BOARDS & COMMISSIONS
APPLICATION

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

Application Number P24-13

GENERAL

Date of Application April 11, 2024

Property Location 881 Lafayette Road, Medina, Ohio 44256

Description of Project 11-apartment new construction one-story building for individuals at risk of homelessness. The Lafayette will be developed and managed by MMHA and owned by Brunswick Housing Development Corp. One unit is reserved for an on-site property management staff member. Other building spaces include meeting room, staff office, toilet rooms, and support.

CONTACT INFORMATION

Applicant

Name Brian Grambort - Hiti, DiFrancesco and Siebold, Inc.

Address 1939 West 25th St., Ste 300 City Cleveland State OH Zip 44113

Phone 216-696-3460 x322 Email bgrambort@hidisiarch.com

Property Owner

Name Medina Metropolitan Housing Authority

Address 850 Walter Road City Medina State Ohio Zip 44256

Phone 330-725-7531 Email skip@mmha.org

APPLICATION TYPE

Planning Commission Site Plan ☑ Conditional Zoning Certificate ☑ Code or Map Amendment ☐

Preliminary Plan ☐ Final Plat ☐ Conditional Sign (EMC/Shopping Ctr) ☐ Cert. of Appr. (TCOV) ☐ Other ☐

Historic Preservation Board Certificate of Appropriateness ☐ Conditional Sign ☐

Board of Zoning Appeals Variance ☑ Appeal ☐

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 _____ Date April 11, 2024

OFFICIAL USE

Zoning District C-3

Meeting Date 5/9/24

Fee (See Fee Sheet) $525

Check Box when Fee Paid ☑

Staff Report
Planning Commission
May 9, 2024

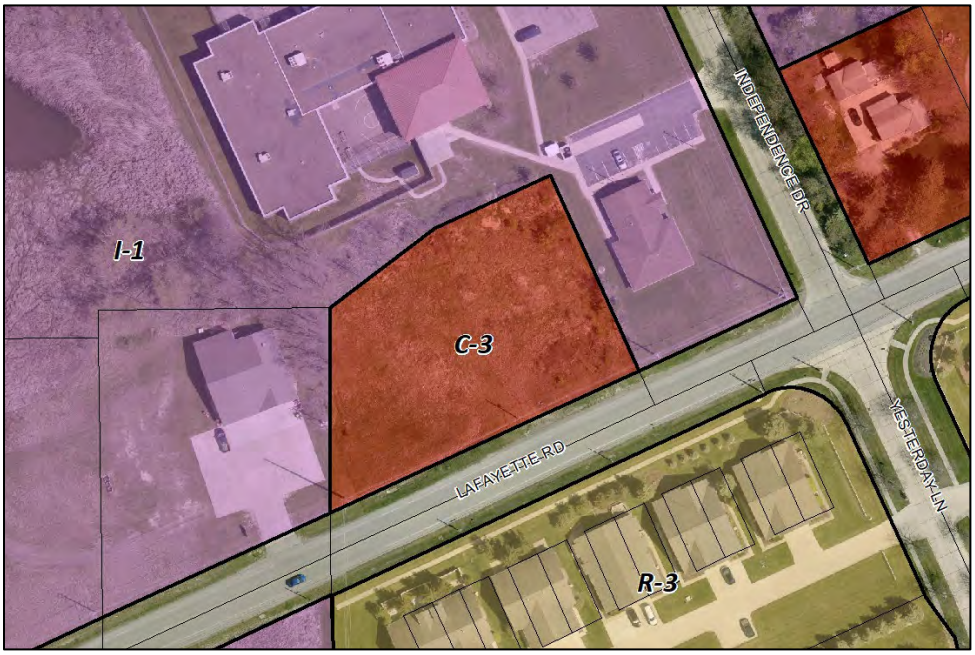
P24-13
Lafayette Quarters Multi-Family Residential

Property Owner:	Medina Metropolitan Housing Authority
Applicant:	Brian Grambort
Location:	881 Lafayette Road with Parcel Number 028-19C-08-134
Zoning:	C-3 (General Commercial)
Request:	Conditional Zoning Certificate and Site Plan approval for a multi-family residential building

LOCATION AND SURROUNDING USES

The subject site is composed of 0.89 acres located on the north side of Lafayette Road, west of Independence Drive. Adjacent properties contain the following uses and zoning:

- North – Juvenile Detention (I-1)
- South – Two-Family Residential (R-3)
- East – Juvenile Court Annex (I-1)
- West – Veterinary Clinic (I-1)



BACKGROUND & PROPOSED APPLICATION

In June of 2022, City Council approved a rezoning of the property from I-1 (Industrial) to C-3 (General Commercial). Prior to City Council's action, the Planning Commission recommended approval of the rezoning in March of 2022. Though not required with the rezoning request, a conceptual plan was included by the applicant indicating a multi-family residential building designed for individuals at risk of homelessness with 11 units.

The current Site Plan and Conditional Zoning Certificate applications propose the construction of an 8,799 sq. ft. 11 unit multi-family residential building designed for individuals at risk of homelessness. The applicant has also indicated that a unit will be occupied by a staff person and the building will include a meeting room, counseling space, and an administrative office.

CONDITIONAL ZONING CERTIFICATE

Per Section 1137.03, a "Multi-Family Dwelling" is a conditionally permitted use in the C-3 zoning district. The use includes the following Conditionally Permitted use regulations found in Section 1153.04:

(5) No lighting shall constitute a nuisance or shall in any way impair safe movement of traffic on any street or highway. No lighting shall shine directly on adjacent properties.

(11) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.

(14) Special provisions for group dwellings:

A. Group dwellings shall be considered as one building for the purpose of determining front, side and rear yard requirements; the entire group as a unit requiring one front and rear and two (2) side yards as specified for dwellings in the appropriate district.

B. Each two (2) or two and one-half (2½) story group dwelling development shall have a minimum court of forty (40) feet in width and forty (40) feet in length, in addition to its required yards, and each one story group dwelling development shall have a minimum court of thirty (30) feet in width and thirty (30) feet in length, in addition to its required yards.

C. In a group dwelling development, no two (2) separate dwelling structures shall be closer than fifteen (15) feet to each other along the sides or end of a court.

D. The court shall be unoccupied by any building or other structures, except fire hydrants, utility poles or other street improvements.

E. The court shall have an unobstructed opening, not less than thirty (30) feet wide, onto the front yard of a lot which has a width not less than that required in the district in which it is located.

(19) All activities, programs and other events shall be adequately and properly supervised so as to prevent any hazard and to assure against any disturbance or nuisance to surrounding properties, residents or to the community in general.

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-3 zoning district, previously noted Conditional Zoning Certificate Regulations, and applicable R-4 requirements applied per Section 1137.10:

	Required	**Proposed**
Minimum Lot Size per Dwelling Unit	5,400 sq. ft.	***3,524 sq. ft.***
Minimum Lot Width	100 ft.	270 ft.
Minimum Front Setback	40 ft.	41 ft.
Minimum Side Setback	5 ft.	16 ft.
Minimum Rear Setback	5 ft.	31 ft.
Maximum Height	35 ft.	16 ft.
Maximum Lot Coverage	60%	40%
Minimum Open Space	25%	33%
Minimum Floor Area (1 Bedroom)	700 sq. ft.	***569 sq. ft.***

The proposed maximum density is 5,400 sq. ft. of lot area per unit. As noted above, the minimum lot size is not met for the proposed number of units. Another way of stating the requirement is that 7.2 units are permitted on the site and the applicant is proposing 11 units.

The minimum floor area for the one bedroom units is not met as each of the 11 units is 569 sq. ft., which totals 6,259 sq. ft. of the building. However, the remaining 2,540 sq. ft. of the building includes a laundry, property manager office, meeting room, mechanical room, trash area, janitor's closet, common restroom, mail room, and hallways. Incorporating the entire footprint of the building would result in 800 sq. ft. of area per unit.

The applicant has filed a variance application to the Board of Zoning Appeals regarding these requirements.

Parking, Access, and Circulation

Access and Circulation – The site is accessed by a single drive off of Lafayette Road, which is compliant with dimensional requirements. On site traffic is two way, which accesses parking spaces and the east side of the building.

Off-Street Parking – Parking for a multi-family residential use requires 2 spaces for each dwelling unit plus 1 space for each 5 dwelling units for visitor parking. The subject 11 unit building therefore requires 24 parking spaces.

11 parking spaces are shown with an additional 13 spaces "land banked" for a total of 24 spaces. Land banked spaces must be in an undeveloped area and parking spaces must be constructed if city staff determines such

spaces are necessary. Land banked parking spaces for the subject residential use are also shown in the front yard, which requires approval by the Planning Commission per Section 1145.05(c)(2). Land banked parking spaces are indicated at the required 10 ft. setback from the right-of-way.

Parking spaces and aisles meet the dimensional requirements of Section 1145.08, which requires 9 ft. x 19 ft. 90-degree spaces with 24 ft. two-way aisles.

Sidewalk – A public sidewalk is not proposed along the frontage of the lot. The City Engineer has the authority to require sidewalks, however, a public sidewalk does not exist on the north side of Lafayette Road in the area or on Independence Drive.

Landscaping, Screening, and Buffering

Parking Lot Landscaping – Landscape features or other visual barriers are required between parking and the right-of-way. Plans show landscaping between the parking lot and the right-of-way. Interior parking lot landscaping is provided at the required 5 sq. ft. per 100 sq. ft. of parking area.

In the event land banked parking spaces are required, the spaces must meet the landscaping requirements of Section 1145.09(b).

Buffering and Screening – Landscape features or other visual barriers are not required for the site. However, landscaping is provided on all sides of the site including to the north from the existing Juvenile Detention Center.

Trash Enclosure – A trash enclosure is shown to the rear of the building in compliance with Section 1155.05.

Utilities

Water and sanitary sewer are available from Lafayette Road. A storm water basin is located in the northeast corner of the site.

Engineering Department Comments

The Medina Engineering Department has reviewed the revised plans and has provided the attached comments. In general, the Engineering Department has required a typical Storm Water Operations and Management Agreement with the city, noted the water meter vault must meet city requirements, and required that the drive apron must be concrete.

Fire Department Comments

The Medina Fire Department has reviewed the application and does not have any comments at this time.

Building Elevations and Lighting

Architectural plans incorporate a building exterior with a variety of colors, materials, and roof lines. The exterior of the building includes lap siding, shake siding brick veneer, and stone veneer. In addition, the front and sides of the building incorporate a large amount of window area. The building has a pitched asphalt roof, which is similar to buildings in the area.

Lighting is compliant with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft.

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 Site Plan and Conditional Zoning Certificate application P24-13 with the following conditions:

1. Land banked parking spaces shall be installed by the property owner if determined to be necessary by the City of Medina and shall meet the landscaping requirements of Section 1145.09(b).
2. The project shall comply with Planning and Zoning Code Section 1137.10 regarding the maximum lot size per dwelling unit and dwelling unit size or a variance shall be approved by the Board of Zoning Appeals.

Andrew Dutton

From: Patrick Patton
Sent: Monday, April 29, 2024 4:47 PM
To: Andrew Dutton
Subject: FW: Site Plan Review
Attachments: P24-13 File 5-9-24.pdf; Engineering Checklist for Commercial Site Plan.pdf

My comments for the attached:

1. Please refer to the attached engineering checklist for site plan approval.
2. The owner will be required to enter into a Storm Water Operations and Management Agreement with the City. This agreement will be recorded with the property.
3. The water meter vault shall meet the requirements of the City of Medina Water Department.
4. The drive apron must be concrete and must meet the City of Medina Engineering Department standards.

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

The City Of Medina Ohio
Preserving the Past. Forging the Future.

Andrew Dutton

From: Dwight <dwight92126@gmail.com>
Sent: Monday, April 29, 2024 5:57 PM
To: Andrew Dutton
Subject: Conditional Zoning Variance of 881 Lafayette Rd

Dear Andrew Dutton,

I received a letter regarding the Conditional Zoning Certificate for a multi-family residential building at the address listed in the Subject.
I will not be able to attend this meeting in person.
I am opposed to the variances requested. It is already detrimental to property values having to deal with the road noise. The variances proposed would exacerbate the problem.

Dwight Kiszak
890 Lafayette Rd
Unit 7
Medina, OH 44256
858 735-4648

Andrew Dutton

From: Dwight <dwight92126@gmail.com>
Sent: Monday, April 29, 2024 5:57 PM
To: Andrew Dutton
Subject: Conditional Zoning Variance of 881 Lafayette Rd

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Dwight Kiszak
890 Lafayette Rd
Unit 7
Medina, OH 44256
858 735-4648

HITI
DIFRANCESCO
+SIEBOLD

PRINCIPALS
Anthony W. Hiti, AIA
David P. DiFrancesco, AIA, LEED BD+C
David W. Siebold, AIA

ASSOCIATES
Michael K Werner, AIA, LEED AP
Brian E. Grambort, AIA, LEED AP
Kristina D. Reagan, IIDA, LEED Green Associate

The Lafayette
PROJECT SUMMARY

The Lafayette is an 11-unit new construction one-story apartment building located at 881 Lafayette Road in Medina, Ohio and designated for individuals at risk of homelessness. The Lafayette will be developed and managed by the Medina Metropolitan Housing Authority and owned by the Brunswick Housing Development Corporation. The Lafayette will reserve one unit for an on-site staff person to assist with property management and resident services, and residents will be provided comprehensive, wrap-around case management services to enhance their quality of life and address the root causes of the housing crisis they faced.

New construction building will be approximately 8,799 SF gross with typical one-bedroom apartments at 569 SF gross. Building areas will include resident meeting room, counseling space, administrative office, and staff and building support spaces.

The development will be designed and constructed to comply with current model codes as adopted by the State of Ohio, ICC A117.1 – 2017, and NGBS Bronze requirements.

Site Address: 881 Medina Road, Medina, Ohio 44256
Site Parcel ID: 028-19C-08-134
Site Area Total: 1.08 Acres (47,054 SF)
- Site Area Right-of-Way: 0.19 Acres (8,334 SF)
- Site Area Open Space (Paved and Green): 0.69 Acres (29,921 SF)
- Site Area Residential Use: 0.2 Acres (8,799 SF)

Number of Dwelling Units: 11

Hiti, DiFrancesco and Siebold, Inc.
Architecture + Interior Design + Planning
1939 West 25th Street, Suite 300
Cleveland, Ohio 44113
P 216.696.3460
F 216.696.1152
www.hidisiarch.com

C/L 1754
P.P.# 028-19C-08-004
MONTANA JAKE, LLC (77.3%)
EQUITY TRUST COMPANY CUSTODIAN
FBO JILL RITCHIE IRA (22.7%)

Ex. Building

Ex. Concrete Parking Lot

C/L 6444
P.P.# 028-19C-08-066
MEDINA COUNTY BOARD
OF COMMISSIONERS

C/L 9400
P.P.# 028-19C-08-134
MEDINA METROPOLITAN
HOUSING AUTHORITY

Ex. Sidewalk

Ex. Parking Lot

Ex. 6" Sanitary Lateral

Ex. Sanitary MH
T/Cast=1121.34
6" PVC (N)=1112.44
6" PVC (S)=1112.41

C/L 6444
P.P.# 028-19C-08-066
MEDINA COUNTY BOARD
OF COMMISSIONERS

Ex. Building

S55°21'12"W 105.84'

S65°52'09"W 100.00'

N00°13'05"W 197.65'

S24°07'51"E 200.00'

Ex. Power Pole
w/ Guy Wires

Ex. 8" Plastic MP Gas Main

Ex. Power Pole w/ Guy Wire

Ex. Sanitary MH
T/Cast=1121.02
15" PVC (W)=1108.68
15" PVC (E)=1108.67

Ex. Power Pole (Typ.)

Ex. Overhead Line (Typ.)

Ex. Sanitary MH
T/Cast=1123.63
15" PVC (W)=1106.21
15" PVC (E)=1106.12

Ex. 15" Sanitary Sewer

Abandoned 12" Sanitary Sewer

Abandoned
Sanitary Manhole
(from record)

S65°52'09"W 284.18'

139.92' Rec. & Usd.

Abandoned 8" Waterline

Ex. 12" Waterline

Swale

Inlet Basin

BENCHMARK
Top Nut of Hydrant
Elev=1123.72

R/W

INDEPENDENCE DRIVE 60' R/W

YESTERDAY LANE

LAFAYETTE ROAD (S.R. 42; S.H. 139) 60' R/W

LEGEND

- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. GAS LINE
- EX. TELEPHONE POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. CONTOUR
- EX. CREEK
- EX. TREE LINE

Scale: 1" = 20' (Full) 1" = 40' (Half)

REVISIONS		
DATE	DESCRIPTION	INT.

MEDINA METRO HOUSING AUTHORITY
CITY OF MEDINA LOCATED IN COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

SHEET TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: CAH
DATE: 10/13/2023
CHECKED BY: _____
DATE: _____
PROJECT No. 23-245
ACAD FILE No. M:\...\23-245 SP

SCALE: PLAN- 1"=20'
PROFILE-Horz.
Vert.

SHEET NO.
3
7

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STORM SEWER CONSTRUCTION NOTES

HALF HEADWALL (1)
8" FL (SE)=1117.84

HALF HEADWALL (2)
8" FL (NW)=1117.90

HALF HEADWALL (3)
10" FL (NE)=1117.90

HALF HEADWALL (4)
10" FL (SW)=1118.00

HALF HEADWALL (5)
10" FL (S)=1117.90

HALF HEADWALL (6)
10" FL (N)=1118.20

LEGEND

- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. GAS LINE
- EX. POWER POLE
- EX. GUY WIRE
- EX. TELEPHONE POLE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. CONTOUR
- EX. CREEK
- EX. TREE LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- C.O. PROP. CLEANOUT

GENERAL NOTES:

1. ALL CONTRACTORS COMPLETING WORK WITHIN THE CITY OF MEDINA MUST REGISTERED WITH THE CITY. PLEASE CONTACT THE CITY OF MEDINA BUILDING DEPARTMENT AT (330) 722-9030 FOR DETAILS ON THE REGISTRATION PROCESS.
2. THE CONTRACTOR MUST PROVIDE THE CITY ENGINEER WITH A MINIMUM OF FORTY-EIGHT (48) HOUR NOTICE OF ANY CONFLICTS CONSTRUCTION OF THIS PROJECT MAY HAVE WITH THE TRAFFIC FLOW ON MINER DRIVE.
3. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND EASEMENT AREAS MUST BE INSPECTED BY THE CITY OF MEDINA ENGINEERING DEPARTMENT. PLEASE CONTACT THE CITY ENGINEER AT (330) 723-3846 TO SCHEDULE INSPECTIONS.
4. ALL RESTORATION WORK WITHIN THE RIGHT OF WAY NECESSARY TO COMPLETE THE BORE WILL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING ANY SIDEWALK OR PAVEMENT REPLACEMENT.
5. ALL STORM STRUCTURES AND STORM SEWERS FOR THIS PROJECT OUTSIDE OF THE ROAD RIGHT OF WAY AND STORM SEWER EASEMENTS ARE CONSIDERED PRIVATE AND ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE OWNER WILL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH MAINTAINING THE STORM SEWER SYSTEM.

SITE DATA

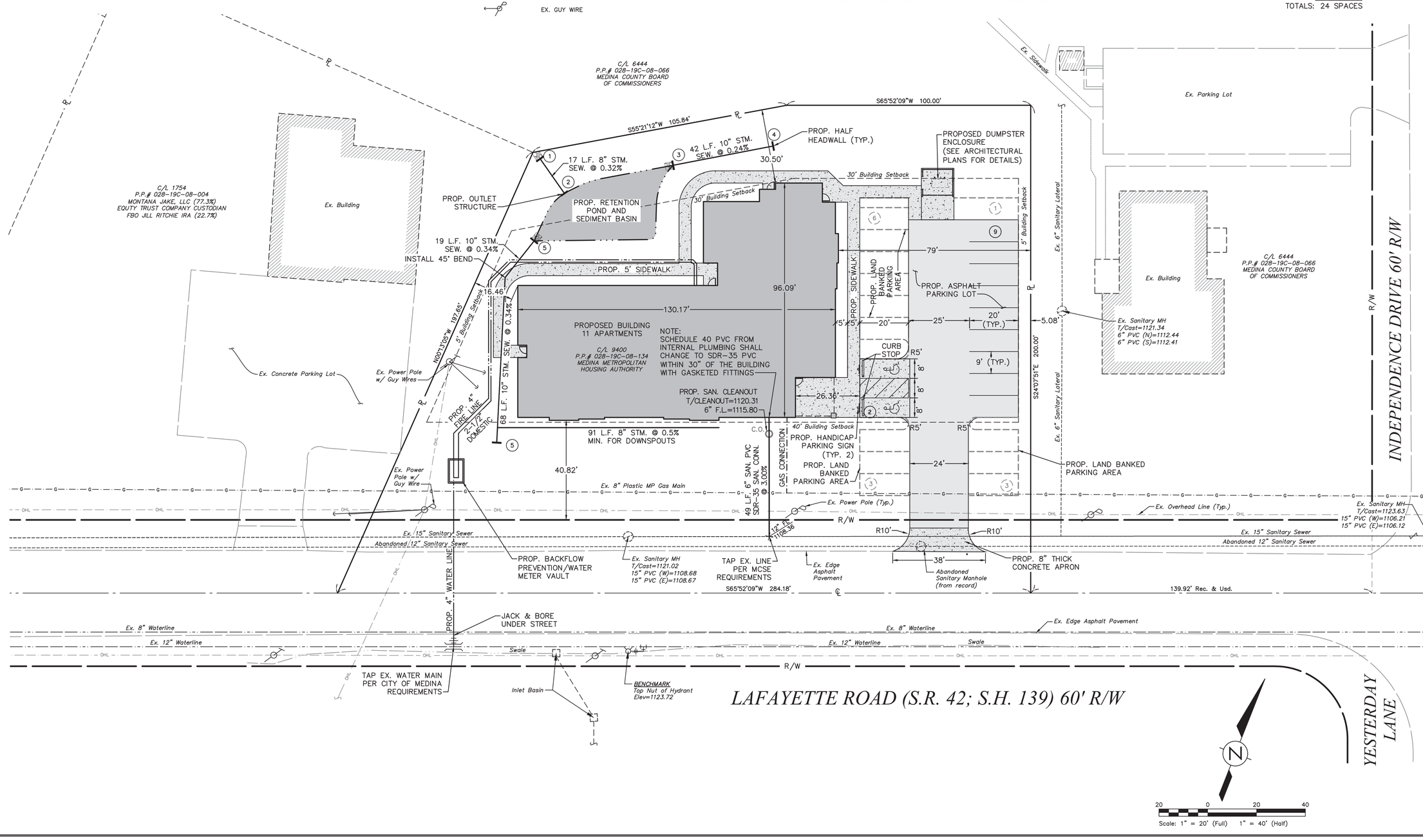
ZONING DISTRICT ..... C-3 GENERAL COMMERCIAL
MULTI-FAMILY USE REQUIREMENTS TO CONFORM TO R-4 DISTRICT
MINIMUM BUILDING SETBACK ..... 40 FT.
MINIMUM SIDE YARD ..... 5 FT.
MINIMUM REAR YARD ..... 30 FT.

MAXIMUM BUILDING HEIGHT ..... 35 FT.
TOTAL SITE AREA ..... 1.0800 ACRES
MAXIMUM LOT COVERAGE ..... 28,226 S.Q. FT. (60%)

PARKING SUMMARY:

MIN. PARKING SPACE DIMENSIONS ..... 9 FEET x 19 FEET

PARKING PROVIDED:
LANDBANKED SPACES ..... 13 SPACES
PARKING SPACES ..... 9 SPACES
ADA PARKING SPACES ..... 2 SPACES
TOTALS: 24 SPACES



Scale: 1" = 20' (Full) 1" = 40' (Half)

REVISIONS		
DATE:	DESCRIPTION:	INT.

MEDINA METRO HOUSING AUTHORITY
LOCATED IN CITY OF MEDINA COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330.725.5980

SHEET TITLE:
SITE DIMENSION AND UTILITY PLAN

DRAWN BY: CAH
DATE: 10/13/2023
CHECKED BY: ____
DATE: ____
PROJECT No. 23-245
ACAD FILE No. M:\...\23-245 EP1

SCALE: PLAN- 1"=20'
PROFILE-Horz.
Vert.

SHEET NO. 4 / 10

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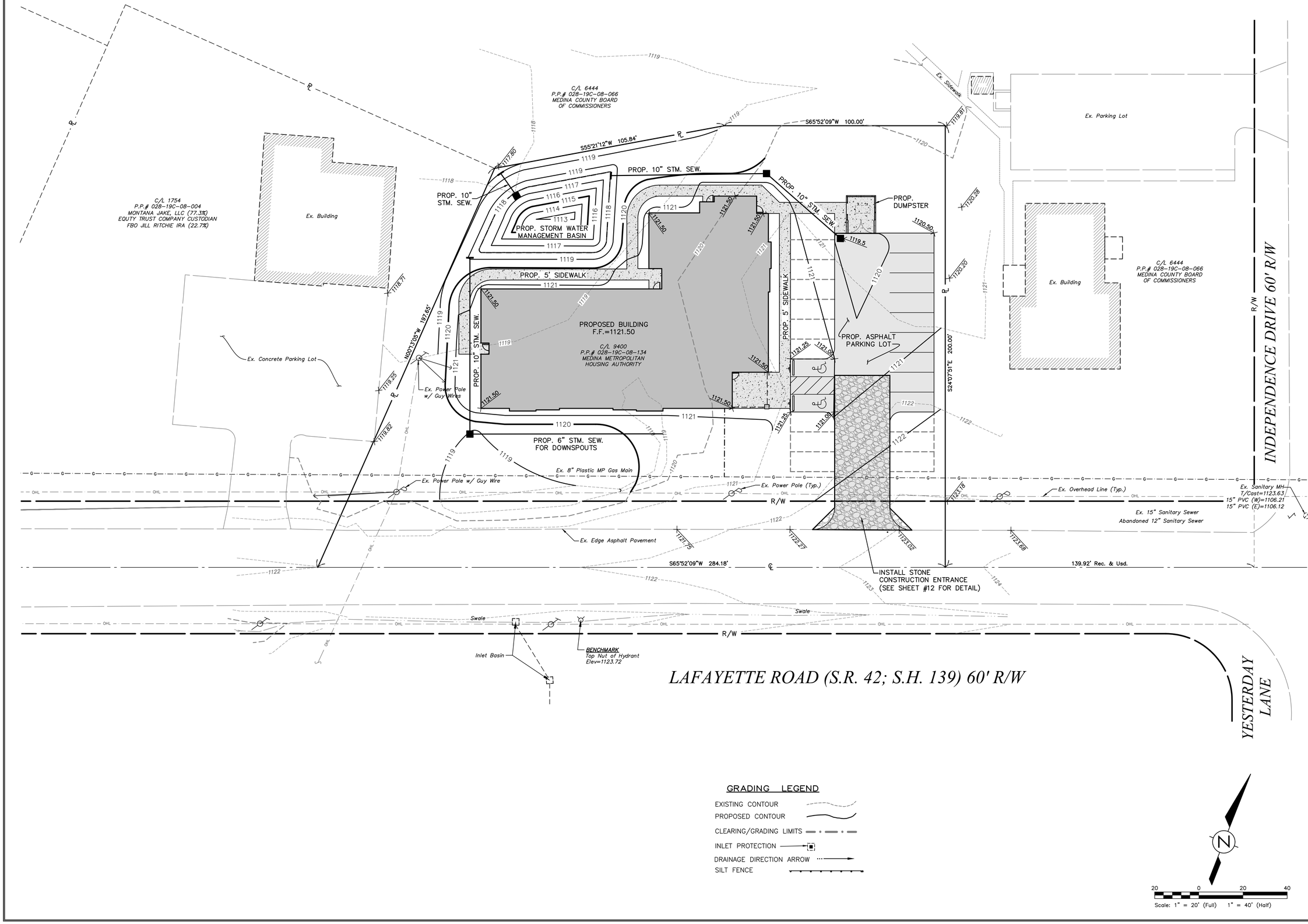

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CLEARING/GRADING LIMITS
- INLET PROTECTION
- DRAINAGE DIRECTION ARROW
- SILT FENCE

Scale: 1" = 20' (Full) 1" = 40' (Half)

REVISIONS		
DATE:	DESCRIPTION:	INT.

MEDINA METRO HOUSING AUTHORITY
CITY OF MEDINA LOCATED IN COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

SHEET TITLE:
SITE GRADING AND STORM WATER POLLUTION PREVENTION PLAN

DRAWN BY: CAH
DATE: 10/13/2023
CHECKED BY: ____
DATE: ____
PROJECT No. 23-245
ACAD FILE No. M:\...\23-245 SP

SCALE: PLAN- 1"=20'
PROFILE-Horz.
Vert.
SHEET NO. 5 / 7

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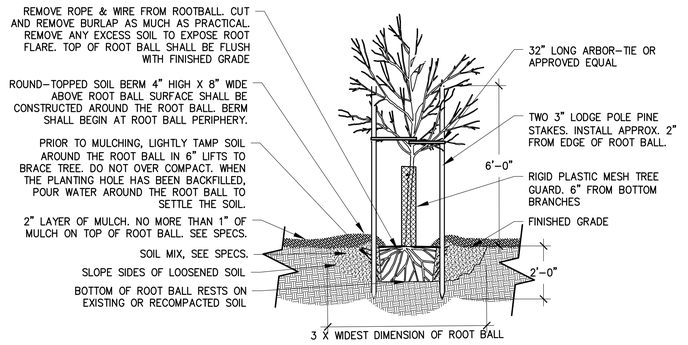
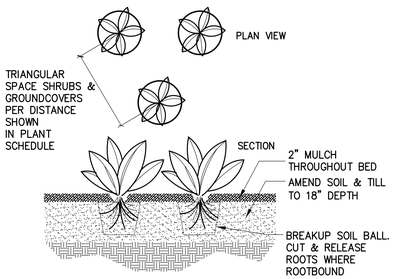


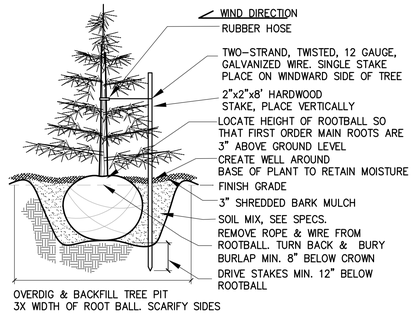
TREE PLANTING & STAKING

Scale: 3/8" : 1'-0"



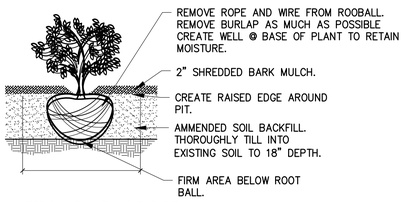
GROUNDCOVER/PERENNIAL PLANTING

Scale: 3/4" : 1'-0"



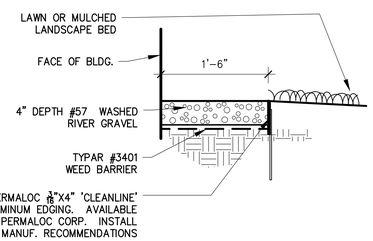
EVERGREEN TREE PLANTING & STAKING

Scale: 3/4" : 1'-0"



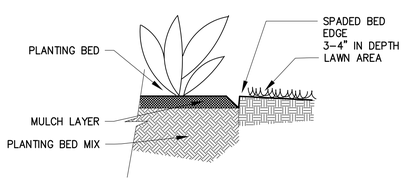
SHRUB PLANTING

Scale: 3/4" : 1'-0"



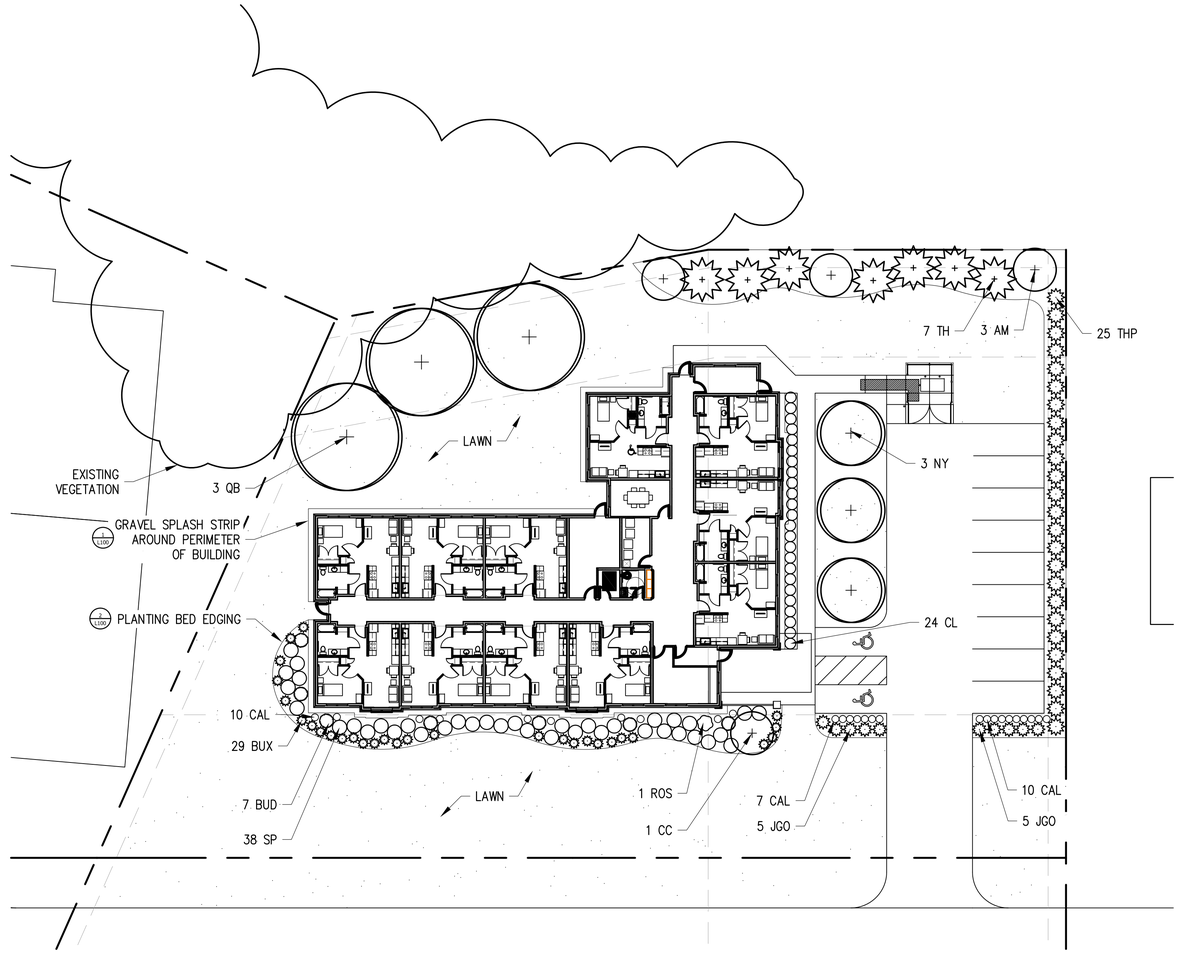
1 GRAVEL SPLASH STRIP

1" : 1'-0"



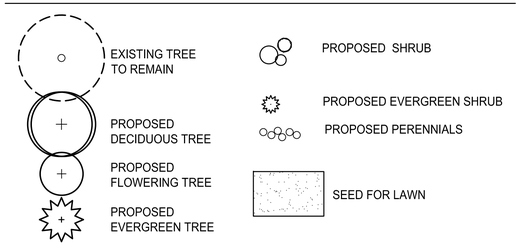
2 PLANTING BED EDGING

Scale: 3/4" : 1'-0"



Plant Schedule					
Key	**Qty**	**Botanical / Common Name**	**Size**	**Cond.**	**Spacing**
		Trees			
AM	3	Ameliancher grandiflora/ Apple Serviceberry	6'	B&B	12' O.C.
CC	1	Cercis c. 'Flame Thrower'/ Flame Thrower Redbud	6'	B&B	See Plan
NY	3	Nyssa Sylvatica/ Black Gum	2 1/2"	B&B	See Plan
QB	3	Quercas bicolor/ Swamp White Oak	3"	B&B	See Plan
TH	7	Thuja plicata/ Giant Arborvitae	8'	B&B	12' O.C.
THP	25	Thuja p. 'Fastigiata'/ Fastigiate Western Arborvitae	6'	B&B	5' O.C.
		Shrubs			
BUD	7	Buddleia 'Buzz Midnight'/ Buzz Midnight Buzz Series Butterfly Bush	Shrub	No. 2	4' O.C.
BUX	29	Buxus x 'Green Velvet'/ Green Velvet Boxwood	15"	B&B	3' O.C.
CL	24	Clethra a. 'Sixteen Candles'/ Sixteen Candles Summersweet	24"	No. 5	3' O.C.
JGO	10	Juniperus v. 'Grey Owl'/ Grey Owl Juniper	30"	No. 5	4' O.C.
ROS	1	Rosa rugosa 'Alba'/ White Rugosa Rose	Shrub	No. 3	4.5' O.C.
SP	38	Spiraea x bumalda 'Anthony Waterer'/ Anthony Waterer Spirea	Shrub	No. 3	4' O.C.
		Perennials			
CAL	17	Calamagrostis X 'Karl Foerster'/ Karl Foerster Reed Grass	Clump	No. 2	24" O.C.
		Lawn			

KEY



NOTES

1. CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OR ARCHITECT OF DISCREPANCIES.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES DETAILED ON PLAN. SCHEDULE PROVIDED FOR REFERENCE ONLY.
3. PROVIDE A MIN. 3' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED.
4. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY OWNER OR CONSULTANT PRIOR TO INSTALLATION.

2 WORKING DAYS BEFORE YOU DIG
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P 216.696.3460 F 216.696.1152
Cleveland, Ohio 44113
www.hitidarch.com

MARK	DATE	PURPOSE

MARK	DATE	PURPOSE
	10/24/23	80% SET

THE LAFAYETTE

881 LAFAYETTE ROAD
MEDINA, OHIO 44256

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.: 2023.32

TITLE:
Landscape Plan

DRAWING NUMBER:
L-100

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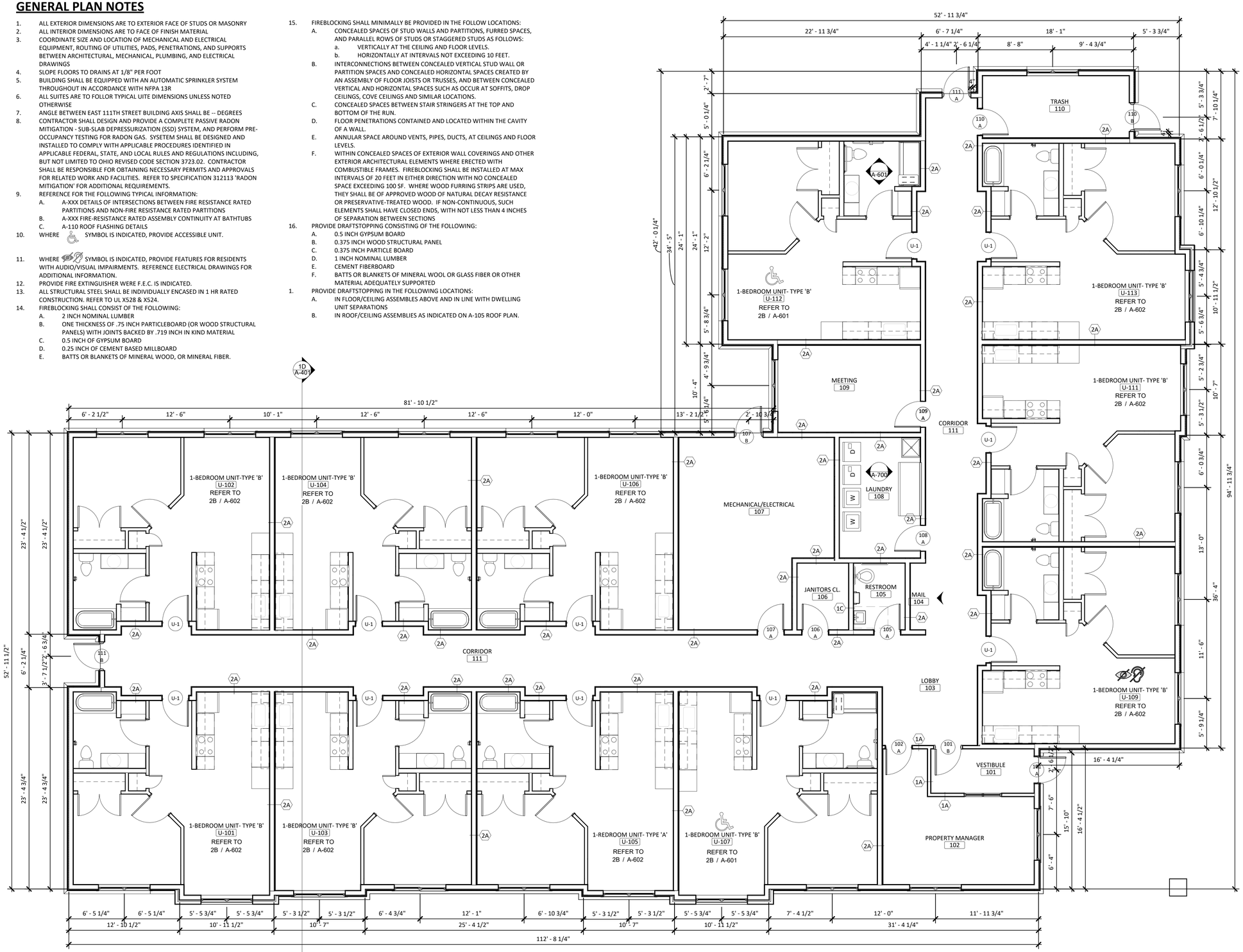
GENERAL PLAN NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUDS OR MASONRY
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL
3. COORDINATE SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, ROUTING OF UTILITIES, PADS, PENETRATIONS, AND SUPPORTS BETWEEN ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS
4. SLOPE FLOORS TO DRAINS AT 1/8" PER FOOT
5. BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH NFPA 13R
6. ALL SUITES ARE TO FOLLOR TYPICAL UITE DIMENSIONS UNLESS NOTED OTHERWISE
7. ANGLE BETWEEN EAST 111TH STREET BUILDING AXIS SHALL BE -- DEGREES
8. CONTRACTOR SHALL DESIGN AND PROVIDE A COMPLETE PASSIVE RADON MITIGATION - SUB-SLAB DEPRESSURIZATION (SSD) SYSTEM, AND PERFORM PRE-OCCUPANCY TESTING FOR RADON GAS. SYSETEM SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH APPLICABLE PROCEDURES IDENTIFIED IN APPLICABLE FEDERAL, STATE, AND LOCAL RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO OHIO REVISED CODE SECTION 3723.02. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR RELATED WORK AND FACILITIES. REFER TO SPECIFICATION 312113 'RADON MITIGATION' FOR ADDITIONAL REQUIREMENTS.
9. REFERENCE FOR THE FOLLOWING TYPICAL INFORMATION:
   - A. A-XXX DETAILS OF INTERSECTIONS BETWEEN FIRE RESISTANCE RATED PARTITIONS AND NON-FIRE RESISTANCE RATED PARTITIONS
   - B. A-XXX FIRE-RESISTANCE RATED ASSEMBLY CONTINUITY AT BATHTUBS
   - C. A-110 ROOF FLASHING DETAILS
10. WHERE ♿ SYMBOL IS INDICATED, PROVIDE ACCESSIBLE UNIT.
11. WHERE 👁 SYMBOL IS INDICATED, PROVIDE FEATURES FOR RESIDENTS WITH AUDIO/VISUAL IMPAIRMENTS. REFERENCE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. PROVIDE FIRE EXTINGUISHER WERE F.E.C. IS INDICATED.
13. ALL STRUCTURAL STEEL SHALL BE INDIVIDUALLY ENCASED IN 1 HR RATED CONSTRUCTION. REFER TO UL X528 & X524.
14. FIREBLOCKING SHALL CONSIST OF THE FOLLOWING:
   - A. 2 INCH NOMINAL LUMBER
   - B. ONE THICKNESS OF .75 INCH PARTICLEBOARD (OR WOOD STRUCTURAL PANELS) WITH JOINTS BACKED BY .719 INCH IN KIND MATERIAL
   - C. 0.5 INCH OF GYPSUM BOARD
   - D. 0.25 INCH OF CEMENT BASED MILLBOARD
   - E. BATTS OR BLANKETS OF MINERAL WOOL, OR MINERAL FIBER.
15. FIREBLOCKING SHALL MINIMALLY BE PROVIDED IN THE FOLLOW LOCATIONS:
   - A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
     - a. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
     - b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
   - B. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
   - C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   - D. FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL.
   - E. ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, AT CEILINGS AND FLOOR LEVELS.
   - F. WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAX INTERVALS OF 20 FEET IN EITHER DIRECTION WITH NO CONCEALED SPACE EXCEEDING 100 SF. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF NON-CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES OF SEPARATION BETWEEN SECTIONS
16. PROVIDE DRAFTSTOPPING CONSISTING OF THE FOLLOWING:
   - A. 0.5 INCH GYPSUM BOARD
   - B. 0.375 INCH WOOD STRUCTURAL PANEL
   - C. 0.375 INCH PARTICLE BOARD
   - D. 1 INCH NOMINAL LUMBER
   - E. CEMENT FIBERBOARD
   - F. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER MATERIAL ADEQUATELY SUPPORTED
1. PROVIDE DRAFTSTOPPING IN THE FOLLOWING LOCATIONS:
   - A. IN FLOOR/CEILING ASSEMBLES ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS
   - B. IN ROOF/CEILING ASSEMBLIES AS INDICATED ON A-105 ROOF PLAN.



1D FIRST FLOOR PLAN
3/16" = 1'-0"

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MARK	DATE	PURPOSE

MARK	DATE	PURPOSE
	10-22-2023	BIDS SET

THE LAFAYETTE

881 LAFAYETTE ROAD
MEDINA, OHIO 44256

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.: MILLWORK

TITLE:
FIRST FLOOR PLAN

DRAWING NUMBER:
A-101

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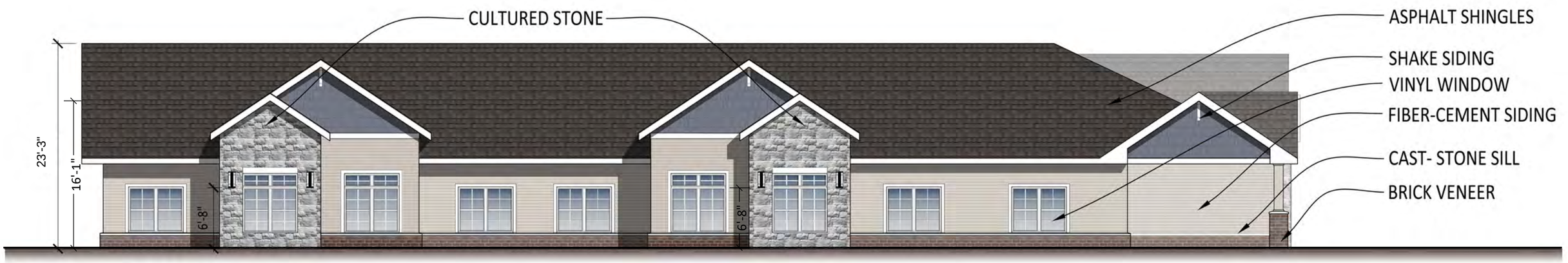

SOUTH ELEVATION

3/32" = 1'-0" FRONT

EAST ELEVATION

3/32" = 1'-0" SIDE

THE LAFAYETTE

PERMANENT SUPPORTIVE HOUSING

881 LAFAYETTE ROAD
MEDINA, OHIO 44256

Hiti, DiFrancesco and Siebold, Inc.

APRIL 29, 2024

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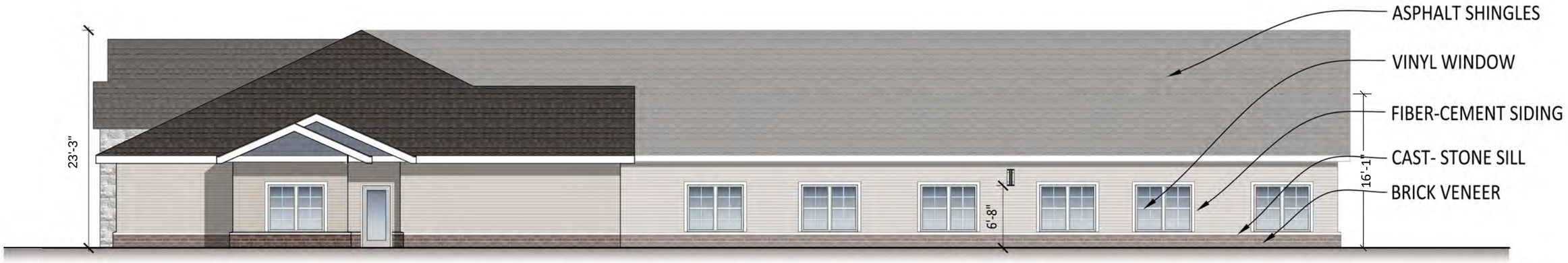
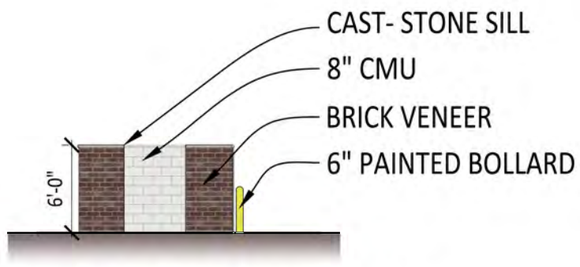


NORTH ELEVATION

3/32" = 1'-0" FRONT

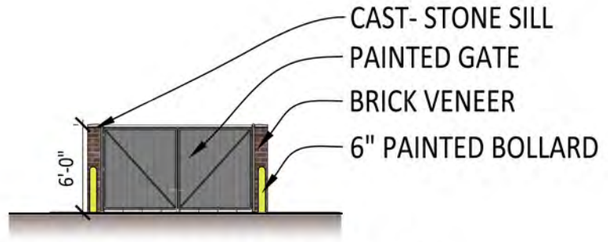
WEST ELEVATION

3/32" = 1'-0" SIDE



DUMPSTER ENCLOSURE

3/32" = 1'-0" SIDE



DUMPSTER ENCLOSURE

3/32" = 1'-0" FRONT

THE LAFAYETTE

PERMANENT SUPPORTIVE HOUSING

881 LAFAYETTE ROAD
MEDINA, OHIO 44256

Hiti, DiFrancesco and Siebold, Inc.

APRIL 29, 2024

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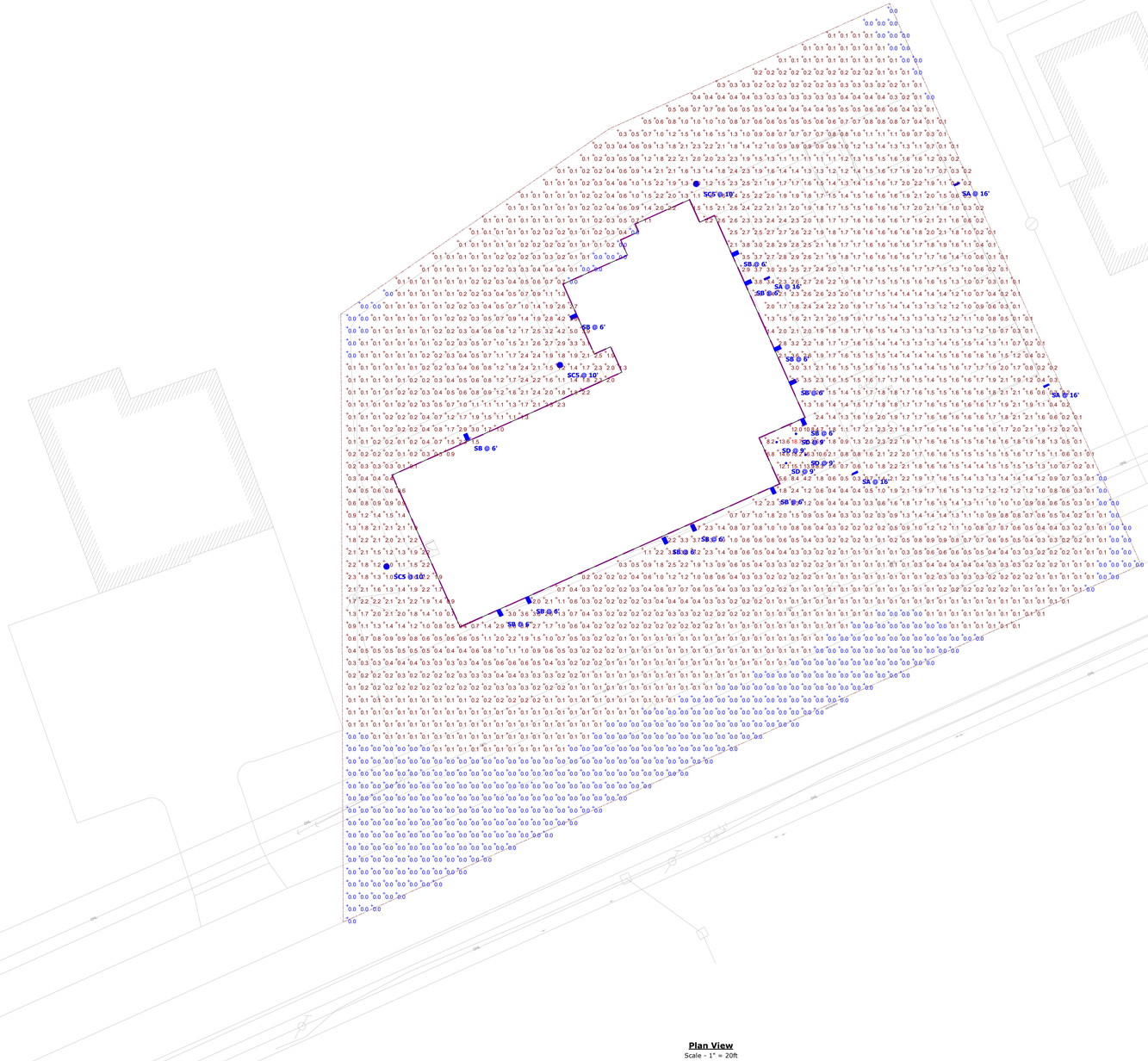


Plan View
Scale - 1" = 20ft

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	SA	12234.98	8495.99	16.00	16.00	65.00	0.00	12235.89	8496.41	0.00
3	SA	12297.95	8527.20	16.00	16.00	245.00	0.00	12297.04	8526.78	0.00
5	SA	12263.60	8432.67	16.00	16.00	65.00	0.00	12264.50	8433.10	0.00
6	SA	12327.05	8461.67	16.00	16.00	245.00	0.00	12326.14	8461.25	0.00
1	SC5	12111.93	8402.56	10.00	10.00	65.00	0.00	12111.93	8402.56	0.00
2	SC5	12168.29	8468.10	10.00	10.00	65.00	0.00	12168.29	8468.10	0.00
1	SB	12247.46	8449.59	6.00	6.00	155.00	0.00	12247.46	8449.59	0.00
3	SB	12243.95	8462.49	6.00	6.00	65.00	0.00	12243.95	8462.49	0.00
5	SB	12238.98	8473.47	6.00	6.00	65.00	0.00	12238.98	8473.47	0.00
6	SB	12229.46	8494.91	6.00	6.00	65.00	0.00	12229.46	8494.91	0.00
7	SB	12225.28	8504.31	6.00	6.00	65.00	0.00	12225.28	8504.31	0.00
8	SB	12172.76	8483.84	6.00	6.00	244.78	0.00	12172.76	8483.84	0.00
9	SB	12137.95	8444.67	6.00	6.00	336.64	0.00	12137.95	8444.67	0.00
10	SB	12148.80	8387.50	6.00	6.00	153.72	0.00	12148.80	8387.50	0.00
11	SB	12158.07	8391.65	6.00	6.00	154.59	0.00	12158.07	8391.65	0.00
12	SB	12202.45	8411.00	6.00	6.00	153.72	0.00	12202.45	8411.00	0.00
13	SB	12211.72	8415.15	6.00	6.00	154.59	0.00	12211.72	8415.15	0.00
14	SB	12237.59	8427.25	6.00	6.00	154.59	0.00	12237.59	8427.25	0.00
3	SC5	12212.59	8527.00	10.00	10.00	170.00	0.00	12212.59	8527.00	0.00
1	SD	12238.74	8443.02	9.00	9.00	0.00	0.00	12238.74	8443.02	0.00
2	SD	12245.04	8445.72	9.00	9.00	0.00	0.00	12245.04	8445.72	0.00
3	SD	12241.79	8436.17	9.00	9.00	0.00	0.00	12241.79	8436.17	0.00
4	SD	12248.09	8438.87	9.00	9.00	0.00	0.00	12248.09	8438.87	0.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Plan	+	0.8 fc	18.7 fc	0.0 fc	N/A	N/A

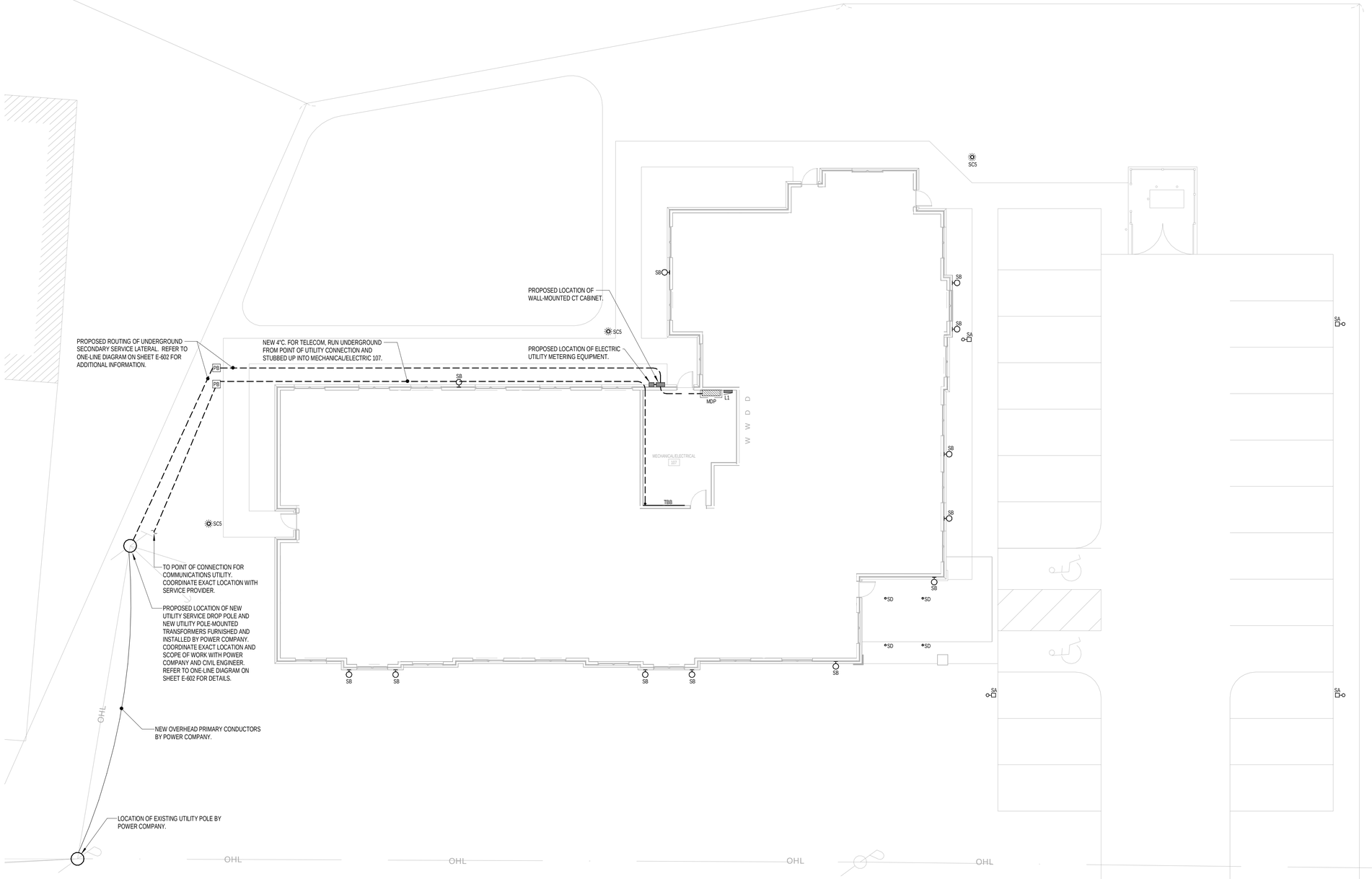
Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	SA		4	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ICS-E02-LED-E1-T4-HSS	ICON SITE SMALL LED LUMINAIRE (2) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ HOUSE SIDE SHIELD	42	83	0.95	52.1	Max: 3684cd
	SC5		3	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ARB-B2-LED-D1-T5	ARBOR OUTDOOR ARCHITECTURAL POST TOP 70 CRI, 4000K LEDS AND TYPE V OPTIC	8	567	0.95	41	Max: 1446cd
	SB		12	TERON LIGHTING INC.	ALLW-L38-ZE1400-TB-35K	ALLEGRO LED WALL MOUNT FIXTURE IN AN ALUMINUM HOUSING WITH TEXTURED BLACK POLYESTER POWDER COAT FINISH, LUMINOUS WHITE ACRYLIC WRAP-AROUND DIFFUSER, LUMINOUS WHITE ACRYLIC TOP AND BOTTOM LENS PANELS, (108) 35K LEDS AND (1) ELECTRONIC DRIVER.	1	2092	0.95	44	Max: 348cd
	SD		4	Lithonia Lighting	LDN4 40/10 LO4AR LD	4IN LDN, 4000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI	1	936	0.95	10.58	Max: 990cd

THE LAFAYETTE
881 Lafayette Road, Medina OH 44256

Site Photometric Plan
05/06/2024

Designer
TBA
Date
05/06/2024
Scale
Not to Scale
Drawing No.
LTG-01
Summary
Site Photometric Plan



ELECTRICAL SITE PLAN
1" = 10'-0"

SITE PLAN GENERAL NOTES:

1. REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO THE ELECTRICAL INSTALLATION.
2. REFERENCE MECHANICAL, PLUMBING, FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
3. WHERE THE UTILITY TRANSFORMER, SWITCHING AND/OR METERING EQUIPMENT SHALL BE INSTALLED PAD-MOUNTED IN A PAVED AREA ACCESSIBLE TO VEHICULAR TRAFFIC, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CONCRETE FILLED BOLLARDS AROUND ALL SUCH ELECTRICAL EQUIPMENT. PROVIDE BOLLARDS AT ALL ACCESSIBLE CORNERS OF EQUIPMENT WITH ADDITIONAL BOLLARDS IN BETWEEN AS REQUIRED FOR A MAXIMUM SPACING OF 4'-0" O.C. VERIFY EXACT LOCATION OF BOLLARDS WITH ENGINEER PRIOR TO INSTALLATION. MAINTAIN ALL REQUIRED CLEARANCE AND ACCESS REQUIREMENTS PER POWER COMPANY, CODE AND LOCAL AUTHORITY HAVING JURISDICTION. REFER TO BOLLARD DETAIL ON SHEET E-002.
4. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 1 INCH, UNLESS OTHERWISE INDICATED.
5. TELEPHONE, DATA, CABLE TV, AND ELECTRIC UTILITY DUCT BANKS SHALL BE INSTALLED PER RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.
6. CAP ALL CONDUIT STUBS AND MARK ENDS WITH IRON PINS.
7. PROVIDE PULL-WIRE IN ALL DUCT BANKS.
8. PROVIDE METALLIC MARKING TAPE OVER ALL DUCTS/DUCTBANKS.
9. TOP OF ELECTRICAL DUCT BANK SHALL BE A MINIMUM OF 36" BELOW FINISHED GRADE, TOP OF TELEPHONE, DATA, CABLE TV (COMMUNICATIONS) DUCT BANKS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS OTHERWISE REQUIRED BY RESPECTIVE UTILITY COMPANIES.
10. CONCRETE ENCASE DUCT BANKS AND/OR CONDUIT WHERE ROUTED UNDER DRIVEWAYS, ROADWAYS OR PARKING AREAS.
11. COORDINATE ROUTING AND INSTALLATION OF PROPOSED ELECTRIC PRIMARY, ELECTRIC SECONDARY, AND COMMUNICATION DUCTBANKS. WHERE DUCTBANKS CROSS PATHS MAKE NECESSARY ADJUSTMENTS TO BURIAL DEPTH AND DUCTBANK CONFIGURATION TO MAINTAIN CODE REQUIRED DEPTHS FROM TOP OF DUCTBANK TO FINISHED GRADE.
12. CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED SURVEYOR TO IDENTIFY, COORDINATE AND RECORD EXACT LOCATIONS OF UNDERGROUND UTILITIES. RECORD DRAWINGS (HARD COPIES AND ELECTRONIC CAD FILES) SHALL BE PROVIDED TO OWNER.
13. REFERENCE CIVIL UTILITY PLANS FOR SITE UTILITY DESIGN INFORMATION. COORDINATE WORK WITH OTHER TRADES.
14. ALL TRENCHING AND BACKFILLING ASSOCIATED WITH ELECTRICAL WORK SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTORS BID.
15. WHERE DEVICES AND EQUIPMENT ARE SUBJECT TO WATER AND OR MOISTURE, THE DEVICE OR ASSOCIATED CIRCUIT SHALL BE GFI PROTECTED. EQUIPMENT ENCLOSURES SHALL BE NEMA 3R RATED AT A MINIMUM.
16. REFERENCE SITE ELECTRICAL NOTES, DRAWING E-002.
17. COORDINATE FINAL LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT WITHIN LANDSCAPED AND HARDSCAPED AREAS WITH ARCHITECT AND LANDSCAPE/HARDSCAPE ARCHITECT DRAWINGS PRIOR TO INSTALLATION.
18. REFER TO ONE-LINE DIAGRAM ON SHEET E-602 FOR CONDUIT SIZES AND QUANTITIES ASSOCIATED WITH THE UNDERGROUND PRIMARY AND SECONDARY SERVICE LATERAL DUCT BANKS.
19. ALL CONDUIT IN UNDERGROUND DUCT BANKS SHALL BE SUPPORTED WITH BASE AND INTERMEDIATE DUCT SPACERS.

SITE LOW VOLTAGE/TECHNOLOGY SYSTEM PATHWAY REQUIREMENTS:

1. CONDUIT RUNS FOR UNDERGROUND DUCT BANKS MAY EXTEND 300 FEET (MAX) BEFORE A PULL BOX, HAND HOLE OR MANHOLE IS REQUIRED.
2. PROVIDE PULL BOX, HAND HOLE OR MANHOLE AFTER EVERY TWO (2) 90 DEGREE BENDS OR 180 DEGREES OF BENDS, INCLUDING OFFSETS.
3. BENDS TO BE LONG-SWEEP BENDS, BUT IN NO CASE SHALL A BEND BE LESS THAN 10 TIMES OUTSIDE DIAMETER OF CONDUIT.
4. ALL 90 DEGREE BENDS TO BE EITHER PVC CONCRETE ENCASED OR GALVANIZED RIGID STEEL.
5. SLOPE CONDUITS AWAY FROM BUILDING TOWARD MANHOLE OR HAND HOLE.
6. PVC DUCT SHALL STOP 5 FEET FROM CONCRETE MANHOLE AND TRANSITION TO RIGID GALVANIZED STEEL CONDUIT TO PENETRATE MANHOLE. ALTERNATIVELY, IF PVC CONDUIT PROCEEDS TO MANHOLE, CONCRETE DUCT SHALL BE PINNED WITH REBAR TO MANHOLE FACE TO PREVENT SHEARING OR SEPARATION OF DUCT FROM MANHOLE.
7. CONCRETE DUCT ENCASING CONDUIT SHALL BE PINNED TO FOUNDATION WALL TO PREVENT SHEARING.
8. WHERE SMALLER HAND HOLES ARE USED, CONCRETE AND PINNING ARE NOT REQUIRED.
9. FLEXIBLE NONMETALLIC INNERDUCT AND FITTINGS SHALL BE USED;
   A. TO SEGMENT CONDUITS
   B. AS PROTECTION TO FIBER OPTIC CABLES WHEN INSTALLED IN CABLE TRAY OR BUILDING STRUCTURE.
   C. S PROTECTION TO FIBER OPTIC CABLES WITHIN MDF AND TRS
10. INNERDUCT SHALL EXTEND TO EQUIPMENT RACKS AT SYSTEM ENDPOINTS.
11. WHERE NOT INSTALLED IN CONTINUOUS LENGTH, SPLICE INNERDUCT SEGMENTS USING COUPLINGS DESIGNED FOR THAT PURPOSE.
12. EMPTY INNERDUCT SHALL BE EQUIPPED WITH PULL CORD AND CAPPED AT BOTH ENDS. PULL CORD TO EXTEND BEYOND CAP FOR ACCESSIBILITY. PULL CORD TO BE LABELED AT EACH END.

EXTERIOR LIGHTING NOTE:
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL AND TIME OF DAY THROUGH nLIGHT LIGHTING CONTROL SYSTEM. E.C. SHALL PROVIDE ALL COMPONENTS REQUIRED FOR INTERCONNECTION OF FIXTURE TO LIGHTING CONTROL SYSTEM. REFER TO LIGHTING CONTROL DIAGRAM 'A' ON SHEET E-502.

NOTE:
REFER TO ADDITIONAL NOTES AND DETAILS ON SHEET E-002 .

hd+s HITI DIFRANCESCO +SIEBOLD
ARCHITECTURE + INTERIOR DESIGN + PLANNING
1939 West 25th Street, Suite 300 Cleveland, Ohio 44113
P 216.696.3460 F 216.696.1152 www.hidisarch.com

MARK	DATE	PURPOSE

MARK	DATE	PURPOSE
	10.24.23	80% Set

THE LAFAYETTE
881 LAFAYETTE ROAD
MEDINA, OHIO 44256

PROGRESS NOT FOR CONSTRUCTION 10/27/2023

811 Know what's below. Call before you dig.

Thorson-Baker + Associates
CONSULTING ENGINEERS
3030 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Phone
(330) 659-6675 Fax

PROJECT NO.: MILLWORK

TITLE:
ELECTRICAL SITE PLAN

DRAWING NUMBER:
E-001

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Invue

DESCRIPTION

LED technolgy combined with the Icon luminaires unique form creates the choice solution for modern site lighting applications. The Icon luminaires gentle curves and sleek profile create a shape that is beyond common. Two unique arm choices combined with structural element options provide no limitations in bridging to the architectural application.

Catalog #	ICS-E04-LED-E1-SL4-XX-LCF-FF-HSS-VA1015-XX	**Type**
Project	THE LAFAYETTE	SA
Comments		**Date**
Prepared by		10-25-23

SPECIFICATION FEATURES

Construction

HOUSING: Heavy-wall, one-piece, die-cast aluminum housing has precise tolerance control and repeatability in manufacturing. Integral aluminum heat sink provides superior heat transfer in +40°C ambient environment. DOOR: One-piece, die-cast aluminum construction with tool-less release latch. Door swings down and is retained on heavy duty leaf/pin hinge. GASKET: Continuous gasket provided to seal housing to door. HARDWARE: Tool-less release button latches are stainless steel/aluminum construction, painted to match housing and allow access to internal housing and electrical components.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 70 or 80 CRI. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

UPSWEEP ARM: Manufactured of heavy-wall cast aluminum. Internal bolt guides provided for positioning arm to housing and pole. LINEAR ARM: Manufactured of heavy-wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. STRUCTURAL MOUNT: Die-cast aluminum cleat, factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. Invue poles provided pre-drilled for suspension mount applications. See Invue pole brochure for complete selection of matching poles. STRUCTURAL WALL MOUNT: Die-cast aluminum cleat, factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm. Mounting arms ordered separately.

Slide Arm

An elegant cantilever arm assembly articulates the Icon housing in suspended balance. The extended aluminum arm and rear suspension detail in conjunction with the flowing lines from pole to luminaire provide a dramatic form where excitement in architectural design is desired. Arm weldment assembly manufactured of 6061, 6063 cast aluminum subcomponents. The medium Icon arm (SDM) assembly mounts to a 5" O.D. round straight pole equipped with a 4" O.D. by 10" tall tenon. The Small Icon Arm (SDS) Fits 4" O.D. tenon or slipfits over 4" round straight pole. Arm secures to pole with provided stainless steel hex head fasteners and includes a removable side cap for wire access and inspection.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.Options to meet Buy American Act requirements

Warranty

Five-year warranty.

ICS/ICM
ICON LED

ICM 1 - 6 LightBARs
ICS 1 - 4 LightBARs
Solid State LED

ARCHITECTURAL AREA/SITE LUMINAIRE

CERTIFICATION DATA

UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
3G Vibration Tested
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
ICS Icon Small:
Single: 0.69
Single Structural: 0.71

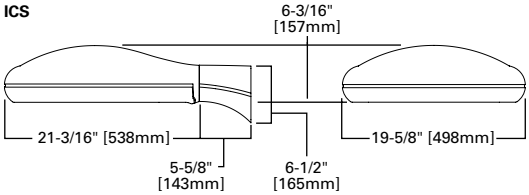
ICM Icon Medium:
Single: 1.09
Single Structural: 1.11

SHIPPING DATA

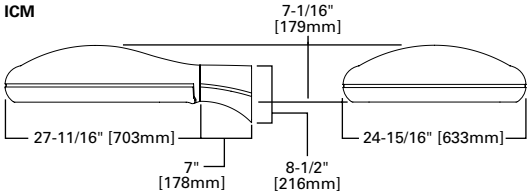
Approximate Net Weight:
ICS Icon Small: 37 lbs. (16.82 kgs.)
ICM Icon Medium: 50 lbs. (22.73 kgs.)

DIMENSIONS

ICS



ICM



DESCRIPTION

The Invue Arbor post top brings architectural style to area/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

Catalog #	ARB-B2-LED-D1-T5-XX	Type
Project	THE LAFAYETTE	SA
Comments		Date
Prepared by		10-25-23

SPECIFICATION FEATURES

Construction
Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics
Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

Electrical
LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance. Standard 0-10V dimming drivers and Cooper Lighting Solutions' proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (40°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

Controls
The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. See control options page for more details.

Mounting
Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

Finish
Cooper Lighting Solutions ("CLS") utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for CLS to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements.

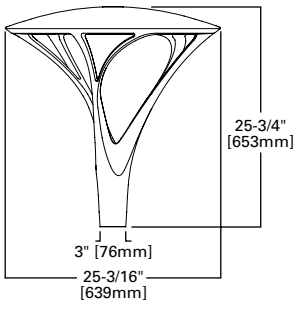
Warranty
Five-year warranty.

ARB ARBOR POST TOP

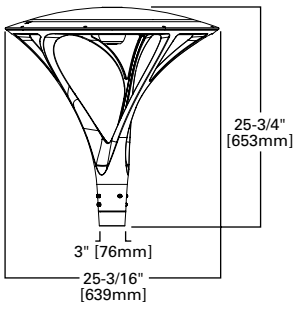
DECORATIVE LUMINAIRE

DIMENSIONS

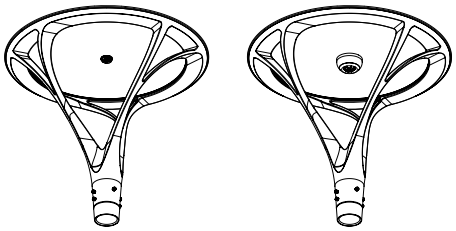
Pole Mount



Pole Mount with WaveLinx



Pole Mount with WaveLinx



CERTIFICATION DATA

UL/cUL Listed
IEC 60529 IP66 Housing
ASTM B117 SaH Spray Tested
ASTM A3560 Low Cooper Alloy
ISO 9001
Dark Sky Approved (3000K CCT and warmer only)
ANSI C136.31 3G Vibration Tested (Post Top)
ANSI C136.31 1.5G Vibration Tested (Twin Mount / Accessory Arm Mount)

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum temperature
*See MINIMUM TEMPERATURE table

EPA

Effective Projected Area: (Sq. Ft.) 0.9

Approximate Net Weight:
37 lbs. [16.8 kgs.]

COOPER Lighting Solutions

Teron Lighting

ARCHITECTURAL OUTDOOR

PROJECT: THE LAFAYETTE

TYPE:

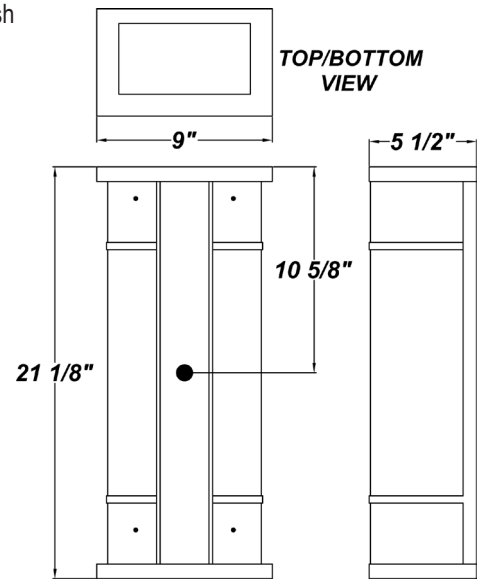
ORDERING # :

COMMENTS:

ALLEGRO W LED

FEATURES

- Aluminum Housing w/ Textured Black Polyester Powder Coat Finish
- Aluminum End Caps & Trim Bars w/ Textured Black Polyester Powder Coat Finish
- Aluminum Mount Pan w/ Hi-Reflectance White Powder Coat Finish
- Luminous White Acrylic Wrap-Around Diffuser
- Luminous White Acrylic Top and Bottom Lens Panels
- Mounts Over 4" Junction Box w/ Easy-hang Wall Mounting Plate (Included)
- Lamps Included
- CSA Approved For Wet Location For Vertical Mounting
- Awaiting IES Files, DLC, Lighting Facts, And Title 24 Labeling / Certification



ORDERING INFORMATION

Example : (ALLW - L38 - 120 - 277V - ZE1400 - WAL - TB - 35K) **Textured Black is Standard Finish**

ALLW	L38	120 - 27	ZE1400	WAL	TB	35K
PRODUCT	SOURCE/WATTAGE	VOLTAGE	DRIVER OPTIONS	DIFFUSER	FINISH	OPTIONS
Allegro W (ALLW)	L38 - (4) 8.1W (18) LED Modules & (4) 4.1W (9) LED Modules L31 - (3) 8.1W (18) LED Modules & (3) 4.1W (9) LED Modules L24 - (2) 8.1W (18) LED Modules & (2) 4.1W (9) LED Modules L19 - (2) 8.1W (18) LED Modules & (2) 4.1W (9) LED Modules L70 life time for 50,000hr	120 - 277V (50 / 60Hz)	TE1400 - 60W @ 1400mA ELV Constant Current Dimming Electronic Driver (For L38) ZE1400 - 50W @1400mA Constant Current Dimming Electronic Driver (Dimmable 0-10V) (For L38) ZE1150 - 44W @ 1150mA Constant Current Dimming Electronic Driver (Dimmable 0-10V) (For L31) ZE875 - 33W @ 875mA Constant Current Dimming Electronic Driver (Dimmable 0-10V) (For L24) ZE700 - 30W @ 700mA Constant Current Dimming Electronic Driver (Dimmable 0-10V) (For L19)	WAL - White Acrylic Lens	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White RAL Colors or Custom Match - Consult Factory	30K - 3000K Color Temperature 35K - 3500K Color Temperature 40K - 4000K Color Temperature F - Fused

REPLACEMENT PARTS	PART NO.
White Acrylic Lens Assembly	9801460

NOTES

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

ARRA 2009

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C SP US

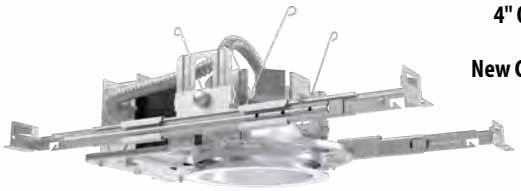
33 DONALD DRIVE FAIRFIELD, OH 45014 PH:(513)858-6004 FAX:(513)858-6038 EMAIL:SALES@TERONLIGHT.COM WEB:TERONLIGHT.COM

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN4 STATIC WHITE

4" Open and Wallwash LED
Non-IC
New Construction Downlight



Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equeal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. UGR FAQs

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are ROHS compliant

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
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

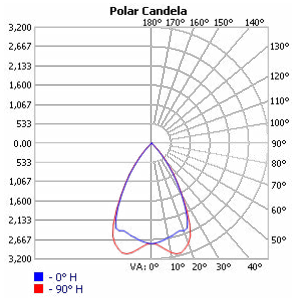
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

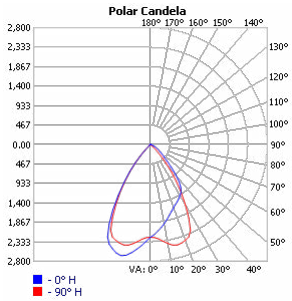
LDN4			
Nominal	**Lumens**	**Wattage**	**Lm/W**
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 AR LSS 35K 80CRI

DISTRIBUTIONS



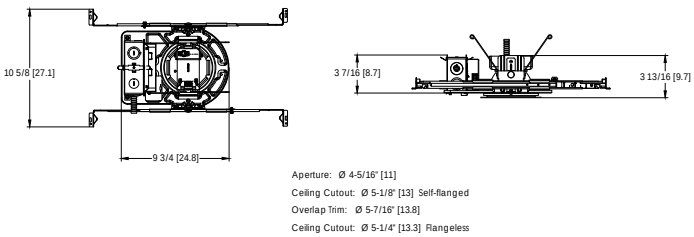
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



See page 4 for other fixture dimensions