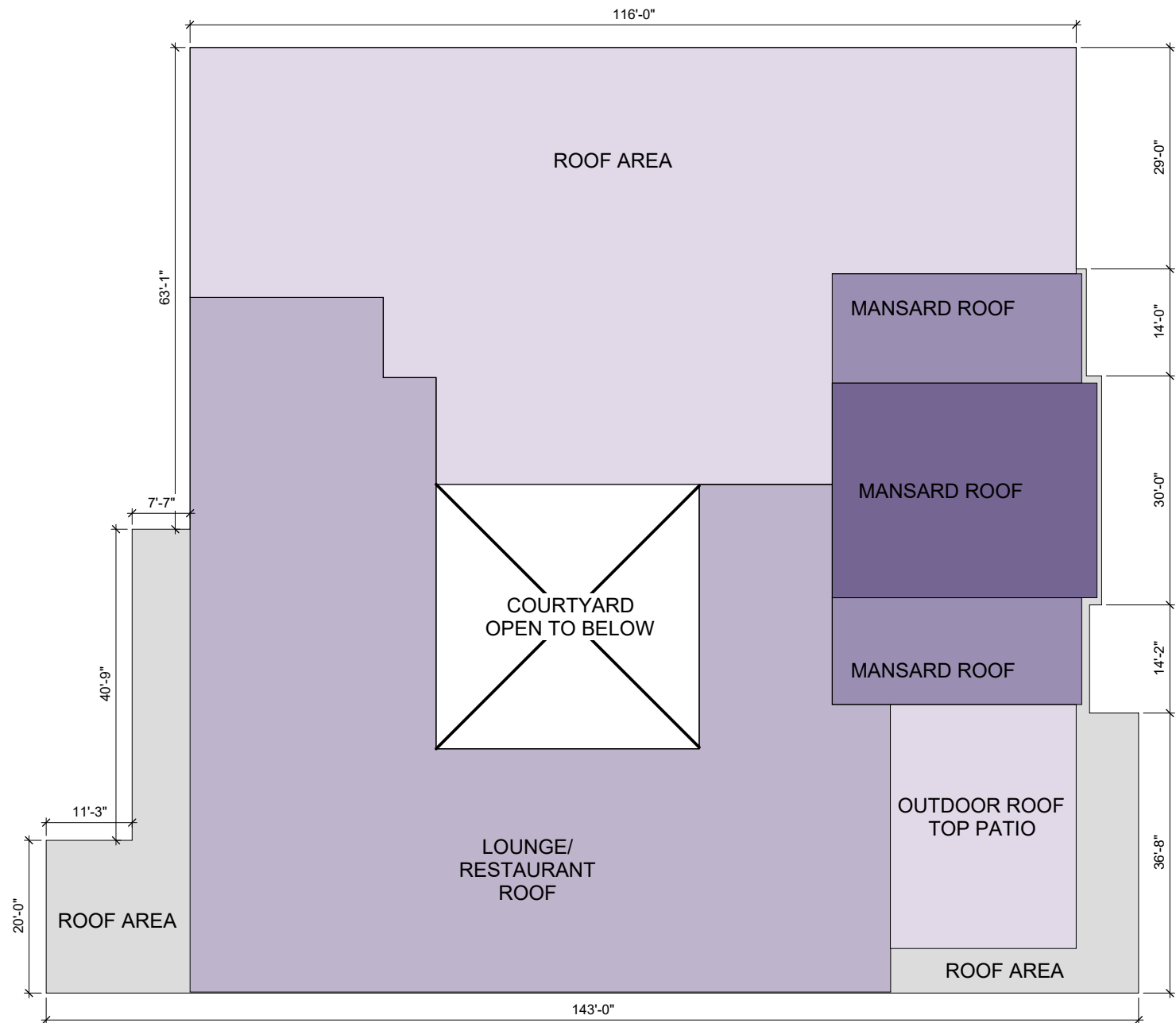
PROJECT INFORMATION
MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME
SITE PLAN AND BUILDING
FOOTPRINT ORIGINAL

SHEET NO.
HSK00.0

ROOF AREA LEGEND

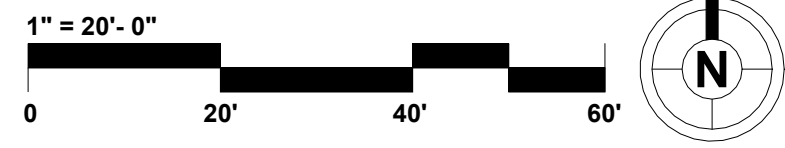
- BUILDING FOOTPRINT (100%)
ROOF ELEVATION: 15'-0" (~20%)
- ROOF AREA (~20%)
ROOF ELEVATION: 49'-4" - PARAPET @ 53'-3"
- LOUNGE/ RESTAURANT ROOF (~50%)
ROOF ELEVATION: 61'-1" - PARAPET @ 62'-2"
- MANSARD ROOF (~5%)
ROOF ELEVATION: 66'-11"
- MANSARD ROOF (~5%)
ROOF ELEVATION: 71'-0"



2 PLAN ORIGINAL ROOF PLAN OUTLINE AND HEIGHTS
1" = 20'-0"

1 PLAN ROOF PLAN OUTLINE AND HEIGHTS
1" = 20'-0"

- ORIGINAL ROOF AREA LEGEND**
- BUILDING FOOTPRINT (100%)
ROOF ELEVATION: 13'-0" (~9%)
 - ROOF AREA (~40%)
ROOF ELEVATION: 45'-0"
 - MANSARD ROOF (~6%)
ROOF ELEVATION: 62'-8"
 - LOUNGE/ RESTAURANT ROOF (~38%)
ROOF ELEVATION: 55'-0"
 - MANSARD ROOF (~7%)
ROOF ELEVATION: 66'-8"



PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME ROOF OUTLINE & HEIGHT	SHEET NO. HSK05
--	---------------------------



1 ELEVATION EXTERIOR ELEVATIONS ORIGINAL - EAST
1" = 10'-0"



PROJECT INFORMATION



MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME

HOTEL - ORIGINAL EAST
EXTERIOR ELEVATION

SHEET NO.

HSK01.0

SLATE LOOK SHINGLE ROOF
 ECO STAR MAJESTIC SLATE
 TRADITIONAL CLASS C
 COLOR: CHESTNUT BROWN,
 FEDERAL GRAY, CEDAR
 BROWN, MOUNTAIN PLUM,
 DRIFTWOOD

FIBER CEMENT PANEL
 PRIMED AND PAINTED,
 COLOR: PANDA WHITE
 SW 6147

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO PROPOSED
 COLOR PALETTE

BRICK VENEER,
 GLEN-GERY: OLDE DETROIT

SIGNAGE TO BE DETERMINED
 AT A FUTURE DATE

BRICK REVEAL DETAIL

STO LIMESTONE

SOLDIER COURSE DETAIL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK BRONZE,

AWNING, COLOR: HOGAN
 ADMIRAL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK BRONZE

ARRISCRAFT - RENAISSANCE
 MASONRY UNITS, COLOR:
 LIMESTONE, FINISH: SATIN

CAST STONE BASE

CANOPY, COLOR: BRONZE

BOLLARD (FLAT TOP), COLOR: BLACK



1

ELEVATION HOTEL - EAST ELEVATION

1" = 10'-0"

1" = 10'-0"



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME

HOTEL - EAST EXTERIOR
 ELEVATION

SHEET NO.

HSK01





1

ELEVATION EXTERIOR ELEVATIONS ORIGINAL - WEST

1" = 10'-0"

1" = 10'-0"



PROJECT INFORMATION



MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME

HOTEL - ORIGINAL WEST
 EXTERIOR ELEVATION

SHEET NO.

HSK02.0

FIBER CEMENT PANEL
PRIMED AND PAINTED,
COLOR: PANDA WHITE
SW 6147

FIBERGLASS CORNICE
ARCHITECTURAL
FIBERGLASS C-345.
COLOR:
SW 6147 PANDA WHITE
SW 0032 NEEDLEPOINT
NAVY

BRICK VENEER,
GLEN-GERY: OLDE
DETROIT
BRICK REVEAL DETAIL

STO LIMESTONE

SOLDIER COURSE DETAIL

ANODIZED ALUMINUM FIXED
WINDOW, LOW-E GLASS,
FRAME COLOR: DARK BRONZE

FIBERGLASS CORNICE
ARCHITECTURAL
FIBERGLASS C-332. NO
CHANGE TO PROPOSED
COLOR PALETTE

ARRISCRAFT -
RENAISSANCE MASONRY
UNITS, COLOR: LIMESTONE,
FINISH: SATIN

CAST STONE BASE

TOP OF ROOF
71'-0"

ROOF
61'-0"

PARAPET
53'-0"

FIFTH FLOOR
47'-10 1/4"

FOURTH FLOOR
36'-7 5/8"

THIRD FLOOR
25'-9 7/8"

SECOND FLOOR
15'-0"

FIRST FLOOR
0'-0"

+ 62'-2"

+ 15'-0"

1 ELEVATION HOTEL - WEST ELEVATION
1" = 10'-0"

1" = 10'-0"

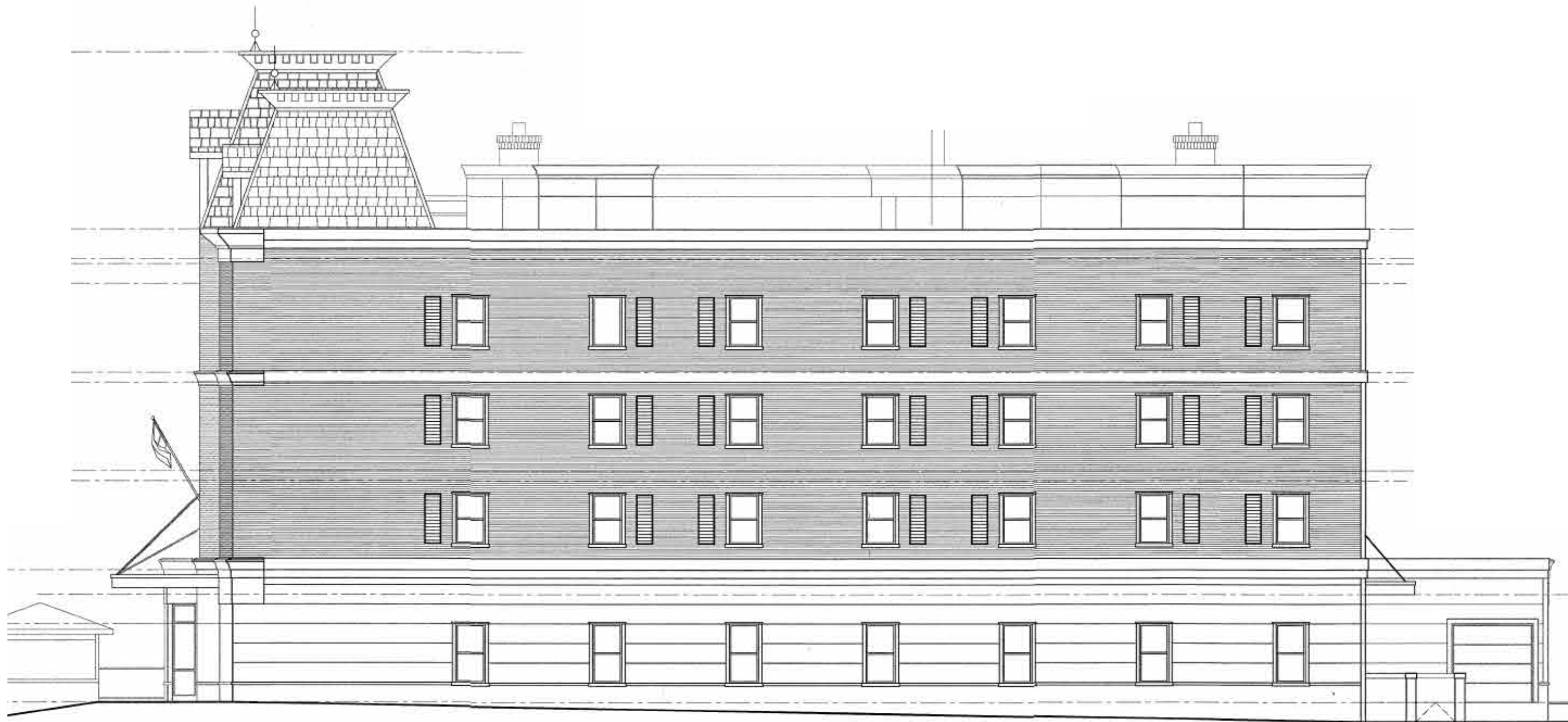
0 10' 20' 30'



PROJECT INFORMATION
MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME
HOTEL - WEST EXTERIOR
ELEVATION

SHEET NO.
HSK02



1 ELEVATION EXTERIOR ELEVATIONS ORIGINAL - NORTH
 1" = 10'-0"



PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME
 HOTEL - ORIGINAL
 NORTH EXTERIOR
 ELEVATION

SHEET NO.
 HSK03.0

SLATE LOOK SHINGLE ROOF
 ECO STAR MAJESTIC SLATE
 TRADITIONAL CLASS C
 COLOR: CHESTNUT BROWN,
 FEDERAL GRAY, CEDAR
 BROWN, MOUNTAIN PLUM,
 DRIFTWOOD

FIBER CEMENT
 PANEL PRIMED AND
 PAINTED, COLOR:
 PANDA WHITE
 SW 6147

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO
 PROPOSED COLOR
 PALETTE

BRICK VENEER,
 GLEN-GERY: OLDE DETROIT

BRICK REVEAL DETAIL

STO LIMESTONE

SOLDIER COURSE
 DETAIL

ANODIZED ALUMINUM
 FIXED WINDOW, LOW-E
 GLASS,
 FRAME COLOR: DARK
 BRONZE

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO
 PROPOSED COLOR
 PALETTE

CANOPY, COLOR:
 DARK BRONZE

ARRISCRAFT -
 RENAISSANCE
 MASONRY UNITS,
 COLOR: LIMESTONE,
 FINISH: SATIN

CAST STONE BASE

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK BRONZE

FIBERGLASS CORNICE
 ARCHITECTURAL FIBERGLASS
 C-345.
 COLOR:
 SW 6147 PANDA WHITE
 SW 0032 NEEDLEPOINT NAVY



1

ELEVATION HOTEL - NORTH ELEVATION

1" = 10'-0"

1" = 10'-0"



PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME
 HOTEL - NORTH
 EXTERIOR ELEVATION

SHEET NO.
 HSK03



1 ELEVATION EXTERIOR ELEVATIONS ORIGINAL - SOUTH
 1" = 10'-0"



PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME
 HOTEL - ORIGINAL
 SOUTH EXTERIOR
 ELEVATION

SHEET NO.
 HSK04.0

SLATE LOOK SHINGLE ROOF
 ECO STAR MAJESTIC SLATE
 TRADITIONAL CLASS C
 COLOR: CHESTNUT BROWN,
 FEDERAL GRAY, CEDAR
 BROWN, MOUNTAIN PLUM,
 DRIFTWOOD

FIBER CEMENT PANEL
 PRIMED AND PAINTED,
 COLOR: PANDA WHITE
 SW 6147

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-345.
 COLOR:
 SW 6147 PANDA WHITE
 SW 0032 NEEDLEPOINT
 NAVY

BRICK VENEER,
 GLEN-GERY: OLDE DETROIT

STO LIMESTONE

BRICK REVEAL DETAIL

SOLDIER COURSE
 DETAIL

ANODIZED ALUMINUM FIXED
 WINDOW, LOW-E GLASS,
 FRAME COLOR: DARK
 BRONZE

FIBERGLASS CORNICE
 ARCHITECTURAL
 FIBERGLASS C-332. NO
 CHANGE TO PROPOSED
 COLOR PALETTE

ARRISCRAFT -
 RENAISSANCE
 MASONRY UNITS,
 COLOR: LIMESTONE,
 FINISH: SATIN

CAST STONE BASE

+ 62'-2"

+ 71'-0"

+ 66'-11"

TOP OF ROOF
 71'-0"

ROOF
 61'-0"

PARAPET
 53'-3"

FIFTH FLOOR
 47'-10 1/4"

FOURTH FLOOR
 36'-7 5/8"

THIRD FLOOR
 25'-9 7/8"

SECOND FLOOR
 15'-0"

CANOPY, COLOR:
 DARK BRONZE

FIRST FLOOR
 0'-0"

+ 15'-0"

1

ELEVATION HOTEL - SOUTH ELEVATION

1" = 10'-0"

1" = 10'-0"



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

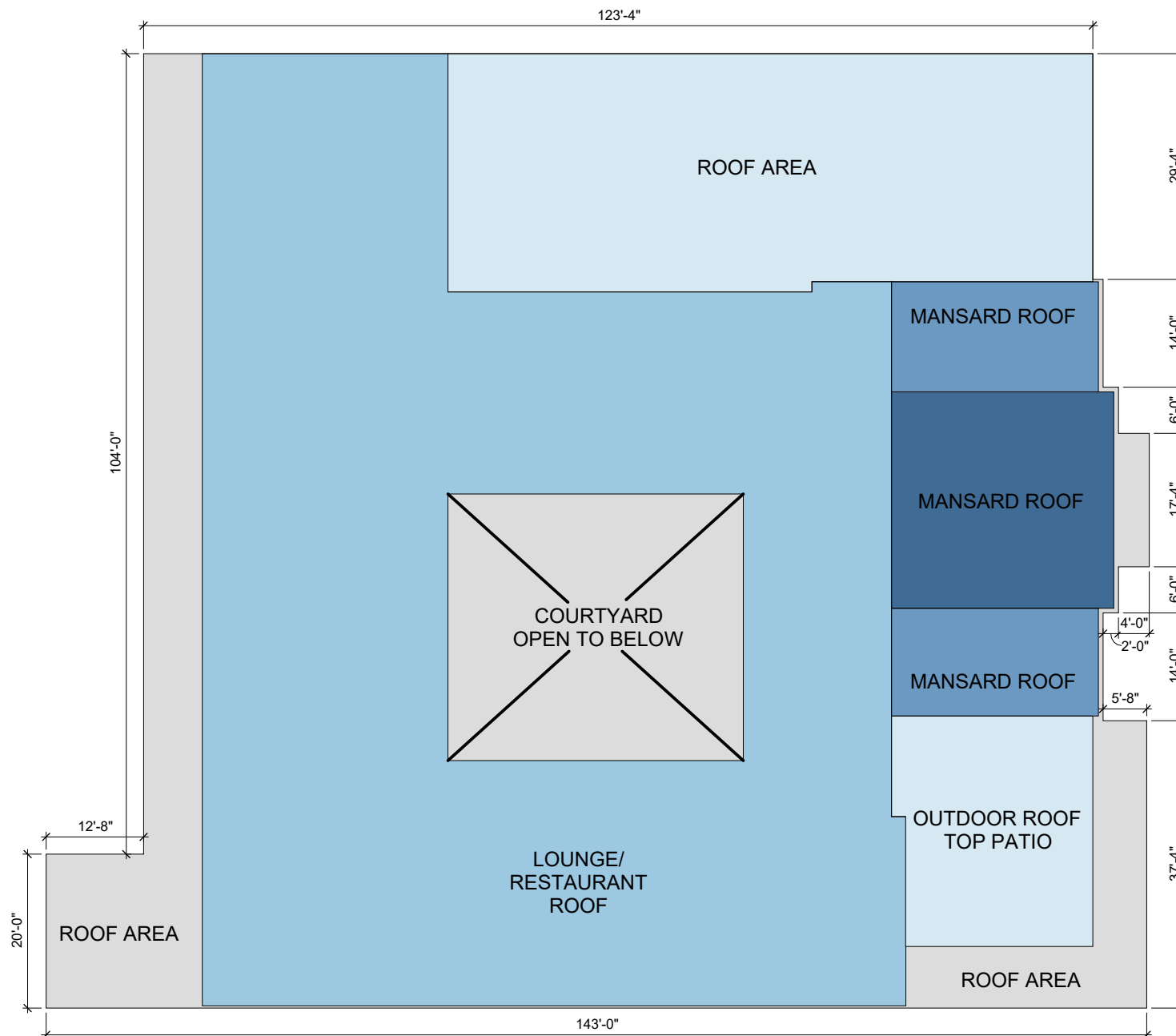
SHEET NAME

HOTEL - SOUTH
 EXTERIOR ELEVATION

SHEET NO.

HSK04

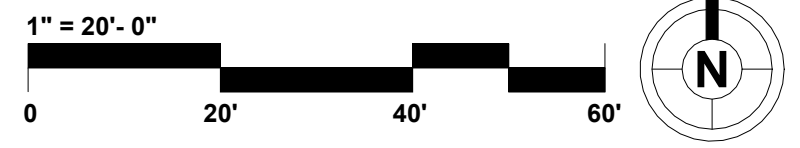




ROOF AREA LEGEND

- BUILDING FOOTPRINT (100%)
ROOF ELEVATION: 15'-0" (~20%)
- ROOF AREA (~20%)
ROOF ELEVATION: 49'-4" - PARAPET @ 53'-3"
- LOUNGE/ RESTAURANT ROOF (~50%)
ROOF ELEVATION: 61'-1" - PARAPET @ 62'-2"
- MANSARD ROOF (~5%)
ROOF ELEVATION: 66'-11"
- MANSARD ROOF (~5%)
ROOF ELEVATION: 71'-0"

1 PLAN ROOF PLAN OUTLINE AND HEIGHTS
1" = 20'-0"

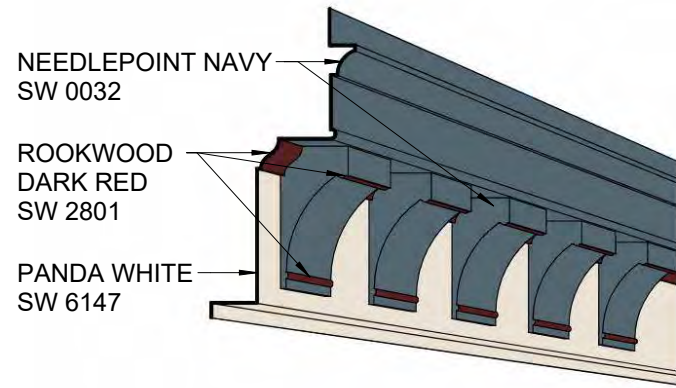


PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME: ROOF OUTLINE & HEIGHT
 SHEET NO.: HSK05

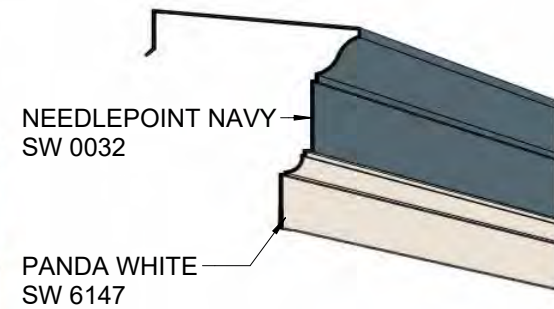
FIBERGLASS CORNICE - AMERICAN
FIBERGLASS INC. C-332 (NO CHANGE)

C-332
DEPTH: 1'-8"
HEIGHT: 3'-6 3/4"



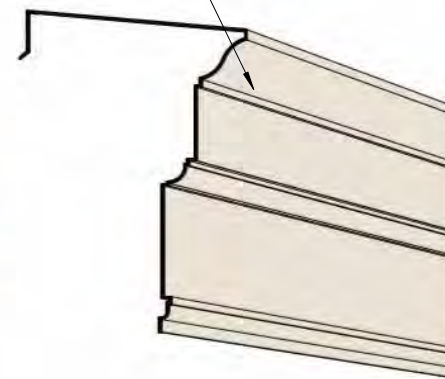
FIBERGLASS CORNICE - AMERICAN
FIBERGLASS INC. C-345

C-345
DEPTH: 1'-10 1/2"
HEIGHT: 2'-7 7/8"



-10 1/2"
-7 7/8"

PANDA WHITE
SW 6147



STO LIMESTONE FINISH @
LINTELS & SILLS. (NO CHANGE)

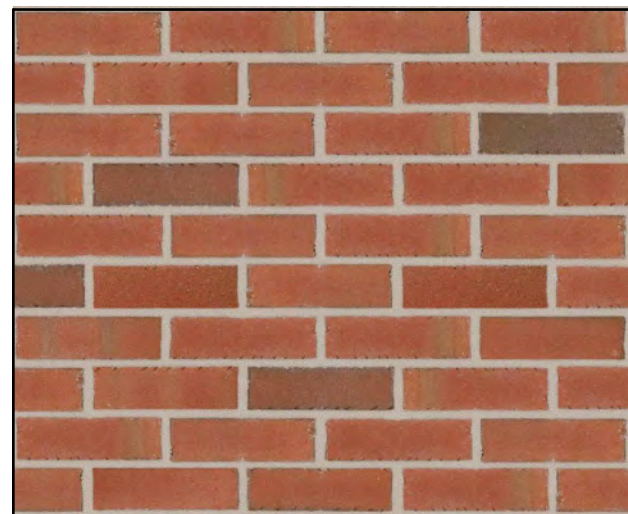
STO LIMESTONE FINISH



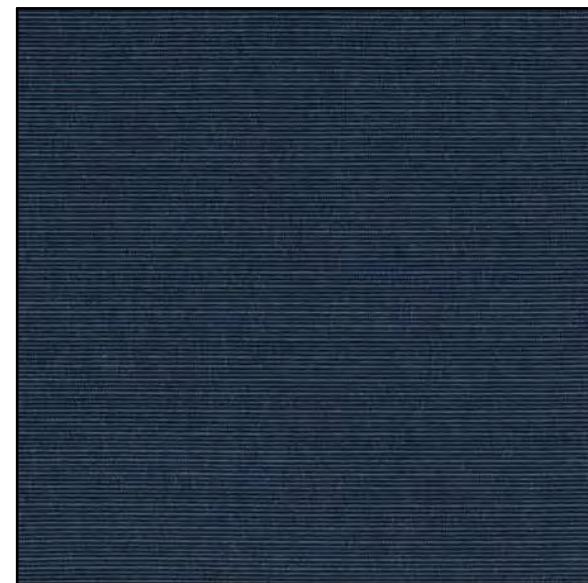
ARRISCRAFT - RENAISSANCE MASONRY UNITS,
COLOR: LIMESTONE, FINISH: SATIN



GLEN-GERY BRICK : OLDE DETROIT
(NO CHANGE)



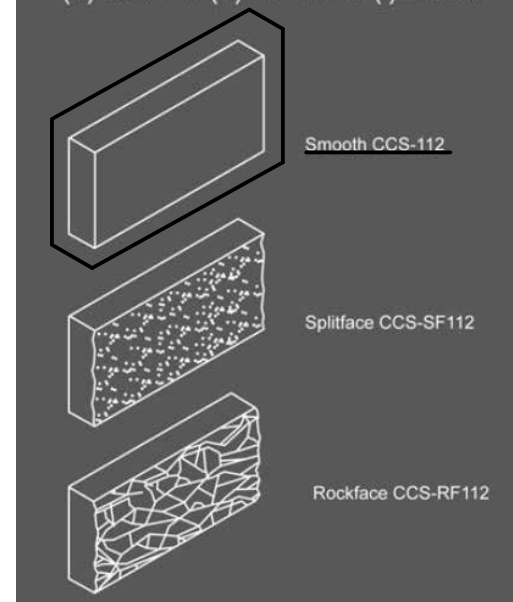
SUNBRELLA FABRICS
COLOR: HOGAN ADMIRAL



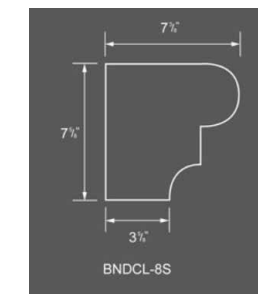
ARCHITECTURAL CAST STONE BASE, CUSTOM CASTSTONE.
STONE SMOOTH FINISH CCS-112, CAP BNDCL-8S
COLOR: LIMESTONE

STONE SIZE AND FINISH

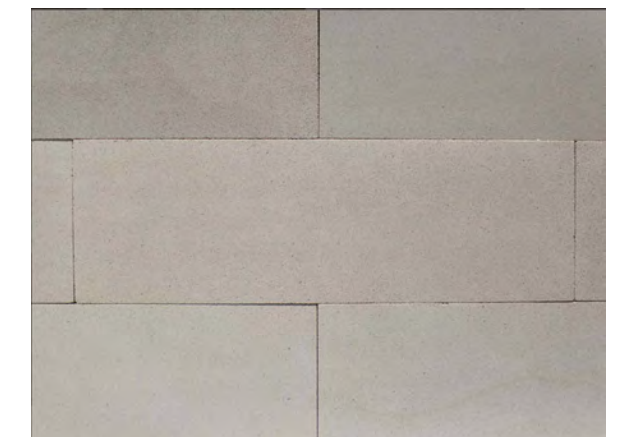
(d) 3 5/8" x (h) 11 5/8" x (l) 23 5/8"



CAP PROFILE



COLOR



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME

EXTERIOR ELEVATIONS
MATERIALS

SHEET NO.

HSK06



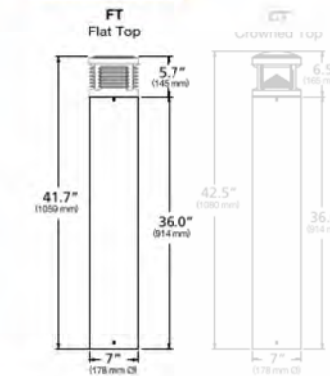


KIMLIGHTING®

PA7R IMPACT RATED

BOLLARD

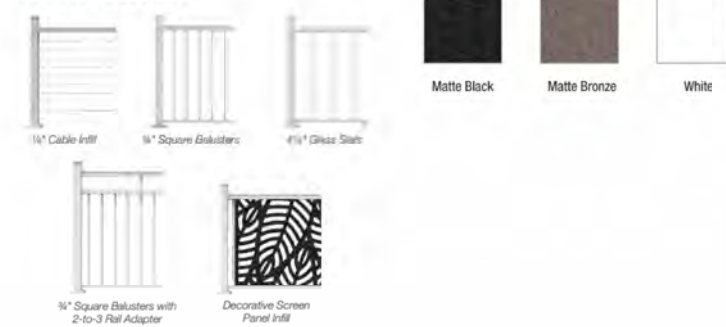
DIMENSIONS



BARRETTE OUTDOOR LIVING AVALON ALUMINUM RAILING



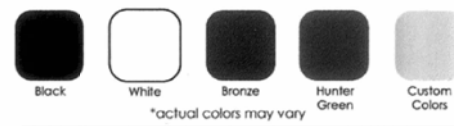
INFILL STYLE OPTIONS



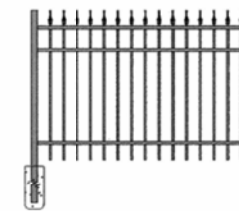
Aluminum Fence at Wholesale Prices Delivered to You

Fence Specs	Residential	Commercial
Picket	5/8" sq.	3/4" sq.
Rail	1-3/8" x 1"	1-3/4" x 1-1/4"
Fence Post	2" sq. x .062	2" x.062 or 2-1/2" x .075
Gate Post	2" sq. x .125	2" sq., 2-1/2" sq.

Standard Colors

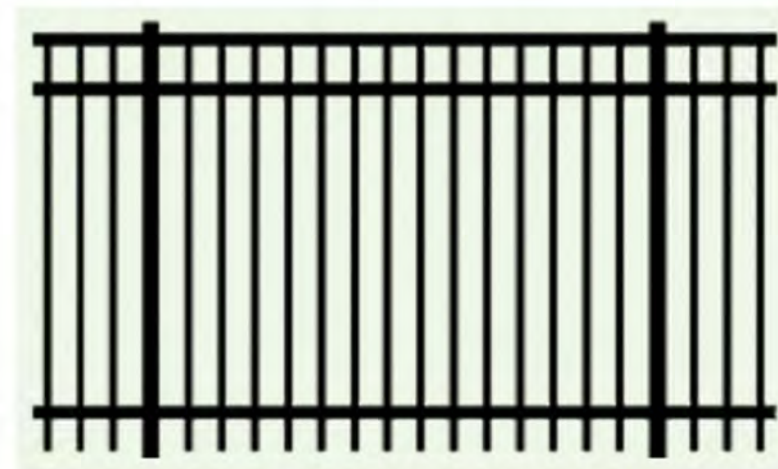


Great Dane

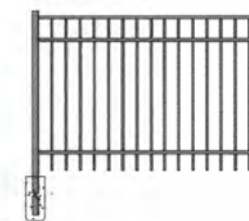


Fence Styles

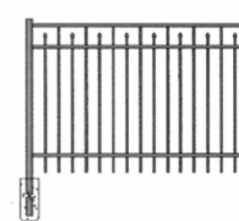
BEAGLE COMMERCIAL FENCE



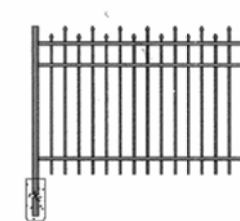
Beagle



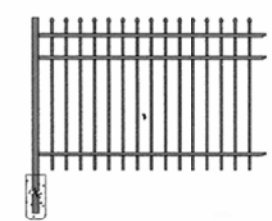
Labrador



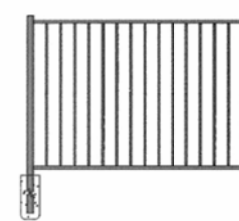
Bull Dog



German Shepard



Border Collie



Retriever



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423

SHEET NAME

FENCE AND LIGHT
 FIXTURE EXAMPLES

SHEET NO.

HSK07





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: MAY 1, 2024
 PROJECT NO. 14423



SHEET NAME
 SOUTH EAST CORNER -
 3D STREET
 PERSPECTIVE

SHEET NO.
 HSK08



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME

EAST FACADE - 3D
PERSPECTIVE

SHEET NO.

HSK09





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423



SHEET NAME

EAST FACADE - 3D
PERSPECTIVE

SHEET NO.

HSK10



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME

SOUTH EAST CORNER -
3D PERSPECTIVE

SHEET NO.

HSK11





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME

SOUTH WEST CORNER -
3D PERSPECTIVE

SHEET NO.

HSK12





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MAY 1, 2024
PROJECT NO. 14423

SHEET NAME

NORTH WEST CORNER -
3D PERSPECTIVE

SHEET NO.

HSK13



Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power	Notes
	B1	9	TBD	SEE PROPOSED OPTIONS FOR HISTORIC PRESERVATION BOARD'S REVIEW.	BOLLARD @ 4ft	1	808	14.08	4' Mounting Height
	P3	2	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type III Distribution	1	1830	25.1	15' Mounting Height
	P4	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type IV Distribution	1	2988	43	15' Mounting Height
	P5	7	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type V Distribution	1	2893	43.2	15' Mounting Height
	W1	9	ARCHITECTURAL AREA LIGHTING	ALN440-Y3-32LED-4K-SBL-700	TOWNE COMMONS - ALN440 ONE PIECE SAND BLASTED LENS.	1	4953	74.9	
	C1	6	BEACON PRODUCTS	SRT1-15-4K7-5C-UNV	SRT1 12" ROUND EDGELIT CEILING	1	2458	16.85	

Statistics						
Symbol	Max	Avg	Min	Max/Min	Avg/Min	Description
+	1.6 fc	0.6 fc	0.2 fc	8.0:1	3.0:1	Parking Lot



Plan View
Scale - 1" = 25ft

PHOTOMETRIC SITE PLAN
LEGACY OF MEDINA HOTEL
257 S COURT ST.
MEDINA, OH 44256