

MEETING DATE: 4-14-16

PLANNING COMMISSION

Case No. P16-08

145 W. Friendship



CITY of MEDINA

Planning Commission

April 14, 2016 Meeting

Case No: P16-08

Address: 139-145 N. Court St.

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

Subject: Site Plan review and Conditional Zoning Certificate for Personal and Professional Service with Drive-Thru

Zoning: C-2 Retail Office 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 consists of three buildings of which two are unoccupied.

Project Introduction:

The applicant proposes the following project:

- Demolish the entire existing site including all buildings and pavement
- Construct a new 3-story mixed use building and accessory parking 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 lane on the south side of the building for an anticipated bank tenant

As part of the overall development review, the applicant requires site plan approval and a conditional zoning certificate for a proposed Personal and Professional Services with Drive-Thru (drive-thru bank) approval by the Planning Commission.

In addition to review by the Planning Commission, 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 the Historic Preservation Board for a certificate of appropriateness for the demolition of the existing buildings and site and construction of the proposed three story mixed use building.

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
4. City of Medina Engineering Department comments dated April 5, 2016

District Regulations – Section 1135:

Mixed use buildings without ground floor residential units is a permitted use within the C-2 district, but the proposed drive-thru lane on the southside of the proposed building is a conditionally permitted use in the C-2 district requiring a public hearing for the review of a conditional zoning certificate.

Maximum building height is 40 feet and the proposed building is 39 feet to the roof deck

The building complies with the building setback requirements, but exceeds the maximum 5,000 sqft building footprint requirement. The Board of Zoning Appeals will be reviewing a variance request.

Conditional Zoning Certificate:

The following are the general conditional use standards applicable to the proposed drive-thru use in the C-2 District per Section 1153.04(a)

- (1) *Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) *Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) *Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) *Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) *Will be in compliance with State, County and City regulations;*
- (7) *Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Staff Comment: The proposed drive-thru facility is small scale in execution as it only includes one lane queuing, a small service window and canopy and easy exiting to N. Court St. This an appropriate scale for such a use given the mixed commercial and residential properties immediately to the south.

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the April 16, 2016 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Site Plan and Improvement Plan Review:

Site Plan Standards:

The following comments and considerations are based on the Site Plan requirements of Chapter 1109 and the Off-Street Parking and Circulation Requirements of Chapter 1145.

Parking

The project has a 19 space parking lot on the west end of the property to serve the ground floor commercial space and 10 residential units. Providing parking is solely at the applicant's discretion since Medina Codified Ordinance 26-78 established the downtown parking district which encompasses Public Square. The downtown parking district is exempt from the parking space requirements in Chapter 1145.

Staff has provided advice on management of the parking within the context of how parking is generally perceived and used within the Public Square area.

Although, parking is not required by the Planning and Zoning Code for this project, the parking area must meet the design requirements of the Code. The proposed parking area meets the requirements.

Landscaping

The proposed landscape plan nicely softens the edges of the building and parking lot along the W. Friendship St. frontage. This should help with the transition between the private and public realm for the non-building areas of the site.

Building Design, Materials and Orientation

The proposed building and accessory parking lot comply with all the applicable design guidelines outlined in Section 1109.04 of the Planning and Zoning Code. A three story mixed use building as proposed is consistent with the intent and desire of the community within the Public Square area of the C-2 district. There is ample transparency of the public facades of the ground floor storefronts. The historical Victorian commercial building style is well executed with appropriate materials and proportions.

Parking Area Lighting

The applicant has provided a code compliant parking lot lighting plan.

Staff Comments:

Building Department. No comment at this time

Police Department. No comments

Service Department. No comment, but the applicant has been working closely with Sanitation regarding trash collection

Fire Department No comment at this time

Engineering Department See attached April 5, 2016 comments

City Forester

- Proposed new street trees in the public right of way (Friendship St and Court St.)
 - Replace proposed Cleveland Select on Friendship frontage with different species – Cleveland Select not an approved tree
 - Court St. street trees – New tree must be Zelkova (Green Vase) in a minimum 4'x 8' tree bed and encourage applicant replace the existing tree with a new Zelkova (Green Vase) because the existing tree is declining and the applicant replacing the tree would provide a consistent new appearance for the development.
 - Contact the City Forestry Dept at 330-721-6950 with questions

Economic Development No comment at this time.

Recommendation:

Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission approve the Site Plan and Conditional Zoning Certificate requests with the following conditions:

1. Subject to building permits from the Medina Building Department.
2. Subject to review and approval of site development plans by the Medina Engineering Department as
3. Subject to the City Forester comments outlined in the Planning Commission April 14, 2016 staff report
4. Subject to the City Engineering Dept comments dated April 5, 2016

MEMO

Date: April 5, 2016
To: Planning Commission
From: Patrick Patton
RE: Case P16-08: Commercial-Residential Building
139 N. Court

Please refer to the Checklist for Engineering Site Plan Approval – Commercial Development, attached.

1. Plan review comments:

1.1. Sight Grading and Drainage

1.1.1. A site grading and drainage plan must be submitted to the Engineering Department for review. Applicant should note that the existing site drainage includes off site surface runoff from southwest of the subject lot across the lot toward the north east. Final site design must accommodate acceptance of this existing surface runoff.

1.2. Storm Water Management and Erosion Control

1.2.1. A Storm Water Pollution Prevention Plan must be submitted with the project drawings. All erosion control items must be in place prior to commencing any site work.

1.2.2. Compliance with the City's Storm Water Management regulations is required. Please be advised that depending on the extent of disturbed area affected by this project, storm water detention may be required; storm water management analysis must be completed by a registered professional engineer.

1.3. Traffic Impacts

1.3.1. The proposed site plan includes three (3) curb cuts, two on W. Friendship Street and one on N. Court Street. All three of these curb cuts are intended to serve only one way access to/from the property. I support this design, I would note that proper signage and pavement marking denoting the one-way traffic flow must be included.

1.3.2. The drive apron to be installed on N. Court Street will be immediately adjacent to an existing drive apron at the abutting property. Final design of the new apron for this property must accommodate the existing drive apron.

1.4. Water Service

1.4.1. Any proposed new water services and/or extensions must be designed and installed in accordance with EPA and City of Medina back flow prevention regulations.

2. Additional/General comments:

2.1. Please be aware, drive aprons and the sidewalks that drive aprons cross to access the property must be eight (8) inch concrete pavement.

Please feel free to contact the City Engineer with any question or comment.

**Checklist for Engineering Site Plan Approval for
Commercial Development**

The Engineering Department must review and approve all proposed site plan improvements for every proposed commercial development. Commercial site plans submitted to the Engineering Department for review must include the following:

1. **Existing Conditions Plan** – The plan consists of a topographic survey of the existing parcel. The existing conditions plan must include the following information:
 - 1.1. Existing site contours (2 foot contours, minimum)
 - 1.2. Existing water features including streams, creeks, drainage swales, ponds, delineated wetlands, local and FEMA Floodways, etc.
 - 1.3. Existing structures, other notable geographic features
 - 1.4. Existing utility information, including utilities within and adjacent to the project site
 - 1.5. Lot details including property line and easement data

2. **Site Layout / Proposed Grading Plan** – The site layout and proposed grading plan must include all proposed improvements. It is noted that for some projects, particularly larger project, the site layout and grading plan may be submitted on separate plan sheets. The site layout / proposed grading plan must include the following (proposed location and elevations to be include for all the following):
 - 2.1. Proposed building layout and property parcel information, including proposed building set backs, proposed easements, etc.
 - 2.2. Proposed driveway, parking and sidewalk layout
 - 2.3. Proposed grading and site drainage improvements, including storm sewers, detention basins, new drainage swales, etc.
 - 2.4. Water service details, including tie in location, water lateral location, back flow prevention details, and (if applicable) water meter vault location and details.
 - 2.5. All other applicable utility details (electric, gas, telephone, cable, sanitary sewer, etc.)
 - 2.6. Please note, for some projects the City Engineer may require the applicant to submit cross sections along the site property lines

3. **Storm Water Pollution Prevention and Erosion Control Plan** – A storm water pollution prevention plan is required for all projects. The storm water pollution prevention plan must be completed in accordance with the 'Medina County Storm Water Management and Sediment Control Manual'.

4. **Storm Water Management and Sediment Control Analysis** - A storm water management and sediment control analysis must be completed on all projects which proposed to disturb more than 0.5 acres of land. For projects of this size, the applicant must complete and submit a storm water management analysis, including pre and post construction runoff calculations, detention calculations, storm water quality analysis, etc. Contact the City Engineer for details regarding required analysis. The storm water management analysis must be completed in accordance with the 'Medina County Storm Water Management and Sediment Control Manual'.

5. **Landscaping Plan** – A landscaping plan with details (quantity, location and species) of all required trees, shrubs and other vegetation. Please note, the landscaping plan will be reviewed by the City Forester.

6. **Drainage, Pavement and Landscaping Bond** – All applicants are required to submit a financial guarantee to cover the estimated costs to complete the drainage, hard surfacing and landscaping improvements for the proposed project. The financial guarantee may be in the form of a performance bond, letter of credit, cash deposit or other form (as approved by the City Law Director and Finance Director). Bond amount to be determined and approved by the City Engineer. Financial guarantee will be released back to the applicant after City Engineer acceptance of all drainage, hard surfacing and landscaping improvements.



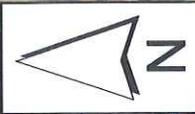
E FRIENDSHIP ST

N COURT ST

W FRIENDSHIP ST

N ELMWOOD AVE

Subject Site



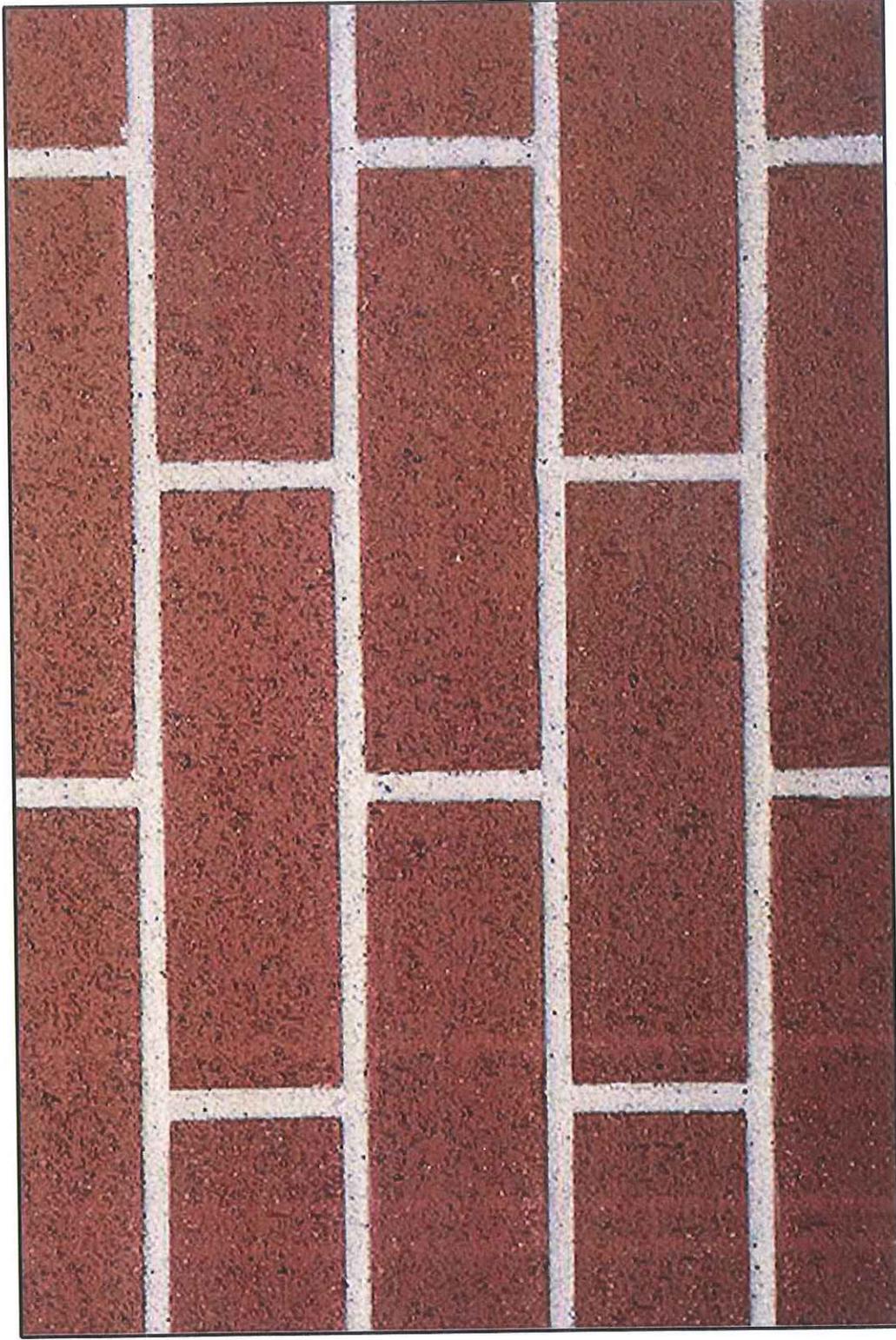
1 inch = 100 feet

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

BRICK 1 - CHERRY VELOUR - BELDEN BRICK

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

MARCH 23, 2016



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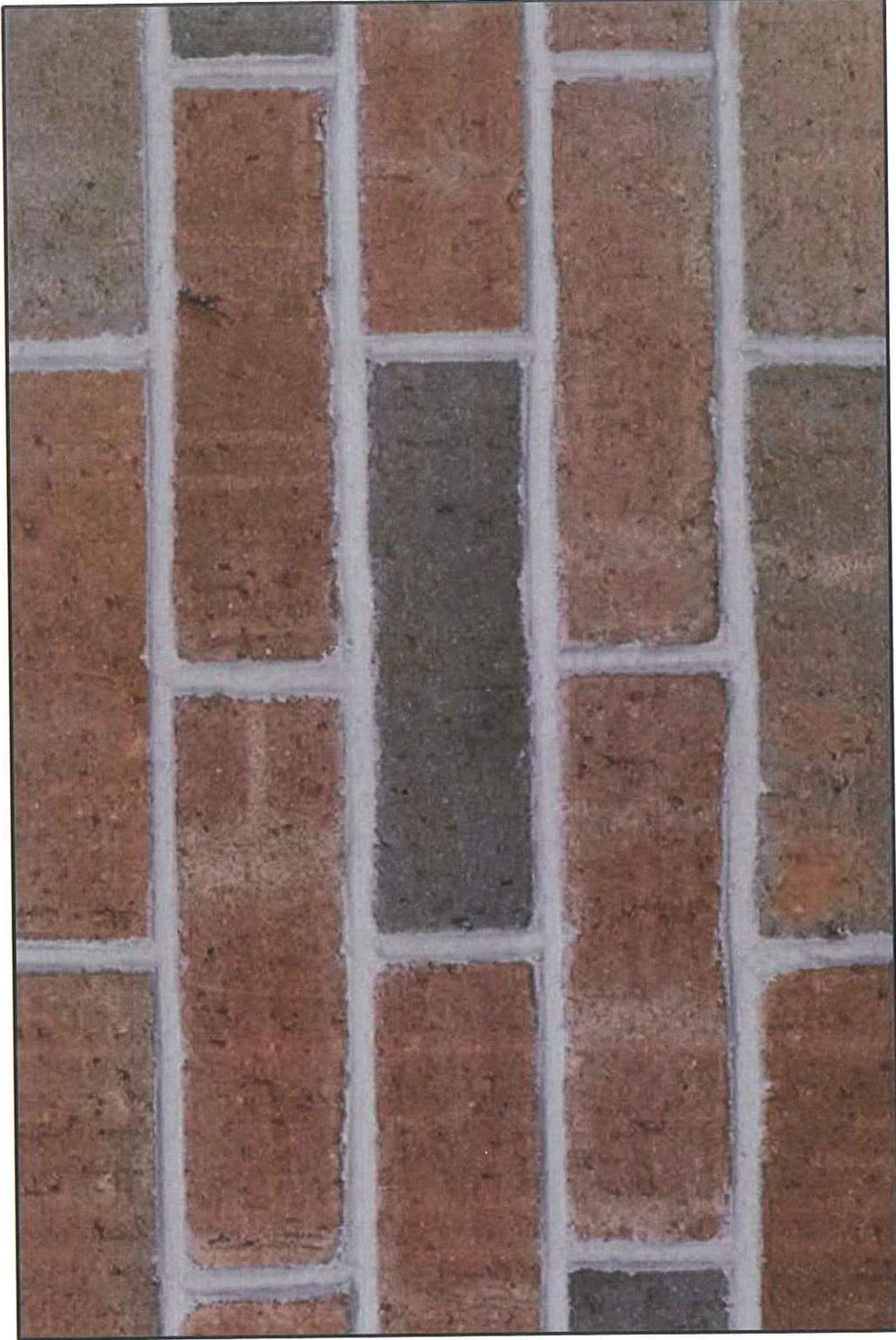
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BRICK 2 - OLDE DETROIT - GLEN-GERY

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

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BRICK 3 - TUMBLEWEED VELOUR - BELDEN BRICK

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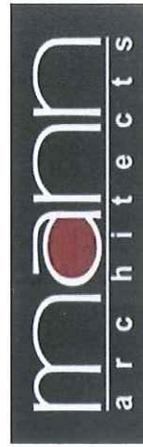
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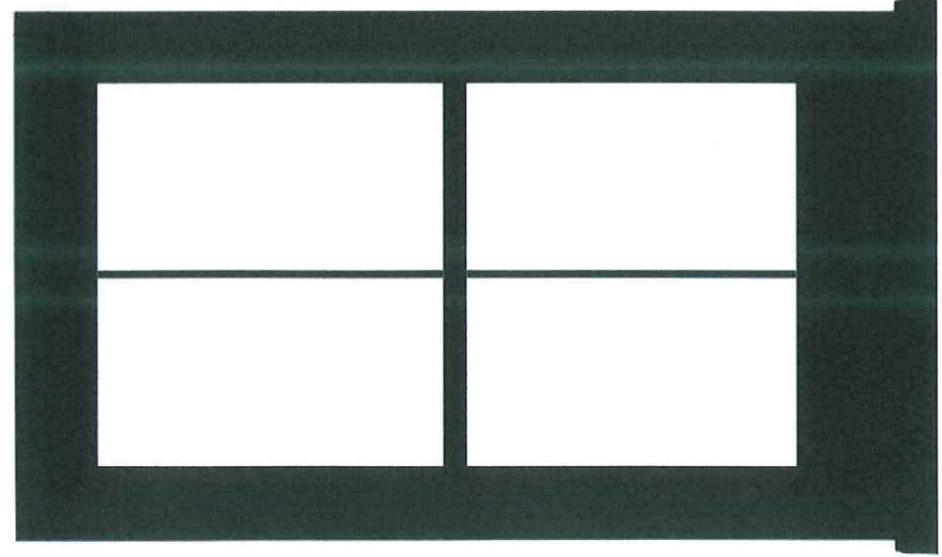
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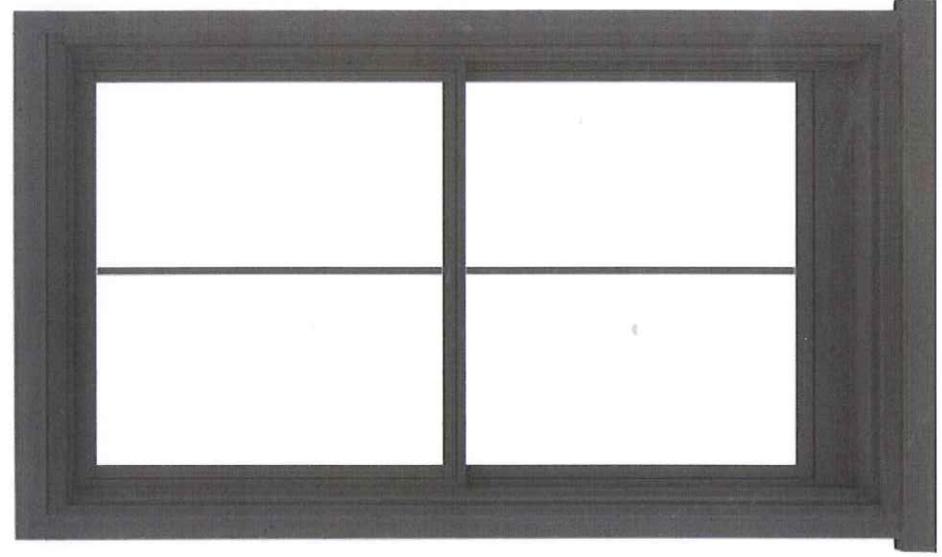
ANDERSEN WINDOWS 200, 400 SERIES SHOWN (OR SIM.)

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

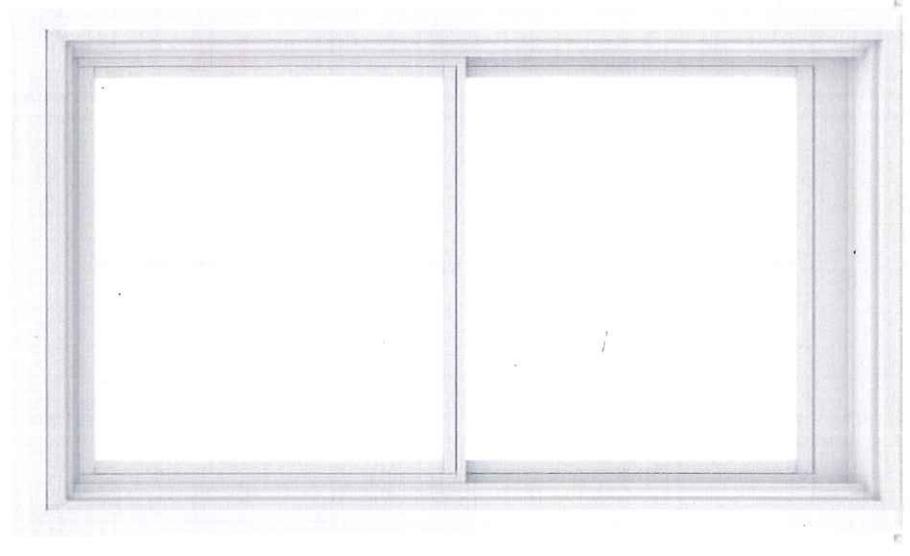
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FOREST GREEN



TERRATONE (DARK BROWN)



WHITE

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GFRC / CAST STONE

145 W. FRIENDSHIP ST. PROPOSED 3-STORY MIXED USE BUILDING
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CEMENT BOARD FINISH - BAY WINDOW

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

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SW 7551

GREEK VILLA

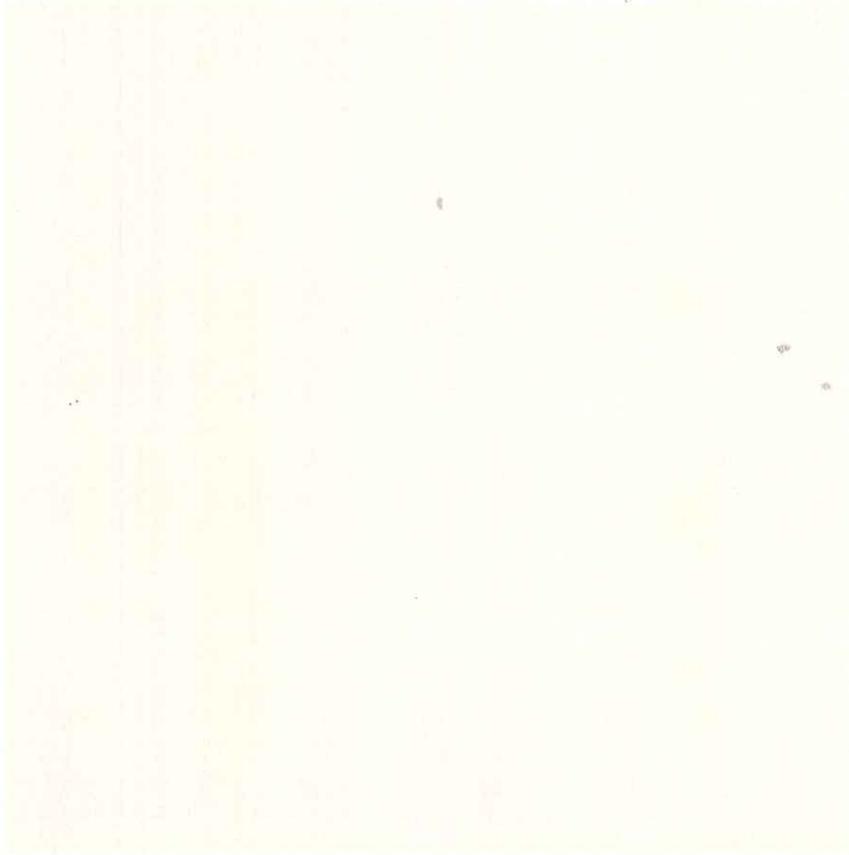
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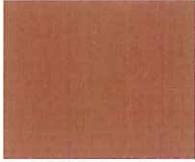
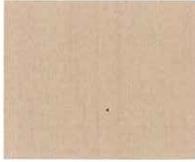
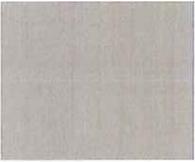
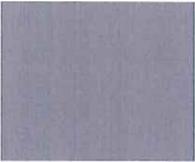
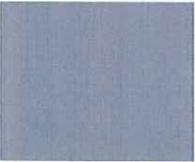
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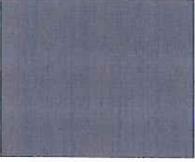
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▲★ Cardinal Red	▲★ Colonial Red	Burgundy	▲★ Terra Cotta	▲★ Sierra Tan	▲★ Mansard Brown
					
▲★ Stone White	▲★ Granite	▲★ Sandstone	▲★ Almond	▲★ Medium Bronze	▲★ Dark Bronze
					
▲★ Slate Gray	▲★ Bone White	▲★ Musket Gray	▲★ Charcoal	Midnight Bronze	Matte Black
					
▲★ Cityscape	Interstate Blue	▲★ Hemlock Green	▲★ Arcadia Green	▲★ Patina 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. See back for color availability chart. Note: Midnight Bronze available in .040 aluminum only.</p>			
▲★ Berkshire Blue	▲★ Slate Blue				

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PAC-CLAD Metallic Colors

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

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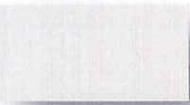
HQ: 1005 Tonne Road Elk Grove Village, IL 60007 P: 800-PAC-CLAD F: 800-722-7150	9060 Junction Drive Annapolis Junction, MD 20701 P: 800-344-1400 F: 301-953-7627	10551 PAC Road Tyler, TX 75707 P: 800-441-8661 F: 903-581-8592	350 73rd Ave., NE, Ste 1 Fridley, MN 55432 P: 877-571-2025 F: 866-901-2935	102 Northpoint Parkway Acworth, GA 30102 P: 800-272-4482 F: 770-420-2533
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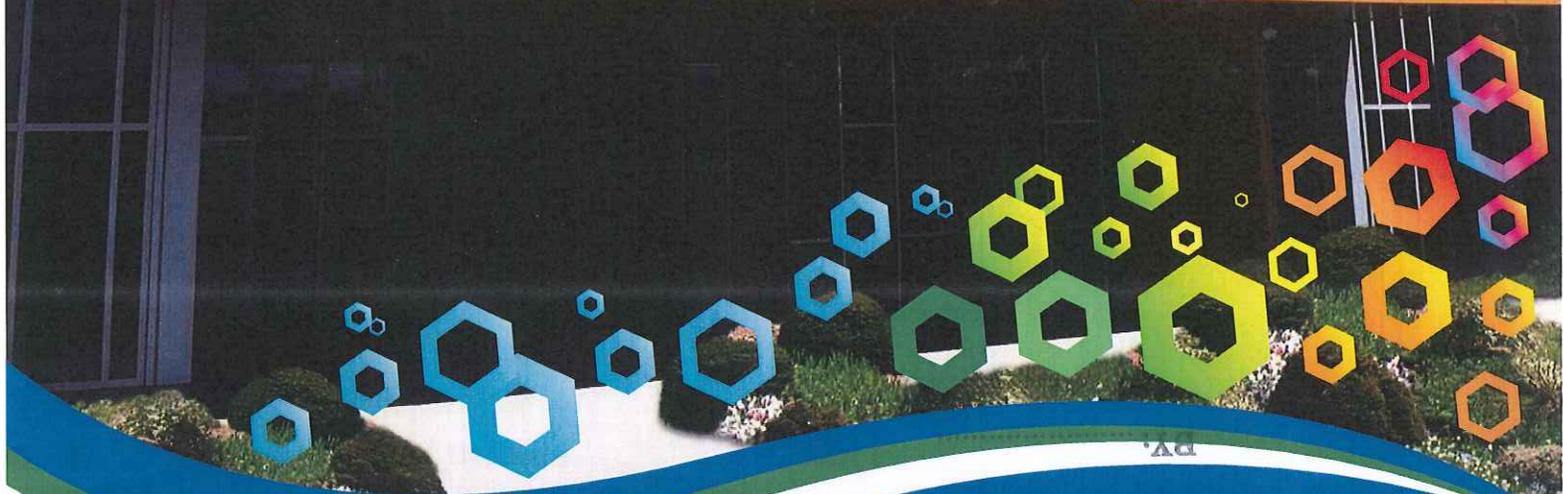
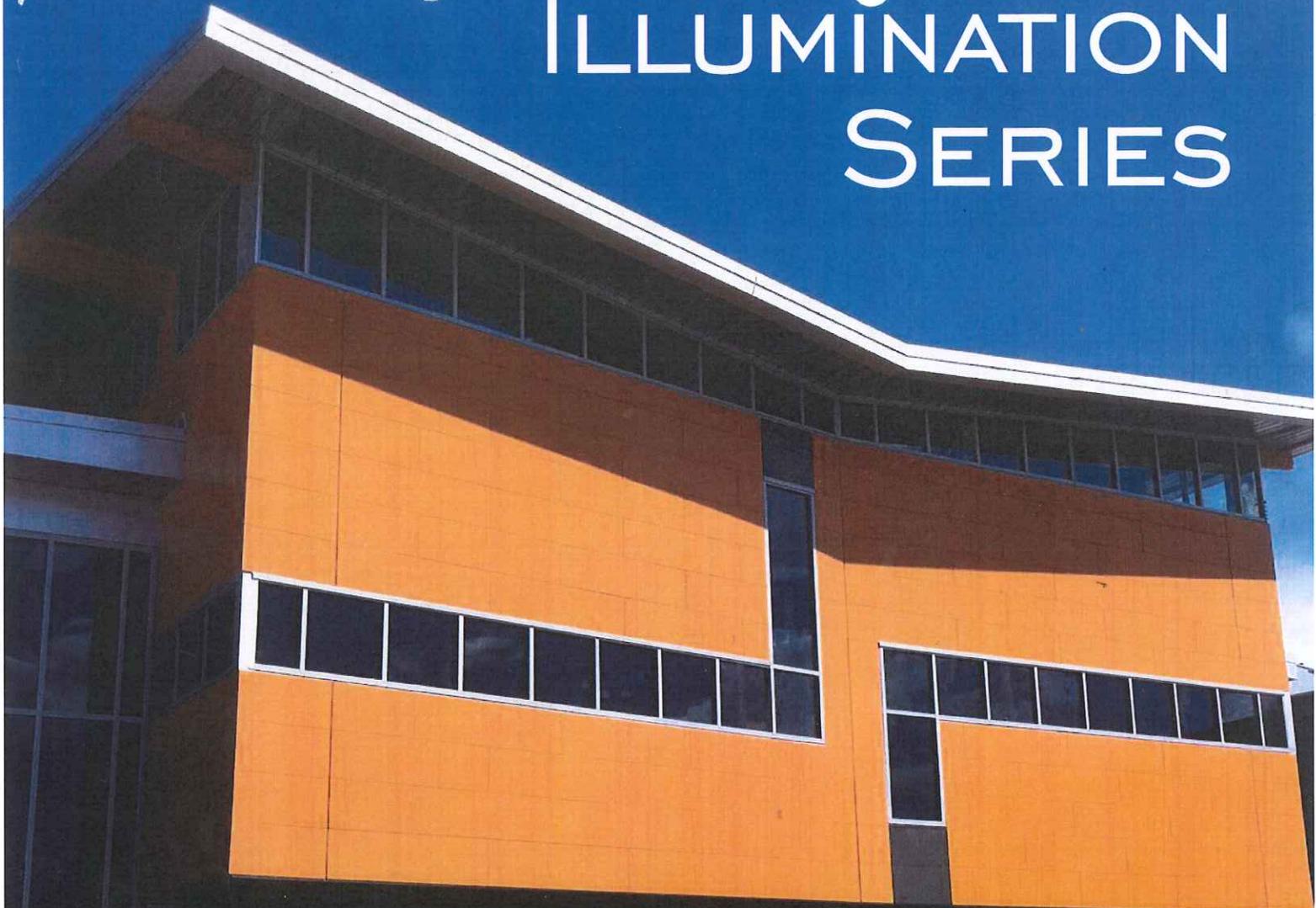
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	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural 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)

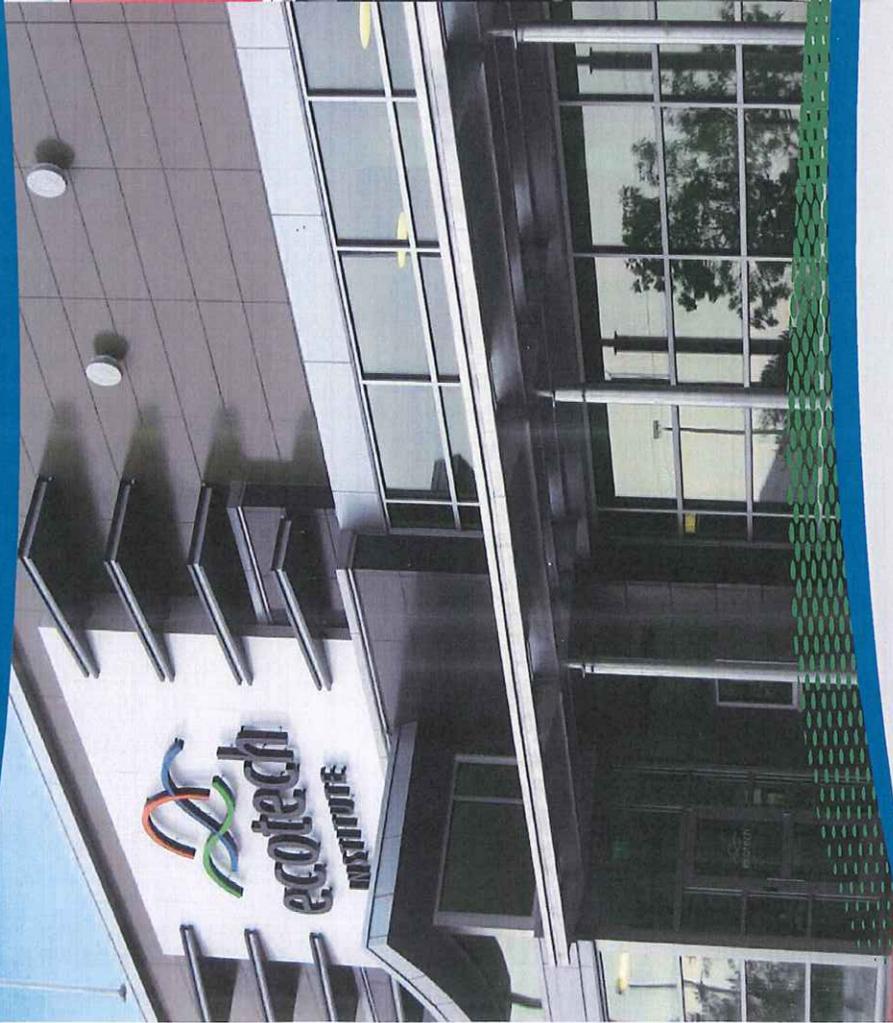
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Thickness (nom. in. - actual mm)	5/8 (16mm)
Weight (lbs. per panel)	37.9
Weight (lbs. per sq. ft.)	4.2
Coverage (sq. ft. per panel)	9

*Excluding recessively cast colors

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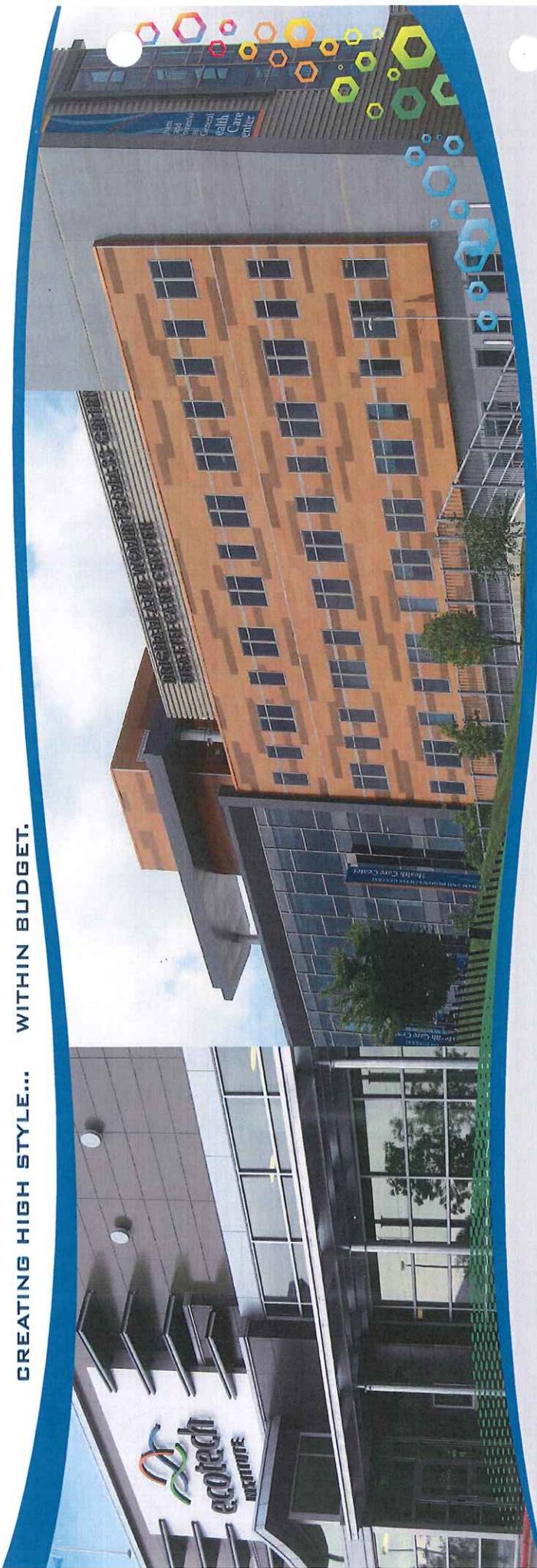
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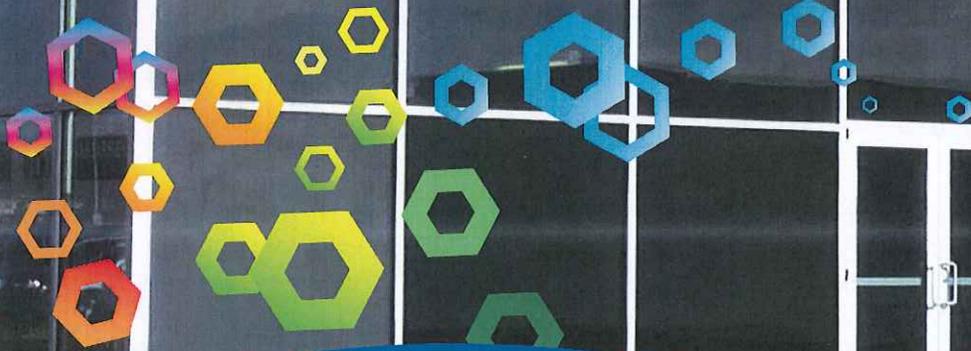
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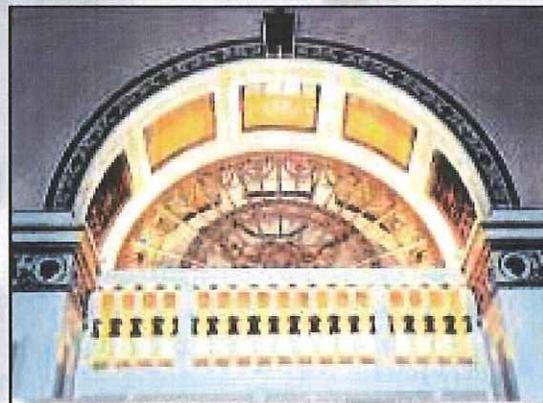
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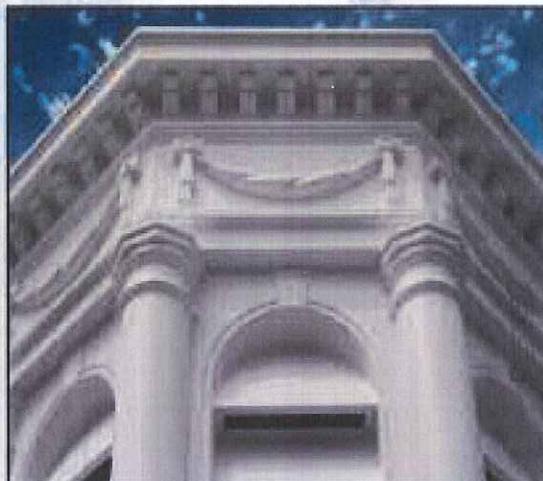
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Cornices & Keystones



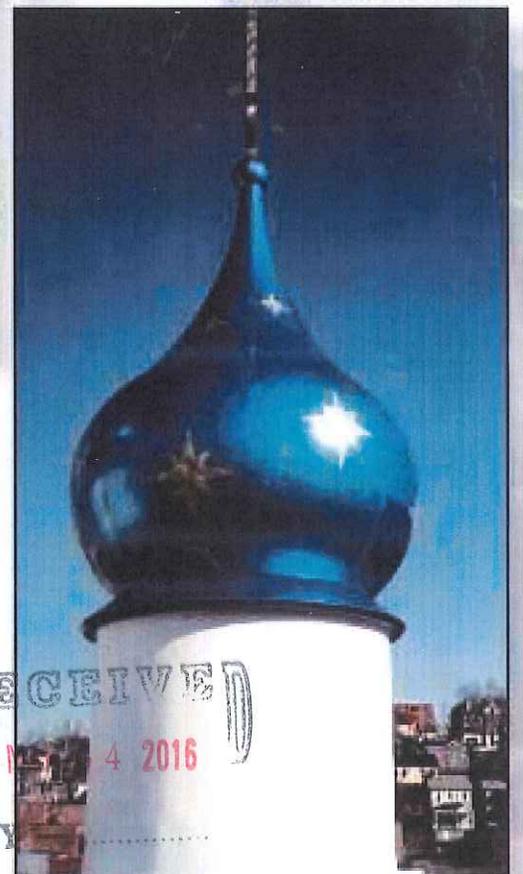
FRP Decorative Elements



FRP Grapevine Column & Base



Reproduced Historic FRP Cupola



FRP Dome, Base, Cross,

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Arches • Balusters • Canopies • Column Covers • Column Caps & Bases

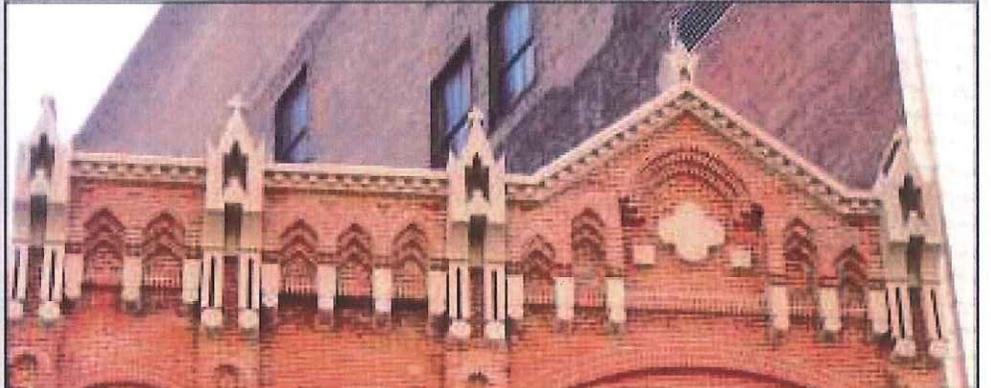
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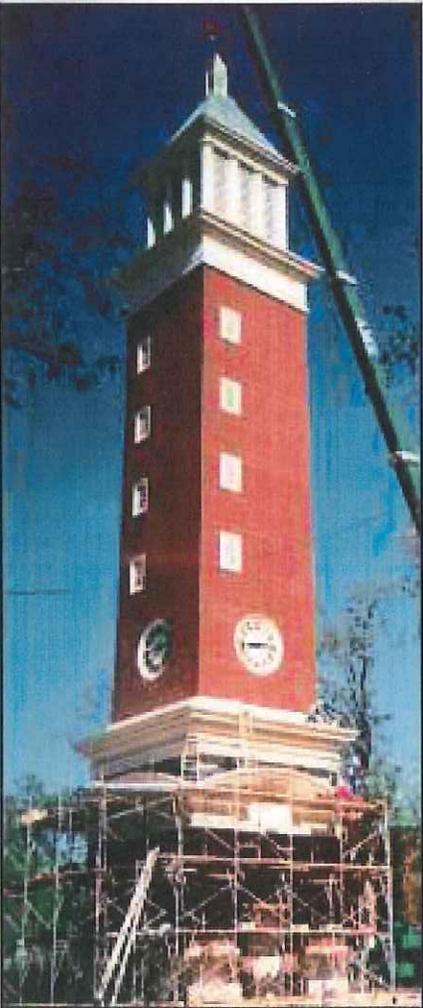
FRP Terra Cotta Replacement



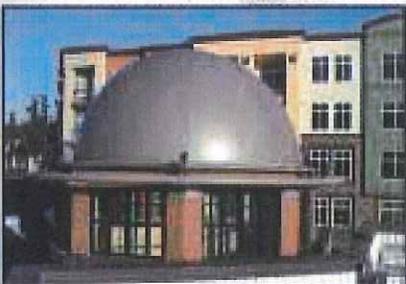
25' Gold FRP Domes & Crosses



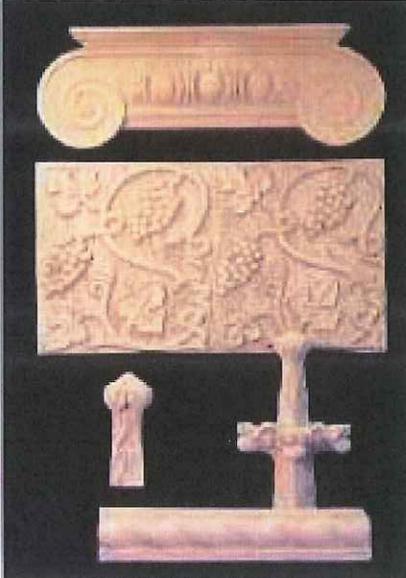
Historical FRP Simulated Cast Stone Cornices, Pediments & Decorative Elements



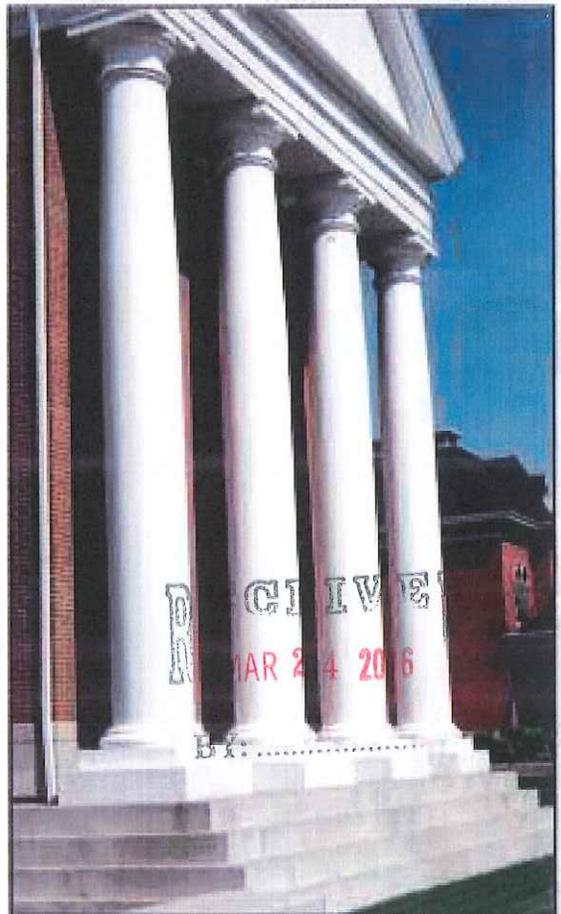
Historical Reproduced FRP Bell Tower Housing Cellular Antenna



25' diameter FRP Dome



Historical Reproduced FRP Stone Elements



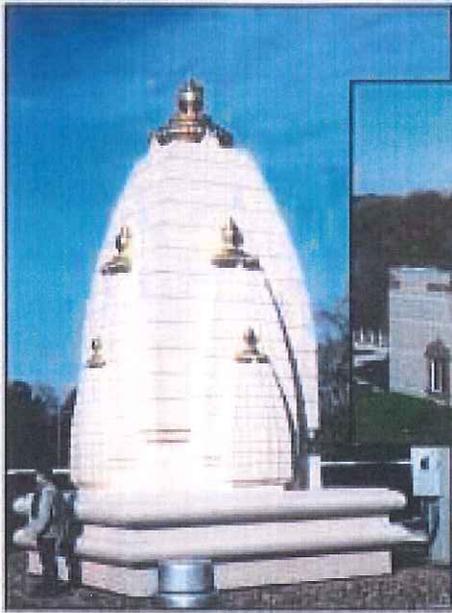
40" diameter by 30' Tall FRP Entasis Column Covers

Cornices • Crosses • Cupolas • Custom Shapes • Domes

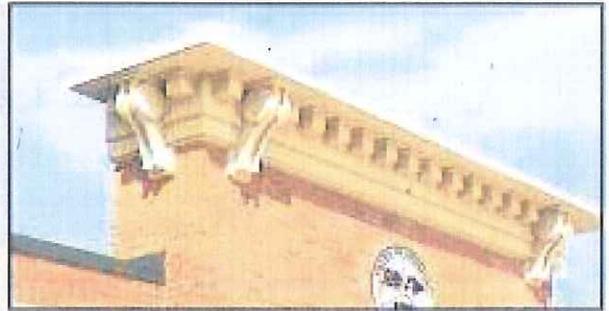
Restoration

Reproduction

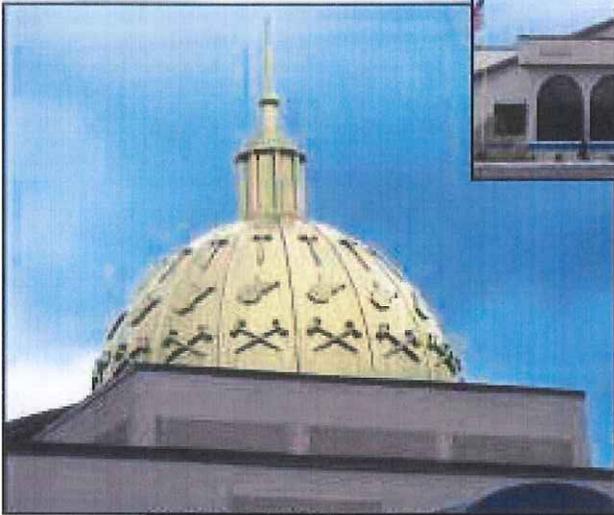
New Construction



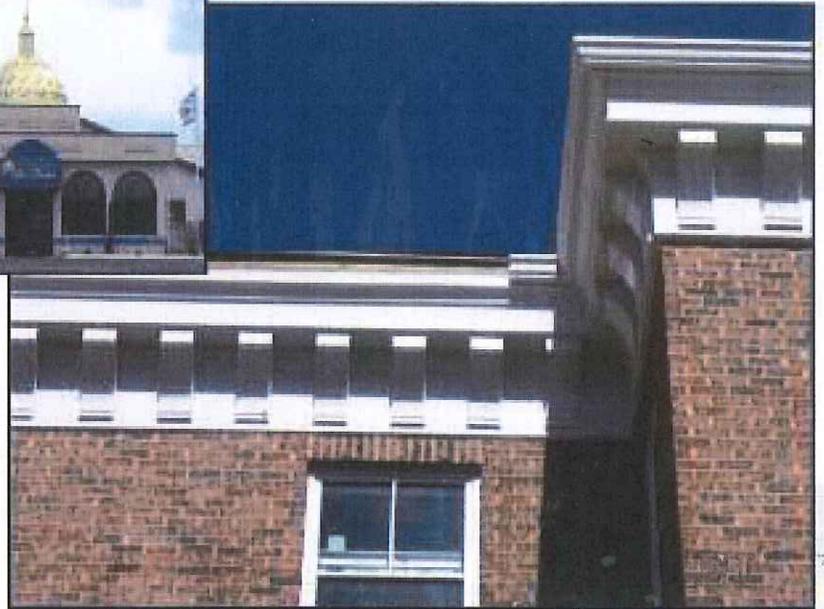
Two 25' tall FRP Shikhars
(Religious Ornaments)



Stone Finish FRP Dentil Cornice and Brackets



FRP Dome & Cupola/Finial



FRP Cornice and Brackets

MAR 24 2016



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

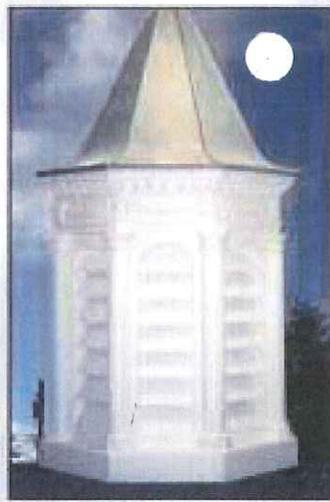
FRP Properties

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

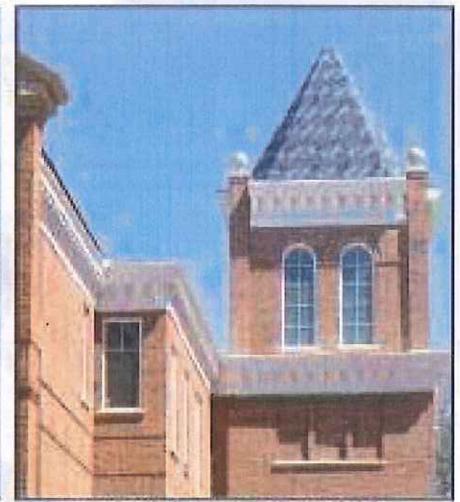
Flexural strength, psi	16,000 to 32,000
Flexural modulus, psi.....	0.8 to 1.4 x10 ⁶
Tensile strength, psi.....	9,000 to 18,000
Tensile modulus, psi	0.8 to 1.4 x 10 ⁶
Elongation	1.0 to 2.5%
Compressive strength, psi	15,000 to 25,000
Impact strength izod, lb./in. of notch	4 to 12
Specific gravity	1.0 to 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 modulus, 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



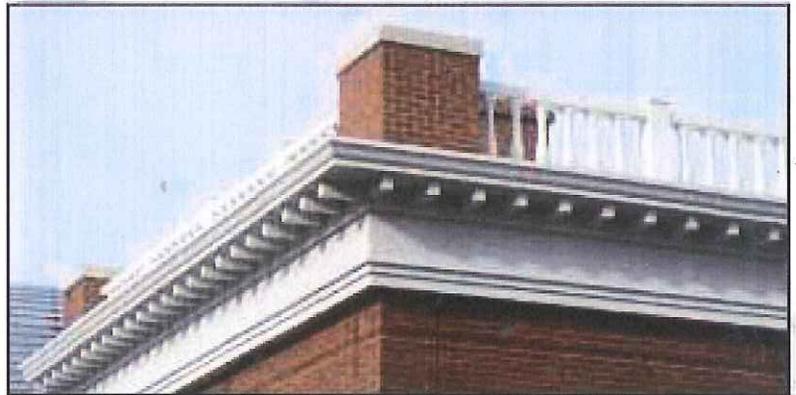
FRP Copper top Cupola



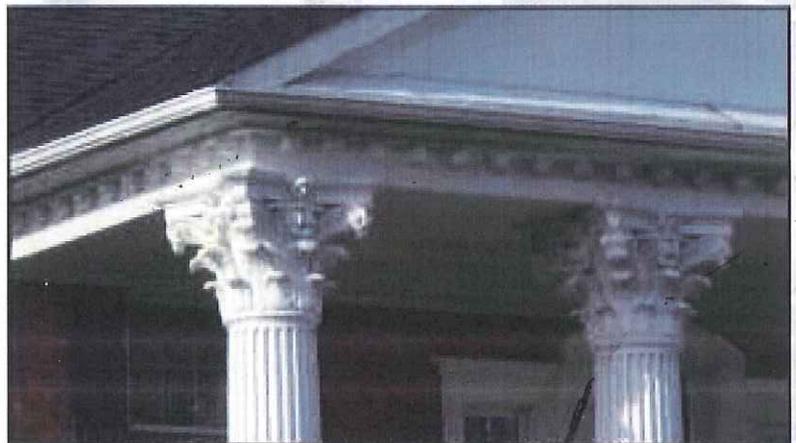
FRP Cornice and Brackets



FRP Canopy



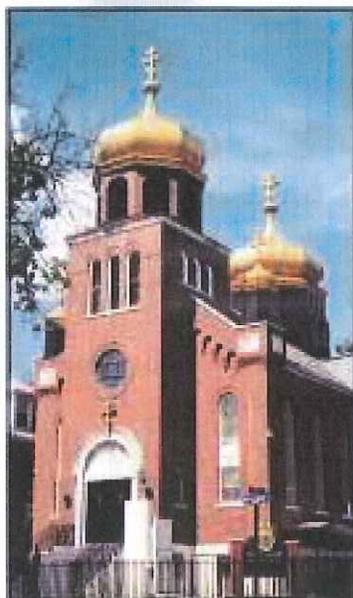
FRP Balusters and Dentil Cornice



FRP Fluted Columns & Corinthian Capitals, Dentil Cornice



FRP Grapevine Columns, simulated Marble Wall Panels

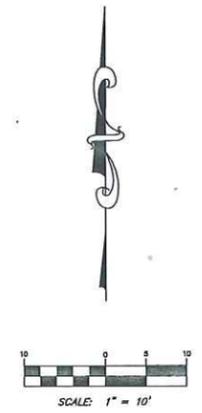
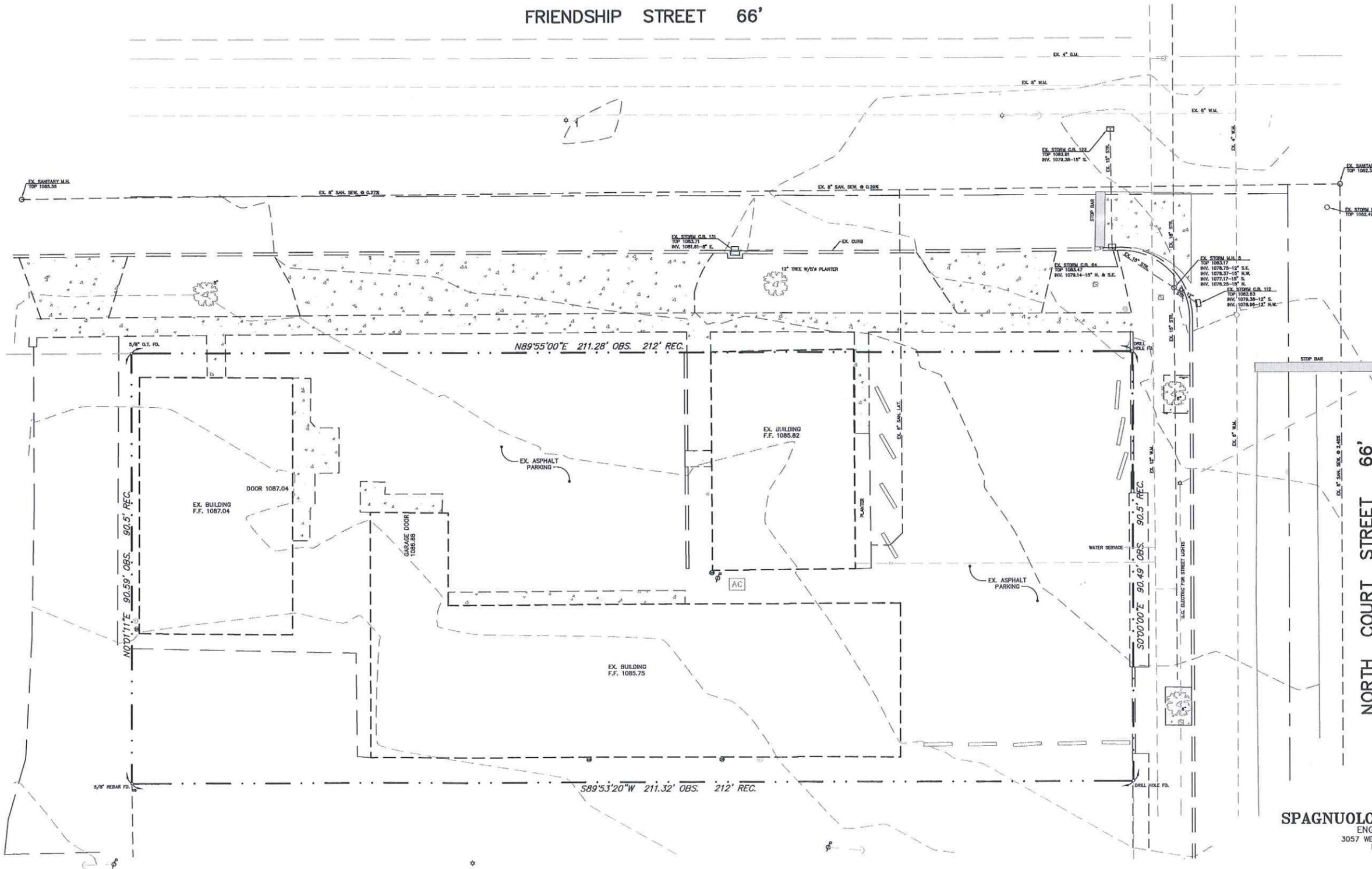


Reproduced Gold FRP Domes, Crosses & Bases

Architectural Fiberglass, Inc.
 8300 Bessemer Ave.
 Cleveland, Ohio 44127-1839
 (216) 641-8300 Fax: (216) 641- 8150
 (888) 483-1775
 BY:
www.fiberglass-afi.com

MAR 24 2015

FRIENDSHIP STREET 66'



NORTH COURT STREET 66'

LEGEND

- IRON PIN FOUND AS NOTED
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ TRAFFIC SIGNAL CONTROL POLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ HYDRANT
- ⊙ VALVE
- ⊙ DOWNSPOUT
- ⊙ SIGN
- ⊙ WHEEL STOP
- ⊙ AIR CONDITIONER
- ⊙ TREE and SIZE
- ⊙ CONCRETE

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

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

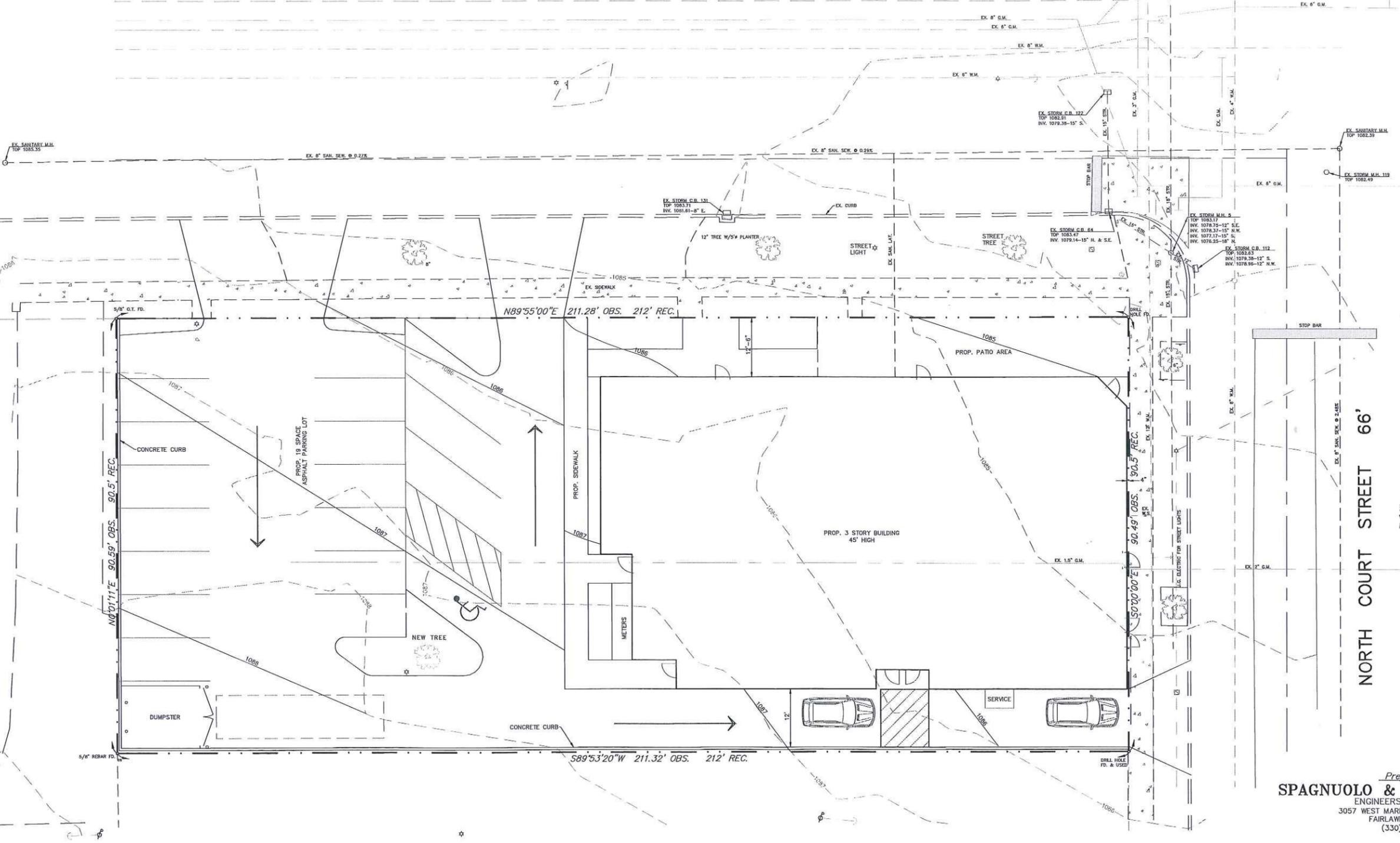
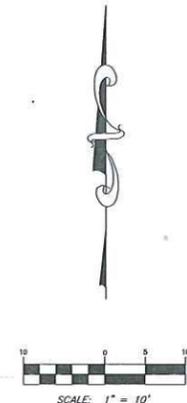
SCALE: 1" = 10' MARCH, 2016

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BY:

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
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 - 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

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SCALE: 1" = 10' MARCH, 2016

SITE INFORMATION

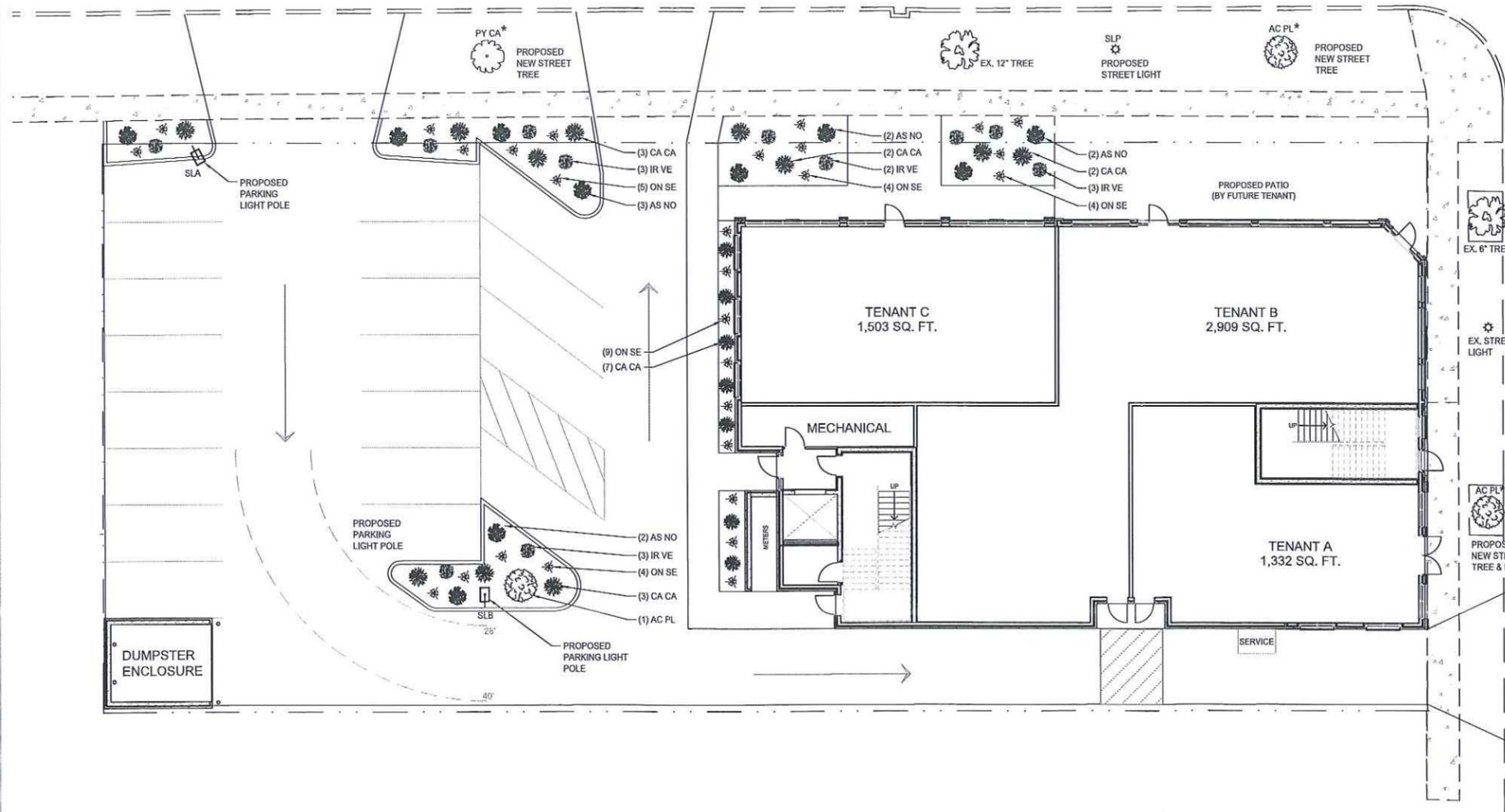
PARCEL: 028-19A-21-070
 PARCEL SIZE: 0.44 AC (~19,186 SQ. FT.)
 PARKING AREA: 8,323 SQ. FT.
 LANDSCAPING AT PARKING: 527 SQ. FT.
 PARKING SPACES REQUIRED: N/A PER 1145.04 (D)
 PARKING SPACES: 19 (INCLUDING 1 ACCESSIBLE)
 1ST FLOOR GROSS: 6,850 SQ. FT. (SHELL TENANT SPACE / MECH / EGRESS)
 2ND & 3RD FLOOR 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 MOUND 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 SEEDED 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'



LANDSCAPE PLAN

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

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

PRELIMINARY

NOTE!!!
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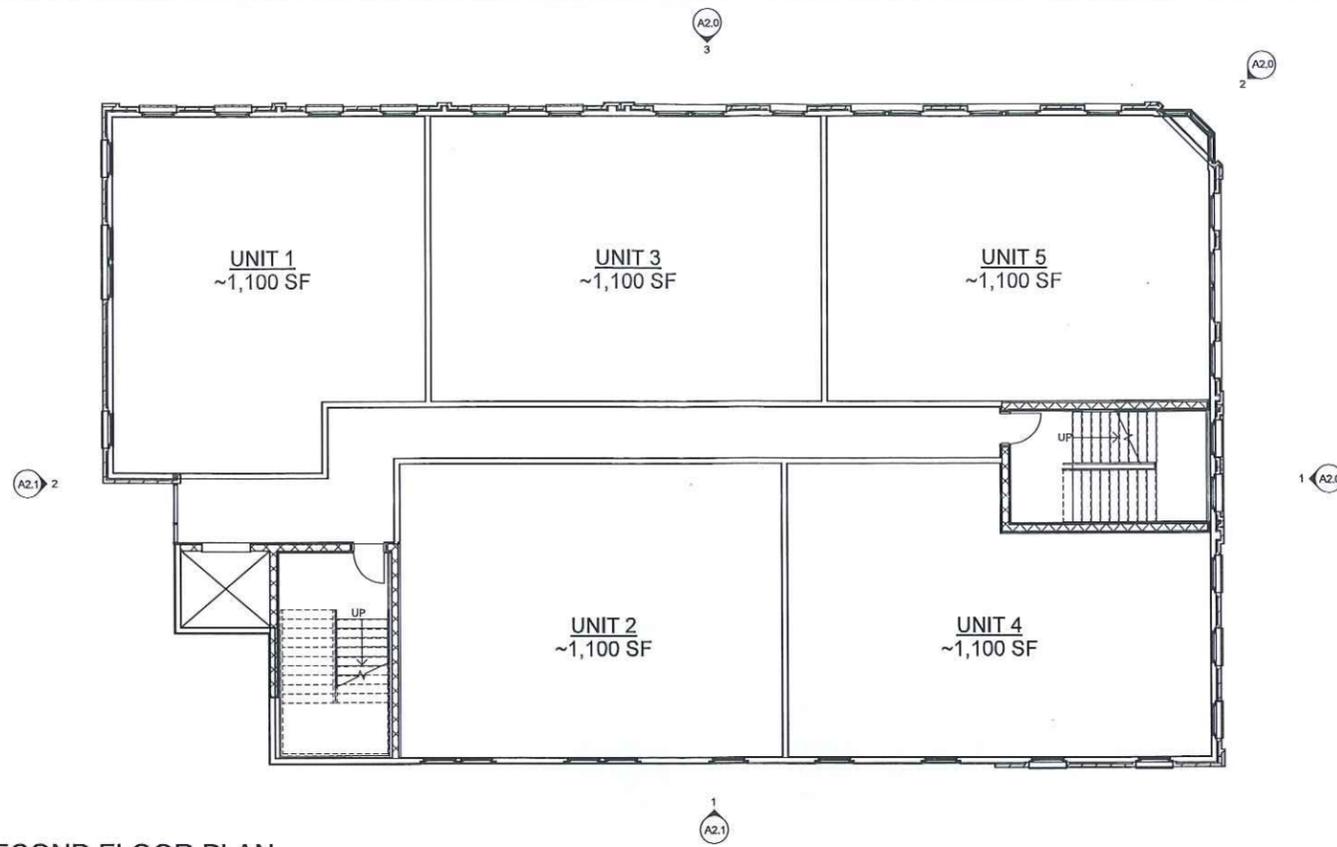
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 fairlawn, oh 44333
 tel: 330 . 666 . 5770
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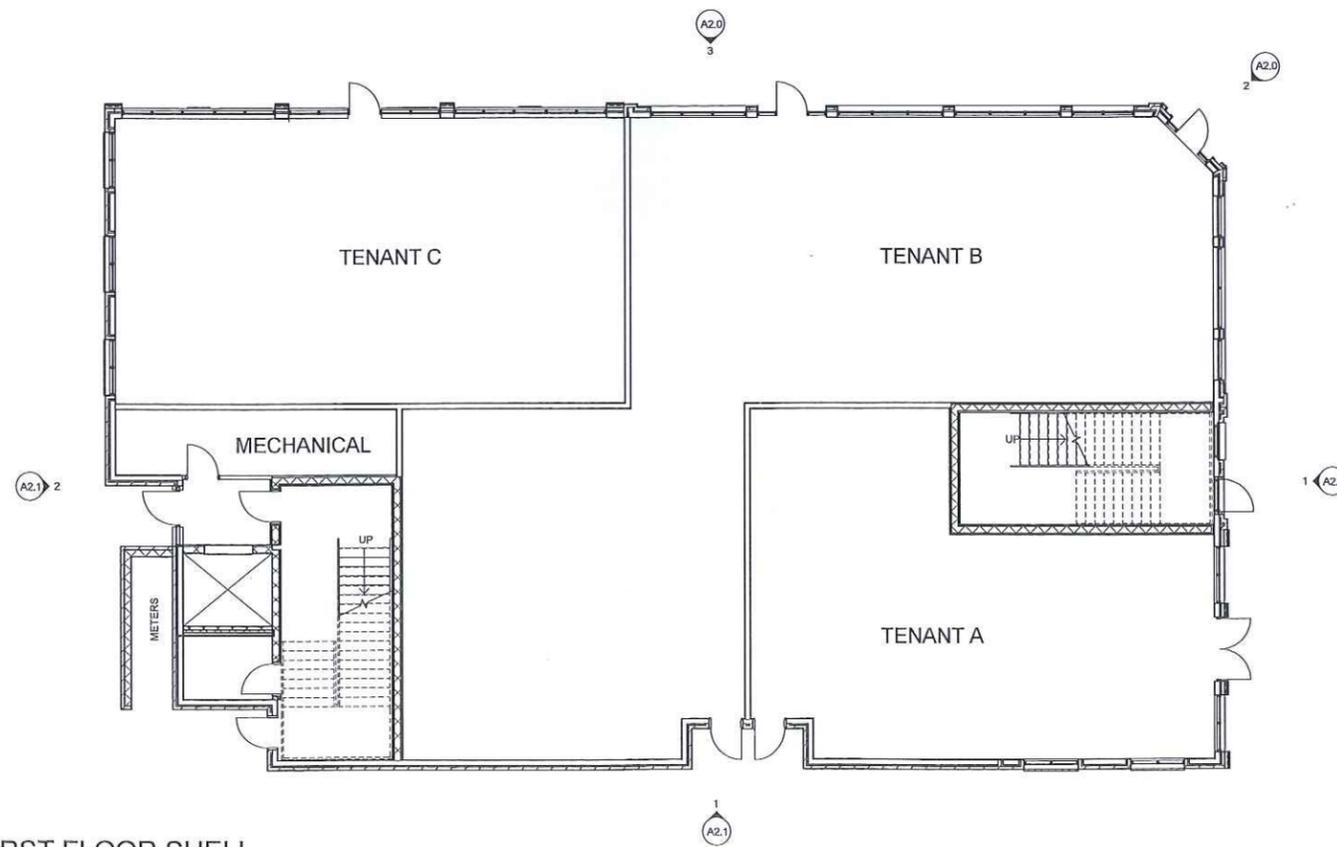
drawing
 LANDSCAPING PLAN
 project no. 18715
 date MARCH 23, 2016
 RETAIL AND APARTMENTS
 145 W. FRIENDSHIP ST.
 MEDINA, OH 44256
 project



L1.0
 1 OF 1
 sheet no.

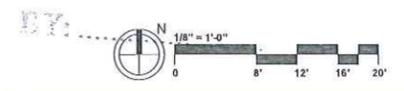


2 SECOND FLOOR PLAN
1/8" = 1'-0"



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

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drawing	date
FLOOR PLANS	MARCH 23, 2016
project no.	
18715	
project	
RETAIL AND APARTMENTS	
145 W. FRIENDSHIP ST.	
MEDINA OH 44256	

A1.0
1 OF 3
sheet no.

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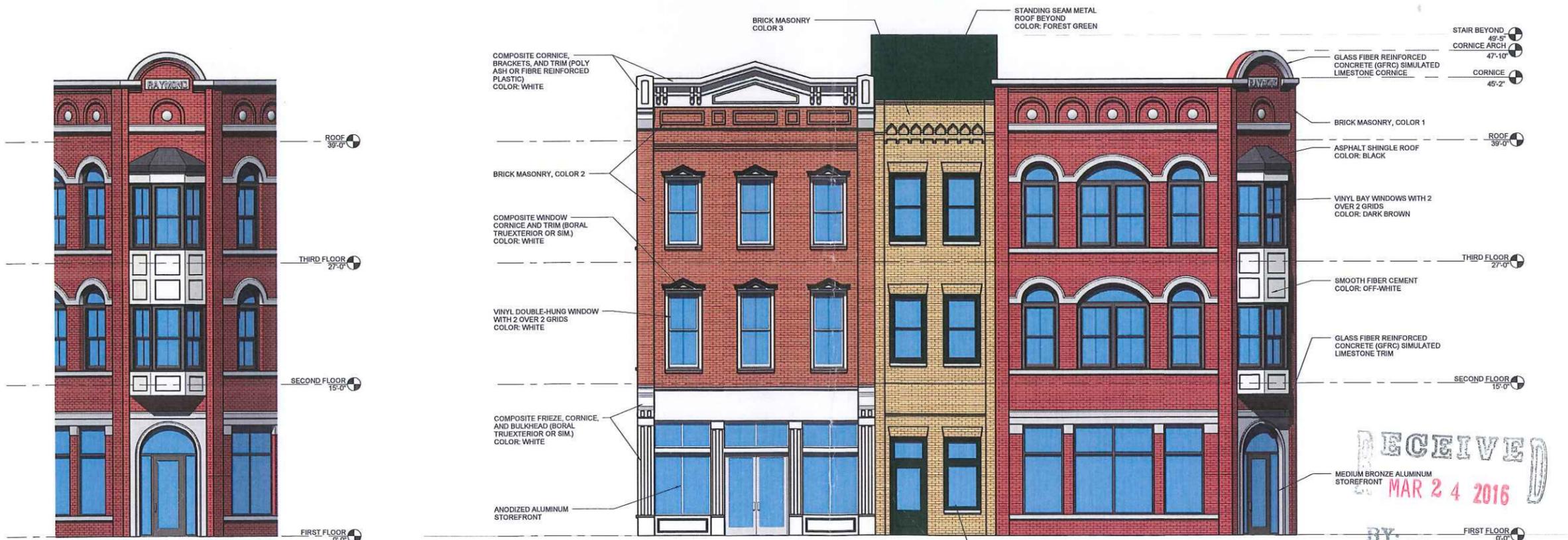


drawing
EXTERIOR ELEVATIONS
project no. 18715
date MARCH 23, 2016
RETAIL AND APARTMENTS
145 W. FRIENDSHIP ST.
MEDINA OH 44256
project

A2.0
2 OF 3
sheet no.



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



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

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

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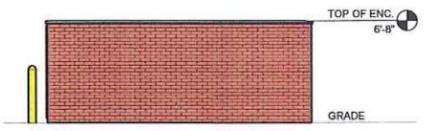


drawing
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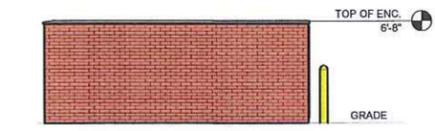
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3 OF 3
sheet no.



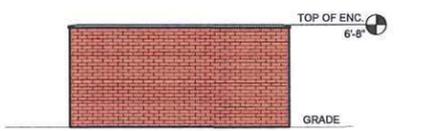
1 SOUTH
3/16" = 1'-0"



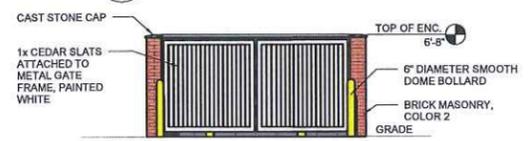
6 ENCLOSURE NORTH
3/16" = 1'-0"



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"

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RETAIL AND APARTMENTS
DATE: MARCH 23, 2016
PROJECT NO. 18715

SHEET NAME

NORTHEAST VIEW

SHEET NO.

3D1.0



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