



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
Phone: 330-722-9023
Fax: 330-722-9045
www.medinaoh.org

Application Number P22-19

GENERAL	Date of Application <u>July 20, 2022</u> Property Location <u>245-257 S. Court St., Medina, OH</u> Description of Project <u>New construction of a five story, 99 room hotel, approx. 65,000 SF and 36' in height. Each floor will be approx 13,160 SF containing a lobby, meeting rm, fitness str., drinking lounges, extend stay suites and hotel rms of varying sizes</u>
CONTACT INFORMATION	Applicant Name <u>James Gerspacher, Managing Member James Gerspacher, LLC</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name <u>James Gerspacher, LLC</u> Address <u>870 Beechwood Dr.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330 472 4241</u> Email _____
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input checked="" type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<p><i>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.</i></p> Signature <u>James Gerspacher</u> Date <u>7-21-22</u>
OFFICIAL USE	Meeting Date <u>8.11.22</u> Fee (See Fee Sheet) \$ <u>725</u> Meeting Outcome _____ Check Box when Fee Paid <input checked="" type="checkbox"/> Zoning District <u>C-2</u>

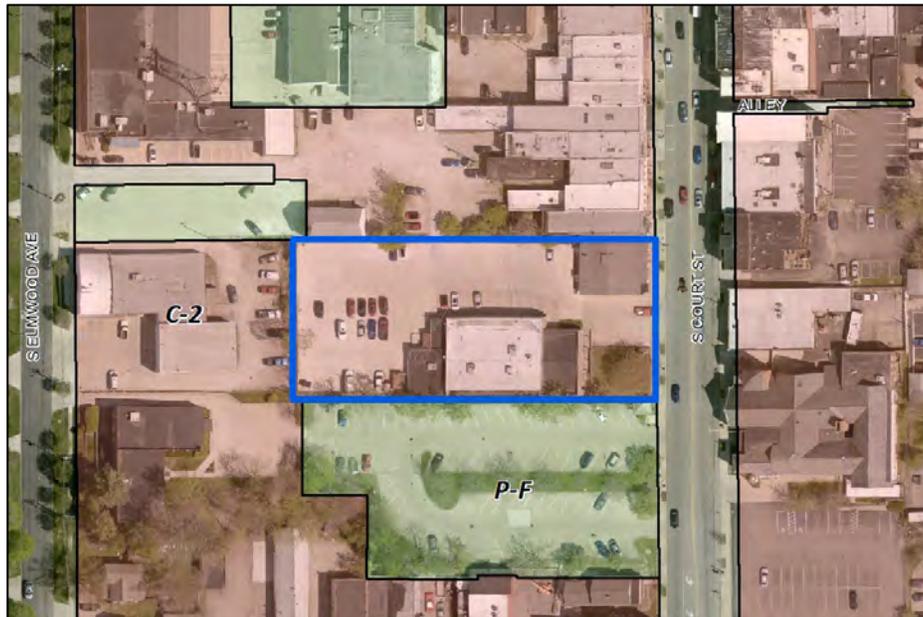
P22-19 Hotel Redevelopment

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

LOCATION AND SURROUNDING USES

The subject site is composed of two properties encompassing 0.96 acres located on the west side of South Court Street. Adjacent properties include the following uses and zoning:

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



BACKGROUND & PROPOSED APPLICATION

The site currently contains a brick one-story mixed-use building at 253 South Court Street, which was constructed in 1962, and a one-story office building at 257 South Court Street, which was constructed in 1945. The proposed project includes the demolition of the existing buildings and the construction of a 5-story, 99-room hotel. The project includes a front parking/drop-off area on the east side of the building directly accessing South Court Street and a rear parking area on the west side of the building accessing lots to the north and south.

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:

	Required	Proposed
Max Building Footprint	5,000 sq. ft.	12,784 sq. ft.
Required Front Setback	0 ft.	96 ft.
Minimum Side Setback	0 ft.	0 ft./9ft.
Minimum Rear Setback	0 ft.	61 ft.
Max Building Height	40 ft., 60 ft. w/PC Approval	54.5 ft.

The applicant has filed a variance request to the Board of Zoning Appeals to the maximum building footprint and required front setback. The Planning Commission has the ability to authorize a building height of up to 60 ft. and the proposed roofline of the building is 54.5 ft. in height. Parapet walls, elevator shafts, and similar structures are above the roofline, which are permitted to exceed the maximum building height.

Landscaping, Screening, and Buffering

Parking Lot Landscaping – Per Sections 1145.09(b), parking lots must be setback 10 ft. from the street right-of-way and must contain landscape features or other visual barriers. Parking is shown at a 12 ft. setback from the right-of-way and includes a visual barrier. Interior parking lot landscaping is provided at the required 5 sq. ft. per 100 sq. ft. of parking area.

Fencing – A 6 ft. tall black coated chain link fence with flower boxes is located on the north side of the building.

Trash Enclosure – A trash enclosure is shown in the northwest corner of the site. Per Section 1155.05(a)(3), the enclosure will need to be between 5 ft. and 7 ft. tall and must be a color compatible with the building.

Parking, Access, and Circulation

Access and Circulation – The site incorporates an access point onto South Court Street at the approximate location of the existing access point. Limited parking and a drop-off/pick-up area will be located on the east side of the building, in the front yard. Parking in the front yard is not permitted in the C-2 district per Section 1135.08(a). The proposed South Court Street access drive is 29 ft. in width at the right-of-way line and 47 ft. in width at the curb. This exceeds the maximum drive widths of 24 ft. and 38 ft., respectively, per Section 1145.10(e). The applicant has filed a variance request to the Board of Zoning Appeals to allow parking in the front yard and to exceed drive widths.

A separate parking area is located on the west side of the building with access to properties to the north and south. The property to the south is a city parking lot and properties to the north are under private ownership. The applicant will need to work with the city and property owners to the north to allow access to the rear parking area.

Parking Dimensional Standards – Parking spaces meet minimum dimensions, however, parking lot aisles are 20 ft. in width. Section 1145.08 requires a parking aisle width of 24 ft. The applicant has indicated that plans will be adjusted to meet the required dimensional requirements.

Sidewalk – A public sidewalk exists along South Court Street, which will need to be maintained. A required private sidewalk also connects the building to the public sidewalk. In addition, an exit stair is located on the city parking lot property to the south in an existing grass area.

Required Off-Street Spaces – Per Section 1145.04(d), the property is located within the Downtown Parking District, which exempts the proposed project from minimum parking requirements. Per the proposed site plan, 23 off-street parking spaces have been provided.

Engineering Department Comments

The City of Medina Engineering Department has reviewed the submitted plans and has provided the following comments:

- The existing drainage on this site is currently directed to multiple different storm sewers. In order not to overwhelm any one of these individual outlets, the future development will be required to either maintain the same volume of runoff to each of these outlets. If this is not possible, the applicant will be required to submit an analysis verifying that the existing outlets can accommodate the future runoff volume.

- The applicant must complete a site distance analysis for the entrance onto South Court Street to verify that there is sufficient site distance to safely accommodate both pedestrian and vehicular traffic crossing the entry way.
- Future parking for this project will stress the available public parking areas adjacent to this site. I understand a parking study is being conducted; I would request an opportunity to review that analysis prior to Commission approval.

The applicant is currently working on an estimate of the increased traffic volume expected from the project and a parking analysis/study in order to assess the impact of the additional demands due to the project.

Fire Department Comments

The City of Medina Fire Department has reviewed the submitted plans and has indicated that the building is generally accessible to Department vehicles and equipment, as proposed. The Fire Department noted that through administrative review processes, the developer must meet applicable Fire and Building Codes, ensure the 4th & 5th floors and the rooftop are accessible, and provide additional fire hydrants to the site, as necessary.

Building Elevations and Lighting

The proposed hotel incorporates five stories with a roof height of 54.5 ft. A small one-story area is located at the rear of the building for deliveries. All building elevations incorporate an abundance of windows. Specific building elevations are as follows:

- Front (East) – The primary entrance is located at the center of the first floor of the building and a parapet feature is positioned at the center of the rooftop. The elevation incorporates a look of precast stone with either concrete panels or an “STO” material on the first floor, “STO” brick material on the second through fourth floors, and “STO” stucco on the fourth floor.
- Side (South) – The elevation is adjacent to a public parking lot and contains an entrance. A lower level incorporates a concrete foundation wall. All other materials match the front building elevation.
- Side (North) – The elevation is clad in “STO” stucco and contains no entrances.
- Rear (West) – The elevation is clad in “STO” stucco and contains secondary entrances.

The site is located in the City of Medina Historic District and is subject to Chapter 145 of the Codified Ordinances, which will be considered by the Historic Preservation Board in their review. In addition, the Planning and Zoning Code also includes architectural standards applicable to the project.

Section 1135.13(b) states that the building’s design “should reinforce the character of the Central Business District as a whole”, emphasis should be on building form including “brick, stone or wood facades, single pane fenestration, and defined cornices”, and the building face “shall be broken up into storefront modules not exceeding fifty (50) feet in width”. Section 1135.13(c) limits the use of some materials and requires that “the exterior facades of any building in the Central Business District shall be primarily of only brick, wood, brick veneer, or natural stone”.

The applicant has filed a variance to the Board of Zoning Appeals to Section 1135.13(b)(4) as the building is not broken up into storefronts and Section 1135.13(c)(2) as the building is not primary brick, wood, brick veneer, or natural stone.

Plans show the proposed building in context with the area. However, a more detailed view showing the proposed site and the larger area with multiple perspectives would assist in the review of the project’s compatibility.

Plans indicate wall-mounted parking lot wall packs and bollards with LED lights. Parking lot lights must be a maximum of 25 ft. in height with a full cut-off (shining straight down) fixture per Section 1145.09(c). A photometric plan will need to be submitted with lighting locations and a compliant full cut-off lighting.

Downtown Medina Strategic Redevelopment Plan

The Downtown Medina Strategic Redevelopment Plan was completed in 2014 to establish a vision for the downtown and identify redevelopment possibilities. The Plan provides concepts of potential redevelopments, including two which incorporate a hotel with 100 and 122 rooms. The Plan locates the hotel at a site bound by West Liberty Street, South Elmwood Street, and West Washington Street as part of a larger redevelopment.

As noted, the Plan provides only redevelopment concepts. Part 6 of the “How to Use the Plan” section of the plan is “Be Flexible” and notes “As projects, policies, and programs develop over time they may not look exactly like the images in the document, but they should address the intent of the Plan”. In practical application, the Plan informs the city that a moderately sized hotel in the downtown area is a viable asset. The Plan does not limit a potential hotel to a specific location, size, or format.

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 supports a hotel redevelopment in the downtown Medina area, which has the potential to offer an important lodging option to visitors that does not currently exist in the city. The location of a hotel also has the capacity to anchor the downtown area and reinforce Medina as a destination. In addition, the location of a Hotel is identified in a priority development area of the Downtown Medina Strategic Redevelopment Plan.

However, staff recommends the application be tabled in order for an estimate of the increased traffic volume expected from the project and a parking analysis/study to be completed, as requested by the City Engineer, and for a more detailed plan or graphic to be provided showing the building in context with the area. The additional information will allow for further evaluation of the project regarding parking impacts and the building's relationship to adjacent development in the downtown area, as the Planning Commission is directed to consider per the Site Plan review standards found in Section 1109.02(c).

If the Planning Commission moves to approve application P22-19 as submitted, Staff recommends the following conditions:

1. The project shall comply with Planning and Zoning Code Sections 1135.06 regarding building footprint and front setbacks, 1135.08(a) regarding the location of parking in the front yard, 1135.13(b)(4) regarding dividing the building face into storefronts, 1135.13(c)(2) regarding building materials, and 1145.10(e) regarding driveway widths, or a variance shall be approved by the Board of Zoning Appeals.
2. An estimate of the increased traffic volume expected from the project and a parking analysis/study and site distance analysis shall be completed and the results shall be acceptable to the City Engineer.
3. The rear parking lot shall meet parking aisle dimensions per Section 1145.08, a photometric plan shall be submitted with lighting locations, and full cut-off light fixtures per Section 1145.09(c) and screening of the trash enclosure shall be indicated and in compliance with Section 1155.05(a)(3).

Andrew Dutton

From: Patrick Patton
Sent: Tuesday, August 2, 2022 10:21 AM
To: Andrew Dutton
Cc: Fred Himmelreich
Subject: RE: Hotel Comments
Attachments: Commercial Checklist 2019.doc

Andrew-

With regards to the above captioned Planning Commission Case:

1. Please forward the attached Engineering Department approval requirements to the applicant.
2. The existing drainage on this site is currently directed to multiple different storm sewers. In order not to overwhelm any one of these individual outlets, the future development will be required to either maintain the same volume of runoff to each of these outlets. If this is not possible, the applicant will be required to submit an analysis verifying that the existing outlets can accommodate the future runoff volume.
3. The applicant must complete a site distance analysis for the entrance onto S. Court Street to verify that there is sufficient site distance to safely accommodate both pedestrian and vehicular traffic crossing the entry way.
4. Future parking for this project will stress the available public parking areas adjacent to this site. I understand a parking study is being conducted; I would request an opportunity to review that analysis prior to Commission approval.

Let me know if you have any questions or comments, thanks.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

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

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



From: Andrew Dutton <adutton@medinaoh.org>
Sent: Tuesday, August 2, 2022 9:19 AM

Andrew Dutton

From: Patrick Patton
Sent: Thursday, July 7, 2022 11:13 AM
To: Andrew Dutton; Jim Gerspacher
Subject: RE: Hotel Variances

Good afternoon-

Regarding a traffic study, I don't think I will recommend completion of one to the Planning Commission. Typically, these studies are undertaken to determine if any roadway improvements (a turning lane or deceleration lane, for example) are justified/warranted. In this case there isn't an opportunity to construct any improvements due to the existing conditions throughout the historic district. That being said, I would like to request that the applicant provide us with an estimate of the increased traffic volume expected from this project.

Also, I do have some concern regarding site distance limitations for traffic exiting the driveway onto S. Court. We will review these issues when the site plan is submitted for review.

Lastly, as you know there is a concern regarding parking availability. I would recommend a parking analysis/study be completed in order to assess the impact of the additional demands due to this project.

Let me know if you need anything else, thanks.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

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

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



Andrew Dutton

From: Larry Walters
Sent: Tuesday, July 26, 2022 3:13 PM
To: Andrew Dutton
Cc: Mark Crumley
Subject: RE: Site Plan Review

[See below suggestions](#)

From: Andrew Dutton <adutton@medinaoh.org>
Sent: Tuesday, July 26, 2022 3:09 PM
To: Larry Walters <lwalters@medinaoh.org>
Cc: Mark Crumley <mcrumley@medinaoh.org>
Subject: RE: Site Plan Review

Larry/Mark,
Let me know if this works or if any changes are needed:

The City of Medina Fire Department has reviewed the submitted plans and has indicated that the building is generally accessible to Department vehicles and equipment (**as proposed**). The Fire Department noted that through administrative review processes the developer must meet applicable Fire and Building Codes, ensure 3rd and 4th (**4th & 5th**) floors and the rooftop are accessible, and provided additional fire hydrants to the site, as necessary.

Andrew Dutton

Community Development Director

City of Medina
adutton@medinaoh.org
330-722-9023



From: Larry Walters <lwalters@medinaoh.org>
Sent: Tuesday, July 26, 2022 9:09 AM
To: Andrew Dutton <adutton@medinaoh.org>; Patrick Patton <ppatton@medinaoh.org>
Cc: Mark Crumley <mcrumley@medinaoh.org>
Subject: RE: Site Plan Review

[We could do 2:30 today](#)

From: Andrew Dutton <adutton@medinaoh.org>
Sent: Tuesday, July 26, 2022 8:21 AM
To: Larry Walters <lwalters@medinaoh.org>; Patrick Patton <ppatton@medinaoh.org>
Cc: Mark Crumley <mcrumley@medinaoh.org>
Subject: RE: Site Plan Review

Jim Gerspacher

To: Jim Gerspacher
Subject: A written narrative providing a detailed description of the proposed use and project

4. A written narrative providing a detailed description of the proposed use and project

I am proposing a 99 room hotel with a fitness area, lobby, meeting rooms, a five story open air atrium, outdoor rooftop lounge, extended stay rooms and observation deck. The hotel will not offer retail or a restaurant to compete with our neighbors in the Historic District. No longer will our guests and visitors be forced to stay out of town at a freeway interchange instead of enjoying the beauty of our Public Square. The hotel will serve to attract and keep our visitors and guests long enough to experience and enjoy the local events, attractions, restaurants, shops and museums. Now the participants of the 350 weddings taking place on our Square each year can keep the relatives, guests and friends close by for rehearsal dinners and wedding parties catered by a local restaurants, all within walking distance. This hotel shall fulfill the goals of "Medina City's 2014 Strategic Plan" to attract "a small hotel – maybe 80-100 room" and meet the City's intention to encourage redevelopment of the chosen site by offering Community Reinvestment Act tax abatement and the designation of the site as an "Opportunity Zone". The development of this hotel, based of the feasibility projections, will induce over \$16,000,000 in spending at our local shops, restaurants, museums, attractions and events. The result of which will be the enhanced economic health and stability of our Historic District. No other single development can achieve this significant and positive impact on our community. No other project can generate as much tourism, tax revenue and be an economic magnifier, as this hotel.



253 S. Court St.

257 S. Court St.

S COURT ST



0 20 40 60 80 Feet





CUSTOMER
PARKING
1st FLOOR ONLY
NO PARKING
IN THIS AREA

257

DR. MARK STUBBENDICK, DENTURIST AND PERIODONTIC
DR. HOLLING & HOCKEY
Columbia University W Management Program
HOPSON

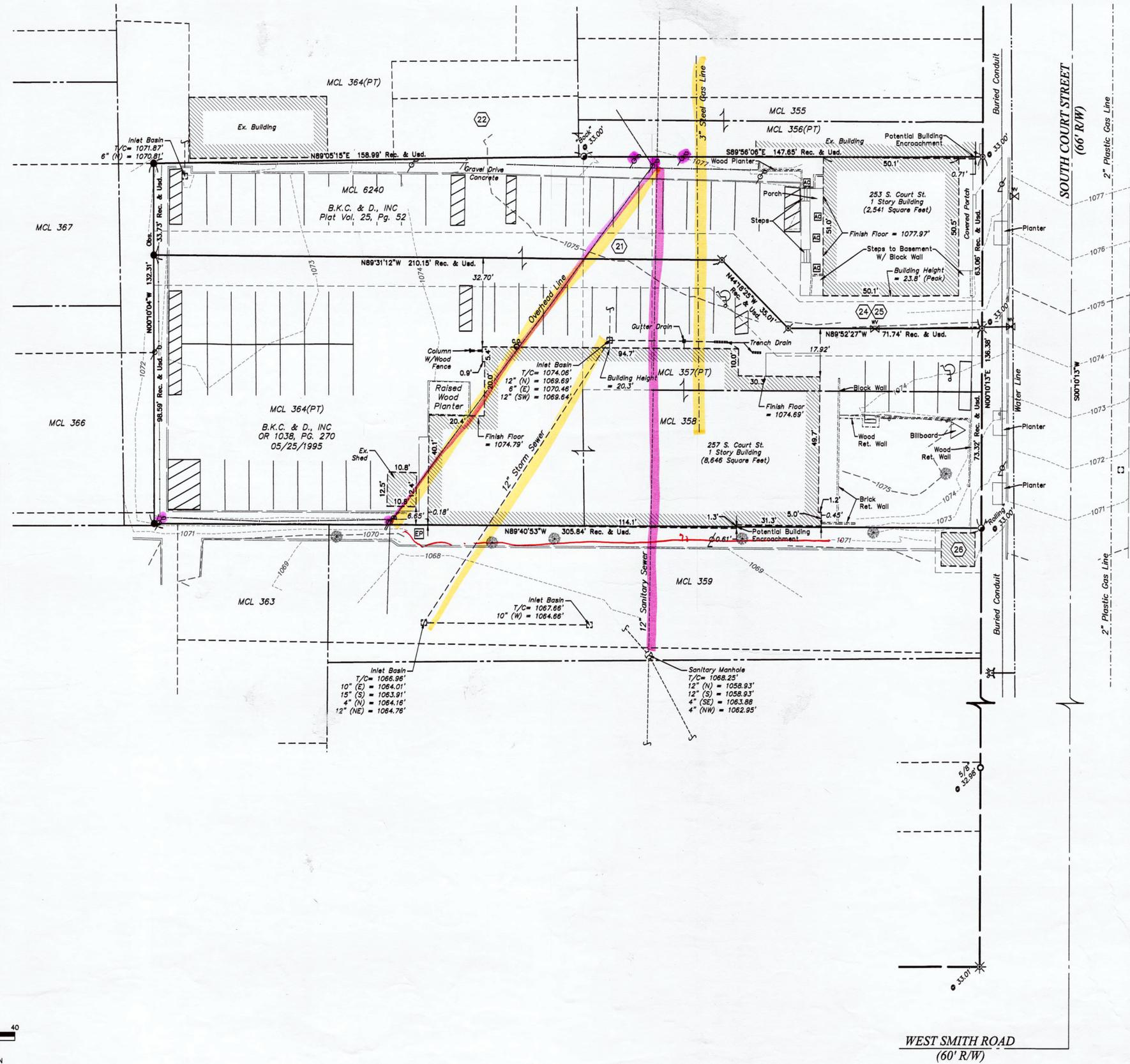


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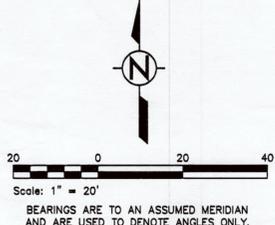
ILLES ARCHITECTS INC.
3697 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256
PH: 330.725.6262

2

REV.	DATE	DESCRIPTION



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 - Med. - MEASURED
 - Obs. - OBSERVED
 - Rec. - RECORD
 - Uad. - USED
 - - IRON PIN FOUND (NO CAP)
 - ⊙ - DRILL HOLE
 - ⊗ - MAG NAIL SET
 - ⊛ - MAG NAIL FOUND
 - ⊕ - CLEAN OUT
 - ⊙ - TREE
 - ⊙ - SANITARY MANHOLE
 - ⊙ - STORM MANHOLE
 - ⊙ - INLET BASIN
 - ⊙ - SIGN
 - ⊙ - WATER VALVE
 - ⊙ - FIRE HYDRANT
 - ⊙ - LIGHT POLE
 - ⊙ - POWER POLE
 - ⊙ - AIR CONDITIONER
 - ⊙ - ELECTRIC PANEL
 - ⊙ - 6" CHAIN LINK FENCE
 - ⊙ - TITLE REPORT EXCEPTION
 - ⊙ - TITLE REPORT EXCEPTION
 - ⊙ - EXISTING BUILDING



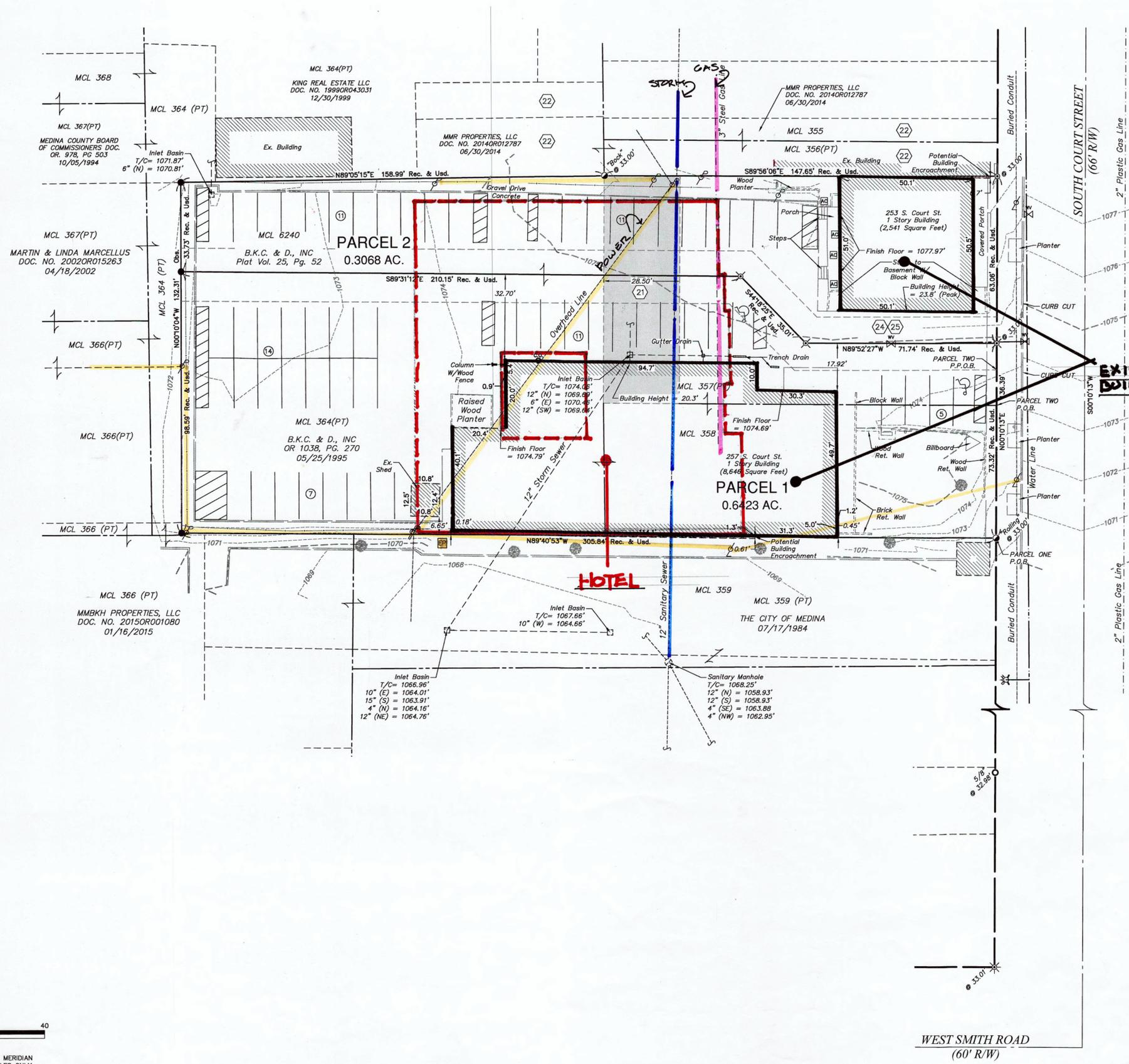
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 COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING AND SURVEYING
 203 W. LIBERTY ST., MEDINA, OHIO 44256-5980

ALTA SURVEY

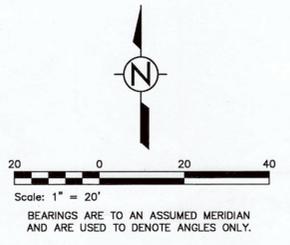
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 DATE: 12/02/2021
 CHECKED BY: DSJ
 DATE: 01/28/2022
 PROJECT No. 22-137
 ACAD FILE No. 22-137 ALTA_01
 SCALE: PLAN- 1"=20'



SHEET NO.
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 - ✕ - MAG NAIL SET
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 - - TREE
 - - SANITARY MANHOLE
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 - - INLET BASIN
 - - SIGN
 - ⊕ - WATER VALVE
 - ⊕ - FIRE HYDRANT
 - ⊕ - LIGHT POLE
 - ⊕ - POWER POLE
 - ⊕ - AIR CONDITIONER
 - ⊕ - ELECTRIC PANEL
 - ⊕ - PARKING SPACE COUNT
 - ⊕ - 6" CHAIN LINK FENCE
 - # - TITLE REPORT EXCEPTION
 - ⊕ - TITLE REPORT EXCEPTION
 - ⊕ - EXISTING BUILDING



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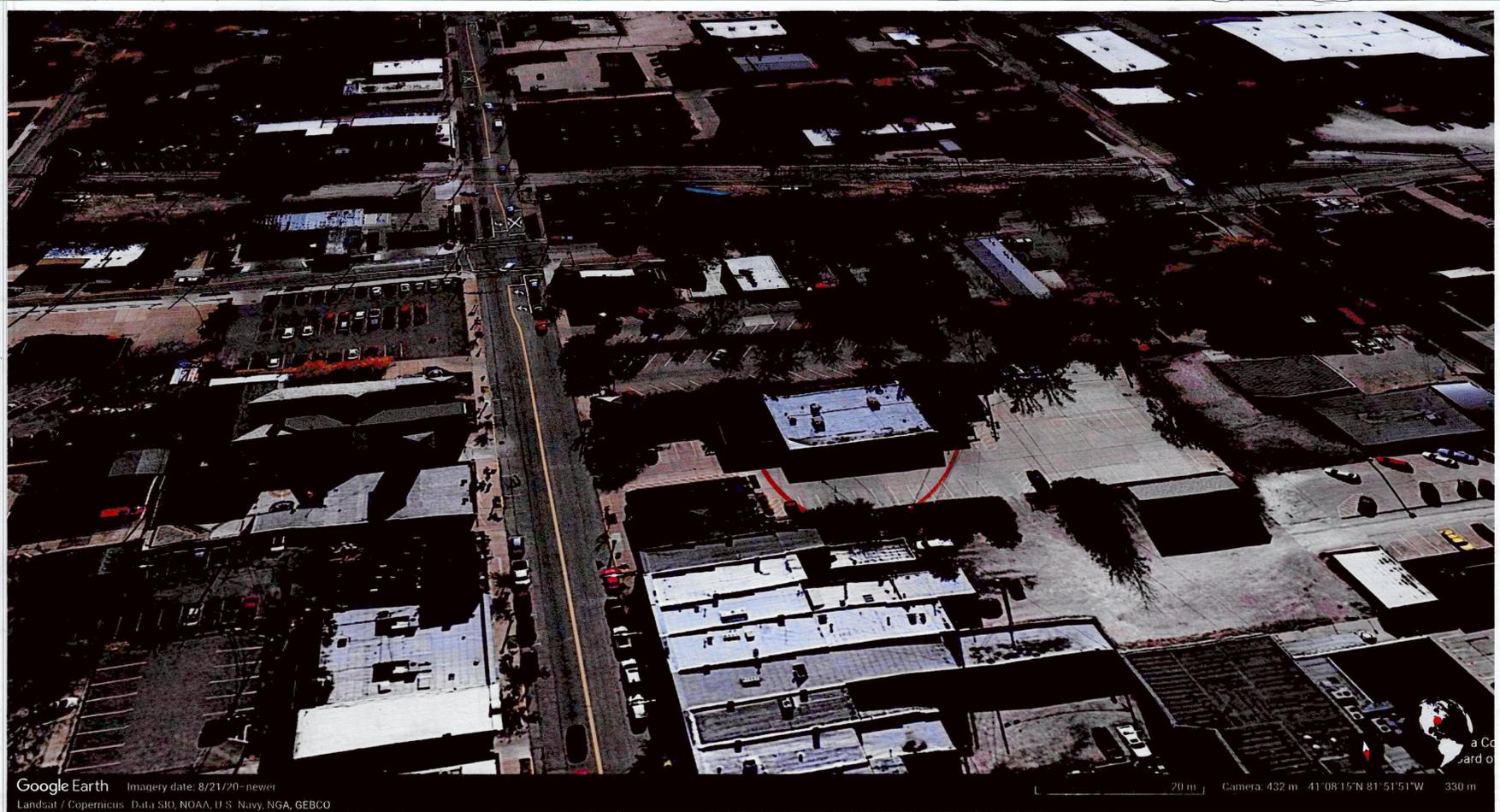
ALTA / NSPS LAND TITLE SURVEY
 COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

ALTA SURVEY

DRAWN BY: SG
 DATE: 04/23/2022
 CHECKED BY: DSJ
 DATE: 04/22/2022
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 ACAD FILE No. 22-137 ALTA_02
 SCALE: PLAN- 1"=20'



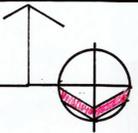
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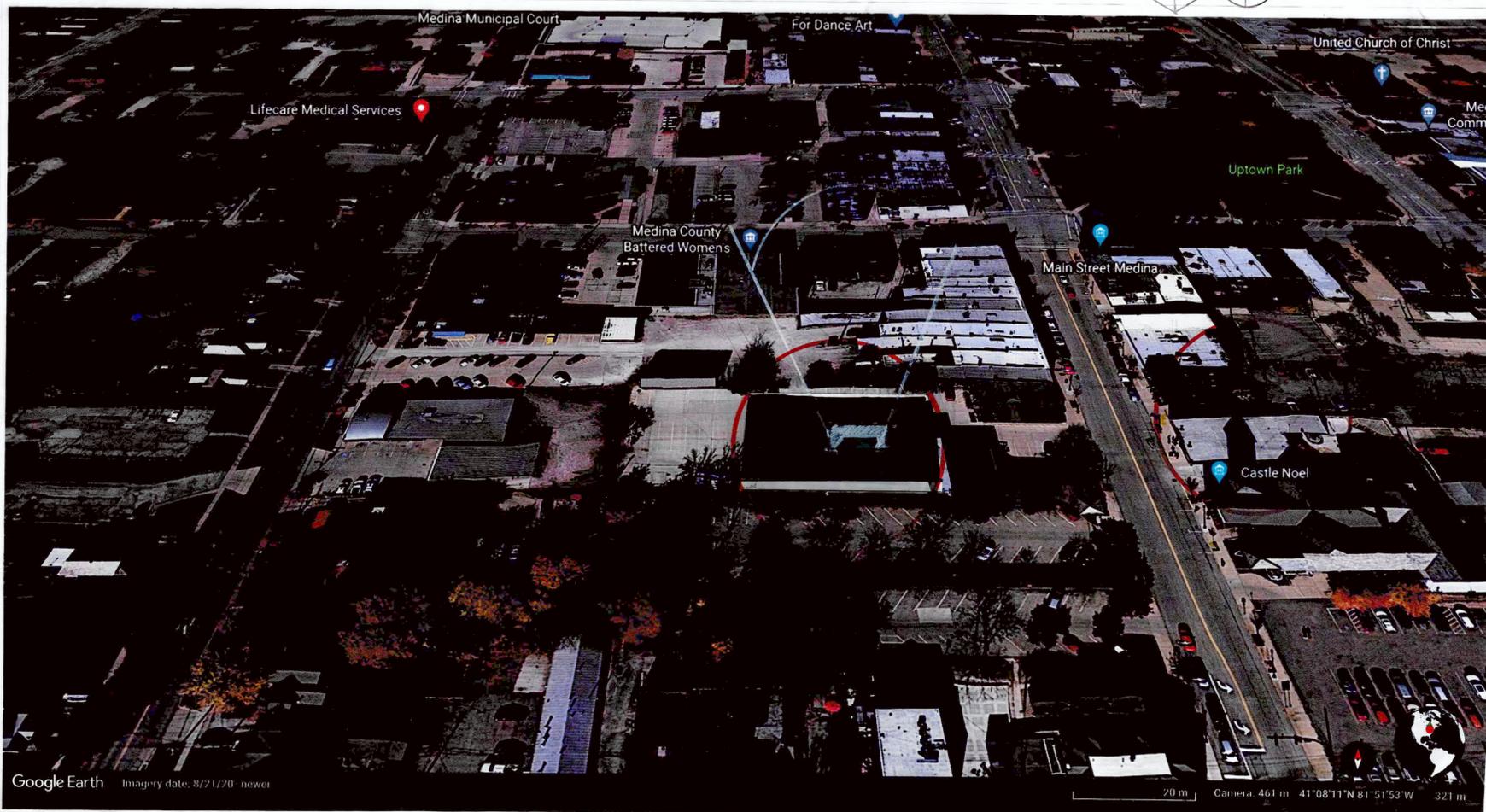
Google Earth Imagery date: 8/21/20 - newer
Landsat / Copernicus Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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EXISTING SITE FROM NORTH COURT



NEW HOTEL FOOTPRINT FROM SOUTH COURT

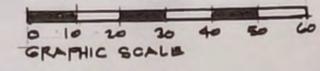


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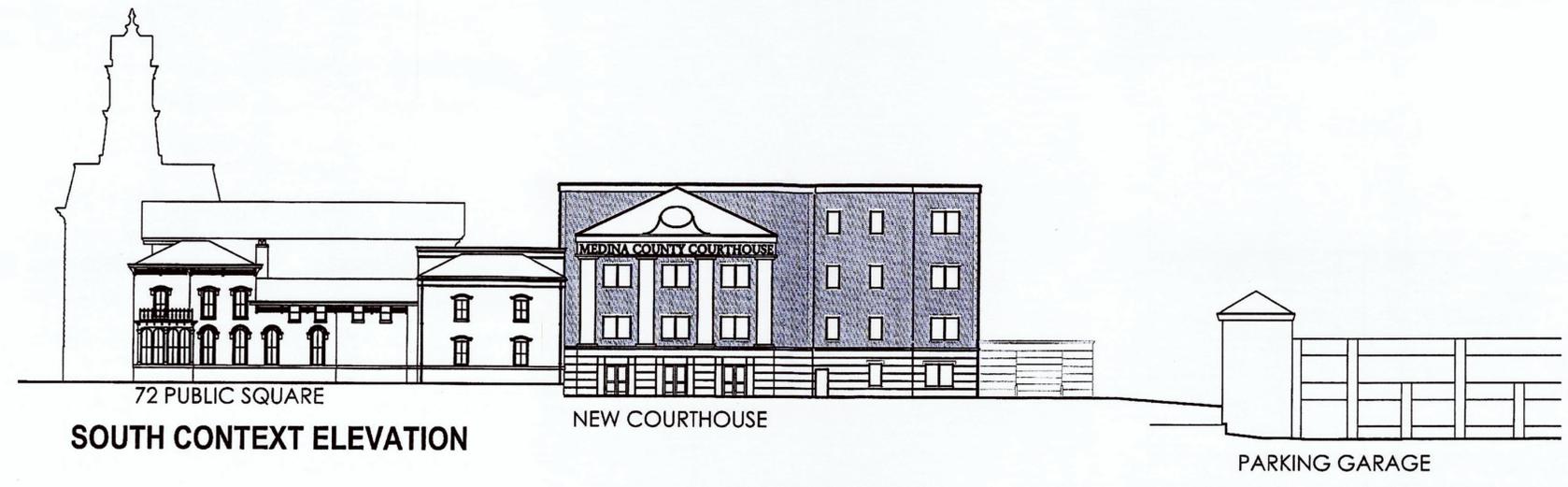
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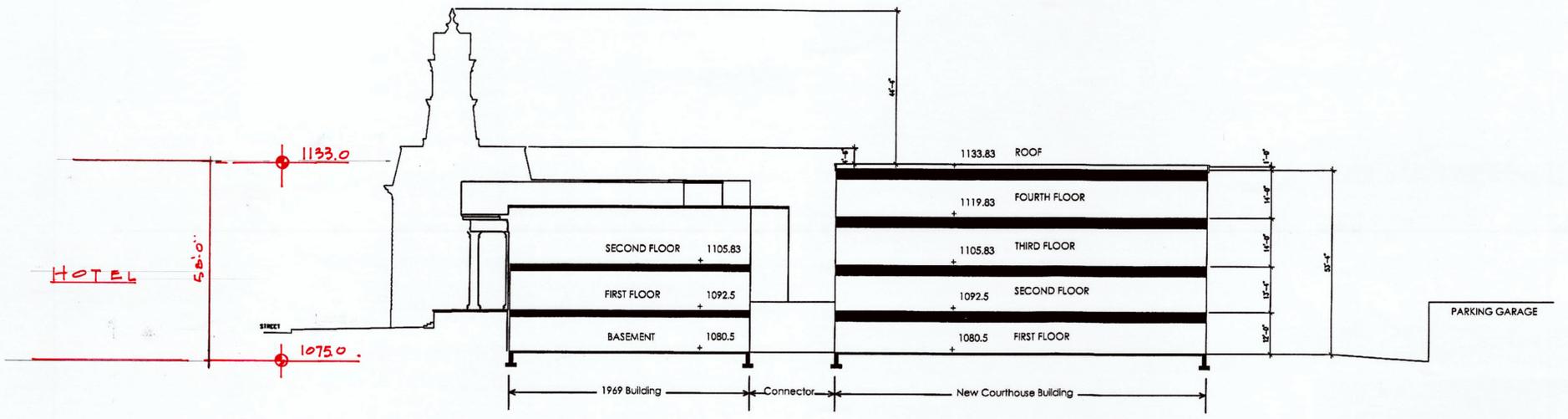
S. COURT STREET CONTEXT PERSPECTIVE



ILLES ARCHITECTS INC.
3897 FOREST RIDGE CIRCLE
MEDINA, OHIO 44258
PH: 330.725.6282

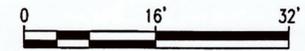


SOUTH CONTEXT ELEVATION



CONTEXT BUILDING SECTION

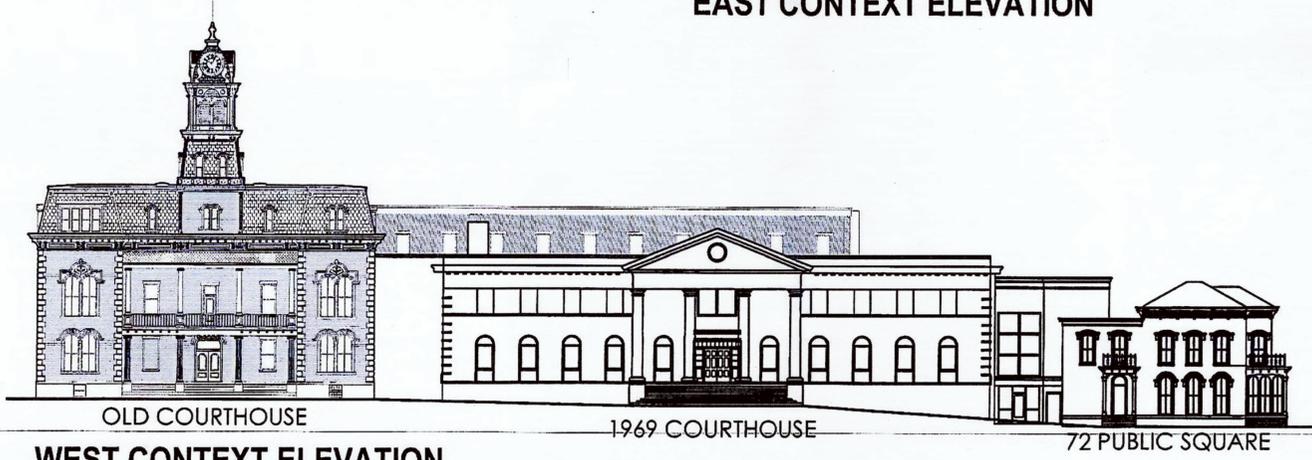
PUBLIC
RECORD
DOCUMENT
7/20/22



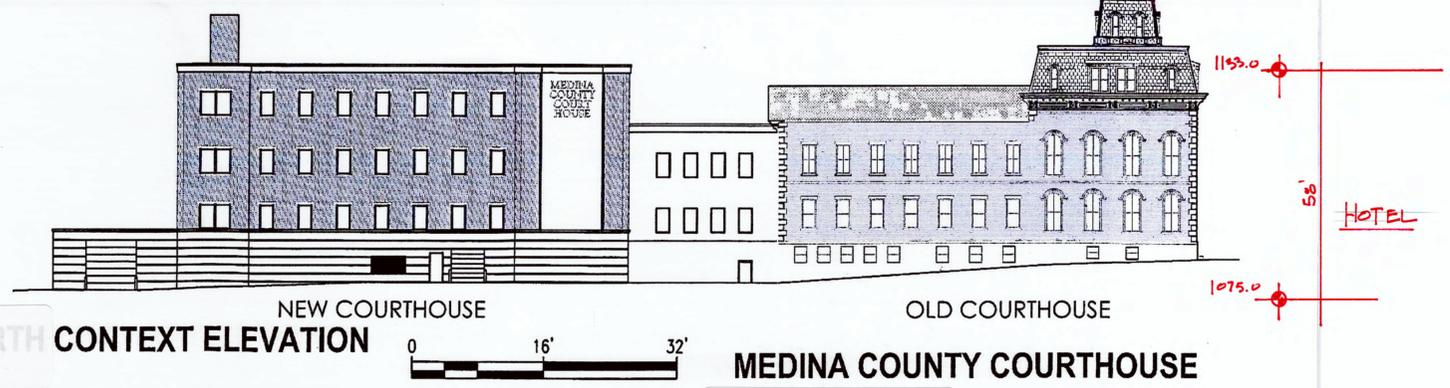
MEDINA COUNTY COURTHOUSE
02-18-2021



EAST CONTEXT ELEVATION



WEST CONTEXT ELEVATION



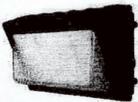
NORTH CONTEXT ELEVATION

MEDINA COUNTY COURTHOUSE

02-18-2021

PUBLIC RECORD DOCUMENT
7/20/22

80W LED Wall Pack - Bypassable Photocell
Metal Halide Equivalent - 4000K / 5000K



Available Color Options
White
Cool 5000K Natural 4000K
Brightness 12000 lm
Voltage 120-277 VAC
Power Consumption 80 Watts
Photocell Integrated Photocell (bypassable internally)

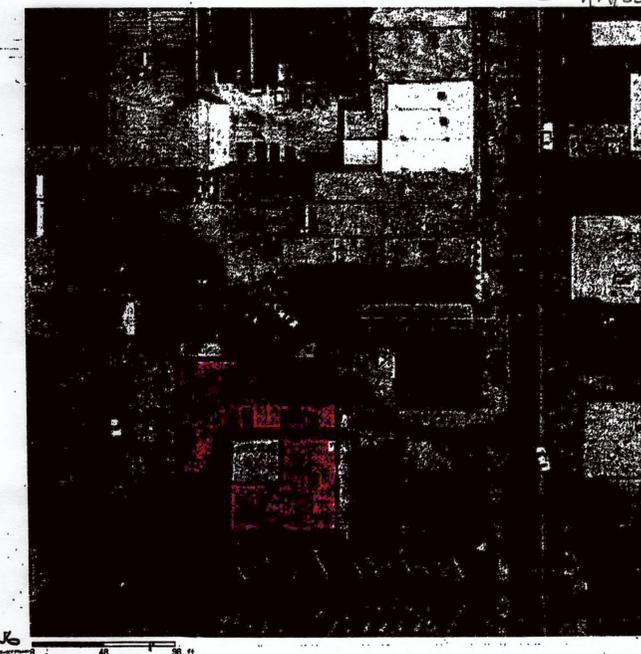
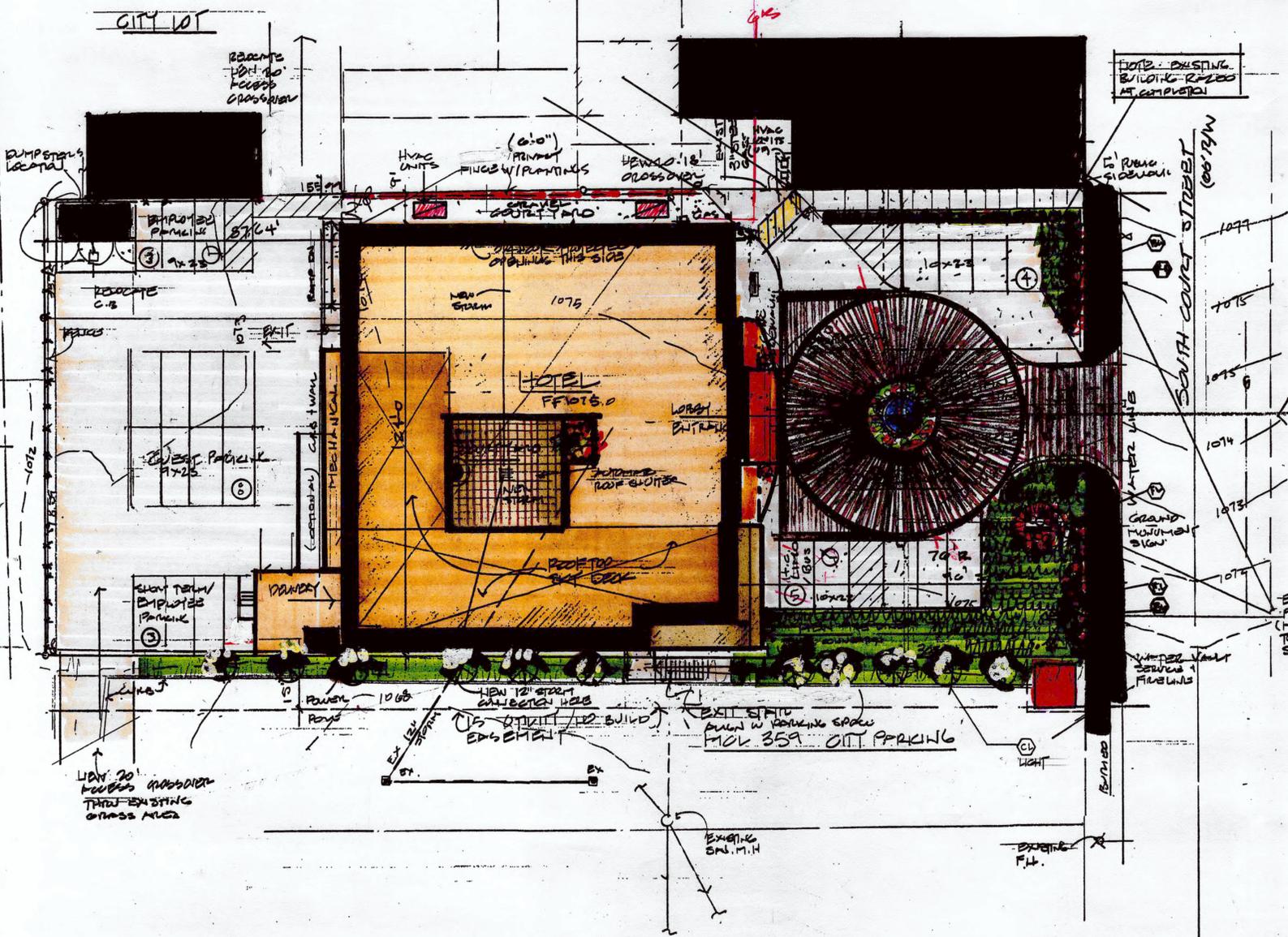
TYPICAL SECURITY LIGHT
WEST PARKING LOT &
DELIVERY AREA

Round Top LED Bollard with Louvers - Selectable
3000K / 4000K / 5000K
Part Number: BLRB-SW3822S-744-BKRL

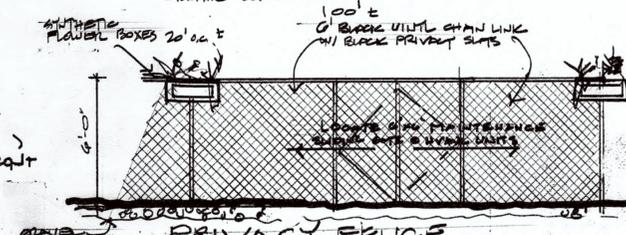


TYPICAL EAST PARKING LOT
(MOTORCOURT) FIXTURE

NOTE: FIXTURES SHOWN INDICATED ARE GENERAL DARK SKY AND ENERGY SAVING FIXTURES. DUE TO THE DECORATIVE ITEMS SUCH AS THE FOUNTAIN, ENTRY CANOPY, MONUMENT SIGN AND SCYLLONES AFFECT THE PHOTO-METRIC DESIGN. ALL OF THESE ISSUES WILL BE CONSIDERED IN THE FINAL PHOTO-METRIC DESIGN. THE FINAL DESIGN SHALL BE SUBMITTED UNDER SEPARATE SUBMISSION FOR APPROVAL BY THE CITY OF MEDINA.



LOCATION PLAN ON
EXISTING SITE



PLANT MATERIAL LIST

KEY	QTY.	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING
⊙	SEE DUG.	18"	SEAGREEN JUNIPER	JUNIPERUS CHINENSIS	AS SHOWN
⊙	SEE DUG.	24"	DUF. BURNING BUSH	EUNYMIUS ACATA 'COMPACTA'	AS SHOWN
⊙	SEE DUG.	32"	STD. BURNING BUSH	EUNYMIUS ALTIUS	AS SHOWN
⊙	SEE DUG.	6'-1"	CLEVELAND PEAR	PYRUS	AS SHOWN
⊙	SEE DUG.	6'-1"	SUNBURST HONEY LOCUST	GLIEDTBIA SKYLINE	AS SHOWN
⊙	SEE DUG.	6'-1"	ALBERTA SPRUCE	GLAUCIA CONICA	AS SHOWN
⊙	SEE DUG.	8'-12"	HOSTA	FORTUNEI 'AUREO MARGINATA'	AS SHOWN
⊙	SEE DUG.	1"	FLOWERING ANNUALS	DAYLILY, RED IMPATIENS, COREOPSIS, SWEET WILLIAMS, ASTER, GERANIUMS	AS SHOWN

- NOTE: SOME LANDSCAPE MATERIALS & SPACING MAY BE SUBSTITUTED AT THE TIME OF PLANTING DUE TO AVAILABILITY
1. ALL PLANT MATERIALS SHALL RECEIVE 3" DEEP GENERAL BARK MULCH
 2. ALL AREAS SHOWN IN DARK GREEN SHALL BE MAINTAINED LAWN WITH IRRIGATION
 3. FOUNTAIN DESIGN SHALL BE A SEPARATE DESIGN SUBMITTED UNDER SEPARATE SUBMISSION
 4. MONUMENT SIGN SHALL BE SUBMITTED UNDER SEPARATE SUBMISSION FOR APPROVAL

LANDSCAPE
PRELIMINARY
SITE PLAN



7
7/19/22

DATE
7/19/22

A NEW HOTEL 257 S COURT STREET MEDINA, OHIO



ILLES ARCHITECTS INC.
3887 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256
PH: 330.725.6282



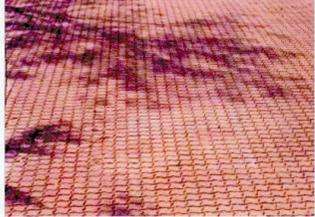
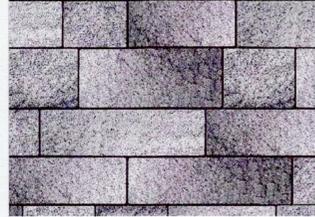
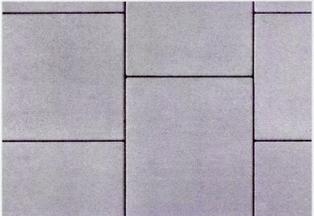
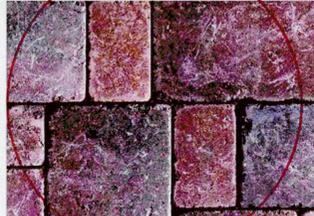
Pavers And Slabs

Home > Select Products > Pavers And Slabs

1-15 OF 22 ITEMS

From traditional shapes and textures to the most advanced technology and unique styles, the choices available in our paver collection are unrivaled in the industry. Whether you're dreaming of an intimate patio, a practical driveway or a luxurious outdoor living space, Unilock has pavers for everyone.

- Hide filter
- Category
 - Pavers And Slabs (22)
 - Permeable Pavers (6)
 - Natural Stone Slabs (3)
 - Porcelain Tile (1)
 - Fireplaces, Fire Pits & Kitchens (3)
 - Retaining Walls & Base Units (9)
 - Coping - Wall, Step & Pool (13)
 - Pillar Caps (5)
 - Step Units (5)
- Style
- Color
- Price range
- Technologies
- Applications
- CLEAR
- VIEW ALL

 <p>ADA PAVER</p> <p>PAVERS AND SLABS</p>	 <p>ANCHORLOCK™</p> <p>PAVERS AND SLABS</p>	 <p>ARCANA™</p> <p>PAVERS AND SLABS</p>	 <p>ARTLINE™</p> <p>PAVERS AND SLABS</p>	 <p>BEACON HILL™ FLAGSTONE</p> <p>PAVERS AND SLABS</p>
 <p>BEACON HILL™ SMOOTH</p> <p>PAVERS AND SLABS</p>	 <p>BRISTOL VALLEY®</p> <p>PAVERS AND SLABS</p>	 <p>BRUSSELS BLOCK®</p> <p>PAVERS AND SLABS</p>	 <p>COPTHORNE®</p> <p>PAVERS AND SLABS</p>	 <p>COURTSTONE®</p> <p>PAVERS AND SLABS</p>
 <p>ECO-OPTILOC™</p> <p>PAVERS AND SLABS, PERMEABLE PAVERS</p>	 <p>HOLLAND PREMIER™</p> <p>PAVERS AND SLABS</p>	 <p>HOLLANDSTONE™</p> <p>PAVERS AND SLABS</p>	 <p>MATTONI™</p> <p>PAVERS AND SLABS</p>	 <p>NORDIC COBBLE™</p> <p>PAVERS AND SLABS</p>





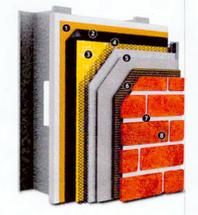
EAST/FRONT ELEVATION
SCALE: 1/8" = 1'-0"



WEST/REAR ELEVATION
SCALE: 1/8" = 1'-0"

System Bulletin
sto Building with conscience.

StoPowerwall® DrainScreen® MVES
Masonry Veneer Engineered portland cement stucco wall system with advanced cavity wall design, and continuous air and water-resistive barrier



Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C1177, code compliant wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry, existing structurally sound, uncoated brick or other masonry wall construction.

- 1) Air and Water-resistive Barrier: StoGuard - Sto Gold Coat®
- 2) Water-resistive Barrier: Code compliant paper or felt
- 3) Drainage Mat: Sto DrainScreen
- 4) Lath: code compliant minimum 2.5 lbf/ft² (1.4 kg/m²) self-furred galvanized steel diamond mesh metal lath
- 5) Stucco Scratch and Brown Coat: ASTM C926 compliant stucco (as furnished or listed by Sto Corp.)
- 6) Masonry Veneer Adhesive: StoColl
- 7) Masonry Veneer Grout: ANSI 118.7 compliant portland cement-based grout
- 8) Masonry Veneer: thin brick, thin stone, ceramic tile, or cultured stone in conformance with applicable building code requirements

System Description	
StoPowerwall DrainScreen MVES is a portland cement stucco wall system with Adhered Masonry Veneer (AMV) - thin brick, natural stone, ceramic tile, or manufactured stone. It combines the strength and durability of portland cement stucco with Sto high strength masonry veneer adhesive, and the moisture protection of Sto's advanced cavity wall design with StoGuard® air and water-resistive barrier.	
Uses	
StoPowerwall DrainScreen MVES can be used in residential or commercial wall construction where durability, superior aesthetics, and air and moisture control are essential in the climate extremes of North America.	
Features	
Variety of masonry veneers - brick, stone, tile - that integrate seamlessly with Sto finishes	Design versatility on a single compatible substrate
Advanced Cavity Wall Design	Reduced risk of water penetration
Impact and puncture resistant cladding	Withstands abuse, reduced maintenance
Fire resistant wall design	Occupant safety
Continuous air and moisture barrier	Impedes water penetration, helps reduce energy costs
Fully tested, building code compliant wall assembly	Peace of mind
Properties	
Weight (not including sheathing and frame)	< 31 lbf/ft² (152 kg/m²) with nominal 15 lbf/ft² (73.2 kg/m²) masonry veneer
Assembly thickness (from outside face of sheathing)	Nominal 2 inches (51mm) with 5/8 inch (16mm) thick masonry veneer
R-value (from outside face of sheathing)	0.84 ft²·h·°F / Btu (0.148 m²·K / W)
Wind Load Resistance (varies with stiffness of steel wall construction and sheathing / lath attachment)	Capable of achieving DP of: +65, -48 lbf/ft² (+3.11, -2.29 kPa)
Code Compliance: StoGuard AMB: ICC-ESR 1233	IBC, IRC, IECC (2012, 2015, 2018)
Construction Types and Fire Resistance	• All Construction Types (I-V) • ASTM E119 1-hourly ratings
Warranty	
10 year Limited Warranty	
Maintenance	
Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur. Sealants and other façade components must be maintained to prevent water infiltration.	



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

ik PH: 330.725.6282



SOUTH/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NORTH/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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