

MEETING DATE: 4-14-16

**HISTORIC PRESERVATION
BOARD**

Case No. H16-03

139 N. Court



CITY of MEDINA

Historic Preservation Board

April 14, 2016 Meeting

Case No: H16-03

Address: 139-145 N. Court St.

Applicant: Mann Architects for Dr. Loren Raymond (Owner)

Subject: Certificate of Appropriateness to demolish the existing buildings and construct a new 3-story mixed use building

Zoning: C-2 Central Business District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located at the southwest corner of N. Court St. and W. Friendship St. The site is currently the offices of the Medina Area Chamber of Commerce and is composed of three buildings of which two are unoccupied.

Project Introduction:

The applicant requests a certificate of appropriateness for two actions:

- Demolish the entire existing site including all building and pavement
- Construct a new 3-story mixed use building and associated rear property lot
 - Ground floor will consist of 6,850 sqft of flexible commercial space
 - 2nd and 3rd floors will have five ~1,100 sqft residential apartments each (total of 10 residential units)
 - A drive-thru land on the south side of the building for an anticipated bank tenant

In addition to review by the Historic Preservation Board, this project will be reviewed on April 14, 2016 by the Board of Zoning Appeals for a variance from Section 1135.06 of the City of Medina Planning and Zoning Code to allow a new building with a 6,850 square foot building footprint instead of the maximum allowed 5,000 square feet and Planning Commission review for site plan and a conditional zoning certificate for a proposed Personal and Professional Services with Drive-Thru (drive-thru bank).

Please find attached to this report:

1. Architectural elevations, site plan and floorplans by Mann Architects and Spagnuolo & Associates, LLC received March 24, 2016
2. Various building materials samples received March 24, 2016
3. Site aerial photograph

City of Medina Design Guidelines

Section 145.07 (c): Demolition. With respect to demolition, it is the interest of the Board that Landmark Buildings and buildings within Historic Districts be preserved and renovated for economically productive uses. The Board encourages the saving and adaptive re-use of buildings significant to the character of the Historic Districts and the history of the City. Consistent with this intent, the Board also realizes the Historic District is not a static environment, but an ever changing and developing entity. Applications for demolition shall be reviewed based on the overall impact the demolition will have on adjacent Historic Landmarks, Historic Districts, and the community. In reviewing an application, the Board will also consider the impact of the proposed use of the site on the Historic District. Demolition of existing buildings which are not a significant loss to the Historic District to allow for the construction of new development which enhances the Historic District may be acceptable.

Section 145.07 (b): Additions/new construction. With respect to additions/new construction to existing buildings and all new buildings or structures within Historic Districts, it is generally the interest of the Board that such additions/new construction shall be designed to enhance the character of the Historic District. Consistent with the preface of this Chapter, new buildings and additions should be representative of architectural design and construction of contemporary times.

Staff Comments:

The existing buildings have been on this site for many decades and housed various uses over that time – gas station, motor vehicle, service, contractor shop, office space. Currently only the small former gas station building is occupied for office space by the Medina Area Chamber of Commerce. The existing buildings do represent a part of the history of downtown Medina, but do not contribute to the community's vision for the immediate and surrounding areas of central Medina.

The existing buildings are relatively small and are not adaptable for uses which contribute to the continued and expanding vitality of the downtown. The buildings are not a significant loss to the Historic District when compared to the value the proposed mixed use (commercial and residential) will provide to the continued and expanding downtown vitality.

The proposed building uses the two historical main street architectural styles, Italianate and Early 20th Century Commercial. These are proposed to be consistent with the architecture of the existing Historic District. In addition, the execution of the design is appropriately detailed and proportioned in relation to the specific architectural styles.

Lastly in regards to the desire in Section 145.07(b) for the design to “*enhance the character of the Historic District*” and “*be representative of architectural design and construction of contemporary times*”, the project certainly enhances the character of the Historic District with its pedestrian orientation and street level storefront transparency, which is the commonly valued character throughout the Historic District. Additionally, although the architectural style is a historical style and may not be representative of contemporary times, the execution of the style is good and urban form is objectively a vast improvement over the existing site.

Staff Recommendation:

Staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness for the demolition of the existing buildings and site improvements and construction of the proposed 3-story mixed use building and site improvements as presented.



E FRIENDSHIP ST

N COURT ST

W FRIENDSHIP ST

N ELMWOOD AVE

Subject Site



1 inch = 100 feet

H16-03, Z16-010 & P16-08
3-story mixed use redevelopment
139-145 N. Court St.
April 14, 2016



Architectural Fiberglass, Inc.

AB 2004

Manufacturer & Designer

Custom Fiberglass

Architectural Ornamentation



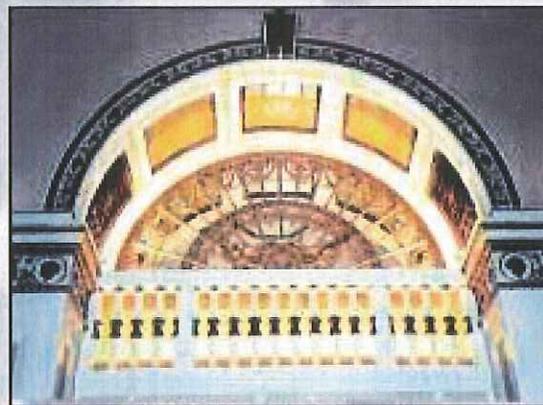
Made in the U.S.A.



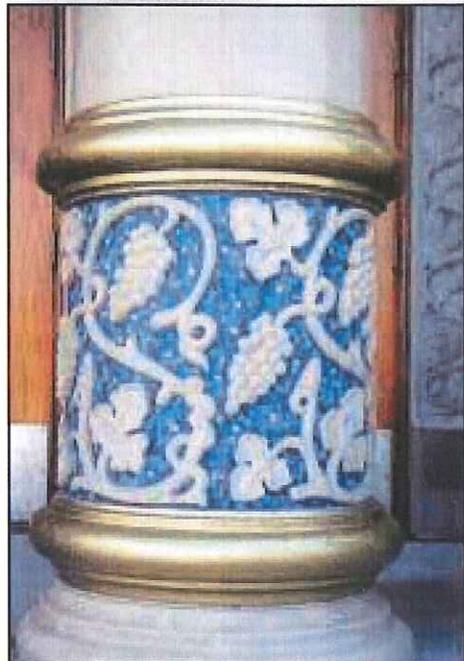
FRP Fluted Columns
with Corinthian Capitals



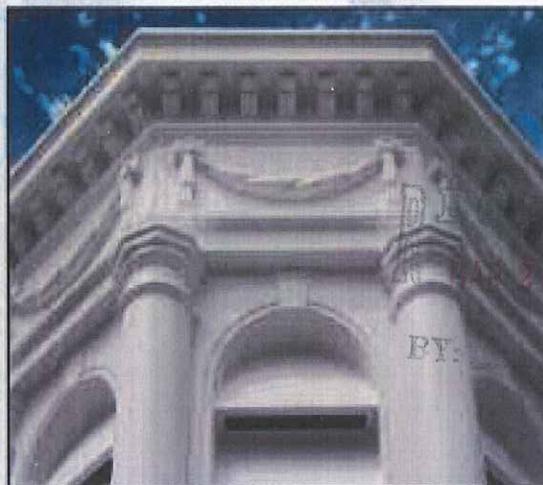
Simulated FRP Cast Stone
Cornices & Keystones



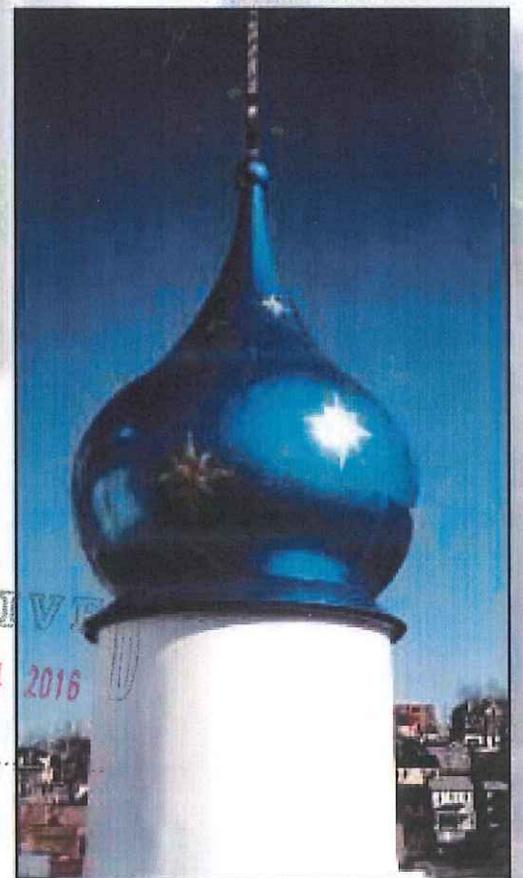
FRP Decorative Elements



FRP Grapevine Column & Base



Reproduced Historic FRP Cupola



FRP Dome, Base, Cross,

Arches • Balusters • Canopies • Column Covers & Bases

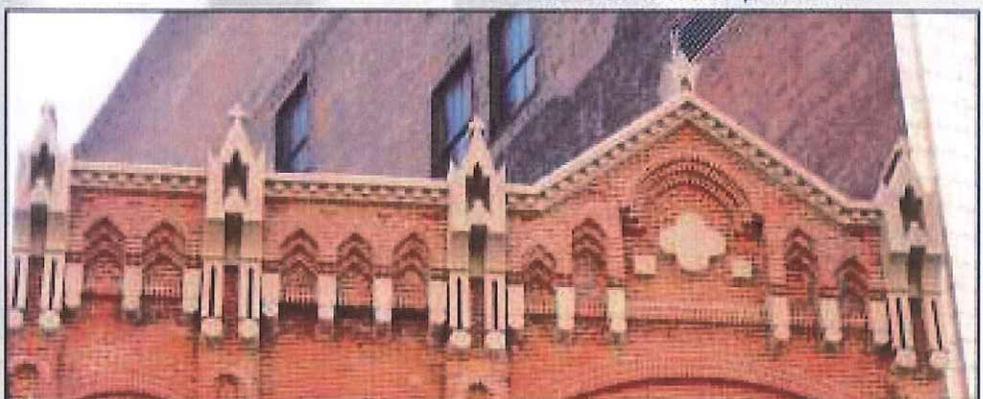
Architectural Fiberglass, Inc. (AFI), custom designs and manufactures decorative fiberglass ornamentation for the restoration, reproduction, and new construction industries. AFI can manufacture fiberglass composites requiring exact specifications with unlimited repetition. Our designers can provide as much or as little design support that may be required. AFI can manufacture products superior to existing ornamentation and is only limited by the scope of the architect's imagination. Complex configurations and reproductions of historical shapes can be achieved with fiberglass. Architects now have the ability to replicate existing architecture that was once cost prohibitive. AFI's products are unparalleled in their beauty, strength, longevity, and the answers to many maintenance problems.



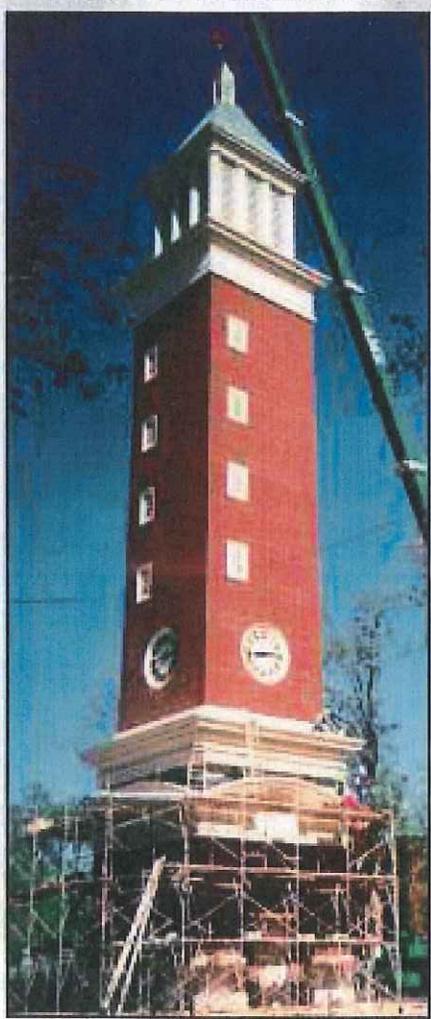
FRP Terra Cotta Replacement



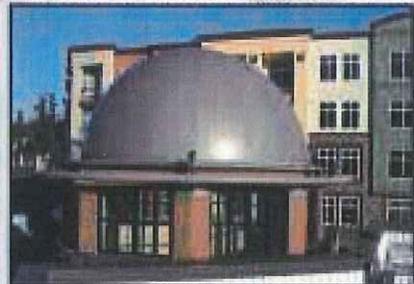
25' Gold FRP Domes & Crosses



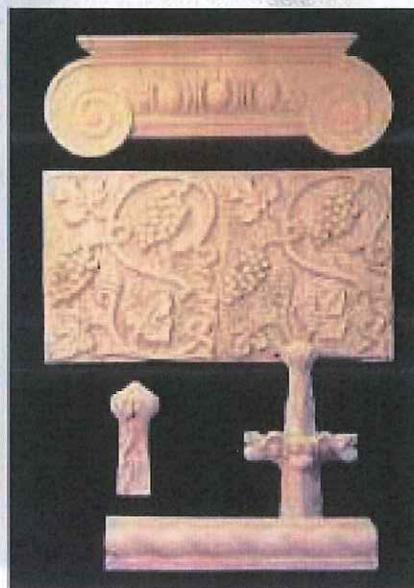
Historical FRP Simulated Cast Stone Cornices, Pediments & Decorative Elements



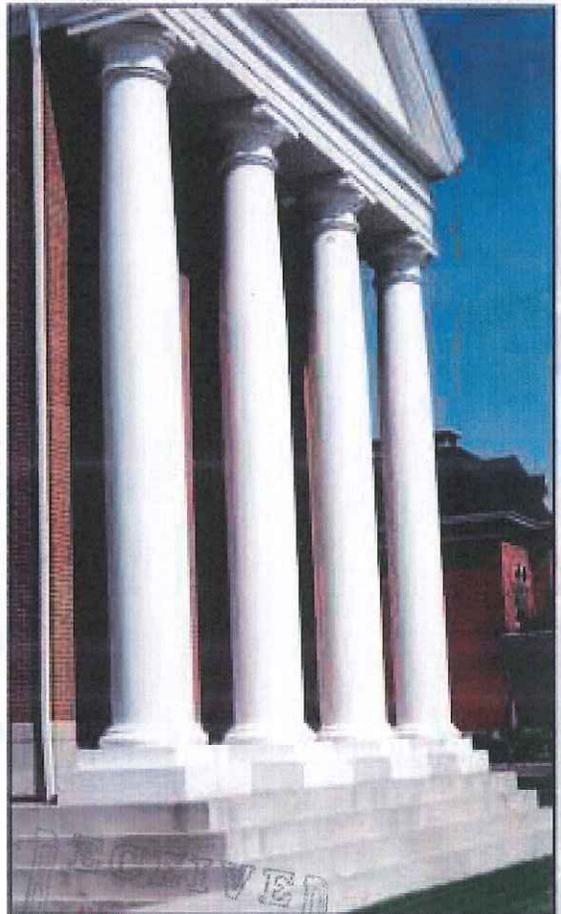
Historical Reproduced FRP Bell Tower Housing Cellular Antenna



25' diameter FRP Dome



Historical Reproduced FRP Stone Elements



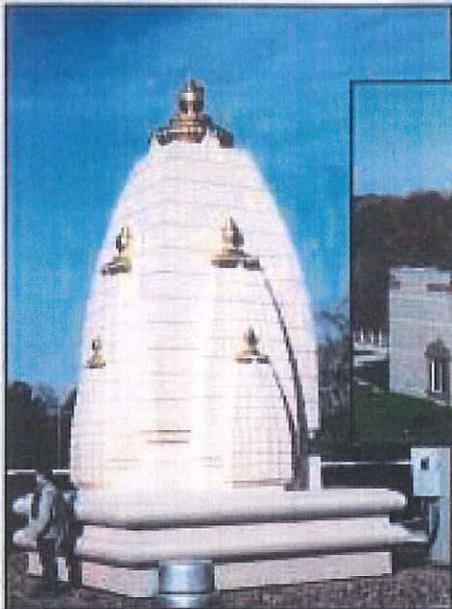
40' diameter by 30' Tall FRP Entasis Column Covers

Cornices • Crosses • Cupolas • Custom Shapes • Domes

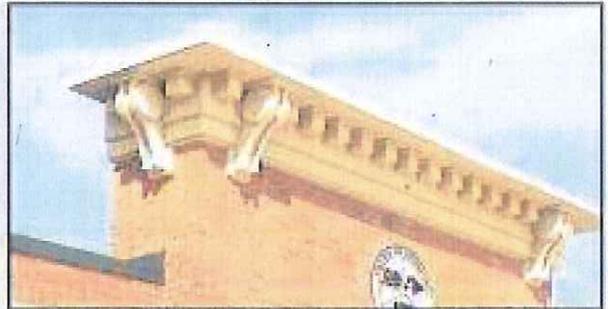
Restoration

Reproduction

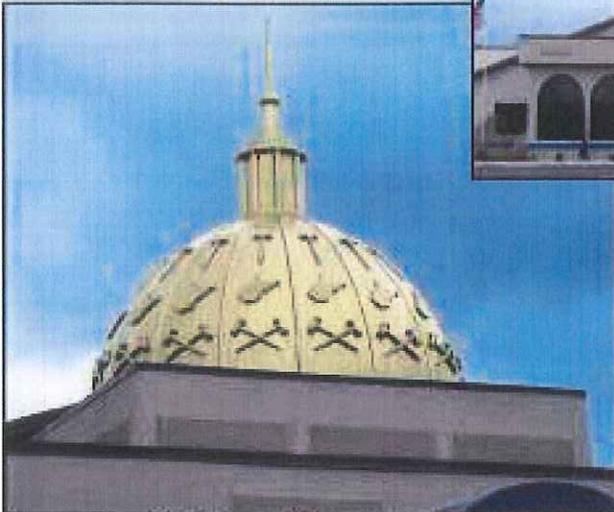
New Construction



Two 25' tall FRP Shikhars (Religious Ornaments)



Stone Finish FRP Dentill Cornice and Brackets



FRP Dome & Cupola/Finial



FRP Cornice and Brackets



FRP Signature Signage & Cornice



FRP Window Ornament

Fiberglass Benefits

Fiberglass Reinforced Polyesters (FRP) can replicate wood, stone, concrete, terra cotta, marble, granite, copper, steel, and other popular building materials. FRP parts are chosen over other material because it is lightweight, cost effective, corrosion resistant, and is virtually maintenance free. Fiberglass products can be painted or the color can be molded in the surface. Because FRP begins with liquid polymer resins and formable glass fibers, the finished shape can be curved, corrugated, ribbed, or contoured in a variety of ways, with varying thickness. Per unit of weight, FRP is among the strongest commercial material available. Pound for pound, FRP is stronger than concrete, steel or aluminum and has weathered extremes for more than thirty years. FRP parts can often reduce maintenance and installation cost when compared to other traditional building materials.

Sculptures • Signs • Simulated Stone • Spandrel Panels • Towers • Urns

Fascia Panels • Louvers • Molding • Pilasters • Railings

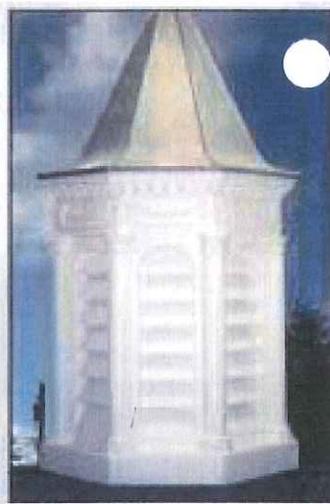
FRP Properties

Listed below are ranges of physical properties that can be created for architectural applications

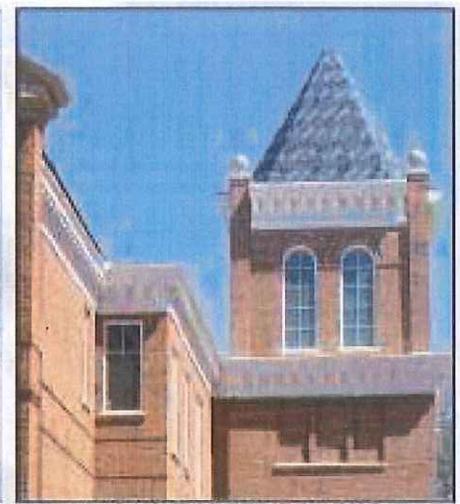
Flexural strength, psi	16,000 to 32,000
Flexural modulus, psi.....	0.8 to 1.4 x10 ⁶
Tensile strength, psi.....	9,000 to 18,000
Tensile modulus, psi	0.8 to 1.4 x 10 ⁶
Elongation	1.0 to 2.5%
Compressive strength, psi	15,000 to 25,000
Impact strength izod, lb./in. of notch	4 to 12
Specific gravity	1.0 to 1.8
Density, lbs./ft. ³80 - 100
Continuous heat resistance.....	150 to 350
Thermal coefficient of expansion	
in/in/F x 10-	12 to 20
Barcol hardness	40 to 60

Properties of a typical 1/8" glass mat laminate using specific fire retardant resin

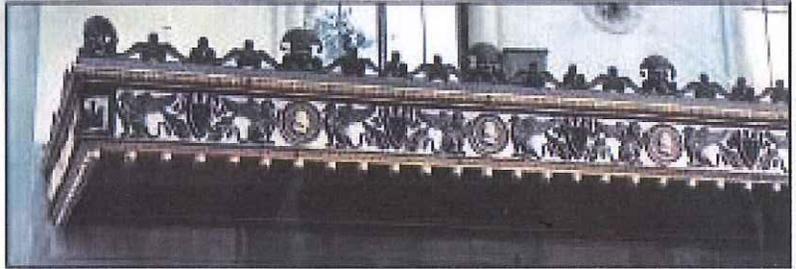
Flexural strength, psi @ 77 degrees F	28,000
Flexural strength, psi @ 77 degrees F	1.07 x 10 ⁶
Tensile strength, psi @ 77 degrees F	16,800
Elongation	2.2%
Barcol hardness	40-50
Glass content	31%
Specific gravity	1.62
ASTM E-84 (tunnel test).....	<25
UL Subject 94	V-O



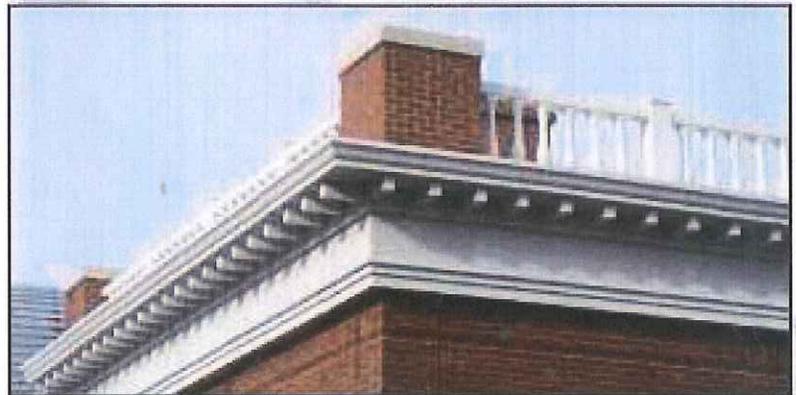
FRP Copper top Cupola



FRP Cornice and Brackets



FRP Canopy



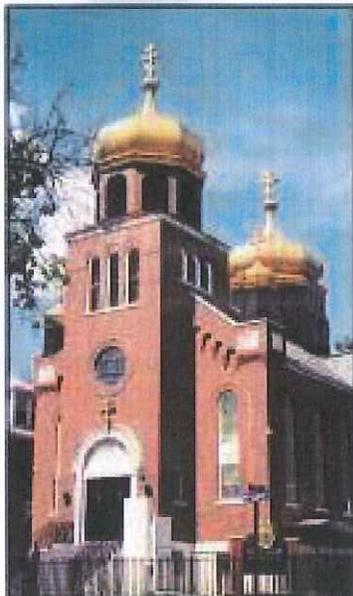
FRP Balusters and Dentil Cornice



FRP Fluted Columns & Corinthian Capitals, Dentil Cornice



FRP Grapevine Columns, simulated Marble Wall Panels



Reproduced Gold FRP Domes, Crosses & Bases

Architectural Fiberglass, Inc.

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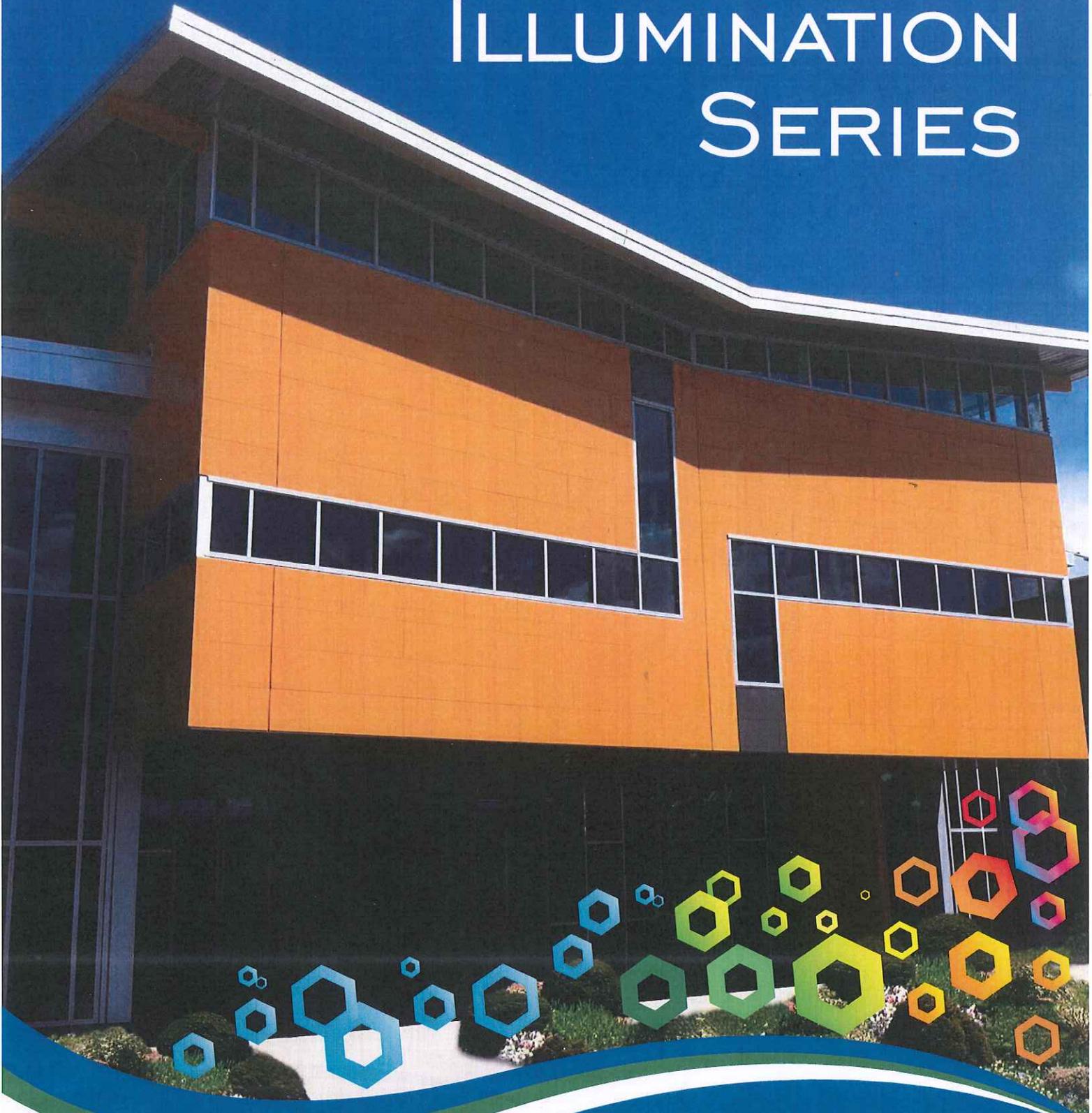
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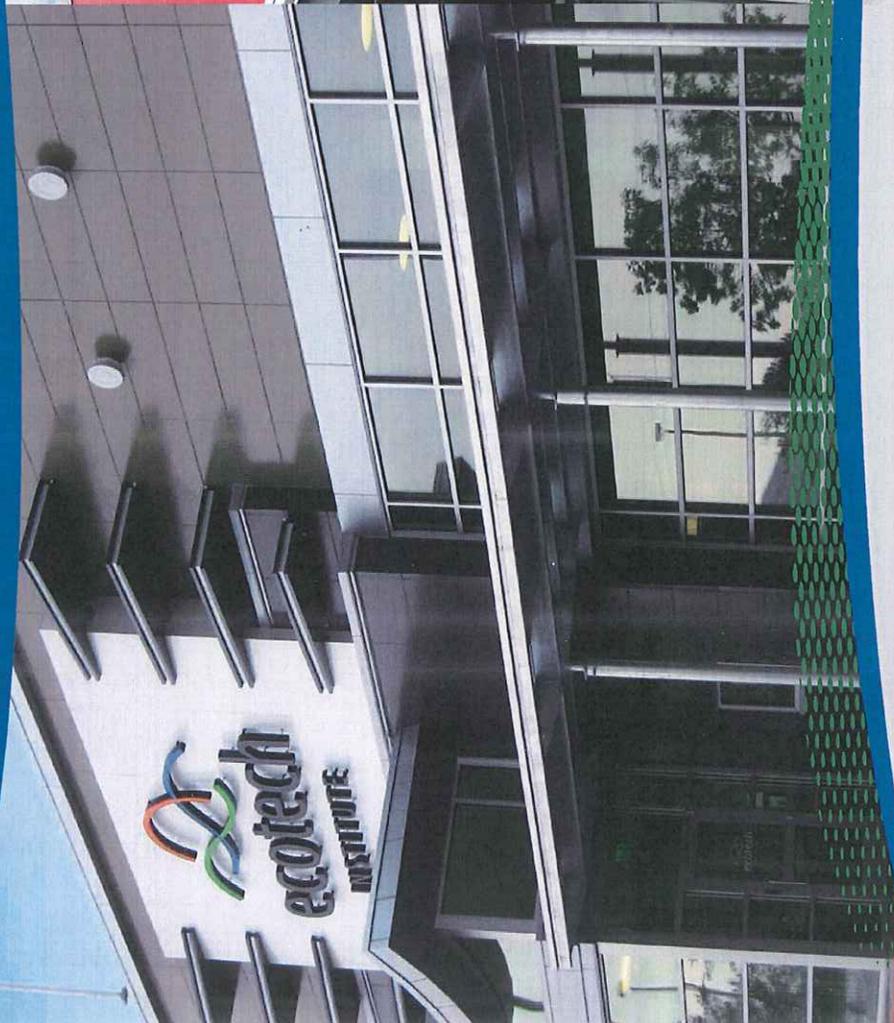
ILLUMINATION SERIES



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Illumination Series Product Specifications

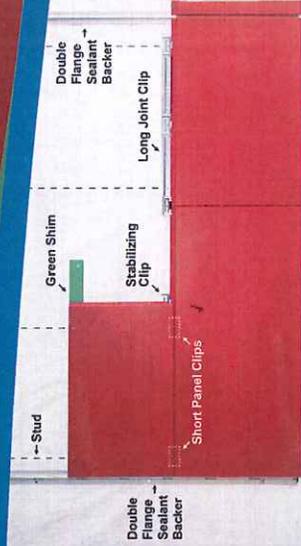
Dimensions (nom. in./ft. ~ actual mm)	18" (h) x 6' (l) (455mm (h) x 1,818mm (l))
Thickness (nom. in. ~ actual mm)	5/8" (16mm)
Weight (lbs. per panel)	37.9
Weight (lbs. per sq. ft.)	4.2
Coverage (sq. ft. per panel)	9

*Exclude excessively dark colors

Clients are looking at budgets closer than ever, it's time you looked to Nichiha. Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha's Illumination Series line of fiber cement panels. Its smooth satin finish, easy installation and vast color options give you a degree of design freedom other cladding products simply can't match; at a price your budget can always accommodate.

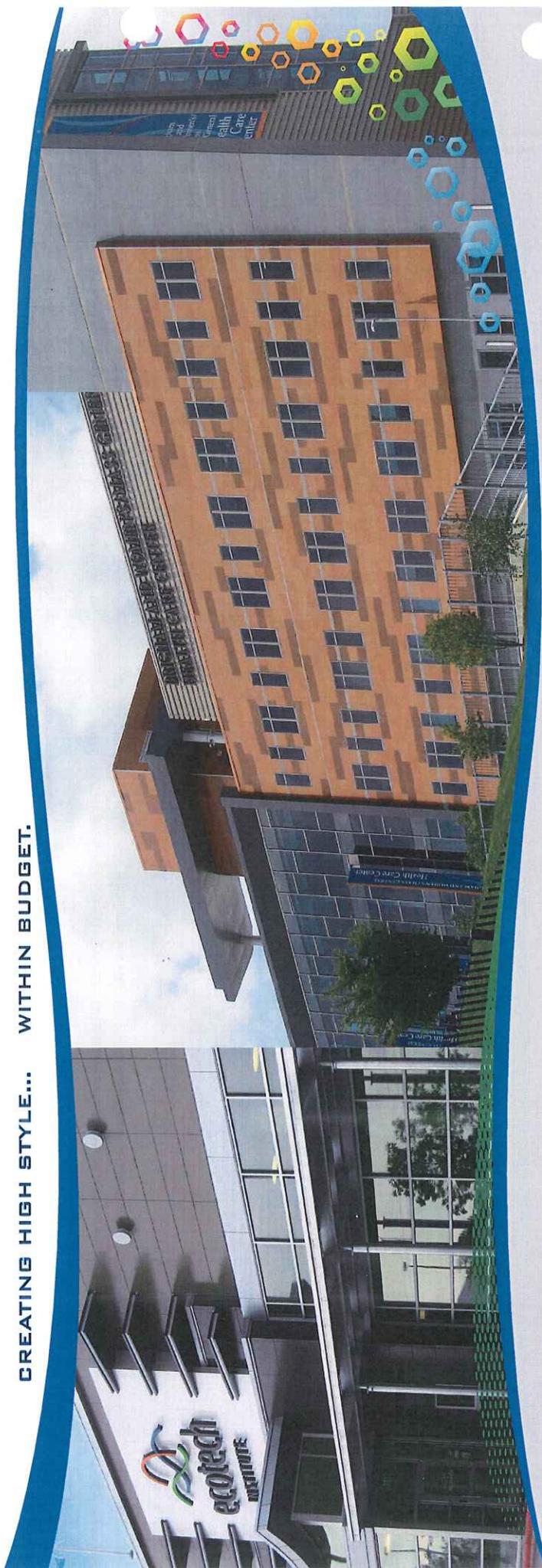
Delivering sleek sophistication comes naturally for the Illumination Series. But don't let the pretty face fool you. There's more than meets the eye. Actually a lot more when it comes to the savings Illumination Series panels bring when compared to traditional aluminum composite and phenolic panels.

Our panels install 9 square feet at a time, require no special tools and easily accommodate all kinds of trim options. Know what else is cool about Illumination Series panels? They are finished here in the USA and LEED™ credits are available under credits MR4.1, MR4.2 and 4.6. Now contains 40% of recycled content that can count toward LEED™ credit.



CREATING HIGH STYLE...

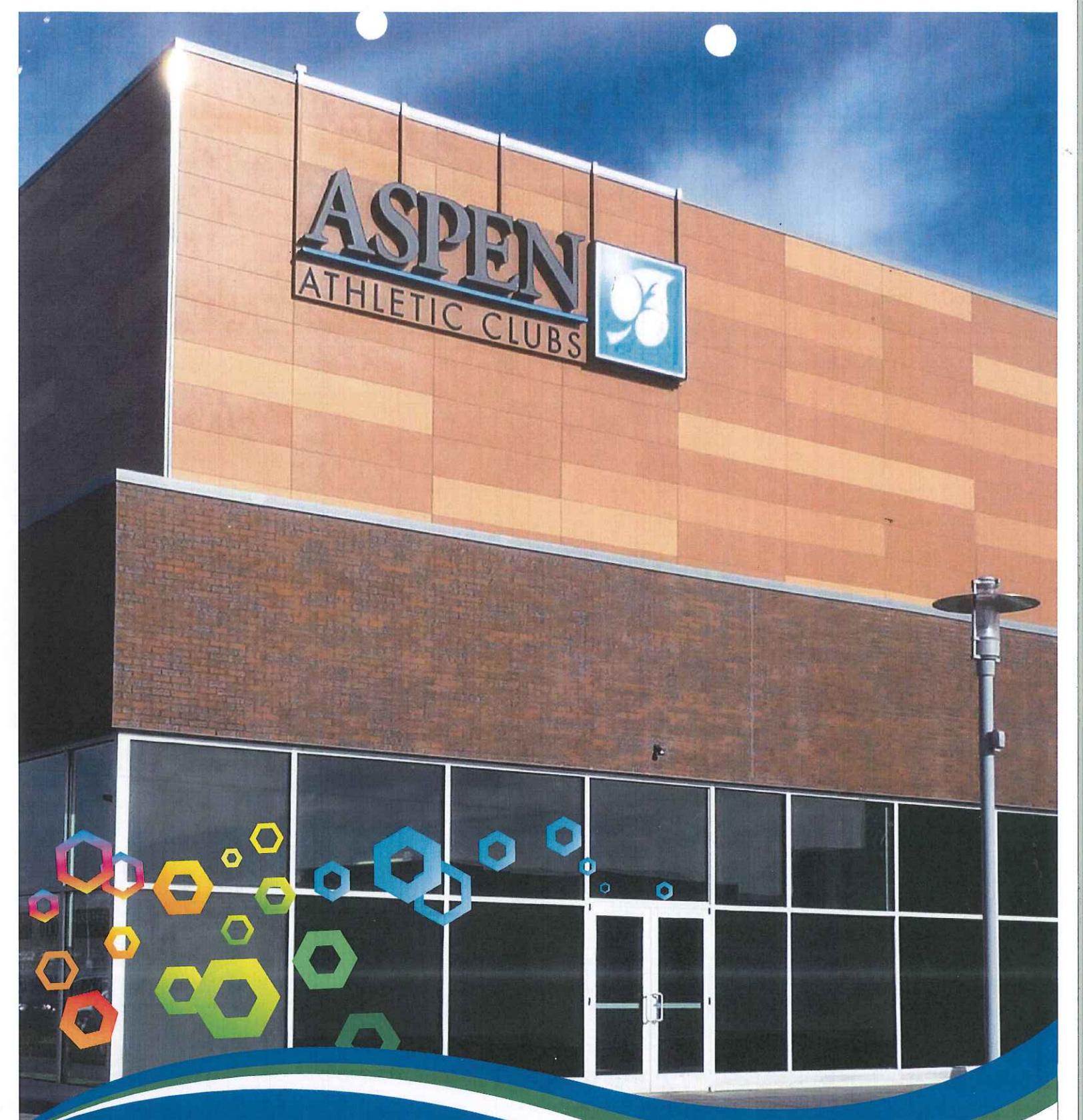
WITHIN BUDGET.



Delivering sleek sophistication comes naturally for the Illumination Series. But don't let the pretty faces fool you. There's more than meets the eye. Actually a lot more when it comes to the savings Illumination Series panels bring when compared to traditional aluminum composite and phenolic panels.

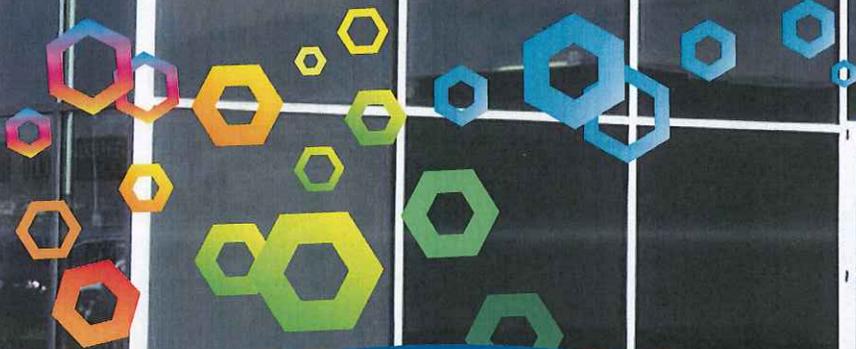
Clients are looking at budgets closer than ever. It's time you looked to Nichina. Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichina's Illumination Series line of fiber cement panels. Its smooth satin finish, easy installation and vast color options give you a degree of design freedom other cladding products simply can't match; at a price your budget can always accommodate.

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NOTE: All photos used display custom colors. Product colors depicted on this brochure do not accurately reflect the metallic nature of the panel finish. For true color representation please request a product sample by visiting our web site nichiha.com or calling toll free 1.866.424.4421.

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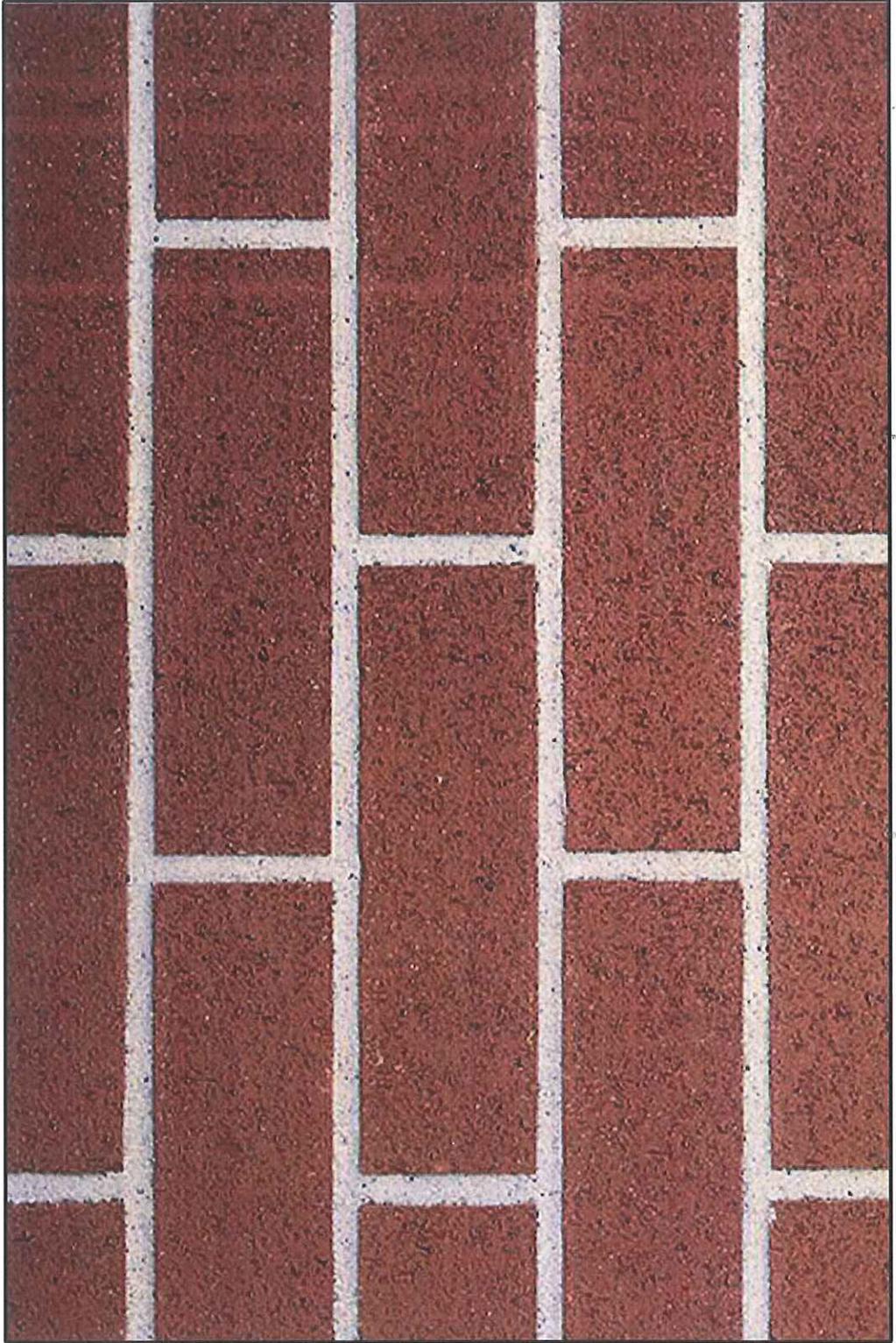


NICHIHA
fiber cement

BRICK 1 - CHERRY VELOUR - BELDEN BRICK

145 W. FRIENDSHIP ST. PROPOSED 3-STORY MIXED USE BUILDING

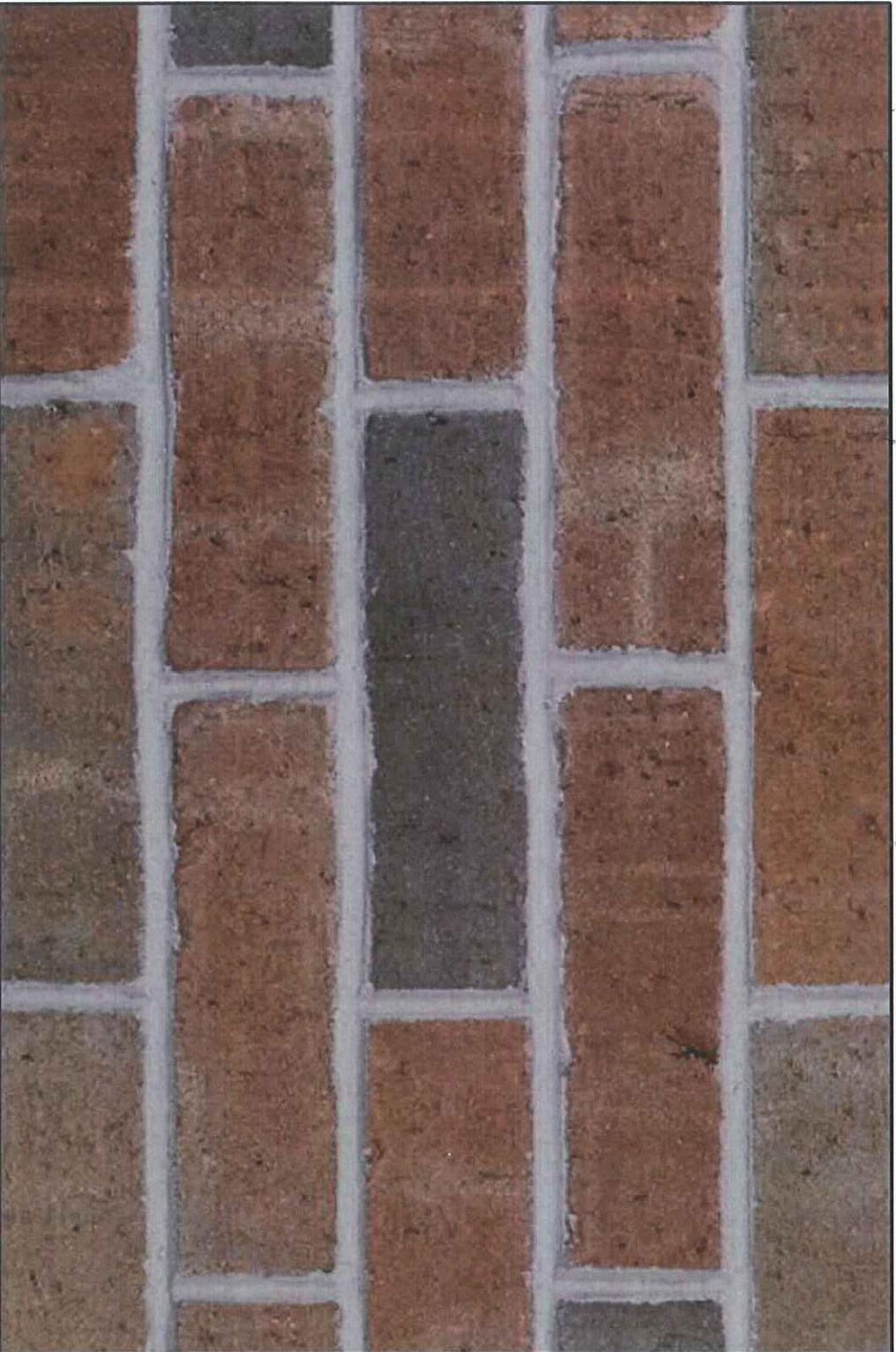
MARCH 23, 2016



BRICK 2 - OLDE DETROIT - GLEN-GERY

145 W. FRIENDSHIP ST. PROPOSED 3-STORY MIXED USE BUILDING

MARCH 23, 2016



BRICK 3 - TUMBLEWEED VELOUR - BELDEN BRICK

145 W. FRIENDSHIP ST. PROPOSED 3-STORY MIXED USE BUILDING

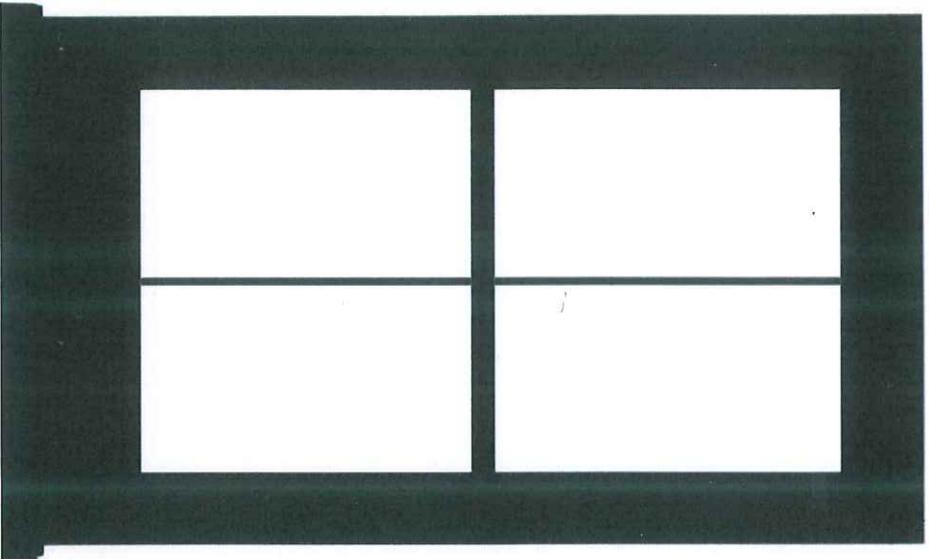
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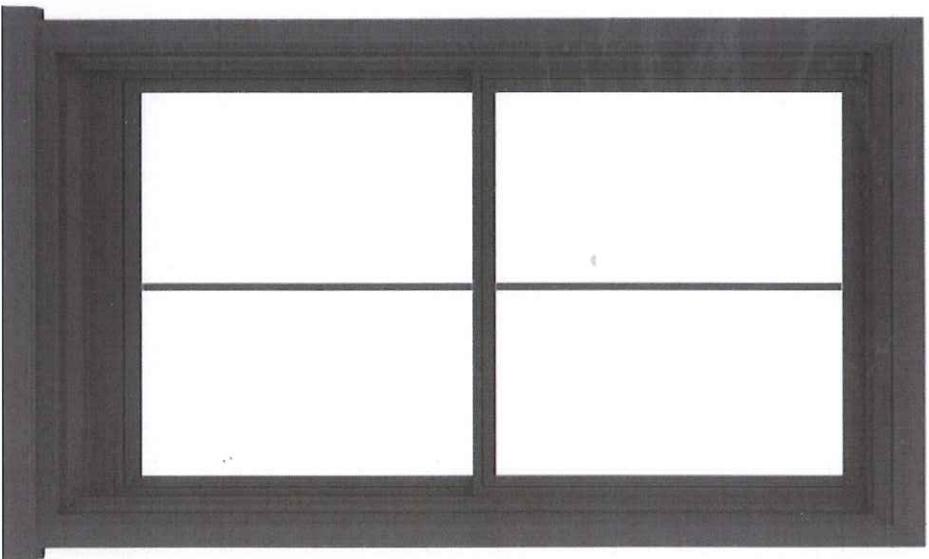
ANDERSEN WINDOWS 200, 400 SERIES SHOWN (OR SIM.)

145 W. FRIENDSHIP ST. PROPOSED 3-STORY MIXED USE BUILDING

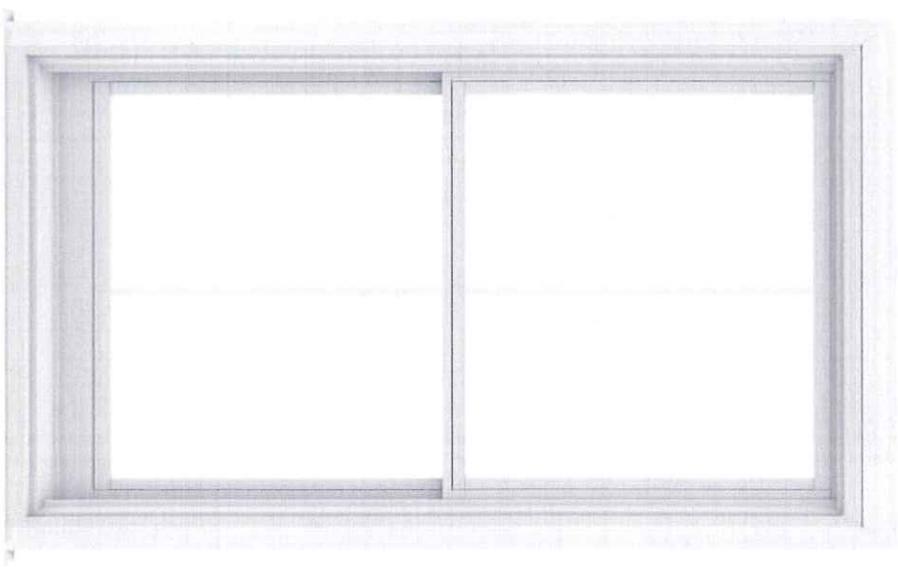
MARCH 23, 2016



FOREST GREEN



TERRATONE (DARK BROWN)

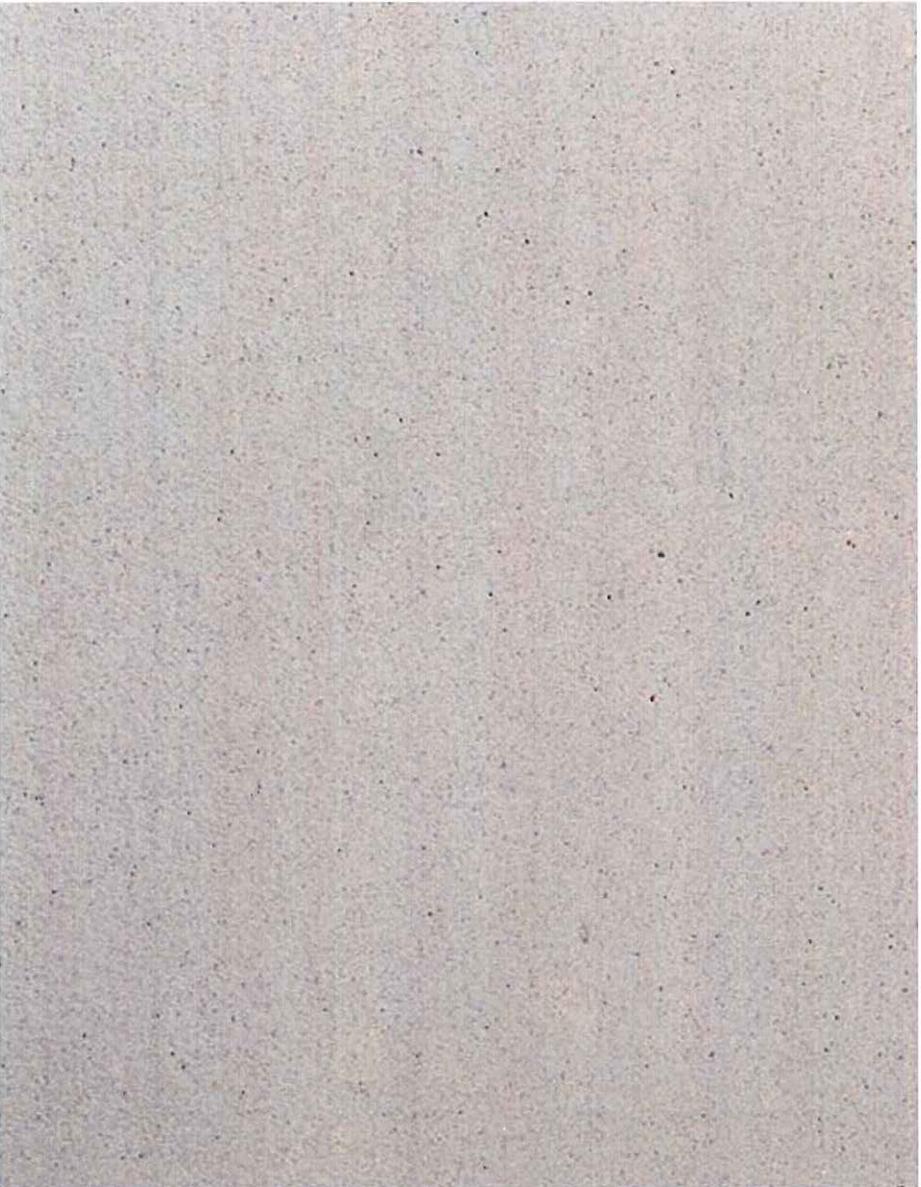


WHITE

GFRC / CAST STONE

145 W. FRIENDSHIP ST. PROPOSED 3-STORY MIXED USE BUILDING

MARCH 23, 2016



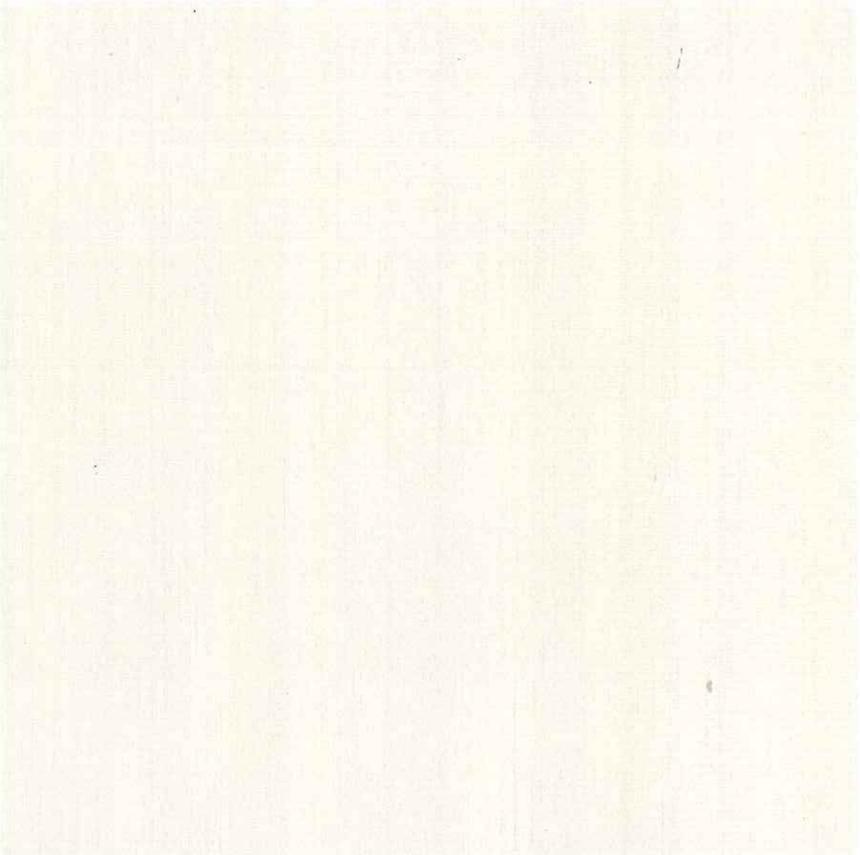
CEMENT BOARD FINISH - BAY WINDOW

145 W. FRIENDSHIP ST. PROPOSED 3-STORY MIXED USE BUILDING

MARCH 23, 2016



SHERWIN-WILLIAMS®



SW 7551

GREEK VILLA

Color Family: White & Pastel

RGB: R: 240 G: 236 B: 226

Hex Value: #F0ECE2

LRV: 84

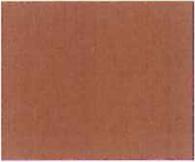
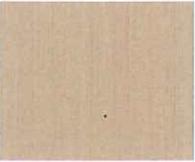
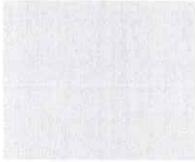
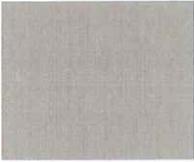
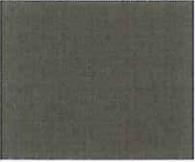
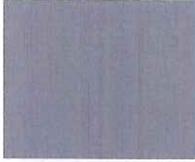
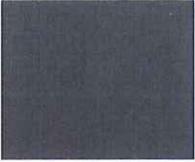
Locator Number: 254-C1

Kawneer Anodize finishes

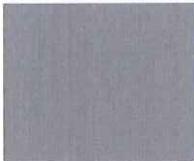
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	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils-minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

					
▲★ Cardinal Red	▲★ Colonial Red	Burgundy	▲★ Terra Cotta	▲★ Sierra Tan	▲★ Mansard Brown
					
▲★ Stone White	▲★ Granite	▲★ Sandstone	▲★ Almond	▲★ Medium Bronze	▲★ Dark Bronze
					
▲★ Slate Gray	▲★ Bone White	▲★ Musket Gray	▲★ Charcoal	Midnight Bronze	Matte Black
					
▲★ Cityscape	Interstate Blue	▲★ Hemlock Green	▲★ Arcadia Green	▲★ Fatina Green	▲★ Hunter Green
					
▲★ Military Blue	Award Blue	▲★ Teal	Hartford Green	Forest Green	▲★ Evergreen
		<p>● Denotes PAC-CLAD Metallic Colors ★ Denotes Energy Star® Colors ▲ Denotes PAC-CLAD Cool Colors</p> <p>Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.</p> <p>See back for color availability chart. Note: Midnight Bronze available in .040 aluminum only.</p>			
★ Berkshire Blue	▲★ Slate Blue				

PAC-CLAD Metallic Colors

					
●▲★ Zinc	●▲★ Silver	●▲★ Copper Penny	●▲★ Aged Copper	●▲★ Champagne	●▲★ Weathered Zinc

PETERSEN ALUMINUM CORPORATION

HQ: 1005 Tonne Road
Elk Grove Village, IL 60007
P: 800-PAC-CLAD
F: 800-722-7150

9060 Junction Drive
Annapolis Junction, MD 20701
P: 800-344-1400
F: 301-953-7627

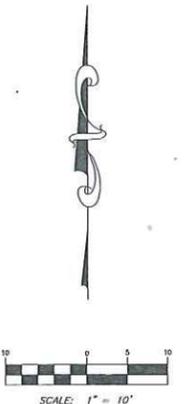
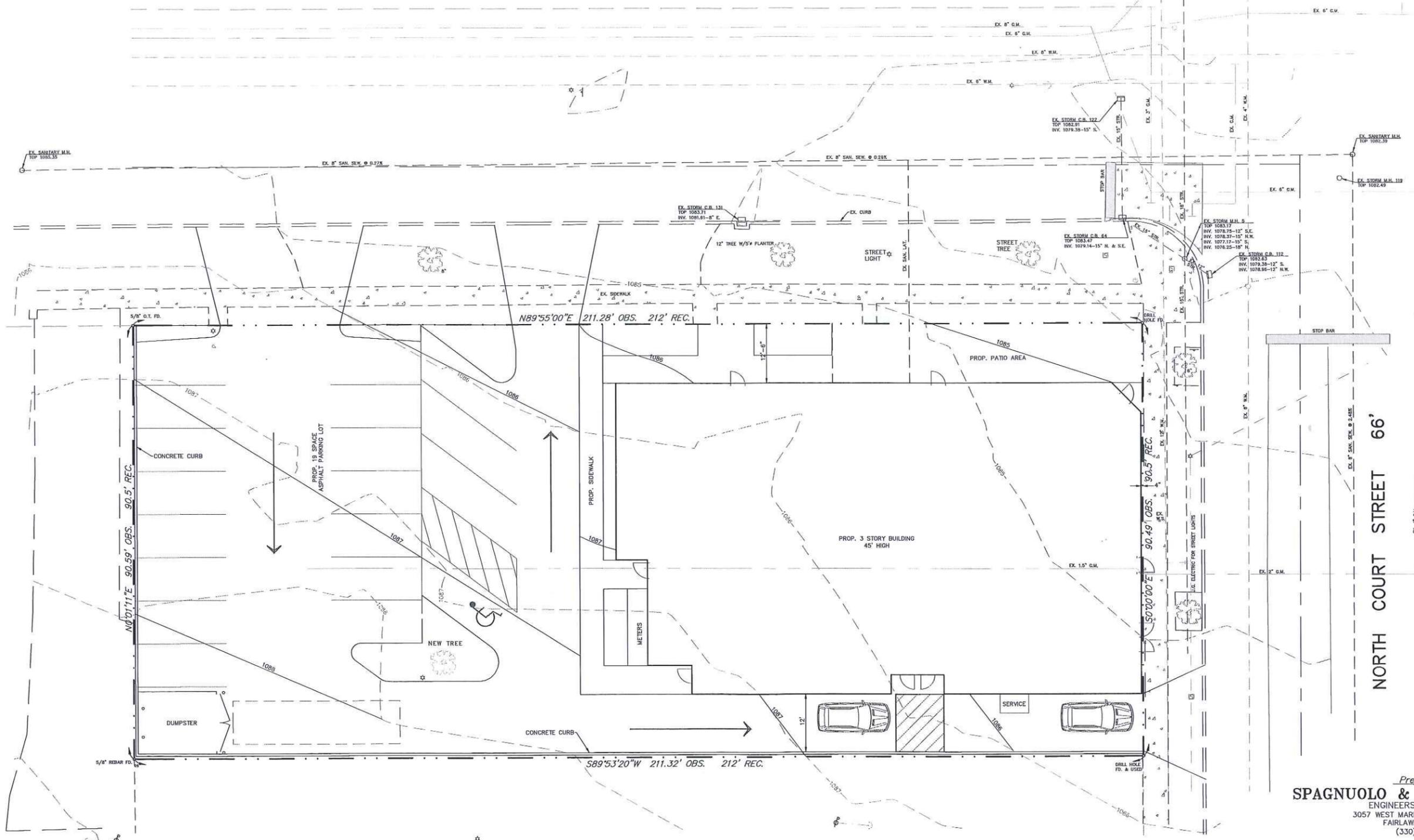
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P: 800-441-8661
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350 73rd Ave., NE, Ste 1
Fridley, MN 55432
P: 877-571-2025
F: 866-901-2935

102 Northpoint Parkway
Acworth, GA 30102
P: 800-272-4482
F: 770-420-2533

FRIENDSHIP STREET 66'

NORTH COURT STREET 66'



- LEGEND**
- IRON PIN FOUND AS NOTED
 - ⊗ TRAFFIC SIGNAL BOX
 - ⊗ TRAFFIC SIGNAL CONTROL POLE
 - ⊗ UTILITY POLE
 - ⊗ GUY WIRE
 - ⊗ LIGHT POLE
 - ⊗ HYDRANT
 - ⊗ VALVE
 - ⊗ SIGN
 - ⊗ TREE and SIZE
 - CONCRETE

Prepared By
SPAGNUOLO & ASSOCIATES, LLC
 ENGINEERS - SURVEYORS
 3057 WEST MARKET STREET, SUITE 201
 FAIRLAWN, OHIO 44333
 (330) 836-6661

Site Plan For
145 FRIENDSHIP STREET
 CITY OF MEDINA
 COUNTY OF MEDINA
 STATE OF OHIO

SCALE: 1" = 10' MARCH, 2016

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

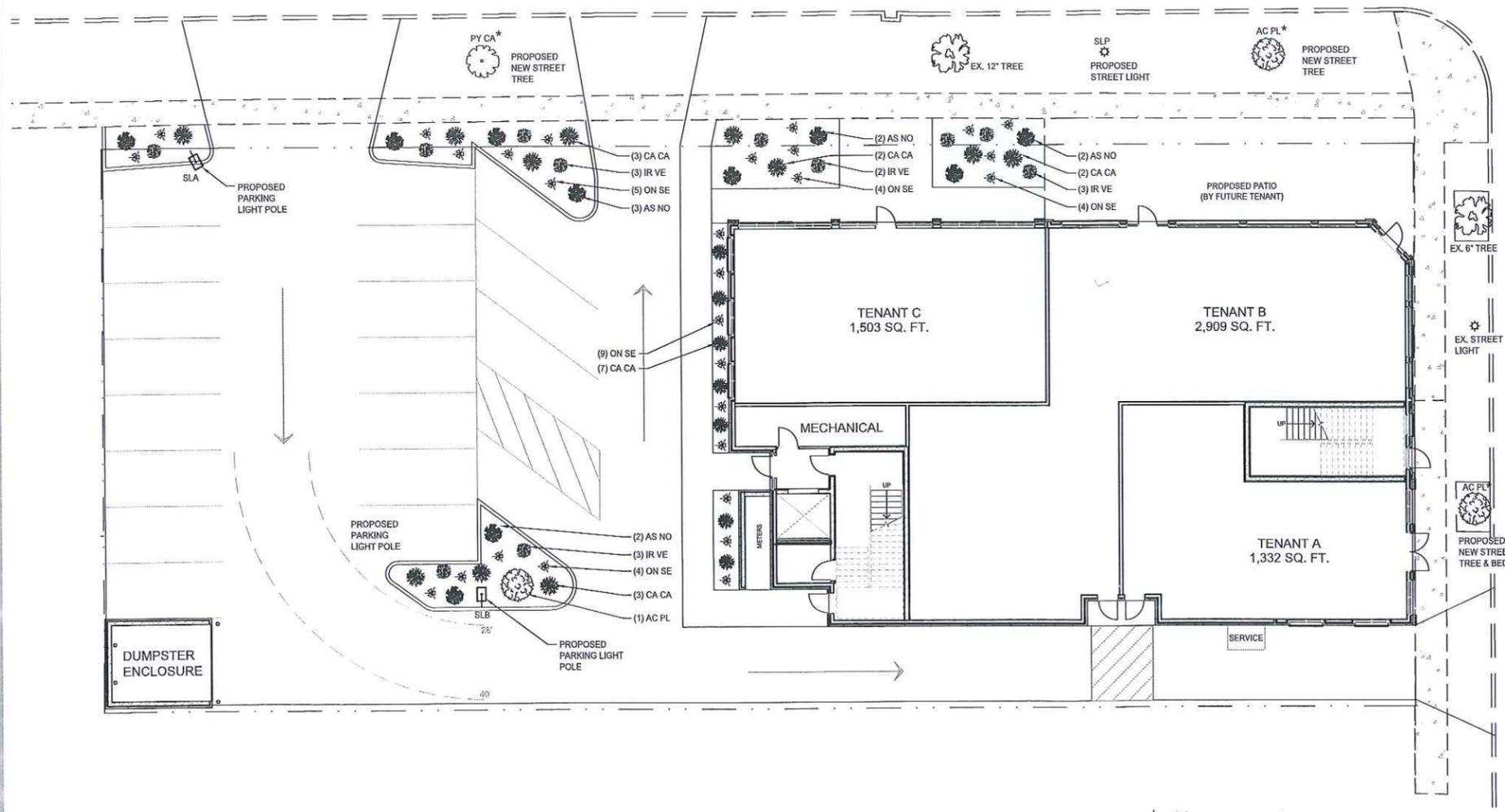
SITE INFORMATION

PARCEL: 028-19A-21-070
 PARCEL SIZE: 0.44 AC (~19,186 SQ. FT.)
 PARKING AREA: 8,323 SQ. FT.
 LANDSCAPING AT PARKING: 527 SQ. FT.
 PARKING SPACES REQUIRED: N/A PER 1145.04 (D)
 PARKING SPACES: 19 (INCLUDING 1 ACCESSIBLE)
 1ST FLOOR GROSS: 6,850 SQ. FT. (SHELL TENANT SPACE / MECH / EGRESS)
 2ND & 3RD FLOOR GROSS: 6,830 SQ. FT. (5 RESIDENTIAL UNITS EACH FLOOR)
 BUILDING TOTAL: 20,510 SQ. FT.
 BUILDING HEIGHT AVERAGE: 45'-2"
 BUILDING HEIGHT AT HIGHEST POINT: 49'-5"

GENERAL LANDSCAPE NOTES

- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL BE MOUNDED TOWARD THE CENTER, ISLANDS TO BE KEVED AT PERIMETER EDGE TO HOLD / MAINTAIN MULCH.
- CONTRACTOR TO VERIFY UTILITY ROUTINGS AND COORDINATE THIS WORK WITH EXISTING UTILITY LOCATIONS. ADJUST PLANT MATERIAL ACCORDINGLY.
- PROVIDE DOUBLE SHREDDED HARDWOOD BARK MULCH 3" DEEP MIN. AT ALL PLANTING BEDS. PROVIDE A MIN. 3" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED. MULCH COLOR TO BE BLACK UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- ALL PLANTING BEDS TO RECEIVE A MIN. 6" DEPTH OF SOIL MIX AFTER FINAL GRADE IS ESTABLISHED. SOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% SAND AND 25% LEAF HUMUS. ALL SEEDING AREAS TO RECEIVE A MINIMUM OF 2" OF CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS.
- CONTRACTOR TO APPLY STARTER FERTILIZER (20-26-6) OR APPROVED SIMILAR FOR ALL LAWN AND PLANT MATERIALS.
- ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
- PLANT LISTS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS INDICATED ON THE PLANS, AND MAINTAINING FOR A MINIMUM OF 60 DAYS.
- ALL PLANTINGS SHALL RECEIVE A (1) YEAR COMPLETE REPLACEMENT WARRANTY.

WEST FRIENDSHIP ST. 66'



NORTH COURT ST. 66'

LANDSCAPING LEGEND

SYMBOL	NAME	SIZE	CONDITION
AC PL	ACER PLAT. 'GLOBOSUM'	2" CAL.	B&B
IR VE	GLOBE NORWAY MAPLE		
IR VE	IRIS VERSICOLOR	24" HT.	CONT.
IR VE	BLUEFLAG IRIS		
CA CA	PIRUS CALLERYANA 'CLEVELAND SELECT'	2" CAL.	B&B
CA CA	'CLEVELAND SELECT' PEAR		
AS NO	CALAMAGROSTIS CANADENSIS	1 GAL.	CONT.
AS NO	BLUEJOINT GRASS		
ON SE	ASTER NOVAE-ANGLIAE	24" HT.	CONT.
ON SE	NEW ENGLAND ASTER		
ON SE	ONOCLEA SENSIBILIS	24" HT.	CONT.
ON SE	SENSITIVE FERN		

NOTE:

ALL PLANTS CALLED OUT ON THIS PLAN ARE SUGGESTED SELECTIONS ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL PLANTS ACCORDING TO EXPOSURE AND OTHER ON SITE CONDITIONS. DESIGNER IS NOT RESPONSIBLE FOR FAILED PLANTINGS
 * SPECIES, MATURITY, AND PLANTING OF STREET TREES IN THE PUBLIC RIGHT OF WAY ARE TO BE COORDINATED AND FINALIZED WITH THE CITY OF MEDINA.

LIGHTING LEGEND

SYMBOL	TYPE	HEIGHT	QUANTITY
SLA	SITE LIGHTING	22'-6"	1
SLB	SITE LIGHTING	22'-6"	1
SLP	STREET LIGHT POLE (MODEL BY CITY)	-	1

LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"



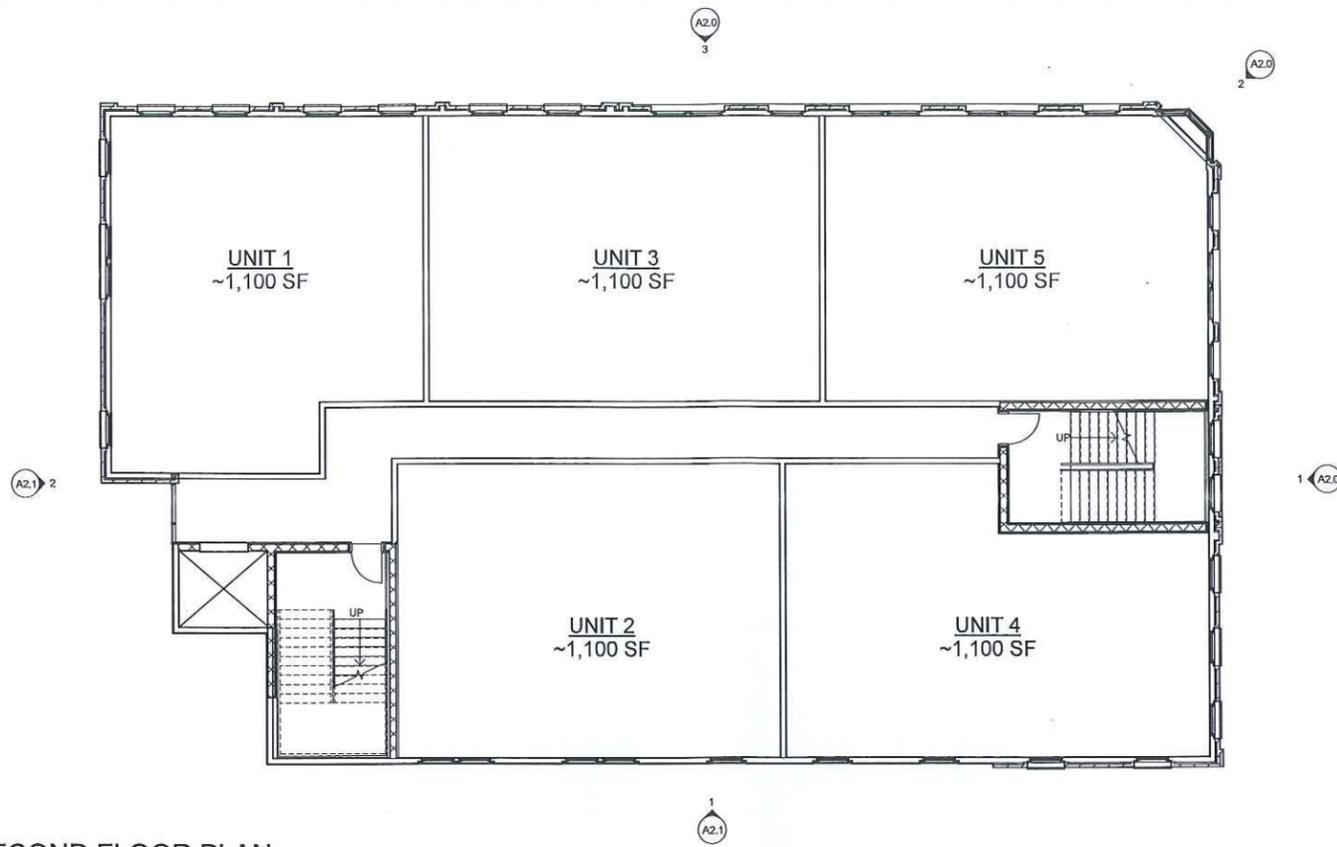
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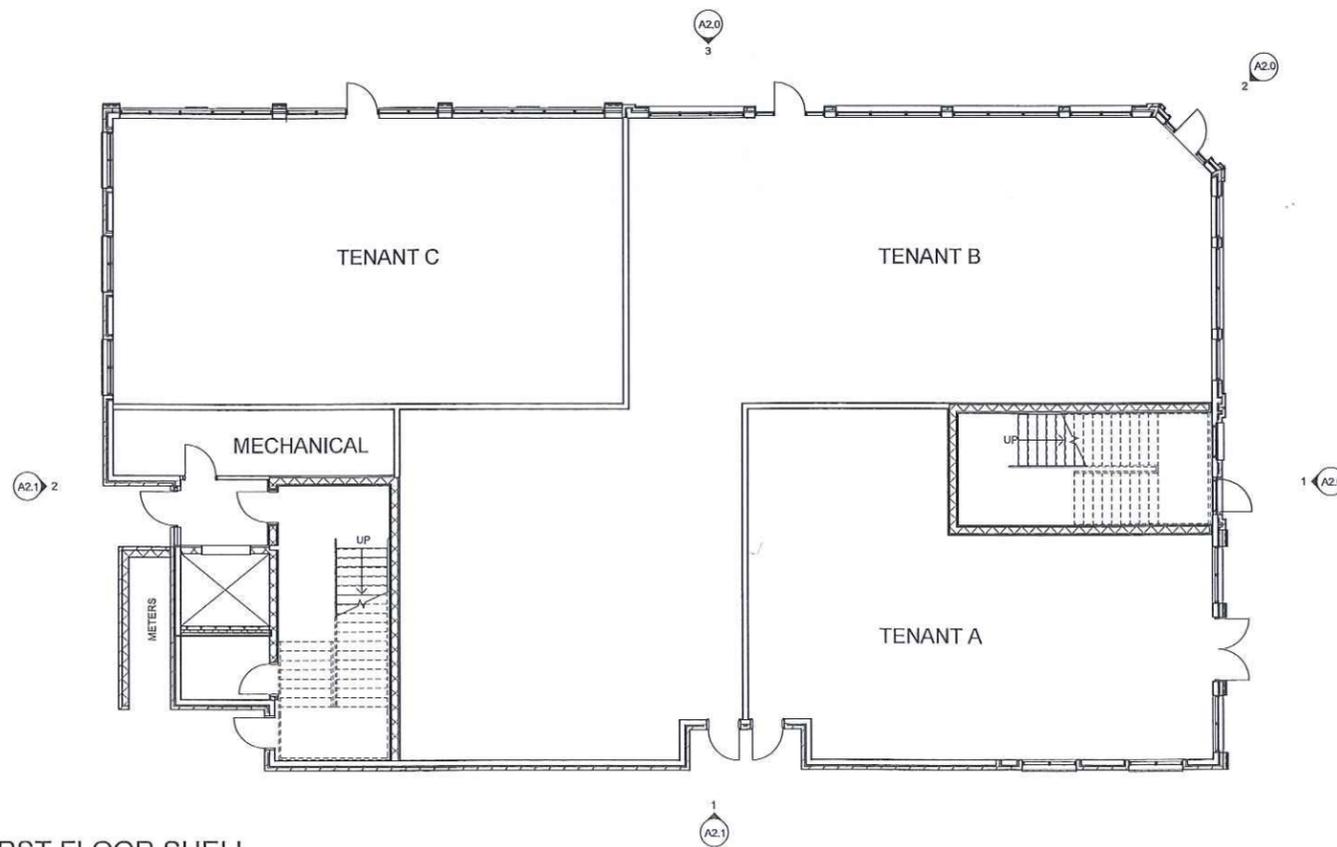


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 project no. 18715
 date MARCH 23, 2016
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 145 W. FRIENDSHIP ST.
 MEDINA, OH 44256
 project

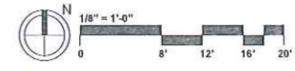
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 1 OF 1
 sheet no.



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR SHELL
1/8" = 1'-0"



PRELIMINARY

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PROJECT PHASE

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A1.0

1 OF 3
sheet no.

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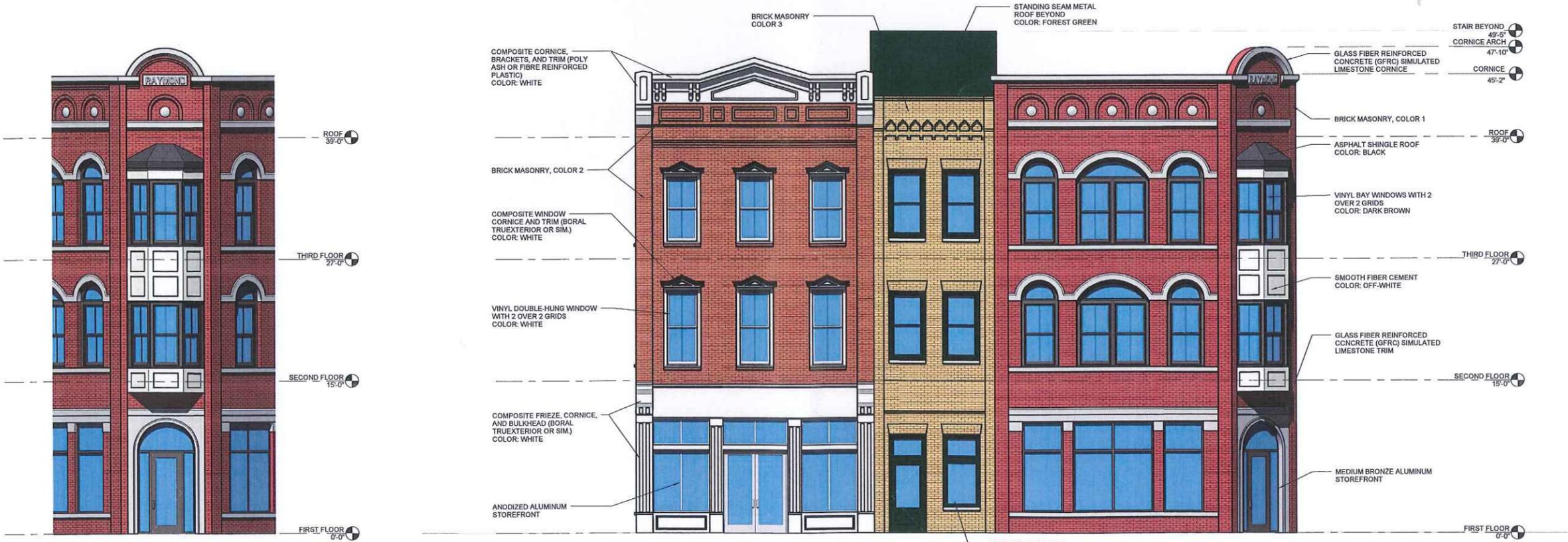
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project



3 NORTH
3/16" = 1'-0"



2 NORTHEAST CORNER
3/16" = 1'-0"

1 EAST
3/16" = 1'-0"

PRELIMINARY

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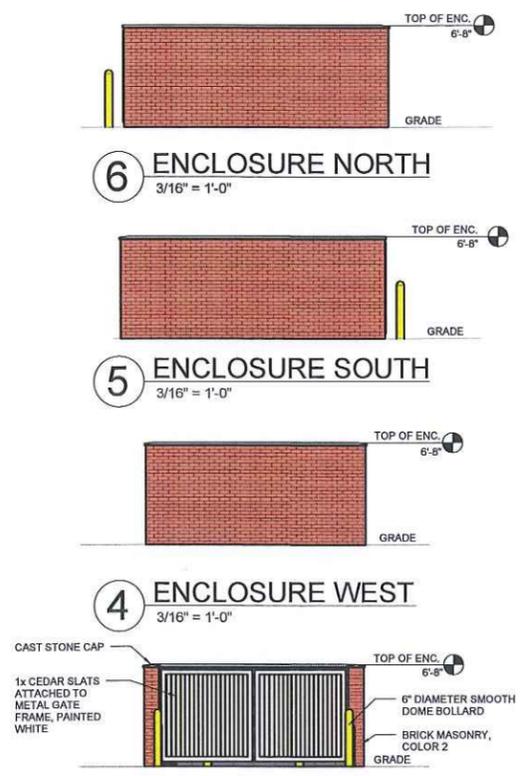


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project

A2.1
3 OF 3
sheet no.



1 SOUTH
3/16" = 1'-0"



6 ENCLOSURE NORTH
3/16" = 1'-0"

5 ENCLOSURE SOUTH
3/16" = 1'-0"

4 ENCLOSURE WEST
3/16" = 1'-0"

3 ENCLOSURE EAST
3/16" = 1'-0"



2 WEST
3/16" = 1'-0"



PROJECT INFORMATION

SHEET NAME

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NORTHEAST VIEW 2

3D1.4



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SOUTHEAST VIEW

3D1.1



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SOUTHWEST VIEW

3D1.2



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NORTHWEST VIEW

3D1.3