

Z24-08

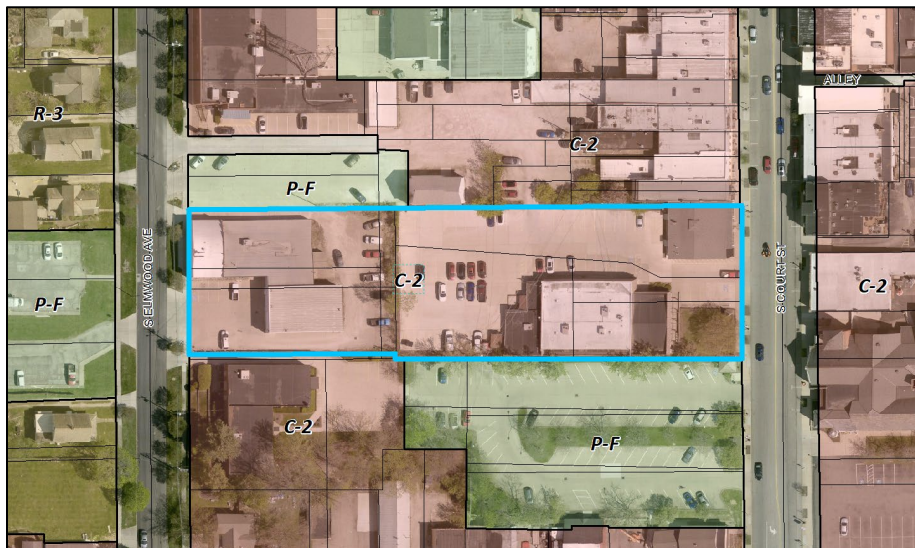
Event Center Footprint and Parking Setback Along an Entry Drive

Property Owner: Legacy Hotel of Medina LLC
Applicant: Ian Jones
Location: 253/257 South Court Street and 226 South Elmwood Avenue
Zoning: C-2 (Central Business)
Request: Area Variance to Section 1135.06 regarding building footprint and Section 1145.10(c) regarding parking setbacks on an entry drive

LOCATION AND SURROUNDING USES

The subject site is composed of three properties encompassing 1.49 acres located between South Court Street and South Elmwood Avenue. Adjacent properties include the following uses and zoning:

- North – Retail (C-2) and Parking (P-F)
- South – Parking Lot (P-F) and Personal Service (C-2)
- East – Retail and Entertainment (C-2)
- West – Parking (P-F) and Single-Family Residential (R-3)



BACKGROUND & PROPOSED APPLICATION

The eastern 0.96 acre property received conditional approval from the Historic Preservation Board (H22-19), Planning Commission (P22-19), and Board of Zoning Appeals (Z22-24) for the demolition of two buildings at 253 and 257 South Court Street and the construction of a hotel in 2022. The approvals were extended by the Boards and Commission in late 2023.

The current application proposes the construction of a 5,800 sq. ft. event center and associated parking at 253 and 257 South Court Street to the rear of the previously approved hotel. The current application does not alter or affect previous approvals concerning the demolition of two buildings at 253 and 257 South Court Street or the construction of a hotel.

The applicant recently acquired two additional properties to the west of the hotel site at 226 South Elmwood Avenue, which encompass approximately 0.53 total acres. The current project proposes the demolition of the existing NAPA Auto Parts building at 226 South Elmwood Avenue and the construction of a parking lot.

The Historic Preservation Board will hear a Certificate of Appropriateness application and the Planning Commission will hear Site Plan and Conditional Zoning Certificate applications for the project on March 14th.

MAXIMUM BUILDING FOOTPRINT (SECTION 1135.06)

Section 1135.06 includes a table indicating lot development standards for buildings in the C-2 zoning district. The table indicates that the maximum building footprint within the Public Square Area is 5,000 sq. ft. The subject site is located in the defined Public Square Area and the proposed event center building's 5,800 sq. ft. footprint exceeds the maximum permitted.

For reference, the hotel on the site received variance approval for a 12,784 sq. ft. footprint.

PARKING LOCATION ALONG AN ENTRY DRIVE (SECTION 1145.10(c))

Section 1145.10(c) states that parking spaces shall not be located along entry drives within 20 ft. of the right-of-way. Parking spaces on the west side of the site are located 10 ft. from the South Elmwood Avenue right-of-way.

The intent of the regulation is to prohibit vehicles pulling out of a parking space from obstructing another vehicle from entering the parking lot. It should be noted that the proposed spaces are located approximately 30 ft. from the South Elmwood Avenue roadway.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to area or size-type variances ("practical difficulty"). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type 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;
- B. Whether the variance is substantial;
- 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;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant's responses to the Standards for Variances and Appeals include, but are not limited to, the following:

- The proposed building footprint is necessary for the development to yield a reasonable return due to essential program elements for the banquet hall.
- The variance is not substantial, the essential character of the neighborhood would not be altered, and there would be no detriment to adjacent properties as the additional 800 sq. ft footprint is only 16% larger than permitted and a city owned parking lot exists across the street. In addition, the proposed parking encroaches only 9 ft. into the setback and sufficient internal landscaping is provided.
- The building footprint and cannot be addressed through another method as the building is a single story with a size needed for the proposed event center use.
- The spirit and intent of the requirement will be observed as the proposed building is harmonious with existing structures and cohesive with the Historic District and parking provided will improve traffic flow and interfere less with adjacent properties.

February 26, 2024
Revised March 11, 2024

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

Mr. Dutton,

This letter is in regard to a proposed event center on parcel 028-19A-21-397. This proposed event center modifies previous site plans for the recently approved hotel project on the same parcel and expands the site to parcels 028-19A-21-253, 028-19A-21-252. No site or design changes are proposed in this application east of the rear façade of the hotel.

Please consider this written narrative and detailed description applicable to the following application submittals: Site Plan, Conditional Zoning Certificate, Variance, and Certificate of Appropriateness (demolition & construction).

Certificate of Appropriateness (Demolition)

For the consideration of the Historic Preservation Board, our client is proposing to demolish the building at 226 S Elmwood Ave, currently a NAPA Auto Parts store, in its entirety. As described in the accompanying letter written by our client, the concrete masonry building is of no historical significance, and is not of a configuration and character that would make it desirable for reinvestment and rehabilitation. The demolition of the building will allow the site to be unified with the hotel site to the east and enable the addition of an event center to the overall development.

Written Narrative / Detailed Description (Site Plan, Conditional Zoning Certificate)

The new ~5,800 SF event center will be approximately 20'-25' feet west of the hotel. The hotel and event center are not joined due to a 20' easement that will be immediately west of the hotel. The hotel and event center will be served by staff and delivery areas immediately south of the event center. West of the event center will be a north/south drive aisle that provides a drop-off area for the event center and connects city parking to the south, and an unnamed alley to the north. West of this drive aisle, where the auto parts building currently resides would be used as a parking lot for the event center and hotel. Parking is a primary concern within the community, and without the demolition of this structure, the proposed event center would not be viable. A landscaped walkway is proposed on the north side of the parking lot for safe and convenient pedestrian access to the event center and hotel from S Elmwood Street.

To maximize the number of spaces in the parking lot, two curb cuts are proposed on S Elmwood Street. Two curb cuts currently exist on S Elmwood Street, however the new site plan adjusts the size and locations. Therefore, Planning Commission approval per 1135.08(b) is required.

A Conference Center, Banquet Facility, or Meeting Hall is a Conditionally Permitted Use per section 1135.05 of the zoning code. The proposed space will contain a warming kitchen, restrooms, storage for tables and chairs, pre-function spaces, and a large banquet room that will have the capability of being subdivided as needed. Outdoor spaces on the north and west of the event center will have controlled access and will be utilized for functions that

coincide with the hotel and event center. Due to food and beverages being available, this Outdoor Dining will be a Conditionally Permitted Use per section 1135.05 as well. These outdoor spaces will comply with Conditionally Permitted Use Regulations as defined in section 1153.04(a)(28) Outdoor Dining Facilities.

Included in our application is a photometric demonstrating site lighting design of the parking area. Multiple photometric studies were done considering light layout, efficiency, uniformity, adjacent properties, and luminaire heights. To meet the uniformity ratio in section 1145.09(c)(3) prescribing average illumination levels not exceeding four (4) times the minimum level, our design has the light source at fifteen (15) feet. This height exceeds the maximum height identified in section 1145.09(c)(5)(B) and requires the Planning Commission to approve the height per 1145.09(c)(5)(C). The photometric provided demonstrates that this extra height is necessary for the efficient illumination of the parking area and that the fixture heights will have no adverse effect on adjacent properties. We are asking for these luminaire heights to be approved by the Planning Commission.

Variance

Two variances are requested for the project.

A variance is requested for the new event center, due to the proposed size exceeding the 5,000 SF maximum building footprint allowed within the Public Square Area per 1135.06 Lot Development Standards. Based on experience of the hotel management company, Riley Hotel Group, the banquet hall must be at least 2,800 SF to accommodate the expected demands and needs of parties interested in renting the space for events such as conferences, weddings, etc. Due to necessary program elements accompanying the banquet hall, the total building footprint exceeds 5,000 SF by approximately 800 SF.

The driveway depth required per 1145.10(c) is twenty (20) feet. A variance is requested for (3) parking spaces to be eleven (11) feet from the right-of-way, nine (9) feet closer than allowed. The goal of this variance request is to maximize the number of on-site parking spaces available to guests of the event center and hotel. The additional parking spaces also help address concerns within the community regarding parking.

Certificate of Appropriateness (Construction)

The proposed building is composed of brick with stone-like accents, black windows, and a fiberglass cornice. The brick and stone products are identical to those previously approved by the Historic Preservation Board. The cornice is made of the same material as that approved on the hotel, however has a different profile and size due to the scale of the building. The cornice is proposed to be an off-white color that matches the stone color of the lintel and jamb details. Black canopies provide cover for guests at the east and west entrances. Detailing of the brick includes recessed vertical bands as well as horizontal soldier courses that provide an added sense of depth to the façade. While preliminary signage is shown on the images provided, any final signage will need to be approved separately from this submittal.

We hope this letter provides all the information necessary for review by the respective boards and commission. If you have any questions, please feel free to contact me. Thank you for your consideration.

Thank you,



Ian Jones, RA
Senior Director



February 26, 2024

To Whom It May Concern:

Pursuant to the application for approval of Planning Commission (site plan and conditional zoning certificate), Historic Preservation Board (certificate of appropriateness) and Board of Zoning Appeals (variance) regarding the Event Center, please find the enclosed information requested.

The current owner of record for permanent parcel numbers 028-19A-21-397 (245-257 South Court Street) and 028-19A-21-252 / 028-19A-21-253 (226 S. Elmwood Avenue), Legacy Hotel of Medina LLC, wishes to demolish and clear all structures in order to construct a 78-room boutique hotel in addition to an event center and parking, all located upon these parcels.

While some of the buildings are within the Medina Historic District, they are not a historic landmark, not listed or eligible for the National Register of Historic Place and is not a National Historic Landmark or part of a National Landmark Historic District. The buildings are single-wythe concrete block construction and possesses no characteristics of historical value.

The parcel (245-257 S. Court Street) was purchased by Jason T. Stevenson via a Limited Warranty Deed from James Gerspacher for the amount of \$1,200,000 on September 8th, 2023. Jason T. Stevenson is the President and sole member of The Legacy Hotel of Medina LLC and has transferred his interest to this entity. The additional parcels (226 South Elmwood Avenue) were purchased by Legacy Hotel of Medina LLC on 12/29/23 via a Fiduciary Deed from Martin Marcellus Living Trust Agreement dated March 4, 2002 for the amount of \$500,000.

The proposed cost of the demolition is estimated to be \$168,000 for structures currently on this parcel.


The current fair market value for the properties are estimated to be the same as the total purchase price of \$1.7 Million dollars (\$1,700,000), as the property was sold from previous owners to Stevenson/Legacy Hotel of Medina LLC less than 6 months ago. Following demolition and subsequent construction of the proposed hotel and event center, the anticipated valuation of the parcel and structures will be negligibly different due to the construction of the structure and the configuration of the structure on the site limiting potential opportunities beyond the current general use.

Rehabilitation to restore the structure to a move-in ready condition would yield no greater income due to the existing limitations on the structure. While costs for a simple rehabilitation could easily reach \$1,000,000, the value and income generation of the property would stay nearly the same.

Due to the simplistic nature of the structure, it is conducive to auto, equipment, and outdoor adjacent retail such as the current auto parts store, a hardware, lawn and garden equipment, etc. We would not consider this the highest and best use for the properties and we believe reconfiguring the site to compliment the hotel with an event center and efficient parking is a much more effective and desirable use of the property. Other uses would not fit for various reasons: Office space is over abundant, retail & restaurant are more suited to primary streets, and light industrial typically requires more space and isn't the most appropriate use for the location.

If any additional information is requested, The Legacy Hotel of Medina LLC will provide information as available in order to obtain this approval. I can be reached at the information below.

Regards,



Jason T. Stevenson
President
The Legacy Hotel of Medina LLC

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type 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;

Based on experience of the hotel management company, Riley Hotel Group, the banquet hall must be at least 2,800 SF to accommodate the expected demands and needs of parties interested in renting the space for events such as conferences, weddings, etc. Due to necessary program elements accompanying the banquet hall, the total building footprint exceeds 5,000 SF by approximately 800 SF.

B. Whether the variance is substantial;

The additional approximately 800sf is approximately 16% more than zoning allows. We do not consider this substantial

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;

We do not believe the additional ~800sf would significantly alter any nearby buildings or the neighborhood at large in any detrimental way due to the variance.

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

Water, sewer, garbage, etc. would not be impacted by the proposed event center or by the proposed area exceeding the 5,000sf footprint limitation.

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

The owner purchased the property with the general understanding that their may be zoning limitations that are compatible with their vision for the property, and that their may be zoning limitations that require variances or collaboration with the City of Medina on alternative solutions.

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

Due to the nature of an event center of this size needing to be of a single story, and due to the experience of the management company dictating the size of the banquet hall, there was no other choice but to exceed the zoning square footage limit of the building footprint.

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

We believe that the intent of the limitation is to ensure development within the historic district is harmonious with existing structures. We believe the event center will be cohesive and sensitive to the historic district and overall strengthen the district as a place to stay and spend time in.

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type 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;

The variance will allow for (3) additional parking spaces for guests of the hotel and event center. The property can be of beneficial use for the owner without the variance, however parking is a major concern of residents. Maximizing the parking available on the site will lessen these concerns and provide guests the convenience of parking within the hotel and event center property.

B. Whether the variance is substantial;

The variance allows the addition of (3) parking spaces, encroaching on the 20' setback by approximately 9', or under 50%. Total green space lost would be 513sf. The 5% landscaping minimum required by code is still provided if the variance is granted.

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 character would not be altered as there is city owned parking directly across the street as well. Adjoining properties would benefit from the added available parking spaces due to minimizing guests searching for parking elsewhere in the city.

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

No government services would be affected.

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

The owner purchased the property with the general understanding that there may be zoning limitations that are compatible with their vision for the property, and that there may be zoning limitations that require variances or collaboration with the City of Medina on alternative solutions.

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

There is not another method to increase parking on the site. Multiple site plans were created to test the most efficient parking scenarios. All scenarios tested would require the same variance to maximize parking.

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

Zoning Section 1145.10 asks that the location, width and number of driveways serving off-street parking facilities shall be planned in such a manner as to interfere as little as possible with the use of adjacent property and the flow of traffic on the street system. In this scenario, we believe the additional parking spaces in our design, should the variance of 1145.10(c) be granted, will improve traffic flow and create less interference on adjacent properties, better serving the intent of the code.

REF. NO.	DESCRIPTION	DATE

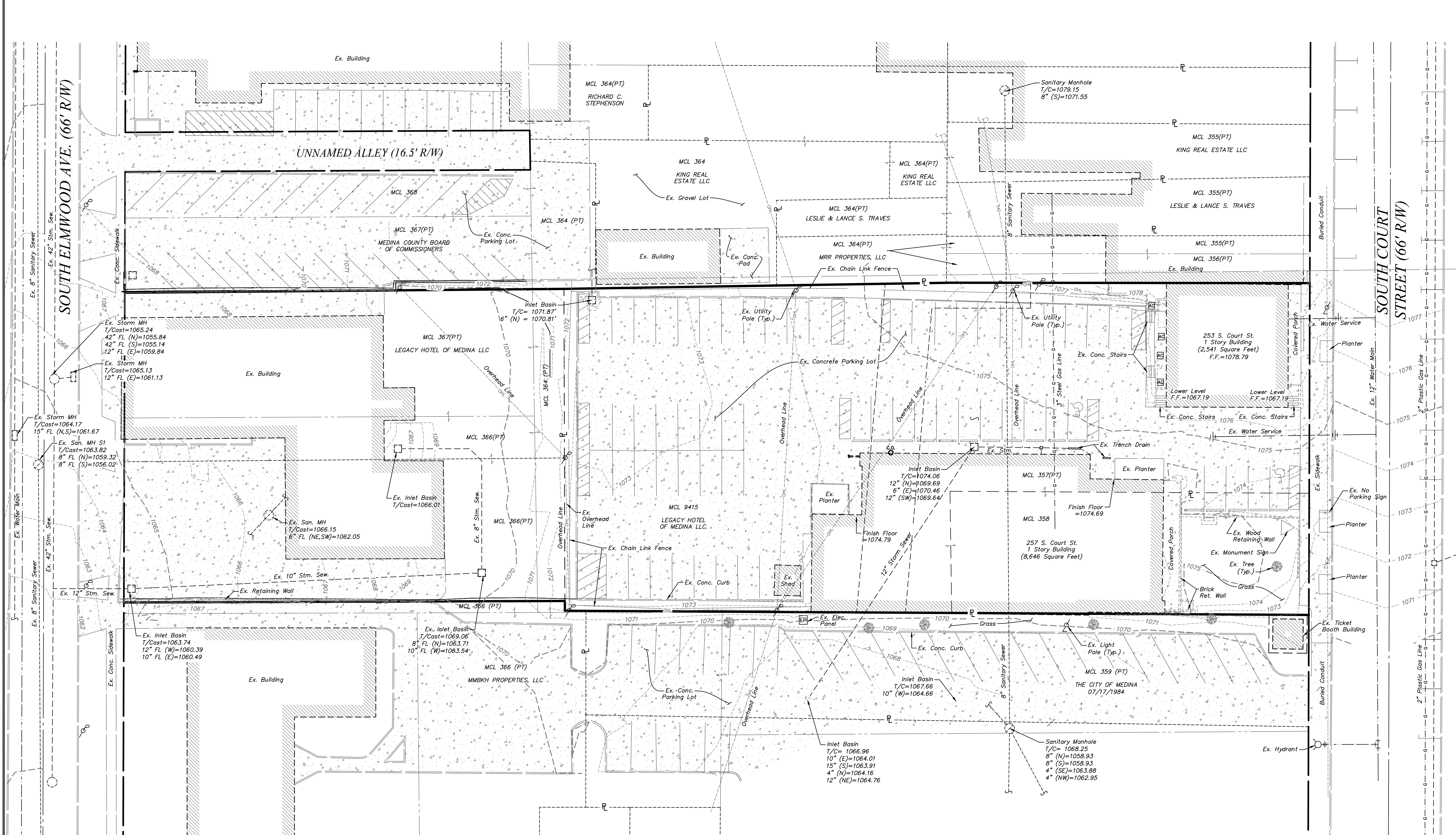
LEGACY HOTEL OF MEDINA
 LOCATED IN
 COUNTY OF MEDINA
 CITY OF MEDINA

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

EXISTING CONDITIONS PLAN

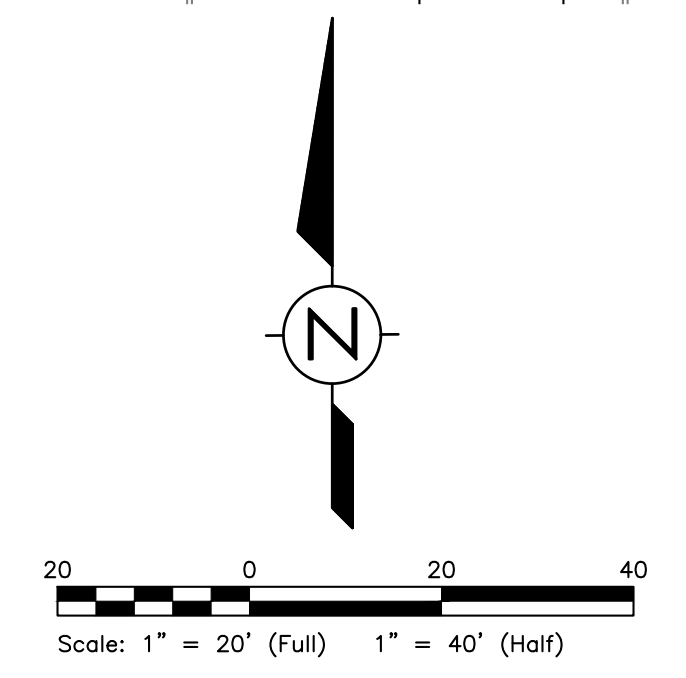
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 DATE: 02/23/2024
 CHECKED BY: _____
 DATE: _____
 PROJECT No. 22-137
 ACAD FILE No. M:\...22-137 SITE

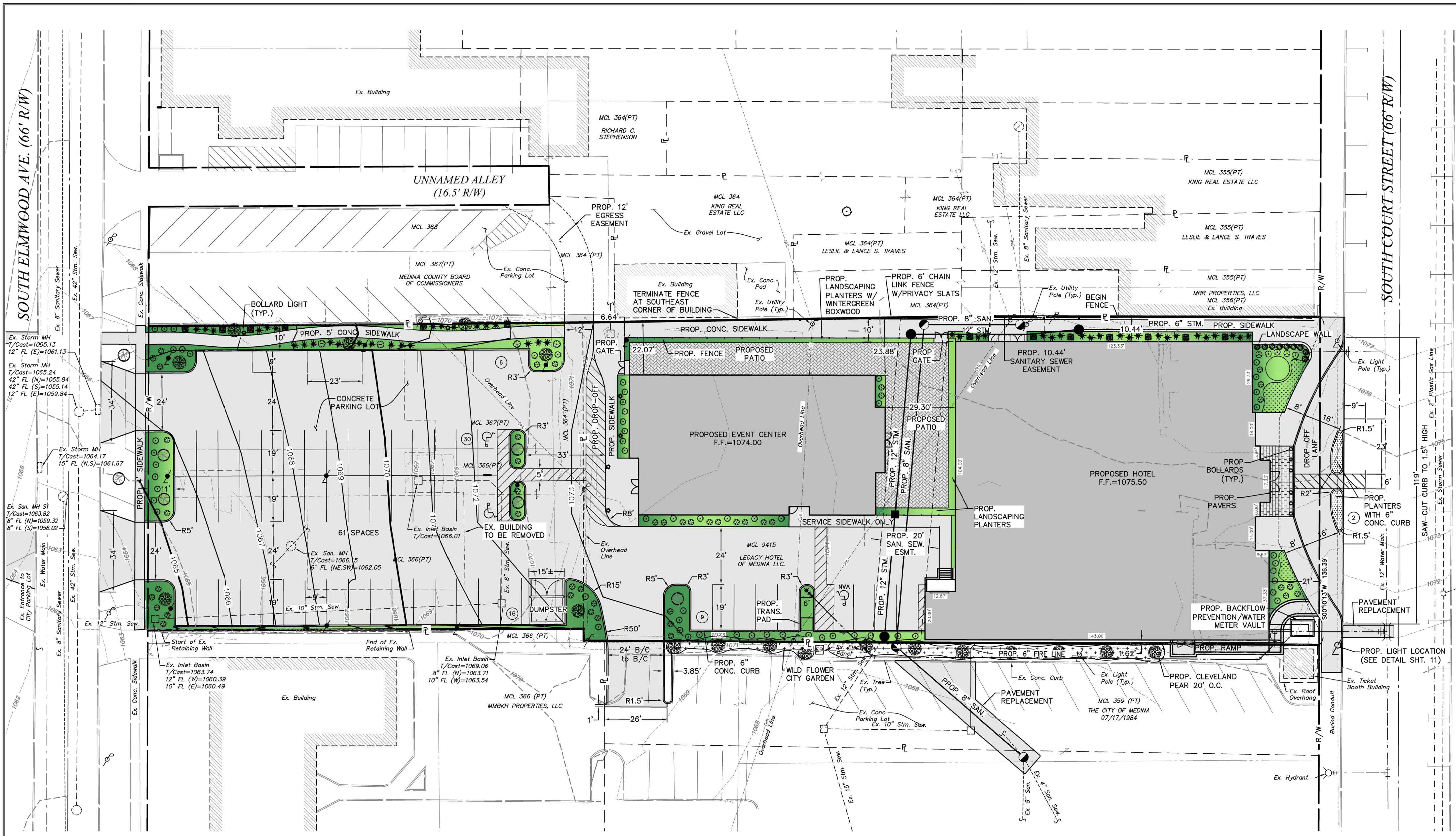
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 PROFILE-Horz. Vert.
 SHEET NO.
1
2



LEGEND

- | | | | |
|-----|-----------------------|---|---------------------------|
| --- | EX. SANITARY SEWER | ○ | EX. LIGHT POLE |
| ○ | EX. SANITARY MANHOLE | □ | EX. POWER POLE |
| ○ | EX. STORM SEWER | □ | EX. AIR CONDITIONING UNIT |
| ○ | EX. STORM MANHOLE | — | EX. OVERHEAD LINE |
| □ | EX. 2-2-B INLET BASIN | — | EX. SIGN |
| — | EX. WATER MAIN | — | EX. CONTOUR |
| — | EX. HYDRANT ASSEMBLY | ○ | EX. TREE |
| — | EX. LINE VALVE | ○ | EX. CONCRETE PAVEMENT |
| — | EX. GAS LINE | | |





REVISIONS	DESCRIPTION	DATE

LEGACY HOTEL OF MEDINA
 LOCATED IN
 COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

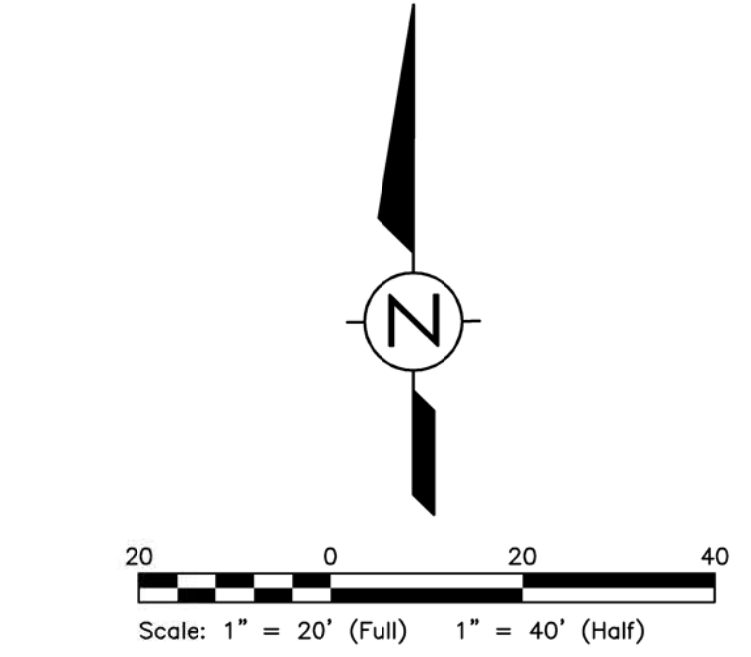
PRELIMINARY SITE PLAN

DRAWN BY: CAH
 DATE: 03/05/2024
 CHECKED BY:
 DATE:
 PROJECT No.
 22-137
 ACAD FILE No.
 M:\...22-137 SITE

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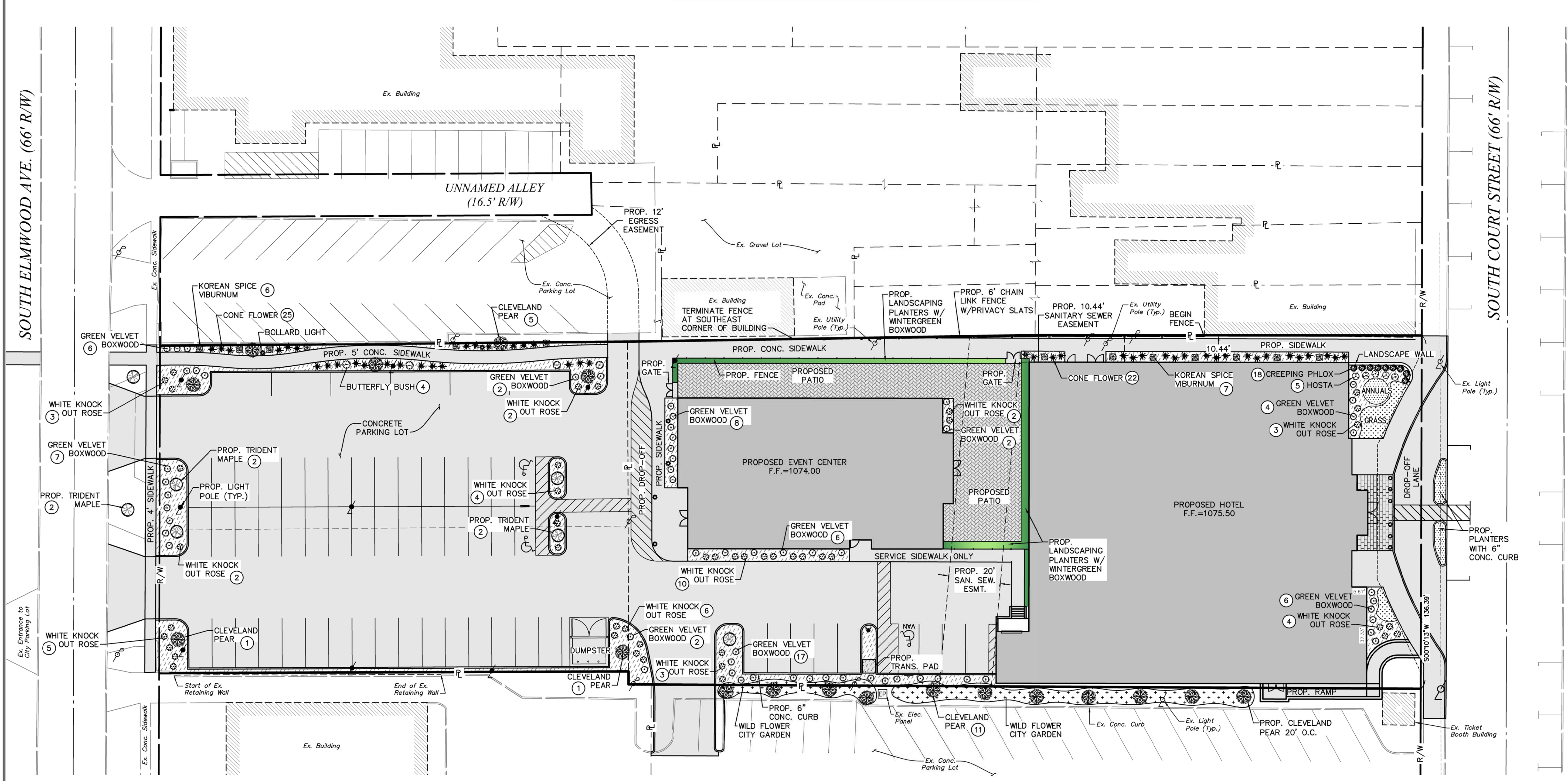
LEGEND

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



SOUTH ELMWOOD AVE. (66' R/W)

SOUTH COURT STREET (66' R/W)



DATE	DESCRIPTION	BY

LEGACY HOTEL OF MEDINA
 LOCATED IN
 COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY: CAH
 DATE: 03/05/2024
 CHECKED BY: _____
 DATE: _____
 PROJECT No.
 22-137

ACAD FILE No.
 M.L. 22-137 SITE LS

SCALE: PLAN- 1"=20'
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 SHEET NO.
1

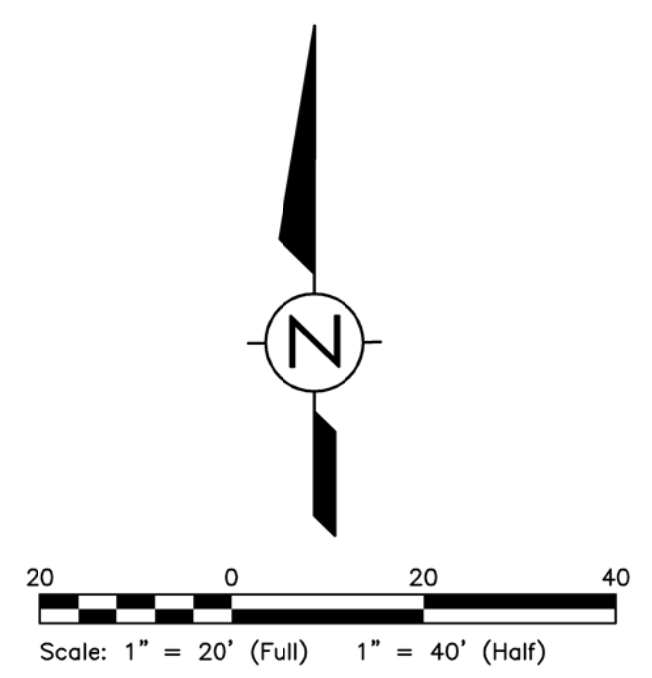
PLANT MATERIALS LIST			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES			
8	TRIDENT MAPLE	<i>Acer buergerianum</i>	6'-7'
18	CLEVELAND PEAR	<i>Pyrus</i>	6'-7'
FLOWERING AND EVERGREEN SHRUBS			
80	WINTERGREEN BOXWOOD	<i>Buxus sinica var. insularis 'Wintergreen'</i>	12"
59	GREEN VELVET BOXWOOD	<i>Buxus koreana 'Green Velvet'</i>	12"
44	WHITE KNOCK OUT ROSE	<i>Rosa x 'RADwhite'</i>	12"
13	KOREAN SPICE VIBURNUM	<i>Viburnum carlesii</i>	12"
4	BUTTERFLY BUSH	<i>Buddleja davidii</i>	12"
PERENNIALS			
18	CREeping PHLOX	<i>Phlox subulata-white and pink</i>	6"
47	CONE FLOWER	<i>Echinacea purpurea</i>	8"-12"
5	HOSTA	<i>Fortunei 'aureomarginata'</i>	8"-12"
ANNUALS			
72	FLOWERING ANNUALS	Daylily, Red Impatiens, Coreopsis, Sweet williams, Aster, Geraniums	12"

GENERAL NOTES - PLANTING

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

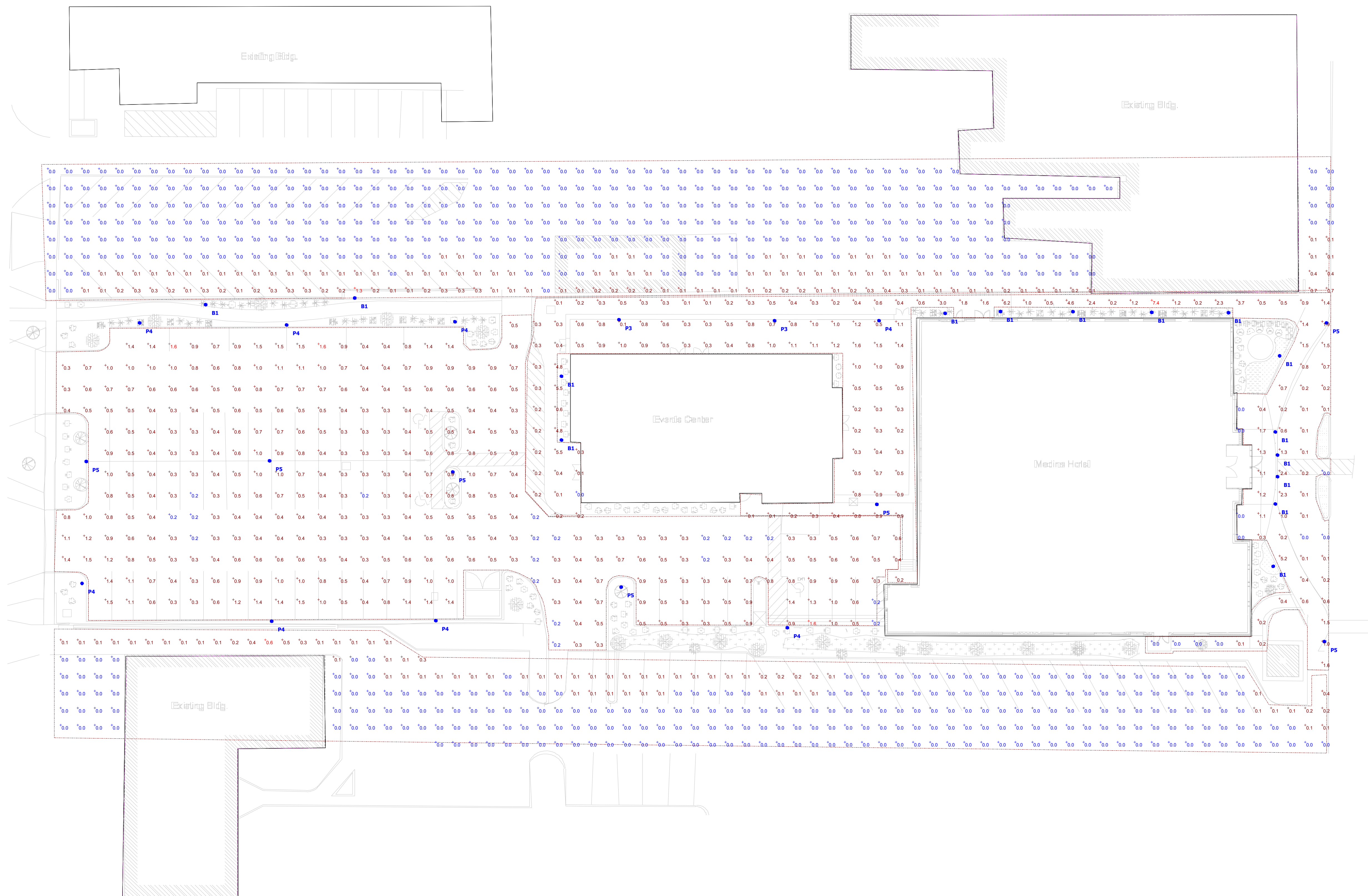
LEGEND

- EX. LIGHT POLE
- EX. POWER POLE
- EX. SIGN
- BOLLARD LIGHT
- TRIDENT MAPLE
- CLEVELAND PEAR
- PROPOSED WILD FLOWER GARDEN
- WHITE KNOCK OUT ROSE
- GREEN VELVET BOXWOOD
- BUTTERFLY BUSH
- KOREAN SPICE VIBURNUM
- CONE FLOWER
- PROPOSED GROUND COVER
- PROPOSED CONCRETE PAVEMENT



Mounting Height									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power	Notes
○	B1	15	KIM LIGHTING	PA7R-NU3-12L-010-4K7	BOLLARD @ 4ft	1	806	14.08	4' Mounting Height
○	P3	2	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type III Distribution	1	1830	25.1	15' Mounting Height
○	P4	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type IV Distribution	1	2988	43	15' Mounting Height
○	P5	7	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type V Distribution	1	2893	43.2	15' Mounting Height

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



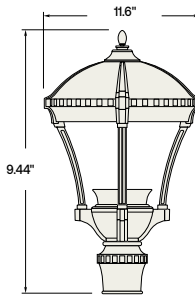
Plan View
Scale - 1" = 25ft

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

Designer
 Date 03/11/2024
 Scale 1"=25'
 Project No. 14423
 Summary

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PROVIDENCE®



19.44" (typo)

	WEIGHT	EPA
PROS	9 lbs / 4 kg	46

FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits



3000K and warmer CCTs only

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <200 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 2500-08 for wet locations

WARRANTY

- 5 year warranty

Pavilion™

FEATURES

- IDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth® enabled RGBW accent



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- IP65 rated

SHAFT:

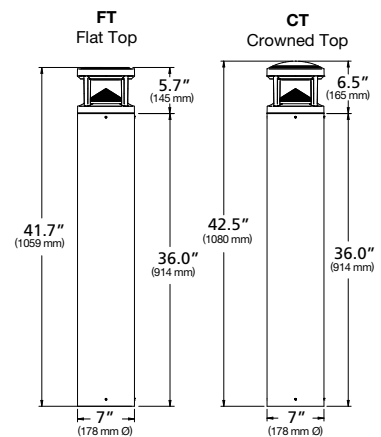
- Aluminum shaft(s) is .125" thick extruded aluminum 6061 alloy
- Concrete shaft(s) conforms to current specifications for "Portland Cement." ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D
- Concrete shaft(s) is medium sand-blasted with anti-graffiti sealer and material color shall be integral to the concrete mix
- Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi
- Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines may be slightly visible in finished parts

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic
- U0 configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION

- Aluminum shaft configurations will have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts
- Aluminum shaft configurations will have a mounting plate and be able to be rotated 20° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four steel mounting tabs for installation on four 1/2" x 10" + 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template
- Concrete shaft configurations are palletized with adequate hold-downs to prevent load movement in transit
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury



	Weight
PA7R	25.3 lbs / 11.5 kg

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

(Specifications continued on page 3)





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE:
PROJECT NO. 14423

SHEET NAME

EXISTING PHOTOS -
WEST SIDE OF SITE

SHEET NO.

PH-02



Google

PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423



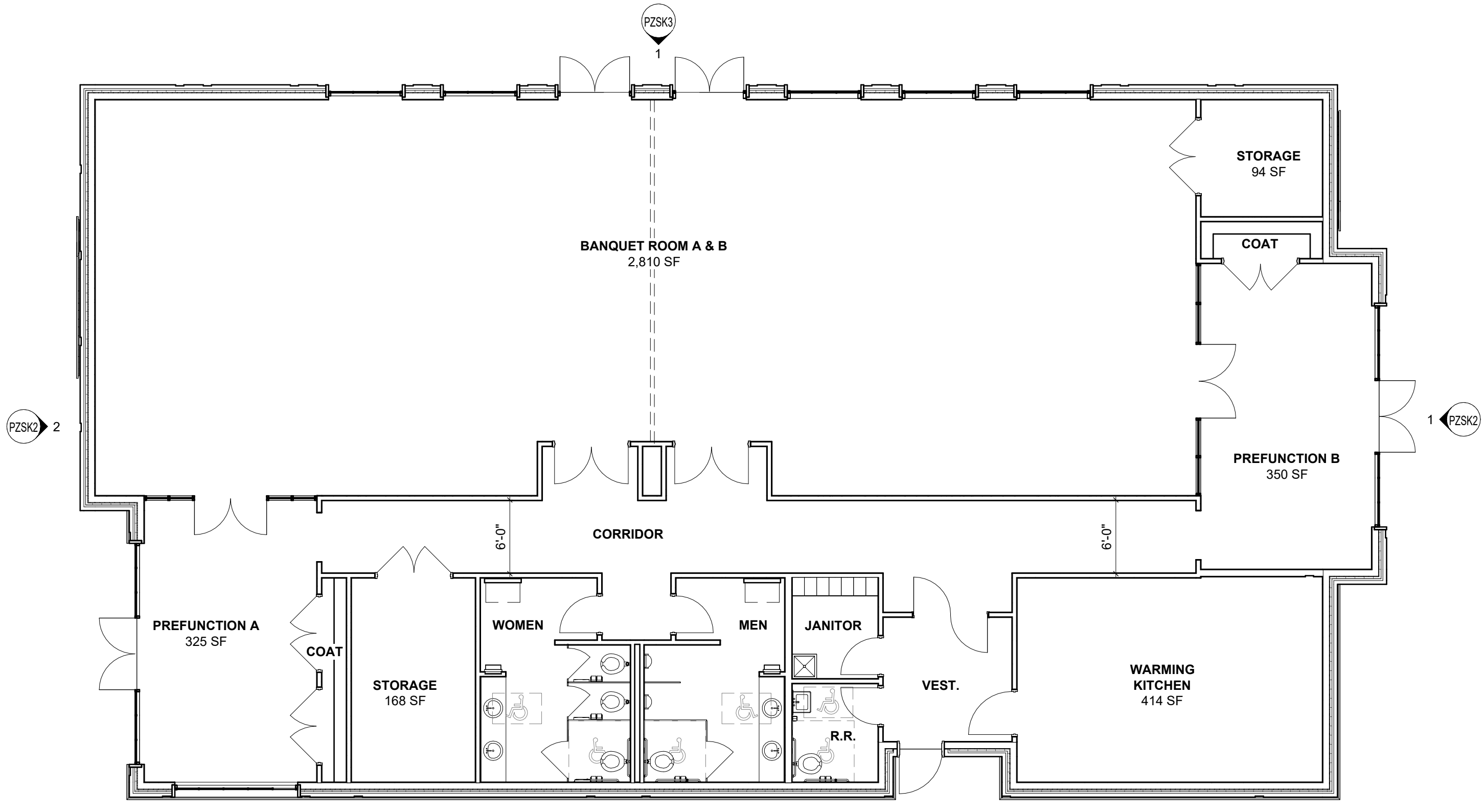
SHEET NAME

EXISTING PHOTOS -
WEST SIDE OF SITE

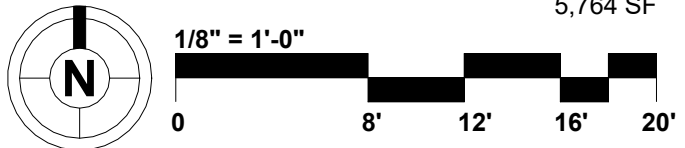
SHEET NO.

PH-03



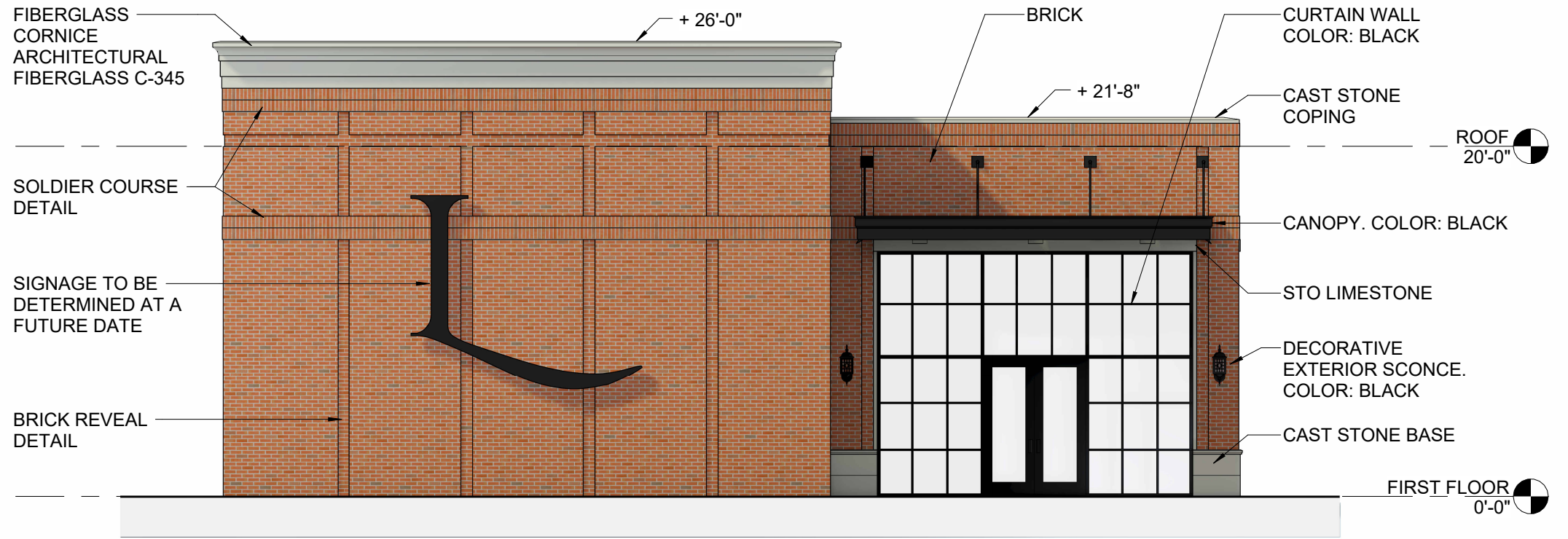


1 PLAN PRELIMINARY FLOOR PLAN
 1/8" = 1'-0"

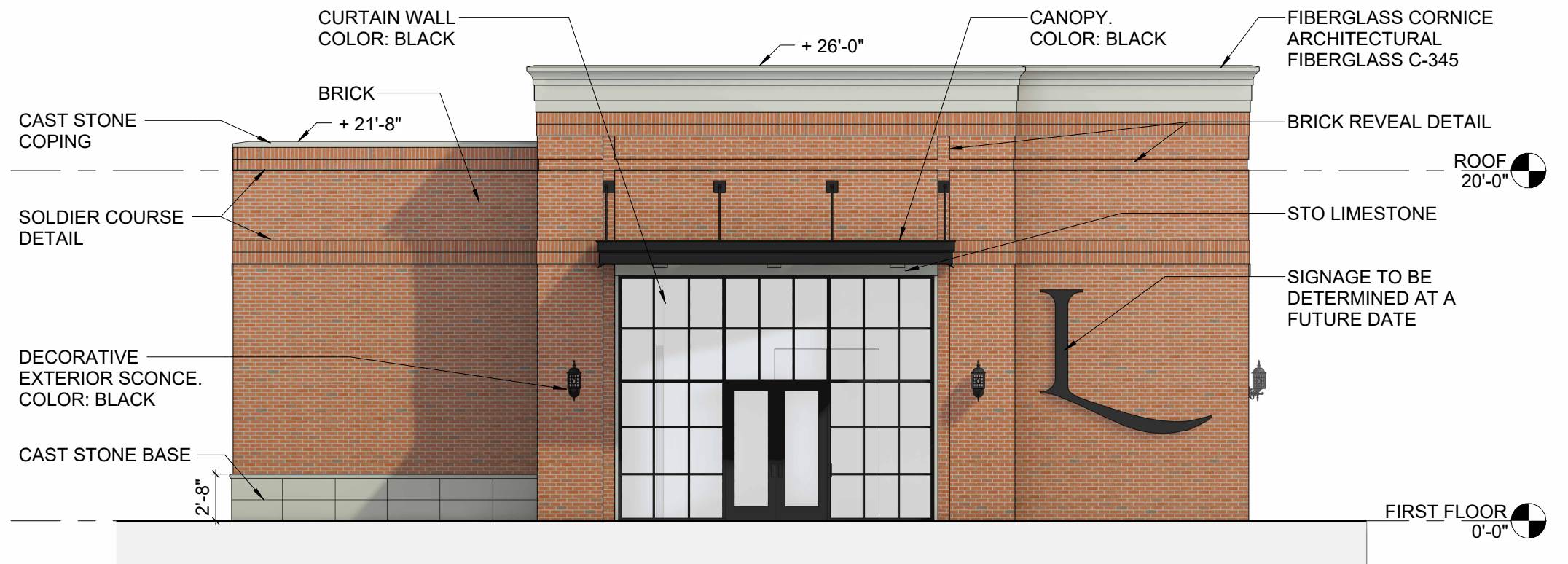


PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: FEBRUARY 26, 2024
 PROJECT NO. 14423

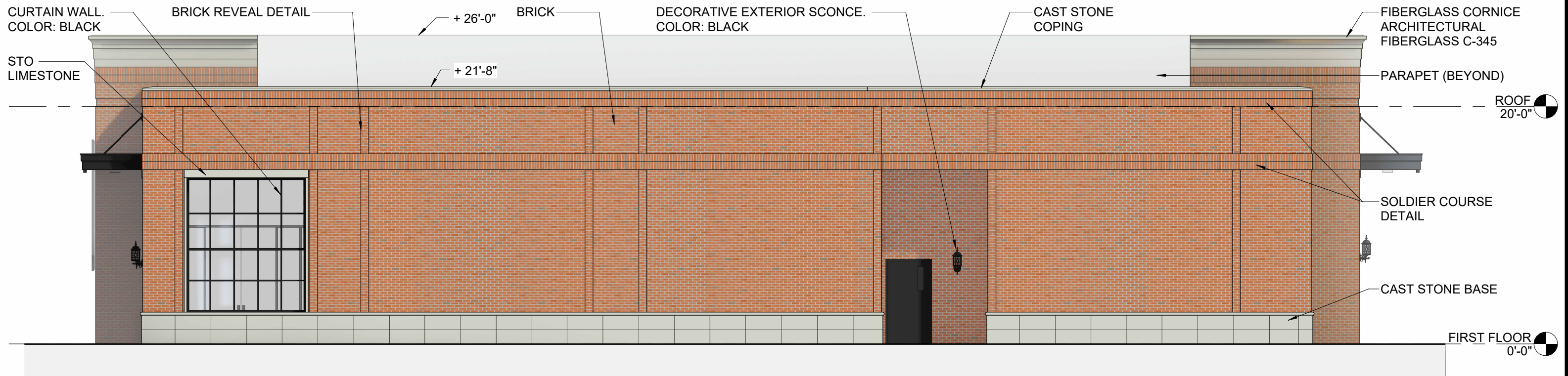
SHEET NAME SHEET NO.
 SCHEMATIC FLOOR PLAN PZSK1



2 ELEVATION WEST - BANQUET "A" ENTRANCE
 1/8" = 1'-0"



1 ELEVATION EAST - BANQUET "B" ENTRANCE
 1/8" = 1'-0"



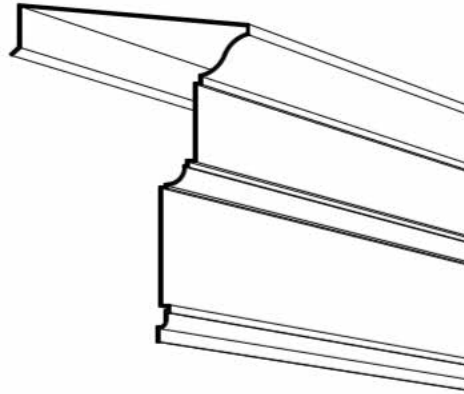
2 ELEVATION SOUTH
1/8" = 1'-0"



1 ELEVATION NORTH
1/8" = 1'-0"

FIBERGLASS CORNICE - AMERICAN FIBERGLASS INC. C-345
 COLOR TO MATCH CAST STONE

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

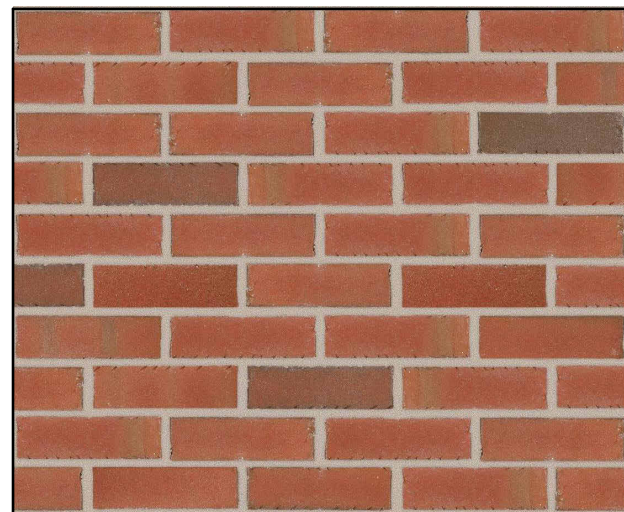


STO LIMESTONE FINISH AROUND
 BLACK CURTAIN WALL.

STO LIMESTONE FINISH

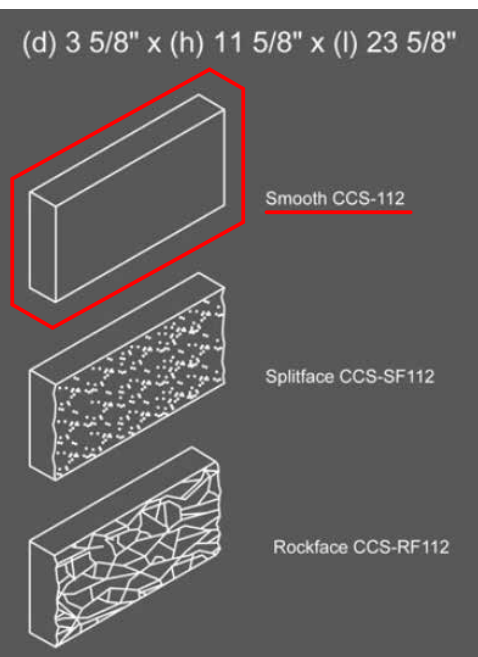


GLEN-GERY BRICK : OLDE DETROIT

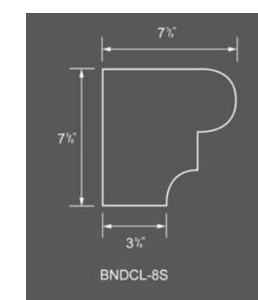


ARCHITECTURAL CAST STONE BASE, CUSTOM CASTSTONE.
 STONE SMOOTH FINISH CCS-112, CAP BNDCL-8S
 COLOR: SANDSTONE

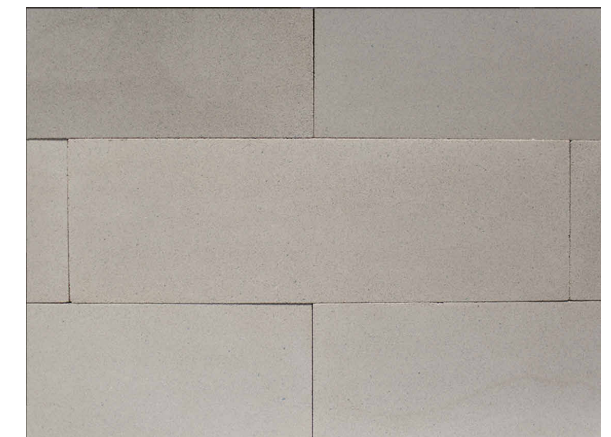
STONE SIZE AND FINISH



CAP PROFILE



COLOR



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: FEBRUARY 26, 2024
 PROJECT NO. 14423

SHEET NAME

EXTERIOR ELEVATION
 MATERIALS

SHEET NO.

PZSK4





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - NE CORNER

SHEET NO.

PZSK5





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423



SHEET NAME
3D VIEW - NE CORNER
PATIO

SHEET NO.
PZSK6



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - NORTH PATIO

SHEET NO.

PZSK7





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - SW CORNER

SHEET NO.

PZSK8





7'-0" DUMPSTER ENCLOSURE.
BRICK TO MATCH HOTEL AND EVENT CENTER.
7'-0" BLACK GATE TO MATCH BLACK ACCENT
COLOR AT HOTEL AND EVENT CENTER.

PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 11, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - NW CORNER

SHEET NO.

PZSK12





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - SE CORNER

SHEET NO.

PZSK9





PROJECT INFORMATION



MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - NE CORNER AT
NIGHT

SHEET NO.

PZSK10



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: FEBRUARY 26, 2024
PROJECT NO. 14423



SHEET NAME
3D VIEW - SW CORNER
AT NIGHT

SHEET NO.
PZSK11