MEETING DATE: 4-8-21

BOARD OF ZONING APPEALS

Z21-06
135 W. Liberty St.

CITY of MEDINA
Board of Zoning Appeals
April 8, 2021 Meeting

Case No:	Z21-06
Address:	135 W. Liberty Street
Applicant:	Rose Company
Subject:	Variance from Section 1135.06 to allow a new building with a 11,465 sqft building footprint instead of the maximum allowed 5,000 sqft
Zoning:	C-2, Central Business District
Submitted by:	Jonathan Mendel, Community Development Director

Site Location:
The site is located in the middle of the north side of the 100 block of W. Liberty St.

Project Introduction:
The applicant requests a certificate of appropriateness for two actions:

- Demolish the entire existing site improvements
- Construct a new 4-story mixed use building
    - Ground floor is 11,500 sqft of flexible commercial space
    - 2nd-4th floors will have 39 residential apartments (mix of studios, 1 & 2 bedrooms units)

The proposed 11,465 sqft building footprint exceeds the maximum 5,000 sqft building footprint requirement in the Public Square area outlined in Section 1135.06 of the Planning & Zoning Code. Therefore, the applicant requests a variance for the proposed building footprint size.

In addition to review by the Board of Zoning Appeals, this project will be reviewed on April 8, 2021 by the Planning Commission for site plan and Historic Preservation Board for a Certificate of Appropriateness.

Please find attached to this report:

1. Architectural elevations, site plan and floorplans by Architectural Design Studios Incorporated received March 17, 2021
2. Site aerial photograph

Considerations:
Section 1107.08(b) of the Planning & Zoning Code describes the responsibilities of the Board of Zoning Appeals as such: Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this chapter, the Board shall have the power, in a specific case, to interpret any such provision in harmony with its general purpose and intent so that the public health, safety, and general welfare may be secured and substantial justice done.

The request is subject to determination of a practical difficulty for the building footprint square footage variance. There are seven factors that the BZA should consider when evaluating whether or not a practical difficulty exists. These factors are outlined below, along with a discussion of how these factors apply to the application in question. The Board shall weigh the following factors to determine whether an area variance should be granted:

A. *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*

There may not be optimal beneficial use of the property without the variance. Within the context of the proposed project, leasable space (commercial and residential) may be unnecessarily restricted due the project programming and the access requirements of the building code. Complying with the maximum requirement would limit the development of the site to four individual 35 foot wide 123 foot deep buildings.

B. Whether the variance is substantial;

The variance is 129% more than the maximum allowed 5,000 sqft. Within the context of the immediate vicinity and the district, it may not appear substantial. The zoning code could permit the subject property's 17,220 sqft buildable area to be completely covered by four 4,305 sqft footprint buildings. The proposed building's footprint is only 11,465 sqft (43% less coverage than could be built as-of-right)

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

The existing building immediately across W. Liberty to the south (auto parts store) has an approximate 12,350 sqft footprint.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

The variance would not adversely affect the delivery of governmental services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The property owner is aware of the zoning restriction.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

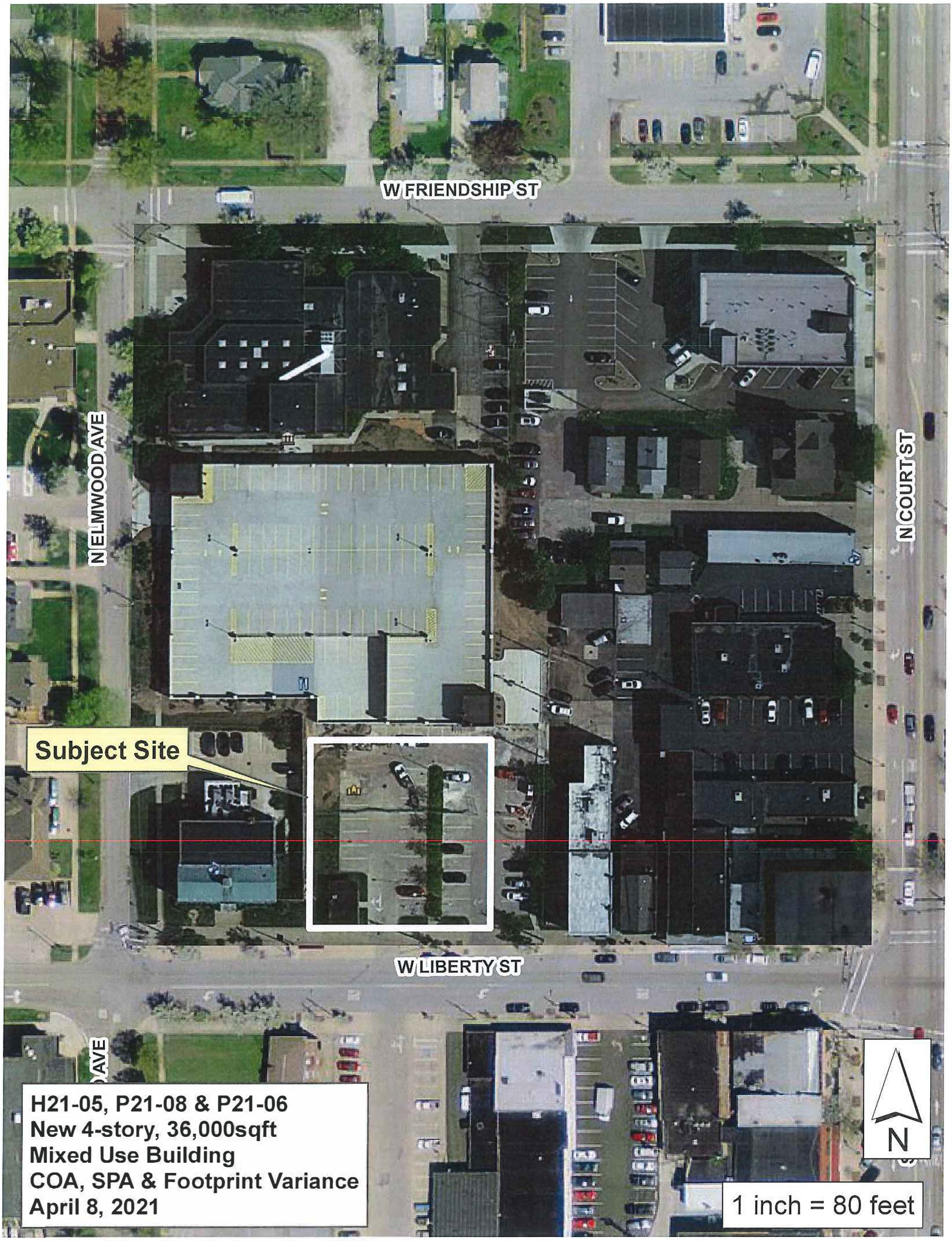
The owner's predicament may not be obviated because the applicable building codes have minimum accessibility requirements. This reduces the potential area and layout of the leasable space within the building and consistent with contemporary building design, construction and management.

Four individual 35 foot wide, 123 foot deep buildings would be inconsistent with contemporary commercial/residential mixed use building planning, design, construction, building code compliance and long term property management.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

The intent of the regulation is to keep future development in scale with the increment and building rhythm of the existing downtown block frontages. This project would be consistent with the character of the downtown and the scale, increment and rhythm of the downtown built environment.

The BZA must weigh the above seven factors for the requested variance and determine if a practical difficulty exists that would merit a variance from section 1135.06.


W FRIENDSHIP ST
N ELMWOOD AVE
N COURT ST
Subject Site
W LIBERTY ST
H21-05, P21-08 & P21-06
New 4-story, 36,000sqft
Mixed Use Building
COA, SPA & Footprint Variance
April 8, 2021
N
1 inch = 80 feet

ARCHITECTURAL DESIGN STUDIOS INCORPORATED

Architecture
Preservation
Graphics
Planning
Interior Design

620 East South Rd
Medina, Ohio
44256

330.723.6976
(phone)

330.723.7129
(fax)

March 16, 2021

Board of Zoning Appeals
c/o Jonathan Mendel, Community Development Director
City of Medina
132 North Elmwood Street
Medina, Ohio 44256

RECEIVED
MAR 17 2021
BY

Re: Liberty View
135 West Liberty Street

Dear Board Members,

We are requesting relief for the above referenced project from City of Medina Zoning Regulation 1135.06 which limits the maximum building footprint in the Public Square Area to 5,000 sf. The Liberty View project is a four storey mixed use building consisting of grade level commercial with three upper stories of residential apartments. The overall building facade along West Liberty is designed at a length of 125 feet. This is divided into five, 25 foot bays. The facade is detailed to appear as four separate structures, one being 50 feet in width and the other three at 25 feet in width. The wider facade element provides a heavier sense of massing similar to the Old Phoenix Block at the corner of East Washington and South Court Streets. The other facades are similar in width and character to many of the other buildings around the square. Each of the individual building facades will be finished with brick masonry veneer utilizing hood and cornice elements with detailing intended to reflect the historic character found in many of the buildings around the area. The brick will be laid in patterns to create details like window hoods, rowlocks, and soldier coursing. Cornices will be fabricated from durable materials like Fypon and Azek moldings and EIFS panels.

The Liberty Street facades are designed to create individual storefront elements at grade, with body and cornice elements above. Windows will have similar patterning as found on many of the original buildings in the area. Many of the existing buildings in the area utilized double hung windows in a vertical proportion. Our use of a bay window motif on the one facade reflects back to the window detail of the brownstone building found on the square. The storefront windows and doors of the past often incorporated cast iron elements, fabricated and detailed to mimic wood and stone construction. The storefronts for Liberty View will adapt similar massing and details, but will use efficient aluminum storefront glazing systems integrated with masonry and contemporary trim materials. Sign areas will be incorporated into the storefront cornice elements and several of the facades utilize awnings for accent.

The final design is unique in character, utilizing contemporary materials, but incorporating the patterns and massing of the historic structures found within the

district. The building utilizes a storefront facade and cornice that visually supports the masonry body of the building above. Each facade utilizes a different window pattern. These mimic various buildings within the district, but are unique and specific to each of these facades. Each building is then provided with a finishing top or cornice element. Some of the cornices are fairly simple in character with some a little more highly developed, similar to what is seen on the south and west facades of the buildings on the square. By mixing the patterns, colors, and brickwork for the facades, and setting the building along the ROW of Liberty Street, you can see in the rendering how the Liberty View project visually extends the lines of Sully's and the other historic facades along Liberty Street. Stopping slightly short of the western property line, the area opens up and leaves some room for the Pease Federal Building to stand comfortably in its current location.

The overall building footprint is 11,460 sf. Our initial proposal to the city for the development of the lot was 8,792 sf, but we increased the size of the project at the city's request so that the project would more fully utilize the site and would generate more tax revenue for the city. The area of the lot is 19,383 sf.

Section 1135.01 of the city's zoning code states the purpose of the C-2 district zoning regulations are as follows:

The historic fabric of a community is recognized as an asset of the City of Medina and is a principle focal point of the community providing a distinct economic resource and a center for community orientation. It is in the interest of the city to protect and enhance these features of public interest in this business district by:

(a) Preventing the deterioration of property and the extension of blighting conditions;
(b) Promoting redevelopment activities to occur in such a fashion to complement the existing historic mixed use character and architecture of this district;
(c) Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area and which promotes the public square open space area; and
(d) Preventing the creation of influences adverse to the physical character of the area.

In accordance with the standards as outlined within the city's zoning code, we believe a practical difficulty exists in the development of this lot in accordance with section 1135.06. Limiting the building footprint to 5,000 sf is inconsistent with existing development in the area and inconsistent with the purposes cited for establishing the C2 district. We offer the following for consideration and justification in the granting of a variance to this section of the code.

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; - A project with a footprint of 5,000 sf could be developed on the lot, but that would be inconsistent

with other development in the area given the size of the lot. Many of the structures in the area fully occupy or almost fully occupy their site. These structures are built on their respective property lines and in many cases utilize the same wall as structure for the building on each side of the wall. It would be possible to parcel this site into four smaller lots, similar in size to many of the other lots within the district, thus providing for the construction of four separate structures, each with a footprint of 5,000 sf. In essence, the site could be developed with a total footprint of nearly 20,000 sf and be fully complaint with the C2 zoning restrictions, but that creates some very practical and costly issues in developing the site as intended by both the developer and the city. Developing the site as a single lot with a building footprint of 11,460 sf provides a means to construct a building that provides for the intended use and provides for a means to achieve a reasonable return on the development of the property. Forcing the property to be parceled into smaller lots, as would be necessary without the variance restricts the site from being redeveloped in accordance with the city's Strategic Redevelopment Plan and limits the opportunity to achieve a reasonable return on the redevelopment.

B. Whether the variance is substantial; - The variance represents a size that is more than twice the limitation set by the code, but the code limits the building to a size that is only 25% of the size of the site. As previously noted, when compared to other structures within the district, many buildings within the district fill or nearly fill their site completely and when viewed from the public way, many of the existing buildings fill their lots completely, property line to property line. When you compare the utilization of the lot as proposed for the Liberty View project relative to the other buildings within the district, this request does not represent a substantial variance.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance; - The granting of this variance will not substantially alter the character of the district nor will it have a detrimental impact on the properties within the district. The size of the proposed structure is not uncommon within the district. The Phoenix Block (Huntington Bank) is a single building with its facade delineated as a single building with a footprint of roughly 8,500 sf. Towne Square Commons (formerly Zeiglers) has a foot print of 12,150 sf. It is the result of the consolidation of three buildings into one, so it displays multiple building facades, but is a single structure, similar to what is intended for Liberty View. The auto parts store across the street has a foot print of 12,500 sf. Medina City Hall has a foot print of roughly 19,500 sf. Neither of these structures has been a detriment to the other properties within the district. There are many structures within the district that far exceed the 5,000 sf limitation imposed by section 1135.06 and it would represent a substantial detriment to the district if some of these buildings were actually removed. The actual size of the building footprint is not a significant factor in determining if a building is consistent with or reinforces the character of a neighborhood. Liberty View is designed to conform to the essential character of the district, enhancing, not diminishing the overall quality of the area.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage); - The granting of this variance will not have a negative impact on the delivery of governmental services. We are actually working with the city to provide for a more centralized trash collection system for several of the properties in the area. The creation of a more centralized trash area will actually improve the delivery of trash collection services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions; - The property is owned by the Medina City Development Corporation and will be leased by Rose Company, the developer of the site. The limitation on building footprint was know by both the MCDC and Rose Company at the start of the project's conception. While this site was not specifically noted in the city's 2014 Downtown Medina Strategic Redevelopment Plan, the plan we are proposing is consistent in size and character to recommendations and conceptual plans found within the Strategic Redevelopment Plan for other sites around the district.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or - Referencing the purpose of the C2 zoning district as stated in the city's zoning code and reiterated above, developing a project with a 5,000 sf building footprint on a lot of nearly 20,000 sf would be inconsistent with the purposes of the regulations. It would not be possible to develop the site in a manner consistent with the established character of the district, if the structure was limited to a footprint of 5,000 sf.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance. - This size limitation for the development of buildings within the district appears to be intended to control the overall scale of projects that develop in the district with a belief that larger structures will be detrimental to the overall character of the district. In many ways, this limitation is actually inconsistent with the actual character of the district it is intended to protect. There are many existing historic structures within the district that exceed this limitation. The Liberty View project, even at the scale proposed, directly addresses three of the four purposes identified in the zoning code for the C2 district. First, the code is intended to promote the development of activities that complement the existing historic mixed use character of the district. The Liberty View project is a mixed use development that draws upon the historic character of the district and makes reference to the existing quality, scale, massing, sense of detail, and use of materials found in other structures within the district. Even though the building has a footprint larger than 5,000 sf, the articulation of the facade creates the appearance of four smaller structures that if developed individually, would be compliant with the 5,000 sf limitation. The project is visually consistent with the other structures in the district. The second purpose identified in the code is to encourage and protect private investment that improves the economic and social character of the district. The Liberty View project, as a mixed use facility, will add to the economic mix of the area,

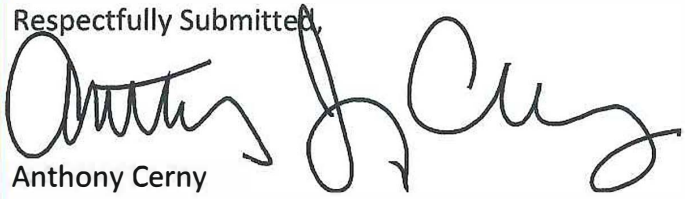
but more importantly, with the inclusion of apartments, the project will bring residents to the area that will add activity and support the economic and social fabric of the district. The plan is a direct response to the recommendations as outlined in the city's 2014 Strategic Redevelopment Plan for the area. Finally the last purpose of the code is to prevent the creation of influences adverse to the physical character of the area. The Liberty View project will be an enhancement to the character of the area, maintaining and expanding the commercial street front facades of the city's Historic District.

In summary, the Liberty View project directly responds to the recommendations of the city's 2014 Strategic Redevelopment Plan for the city's Uptown Park area. It also directly responds to the development proposal issued by the Medina City Redevelopment Corporation, providing a mixed use facility that offers commercial space consistent with the other structures around the district and residential living within the district. The design is also consistent with the U.S. Department of the Interiors' recommendations for new construction within the boundaries of historic properties. These recommendations are as follows.

1. New construction must not alter the historic character of a property or district.
2. In areas with multiple historic buildings, the historic relationship between buildings must also be protected.
3. New construction should reflect the massing, size, scale, and architectural features of a site and should be compatible with those of the historic buildings.
4. New construction should be distinct from the old and must not attempt to replicate historic buildings to avoid creating a false sense of historic development and diminishing the quality and character of the historic buildings in the district.

The Liberty View project represents a positive addition to the city's Uptown Park district. It conforms to development standards and goals as recommend by the U.S. Department of the Interiors and also directly responds to both the city's strategic development plan and the city's development guidelines for the area. This project meets the spirit and intent of the zoning code and substantial justice will be done in the granting of this variance.

Respectfully Submitted,



Anthony Cerny
Architectural Design Studios, Inc

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LIBERTY VIEW

135 WEST LIBERTY STREET
MEDINA, OHIO 44256

ARCHITECTS

ARCHITECTURAL DESIGN STUDIOS
620 E. SMITH ROAD
MEDINA. OHIO-44256

TEL: (330)723-6975

DEVELOPERS

ROSE COMPANY
23 PUBLIC SQUARE, SUITE 200
MEDINA, OHIO 44256

TEL: (330)725-6767

SYMBOLS

ELEVATION MARK
DOOR MARK REFERENCES TO DOOR SCHEDULE
CENTER LINE
PLATE OR PROPERTY LINE
ANGLE
REVISION INDICATOR
WINDOW MARK REFERENCES TO WINDOW SCHEDULE
DIAMETER
PLUS OR MINUS
FIRMING
BLOCKING

SECTION MARKER
SECTION NUMBER
SHEET NUMBER
CUT DIRECTION

ELEVATION MARKER
ELEVATION NUMBER
SHEET NUMBER

COLUMN LINE
COLUMN INDICATOR

DETAIL MARKER
DETAIL NUMBER
SHEET NUMBER

NORTH ARROW
NORTH

ROOF PITCH
RUN
RISE
CORNER OF PROPERTY LINE

RIGHT OF WAY ROW OR PROPERTY LINE
WWF REINFORCING
PLYWOOD SHEATHING
RIGID INSULATION
BATT INSULATION
STEEL
POROUS FILL
CONCRETE
EARTH

MASONRY PLAN VIEW
CONC. BLOCK w/ BRICK VENEER
STUD WALL w/ BRICK VENEER

MASONRY SECTION VIEW
BRICK
CONC. BLOCK
MASONRY GROUT
BOND BEAM

DRAWING INDEX

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SP-2	SITE DEMOLITION PLAN
SP-5	SITE LANDSCAPE PLAN
A-21	1ST FLOOR PLAN
A-23	3RD FLOOR PLAN
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A-32	EAST ELEVATIONS
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ARCHITECTURAL DESIGN STUDIOS INCORPORATED

Architecture
Preservation
Graphics
Planning
Interior Design

620 E. Smith Road
Medina, Ohio 44256
330 □ 723 □ 6975

DOCUMENT CERTIFICATION

ORC 3791.042 & OBC SECTION 104.2.1.1

I do hereby certify that the plans and specifications for the construction of this project are in compliance with the Ohio Residential Code (ORC). This certification is in accordance with Chapter 3791 of the Ohio Revised Code (ORC) and Chapter 4703-3 of the Administrative Code. Pursuant to ORC 3791.04 and Chapter 4703-3 of the Administrative Code, these plans are not valid unless this sheet bears an embossed, notched or inked seal of a registered architect. This certification is in accordance with Section 3791.042 of House Bill No. 230 effective September 23, 1994.

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ANTHONY J. CERNY, LICENSE 17926
ERMINOUS UNTIL 12/31/2021

Anthony J. Cerny

Date

STATE OF OHIO ANTHONY CERNY 17926 REGISTERED ARCHITECT

ISSUED
1 03/02/2021 ISSUED FOR PLANNING
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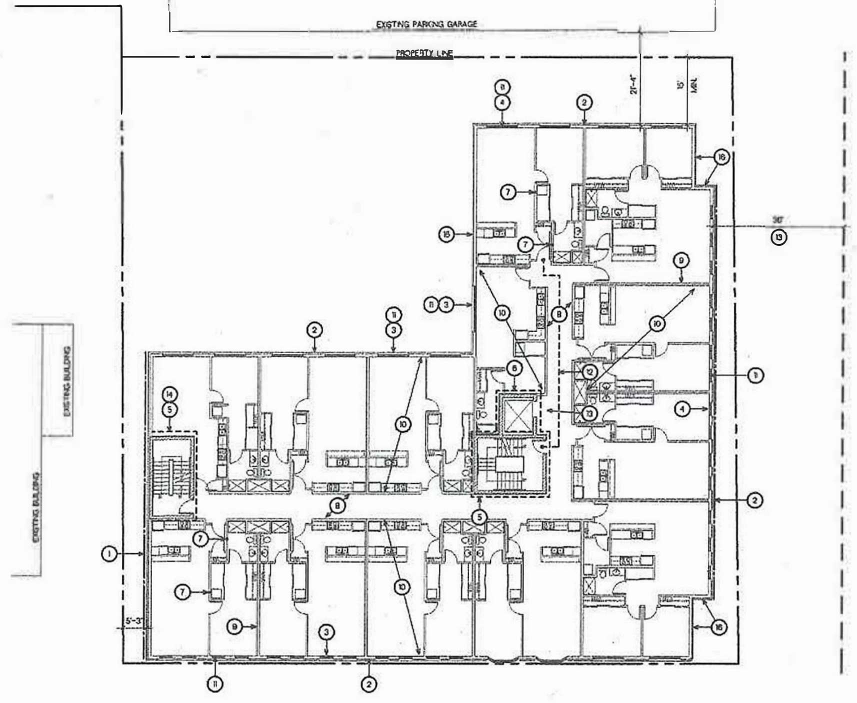
RECEIVED
MAR 17 2021

LIBERTY VIEW
135 WEST LIBERTY STREET
MEDINA, OHIO 44256
JOB # 1805.2

PLOTTED 3/2/2021

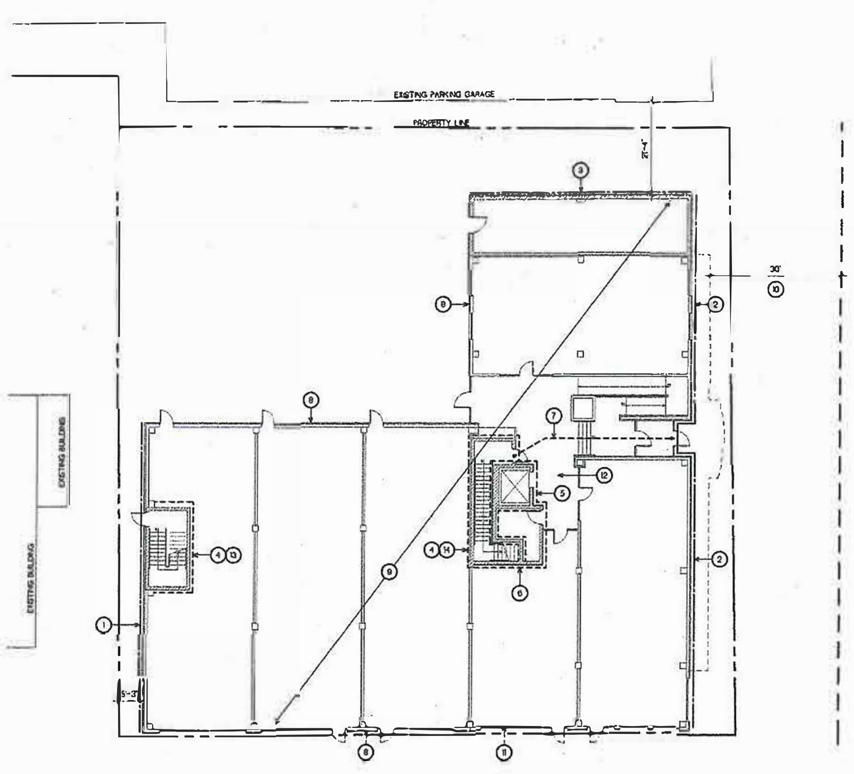


SECOND, THIRD, FOURTH FLOOR PLAN
11,280 SF - R2 - TYPE 5A

NORTH 2 OBC
SCALE: 1/16" = 1' - 0"

SECOND, THIRD, & FOURTH FLOOR PLAN OBC NOTES

1. 1 HOUR RATED EXTERIOR BEARING WALL, TYPE 5A CONSTRUCTION, R-2 USE. MIN. 5' FIRE SEPARATION DISTANCE PER OBC TABLE 601 & 602.
2. NON-FIRE RATED EXTERIOR NONBEARING WALL, TYPE 5A CONSTRUCTION, R-2 USE. GREATER THAN OR EQUAL TO 30' FIRE SEPARATION DISTANCE PER OBC TABLE 601 & 602.
3. UNLIMITED UNPROTECTED OPENINGS PERMITTED PER OBC TABLE 705.8 FOR EXTERIOR WALL WITH 20' MIN. FIRE SEPARATION DISTANCE FOR A SPRINKLERED BUILDING.
4. 75% UNPROTECTED OPENINGS PERMITTED PER OBC 705.8. (NORTH OPENINGS = 33%) FOR EXTERIOR WALL WITH 15' TO 20' FIRE SEPARATION DISTANCE FOR A SPRINKLERED BUILDING.
5. 2 HOUR RATED FIRE BARRIER EXIT STAIR ENCLOSURE PER OBC 510.2 AND 713.4.
6. 2 HOUR RATED FIRE BARRIER ELEVATOR SHAFT PER OBC 510.2, 707, AND 3002.
7. 4"Ø BATHROOM EXHAUST AND DRYER VENTS WITH INDIVIDUAL RUNS CONTINUOUS TO ROOF. (TYPICAL). THROUGH PENETRATION OF HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH OBC SECTION 717.6.1 EXCEPTION ITEMS #1 - #5. NO SHAFT CONSTRUCTION REQUIRED.
8. .5 HOUR RATED FIRE PARTITION CORRIDOR WALLS PER OBC TABLE 1020.1 & SECTION 709 FOR BUILDING WITH SPRINKLER SYSTEM.
9. .5 HOUR RATED FIRE PARTITION WALLS BETWEEN APARTMENTS PER OBC SECTION 708.3 EXCEPTION #2 FOR BUILDING WITH SPRINKLER SYSTEM.
10. .5 HOUR RATED HORIZONTAL FLOOR/CEILING SEPARATION BETWEEN APARTMENTS PER OBC SECTION 402.3 & 711.2.4.3 EXCEPTION FOR BUILDING WITH SPRINKLER SYSTEM.
11. OPERABLE APARTMENT WINDOWS WITH WINDOW OPENING CONTROL DEVICES PER OBC SECTION 1015.8 & 1015.8.1 (TYPICAL).
12. 45' DEAD END CORRIDOR. 50' MAX. DEAD END CORRIDOR PERMITTED PER OBC SECTION 1020.4 EXCEPTION #2 FOR R-2 BUILDING WITH SPRINKLER SYSTEM.
13. ELEVATOR AREA OF REFUGE IS NOT REQUIRED PER OBC SECTION 1009.4 EXCEPTION #2 FOR A BUILDING WITH SPRINKLER SYSTEM.
14. STAIRWAY AREA OF REFUGE IS NOT REQUIRED PER OBC SECTION 1009.3 EXCEPTION #5 FOR A BUILDING WITH SPRINKLER SYSTEM.
15. "NO BUILD" EASEMENT ZONE.
16. 1 HOUR RATED EXTERIOR BEARING WALL, TYPE 5A CONSTRUCTION, R2 USE PER OBC TABLE 601.



FIRST FLOOR PLAN - 10,912 SF
B, M, A-2 NON SEPARATED - TYPE IA

NORTH 1 OBC
SCALE: 1/16" = 1' - 0"

FIRST FLOOR PLAN OBC NOTES

1. 2 HOUR RATED NONBEARING EXTERIOR WALL, TYPE IA CONSTRUCTION, TYPE M USE, 5' TO 10' FIRE SEPARATION DISTANCE PER OBC TABLE 601 & 602.
2. NONRATED NONBEARING EXTERIOR WALL, TYPE IA CONSTRUCTION, TYPE M USE, GREATER THAN 30' FIRE SEPARATION DISTANCE PER OBC TABLE 601 & 602.
3. 1 HOUR RATED EXTERIOR BEARING WALL, TYPE IA CONSTRUCTION, TYPE M USE PER OBC TABLE 601.
4. 2 HOUR RATED FIRE BARRIER EXIT STAIR ENCLOSURE PER OBC 510.2 & 713.4.
5. 2 HOUR RATED FIRE BARRIER ELEVATOR SHAFT PER OBC 510.2, 3002, & 707.
6. 2 HOUR RATED FIRE BARRIER ELEVATOR EQUIPMENT ROOM ENCLOSURE PER OBC SECTION 3005.4 & 707.
7. EXIT DISCHARGE IN ACCORDANCE WITH OBC SECTION 1028.1 EXCEPTION #1. 50% OF INTERIOR EXIT STAIRWAYS ARE PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF EXIT DISCHARGE. EXIT DISCHARGE MUST BE READILY VISIBLE AND FIRST FLOOR MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
8. 0 HOUR RATED NONBEARING EXTERIOR, TYPE IA, FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 30' PER OBC TABLE 601 & 602.
9. 3 HOUR HORIZONTAL ASSEMBLY FLOOR/CEILING ABOVE SEPARATING RESIDENTIAL ABOVE FROM FIRST FLOOR PER OBC TABLE SECTION 510.2.
10. "NO BUILD" EASEMENT ZONE.
11. UNLIMITED UNPROTECTED OPENINGS PERMITTED ON SOUTH WALL PER OBC SECTION 705.8.1 EXCEPTION #1 WHERE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15'.
13. ELEVATOR AREA OF REFUGE IS NOT REQUIRED PER OBC SECTION 1009.4 EXCEPTION #2 FOR BUILDING WITH SPRINKLER SYSTEM.
13. STAIRWAY AREA OF REFUGE IS NOT REQUIRED PER OBC SECTION 1009.3 EXCEPTION #5 FOR A BUILDING WITH SPRINKLER SYSTEM.

OBC INFORMATION

Scope of Design

This project involves construction of a four story building comprised of three stories of apartments above first floor commercial space. The floors provide (13) apartments per floor for a total of (39 residential units). The first floor tenants are currently undetermined. OBC compliar the first floor is based on non separated B, M, A-2 use tenant spaces.

The building compliance is designed in accordance with OBC Section 510.2 Horizontal Building Separation Allowance. In accordance with this se a three hour fire separation is constructed between the first floor and the floors two through four. Under this section, the three stories of resid R-2 apartments are considered a separate and distinct building from the first floor. Under this scenario, the two areas can be considered indeper of each other for the purposes of determining area limitations, continuity of fire walls, limitation of number of stories, and type of constructior the following compliant conditions. While the R-2 Residential section is physically 4 stories above grade, under this section, it is considered a storey building and is subject to the OBC limitations afforded a three storey structure. The overall building is compliant with the following cond applicable to OBC 510.2.

1. The first floor mixed use A, B, M commercial building is separated from the three story R-2 residential building by a 3 hour fire rated horiz assembly.
2. The first floor building is compliant with type 1A construction.
3. Shaft, stairway enclosures through the horizontal assembly are minimum 2 hour fire rated construction with openings protection.
4. The building above the horizontal assembly is an R-2 Residential occupancy.
5. The commercial building below the horizontal assembly is protected throughout by an NFPA 13 automatic sprinkler system in accordance Section 903.3.1.1.
6. The overall building height in feet is compliant with Section 504.3 based upon the smaller allowable heights for the two buildings as mea from the grade plane. (Under Table 503.4, an R occupancy with NFPA 13R sprinkler system is permitted to be 60' tal. The total height o building, to the roof of the penthouse, does not exceed 60' from the grade plane.

Use Groups

First Floor = B, M, A-2 non-separated — These uses are anticipated as probable uses based upon typical first floor occupancies of other build the area.

Floors 2-4 = R-2

Construction Types

First Floor = Type IA noncombustible
Floors 2-4 = Type 5A combustible

Building Areas

Floor areas are calculated in accordance with the OBC definition for Floor Area, Gross, measuring the space within the inside of the perimeter
First Floor = 10,912 sf
Floors 2-4 = 11,280 sf per floor = 33,840 sf (Total for Floors 2-4)
Total = 46,680 sf - In accordance with OBC 1510.2.2, the area of the penthouse is not included in the analysis of building area.

Allowable Areas

First Floor = Unlimited (OBC 506.3.3/Table 506.2, IA, B,M,A-2)
Floors 2-4 = 15,120 sf per floor 45,360 sf total [A_a = [A_t + (NS x I_f)] x S_a

A_t = Table 506.2, 5A, R-2, 12,000 sf	I_f = [F/P - 0.25]W/30
NS = Table 506.2, 5A, R-2, 12,000 sf	F = 255'
I_f = 0.26	P = 502'
S_a = 1 (3 for the total R-2 area)	W = 30'

Occupancy

First Floor = 258 (Anticipate 2,400 sf A-2/15 = 172, 8,275 sf office/100=83, 695sf Utility/300=3)
Floors 2-4 = 171 (11,280 sf /200 (R-2) = 57 occupants per floor x 3 floors)

Fire Suppression

A fire suppression system shall be provided throughout the building in accordance with OBC 903. The system will be monitored in accordance OBC 901.6. General design/layout documents are provided herein. Final design and installation documents for the fire suppression system sh provided under separate cover by the Fire Suppression Contractor.
First Floor = NFPA 13 sprinkler system
Floors 2-4 = NFPA 13R sprinkler system

Fire Alarm

A fire alarm system in accordance with OBC 907 and in compliance NFPA 72 is to be provided throughout the building. The system will be moni in accordance with OBC 901.6. Manual fire alarm boxes are not required as the building is equipped with a sprinkler system and occupant notific appliances will activate upon sprinkler water flow per OBC Section 907.2.9 exception #3. Smoke alarms shall be provide per OBC Section 90 for the R-2 Residential section of the building. General design/layout documents are included herein. Final design and installation documer the fire alarm system shall be provided under separate cover by the Fire Alarm Contractor.

DESIGN LOADS

Floor Live Load - 40 psf (Residential)	Table 1607.1	Mapped Spectral Accelerations	S_s = 12.3%
Floor Live Load - 100 psf (Corridors)	Table 1607.1		S_1 = 5.0%
Floor Live Load - 100 psf (Commercial)	Table 1607.1	Spectral Response Accelerations, Short & 1sec	S_{MS} = .198
Roof Live Load - 20 psf	Table 1607.1		S_{M1} = .12
Ground Snow Load P_g - 25 psf	Section 1608.2	Design Response Spectrum, Short & 1sec	S_{DS} = .132
Flat Roof Snow Load P_f - 12.6 psf	.7*C_e*C_t*I*P		S_{D1} = .08
Thermal Factor C_t - 1.0	ASCE Table 7.3-2	Seismic Use Category & Importance Factor I,	I = 1.0
Snow Exposure C_e - 0.9	ASCE Table 7.3-1	Seismic Site Soil Class	D
Snow Importance I - 1.00	ASCE Table 1.5-2	Seismic Design Category	B
Ultimate Design Wind Speed - 115 mph	Figure 1609.3(1)	Rain Loads	5.41"/15 min.
Building Risk Category - II	Table 1604.5		2.61"/60 min.
Wind Importance I - 1.00	Table 1604.5	Soil Load Bearing - 4,000 psf	Geotechnical Report
Wind Exposure B	Section 1609.4		

1. The Contractor shall have foundation excavations inspected by a Geotechnical Engineer. Penetrometer or similar soils test shall be performed at the point of bearing c excavation for the foundations. Weak, organic and/or unstable conditions shall be reported to the Architect and footings redesigned to accommodate actual soils condi Submit Geotechnical reports to Architect and City Building Department.
2. Seismic Design Data based upon ASCE 7 Hazards Report - 41.139226 Lat -81.865251 Long
3. Reference the structure documents for more specific design loads and details.
4. Reference the mechanical documents for more specific design requirements for building ventilation.

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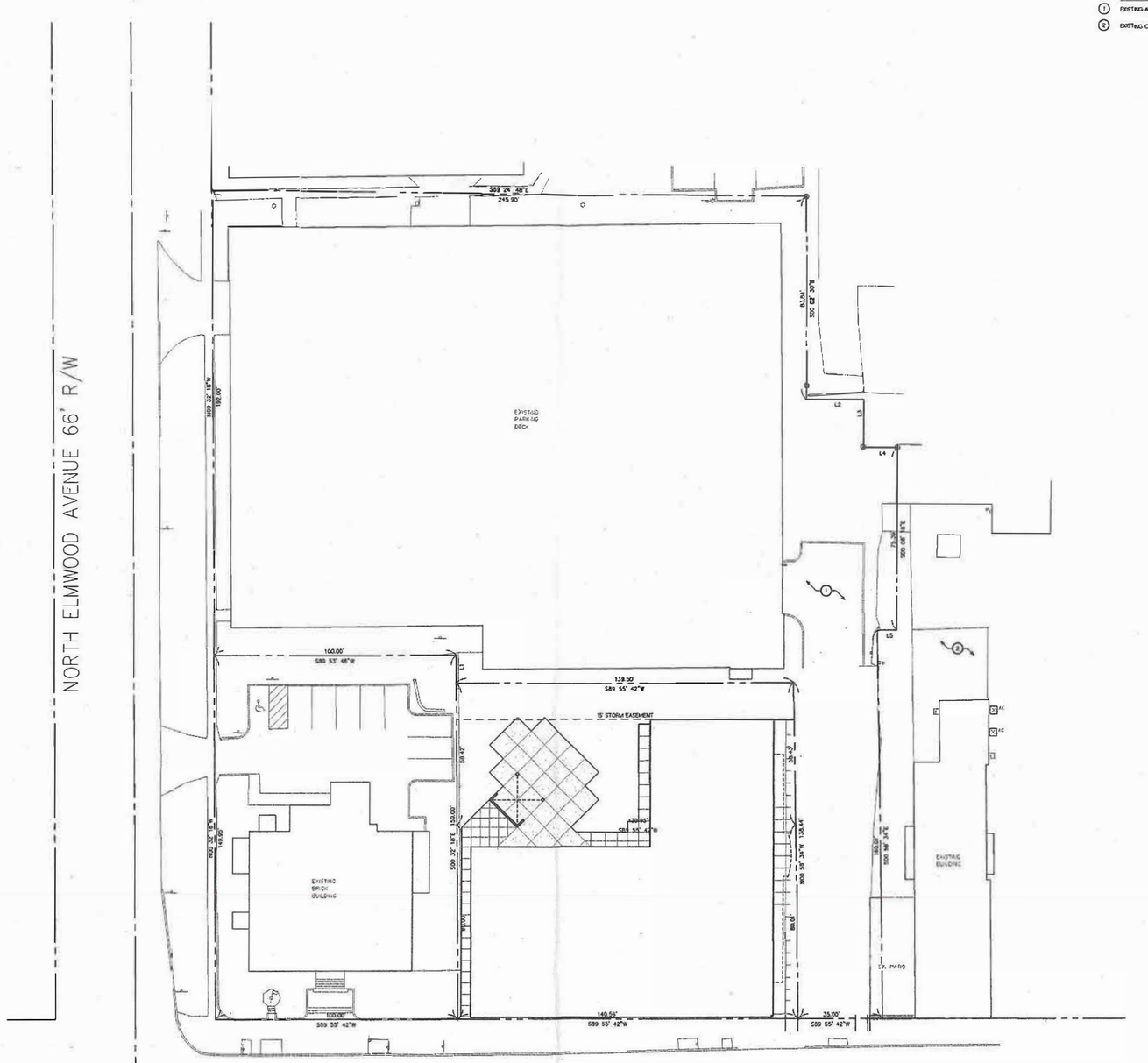
OBC

SITE PLAN NOTES

1. EXISTING ASPHALT AT ENTRANCE TO EXISTING PARKING DECK.
2. EXISTING CONCRETE PAD



Parcel Line Table		
Line #	Length	Direction
L1	11.58'	N00° 32' 18"W
L2	23.86'	N89° 45' 42"E
L3	20.00'	N00° 08' 18"W
L4	14.00'	N89° 45' 43"E
L5	8.00'	S89° 55' 42"W

1 SP-1 SITE PLAN
SCALE: 1" = 20' - 0"

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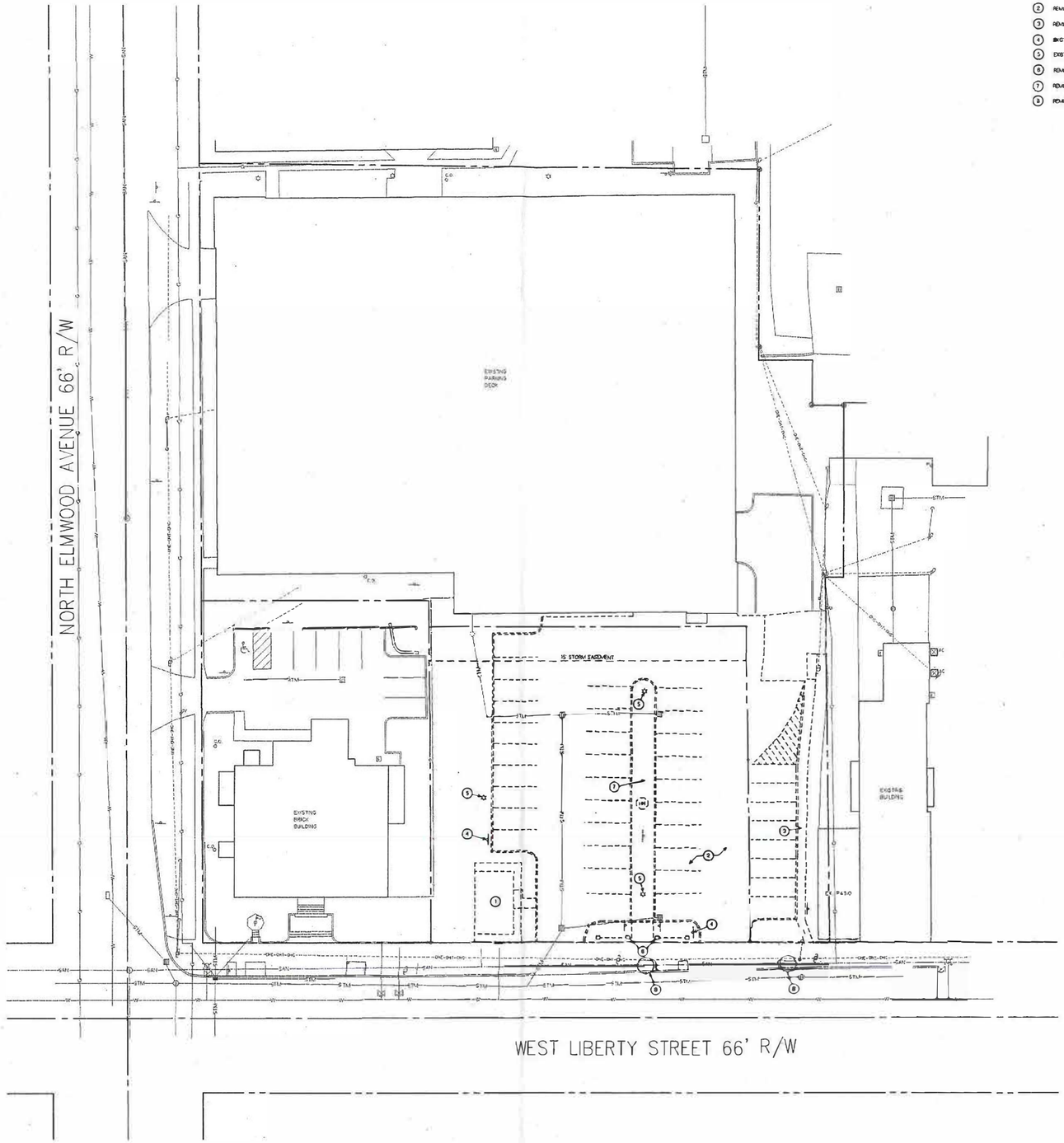
SP-1

SITE DEMOLITION PLAN NOTES

1. REMOVE EXISTING CONCRETE BLOCK BUILDING
2. REMOVE EXISTING CONCRETE PARKING LOT, INCLUDING CONCRETE CURBING
3. REMOVE EXISTING CONCRETE SIDEWALK
4. EXISTING SIGNS TO BE REMOVED AND TURNED OVER TO THE CITY OF MEDINA
5. EXISTING LIGHT POLES TO BE REMOVED AND TURNED OVER TO THE CITY OF MEDINA
6. REMOVE EXISTING BACK PIPE AND METAL FENCE
7. REMOVE EXISTING LANDSCAPE ISLAND AND PLANTINGS
8. REMOVE EXISTING TREES



NORTH

1 SP-2 SITE DEMOLITION PLAN

SCALE: 1" = 20' - 0"

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SP-2

SITE LANDSCAPE PLAN NOTES

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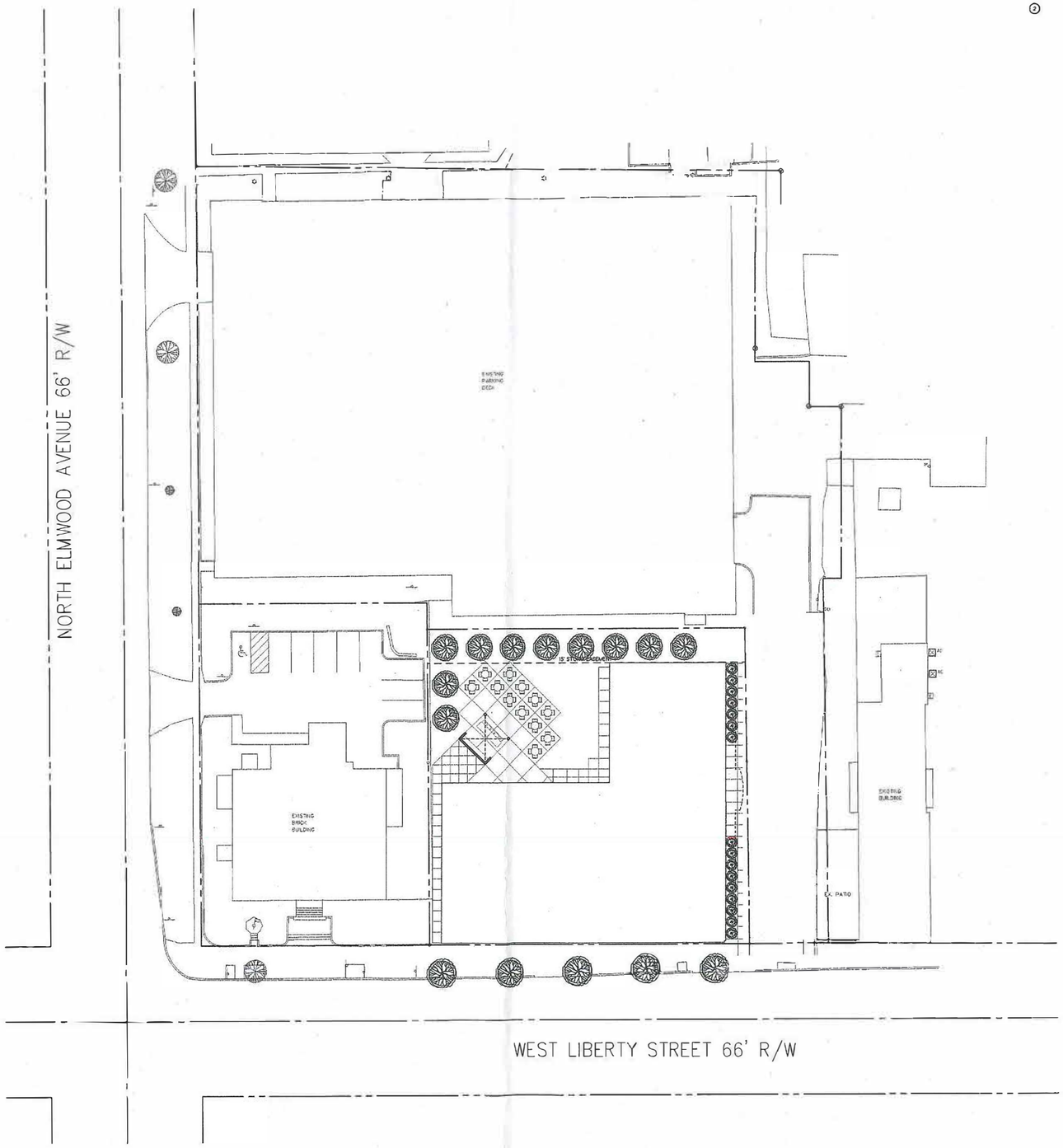
2.



NORTH

1 SP-5 SITE LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

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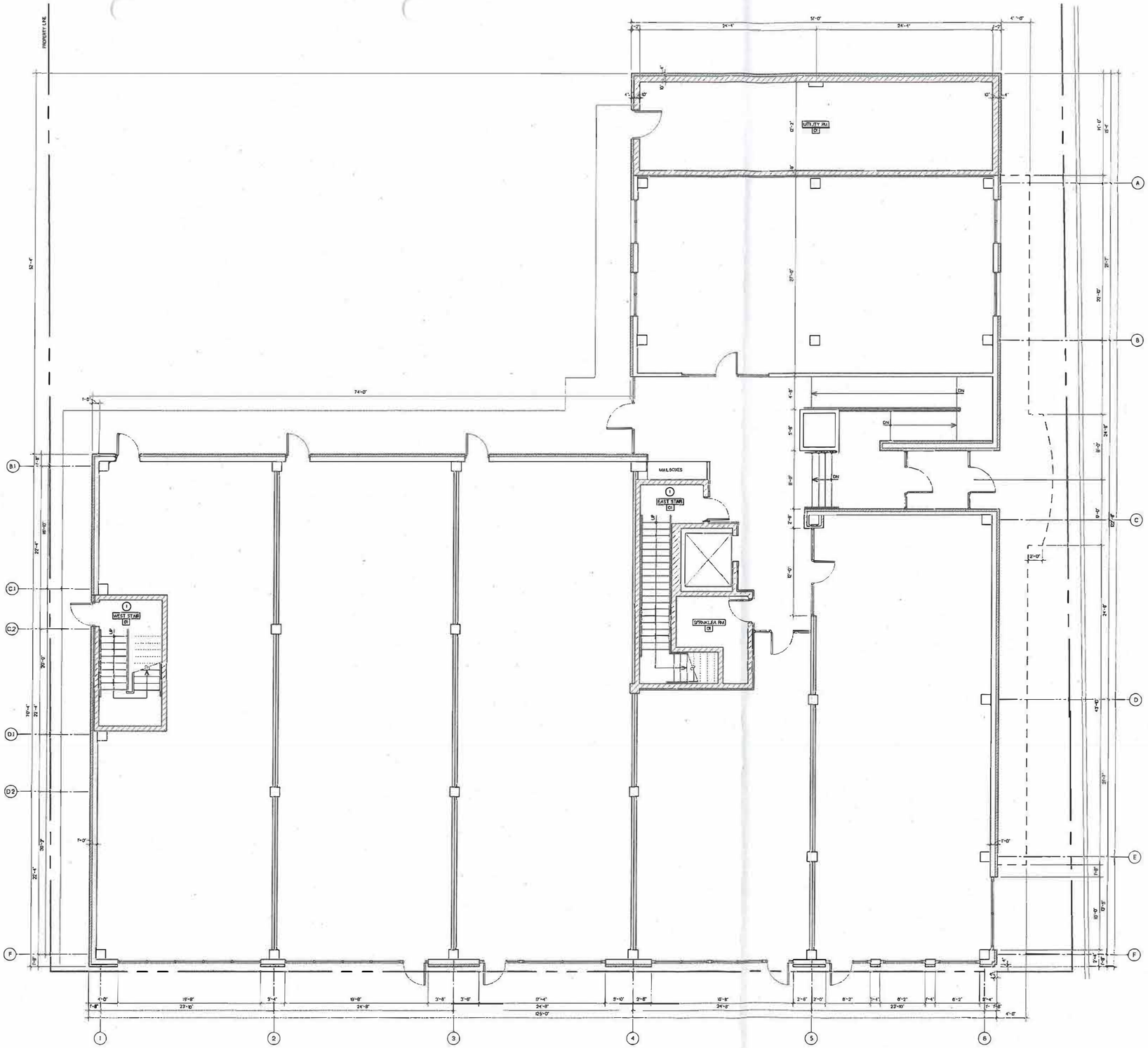
SP-5



NORTH

1 A-2.1 FIRST FLOOR PLAN

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

FIRST FLOOR PLAN NOTES

1. REFER TO ENLARGED STAIR PLANS ON SHEET A-41
2.

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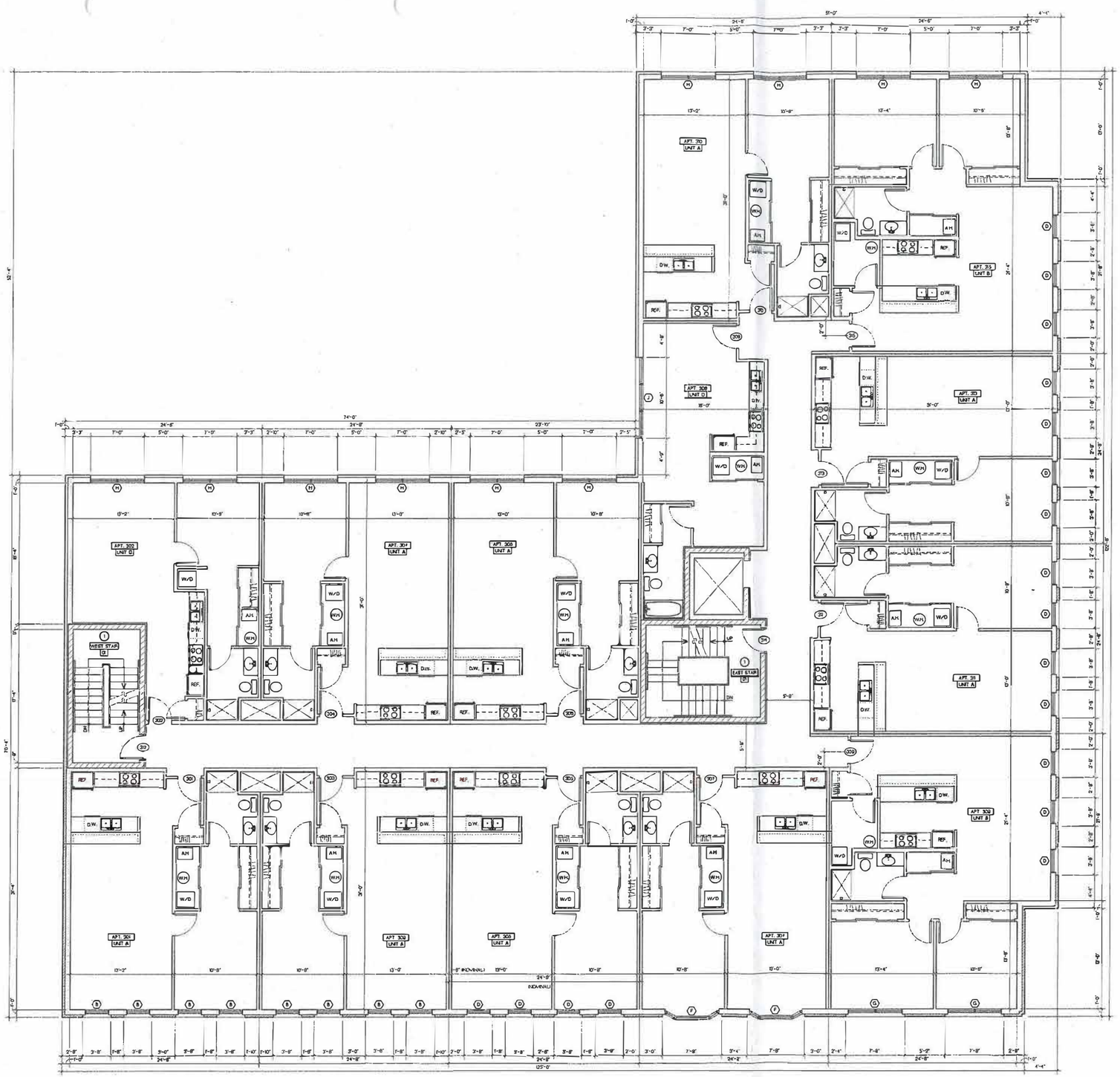
DIMENSIONS TO STUD WALLS ARE NOMINAL AND ARE INTENDED TO ROUGHLY REPRESENT FACE OF STUD TO FACE OF STUD

4" = 3-5/8" STEEL STUD
6" = 6" STEEL STUD

A-2.1



THIRD FLOOR PLAN

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

THIRD FLOOR PLAN NOTES

1. REFER TO ENLARGED STAIR PLANS ON SHEET A-4.1
2.

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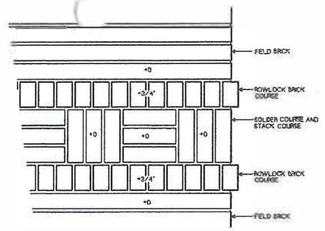
DIMENSIONS TO STUD WALLS ARE NOMINAL AND ARE INTENDED TO ROUGHLY REPRESENT FACE OF STUD TO FACE OF STUD.

4" = 3-1/2" WOOD STUD
6" = 5-1/2" WOOD STUD

A-2.3



2 A-3.1 BRICK BASKETWEAVE

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

Building "A"

	PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Split Face 8" x 16"	Rockcast	Buffstone		
B	Bullnose 4"	Rockcast	Buffstone		
C	Modular Brick	Belden	St. Anne Clear		
D	Modular Brick	Belden	St. Anne Blend 'A'		
E	EIFS	DRYVIT	#111 Prairie Clay		Lymestone Finish
F	Window Frame & Trim	Andersen	Sandtone SW #9174 Moth Wing		
G	Cornice				Refer to Details Sheets FA-4.3 & A-4.4 for paint color
H	Sillstone 4"	Rockcast	Buffstone		
J	Injection Molded Letters	Gemini	#0314 Old Copper		Stud Mounted
K	Fascia	Metal Era			
L	Aluminum Storefront Framing	Tubelite	Light Champagne		

NOTES:

Building "B"

	PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Modular Brick	Belden	Midland Blend 'A'		
B	Chamfered 6 5/8" SHD-2258	Rockcast	Buffstone		
C	Modular Brick	Belden	Rosewood Clear 'A'		
D	Windows	Andersen	Canvas		
E	Window Trim & Head		SW # Birdseye Maple		
F	Cornice				Refer to Details Sheet A-4.5 for paint color
G	Awning	Sunbrella	Eastland Redwood		
H	Sillstone 4"	Rockcast	Buffstone		
J	Injection Molded Letters	Gemini			Stud mounted
K	Fascia	Metal Era			
L	Aluminum Storefront Framing	Tubelite	Medium Bronze		

NOTES:

Building "C"

	PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Modular Brick	Belden	Meadow Blend 'A'		
B	Modular Brick	Belden	Brandywine Velour 'A'		
C	Roof - Copper Standing Seam				
D	Window	Andersen	Sandtone		
E	Window Trim & Panel		SW #2819 Downing Slate SW #2837 Aurora Brown SW #2818 Renwick Heather		
F	Cornice				Refer to Sheet A-4.6 for paint color
G	Awning	Sunbrella	Mediterranean Tweed		
H	Not Used				
J	Injection Molded Letters	Gemini			Stud mounted
K	Fascia	Metal Era			
L	Aluminum Storefront Framing	Tubelite	Dark Bronze		

NOTES:

Building "D"

	PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Modular Brick	Belden	Kingsport Dart		
B	Modular Brick	Belden	Brandywine Velour 'A'		
C	EIFS	DRYVIT	#111 Prairie Clay		Sandblast Finish
D	Window	Andersen	Sandtone		
E	Window Trim	Andersen	SW #7629 Grapy		
F	EIFS Cornice				Refer to details on Sheet A-4.7
G	Awning	Sunbrella	Eastridge Cocoa		
H	Medallions 12"x 12"	Pineapple Grove	Oak Leaf - Brownstone		
J	Injection Molded Letters	Gemini			Stud mounted
K	Fascia	Metal Era			
L	Aluminum Storefront Framing	Tubelite	Light Champagne		

NOTES:

1 A-3.1 SOUTH ELEVATION

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

ELEVATION NOTES

1. XXXXX
2. XXXXX

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ANTHONY J CERNY 7926
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A-3.1

Building "E"					
	PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Split Face 8" x 16"	Schory	Chalk		
B	Modular Brick	Belden	Rosewood Clear A		
C	Modular Brick	Belden	Rosewood Clear A		
D		Andersen			
E	Window Trim & Head		SW #2868 Sage		
F	Cornice		Refer to Details this Sheet for Cornice Paint Colors		
G	EIFS	DRYVIT			
H	Not Used				
J	Injection Molded Letters	Gemini	#0314 Old Copper		
K	Fascia	Metal Era			Stud Mounted
L	Aluminum Storefront Framing	Tubelite	Medium Bronze		

NOTES:

1 A-3.2 EAST ELEVATION

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

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A-3.2

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Building "F"					
	PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Split Face 8" x 16"	Schorry	Chalk		
B	Modular Brick	Belden	Rosewood Clear 'A'		
C	EIFS	DRYVIT	#104 Dover Sky		Sandblast Finish
D	EIFS	DRYVIT	#305 Plum		Quarzputz Finish
E	EIFS	DRYVIT	#526 Fern Ridge		Quarzputz Finish
F	Not Used				
G	Paint	Sherwin Williams	Paint H.M. Doors SW #7546 Prairie Grass		
H	Window	Andersen	Sandtone		
J	Window	Andersen	Dark Bronze		
K	Fascia	Metal Era			
L	Aluminum Storefront Framing	Tubelite	Medium Bronze		

NOTES:

NORTH ELEVATION

1 / A-3.3

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

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A-3.3

1 A-3.4 WEST ELEVATION

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

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A-3.4