

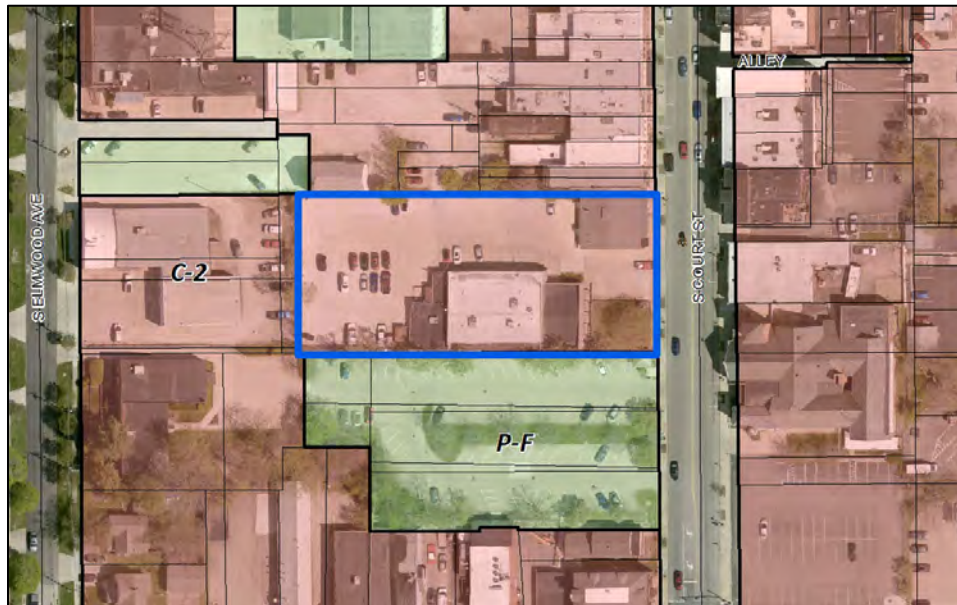
**P22-19**  
**Hotel Redevelopment**  
**REVISED**

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

**LOCATION AND SURROUNDING USES**

The subject property encompasses 0.96 acres located on the west side of South Court Street. Adjacent properties contain the following uses and zoning:

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



**BACKGROUND & PROPOSED APPLICATION**

At the November 9, 2022 meeting of the Planning Commission, application P22-19 was conditionally approved for the construction of a hotel at 253 and 257 South Court Street with the following conditions:

1. The project shall comply with Planning and Zoning Code Sections 1135.06 regarding building footprint and minimum front setback, 1135.08(a) regarding the location of parking in the front yard, and 1135.13(b)(4) regarding dividing the building face into storefronts or a variance shall be approved by the Board of Zoning Appeals.
2. The existing four properties shall be combined into one property.

3. Use, improvements, or access to the public right-of-way or City Parking Lot #4 shall be authorized in a format determined by the City Law Director.
4. Additional information shall be submitted to the City Engineer including an update of the Parking Supply and Demand Analysis, the effects of increased parking demand on weekends, and the potential impacts of the drop-off lane on South Court Street. The submitted information shall be found to be acceptable by the City Engineer.

At the October 12, 2023 meeting of the Planning Commission, the Commission extended the conditional approval.

At the March 14<sup>th</sup>, 2024 meeting of the Planning Commission, the Commission approved a separate application, P24-09, for the construction of an event center and a parking lot to the rear of the hotel.

The current application revises the footprint and height of the hotel building, updates building elevations, and provides greater detail. In addition, the proposed hotel incorporates a first floor restaurant, four stories of hotel rooms, a partial fifth story with a rooftop lounge, and a small one-story area located at the rear of the building for deliveries. The proposed revision does not alter the previous approval of P24-09.

### ***CONDITIONAL ZONING CERTIFICATE***

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Per Section 1135.03, a hotel is a conditionally permitted use in the C-2 zoning district. A hotel does not have any specific conditionally permitted use regulations, however, the use is subject to the general regulations below.

#### ***Conditional Zoning Certificate Basis of Determination***

The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

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

## **SITE PLAN**

### ***Development Standards***

The following table indicates the general development standard requirements of the C-2 zoning district including requirements, previous approvals, and proposed items:

	<b>Required</b>	<b>Approved</b>	<b>Proposed</b>
Max Building Footprint	5,000 sq. ft.	<b>12,784 sq. ft.</b>	<b>16,013 sq. ft.</b>
Required Front Setback	0 ft.	<b>18 ft.</b>	<b>21 ft.</b>
Minimum Side Setback	0 ft.	2.5 ft./10ft.	2.5 ft./10ft.
Building Width	0 ft.	124 ft.	124 ft.
Max Building Height	40 ft., 60 ft. w/ PC Approval	55 ft.	<b>61 ft.</b>

**Maximum Building Footprint** – The previously approved building contained an open courtyard in the center of the entire building. The proposed building’s footprint has increased due to the removal of the courtyard on the first floor and modifications to the east and west sides of the building. The open courtyard remains on all other floors of the building and the width of the building adjacent to South Court Street remains unchanged. The applicant has provided a detail of the changes in the building footprint on the “Site Plan and Building Footprint Original” page.

**Required Front Setback** – The previous approval located the hotel building at an 18 ft. front setback to accommodate the front drop off lane. Plans have been adjusted incorporating a 21 ft. front setback, though the layout and function of the drop off lane remains unchanged.

**Building Height** – The effective building height of 55 ft. was previously approved by the Planning Commission, which can approve a building height up to 60 ft. The overall effective height of the building has increased by 6 ft. to sufficiently accommodate mechanical components. The effective height of the revised building is 61 ft., which is the roof line of the building. Decorative architectural features that do not have functional interior area above this height are not included in the effective height of the building.

The applicant has filed a request to revise the previously approved variance to Section 1135.06 regarding maximum building footprint and minimum front setback and a new variance to Section 1135.06 regarding maximum building height.

### ***Parking, Access, and Circulation***

**Access and Circulation** – The site incorporates a one-way drop-off lane in the front of the building with entry and exit curb cuts. The lane is 16 ft. wide and will accommodate 3 or 4 passenger vehicles. Section 1135.08(b) limits the number of curb cuts to one per parcel, however, additional curb cuts may be approved by the Planning Commission. A portion of the drop-off lane is located within the public right-of-way.

Section 1135.08(a) states that parking is not permitted in the front yard in the C-2 zoning district. Approved and proposed plans show a drop-off lane in the front yard accommodating 3 or 4 passenger vehicles. There is little change in the front drop off lane from the previously approved variance. Though drop-off lane spaces are not defined in the Planning and Zoning Code and spaces are not counted towards off-street parking, the intent of the requirement is to locate vehicles to the side or rear of the building in the C-2 district. The applicant has filed a revised variance request to the Board of Zoning Appeals to allow parking within the front setback, as was approved on the original plan.

Off-Street Parking – Per Section 1145.04(d), as the property is within the Downtown Parking District, the project is not subject to the minimum parking requirements of Section 1145.04. However, 9 parking spaces are provided on the subject property and 52 spaces are provided on the adjacent property to the west under common ownership. In addition, the applicant is working with the city on the potential redevelopment of an existing city parking lot on the west side of South Elmwood Avenue for additional parking. The existing parking lot contains approximately 38 parking spaces, which could potentially be more than doubled if the site is redeveloped for parking.

Parking Supply and Demand Analysis – At the request of the City Engineer, the applicant provided a Parking Supply and Demand Analysis completed by a qualified private engineering firm, TMS Engineers, Inc. A revision to the analysis was previously requested by the City Engineer to reflect the revised site plan, which has not been received. The revision of the analysis was also a condition of P24-09.

Sidewalk – A public sidewalk exists along South Court Street, which will be largely relocated onto the subject private property, following the curved drop-off drive.

### ***Landscaping, Screening, and Buffering***

Landscaping – Landscaped areas are provided on all sides of the building and on the adjacent city parking lot to the south. Compliant landscaping is also shown in rear parking areas, as approved in P24-09.

Fencing – A 6 ft. tall black aluminum fence is shown along the north side of the site with an emergency egress door as previously requested by the Fire Department.

### ***Engineering and Fire Department Comments***

The City of Medina Engineering and Fire Departments have no further comments for the project at this time. However, previous conditions 3 and 4 noted above remain in effect.

### ***Building Elevations and Lighting***

All building elevations incorporate an abundance of windows and are clad in synthetic limestone on the first floor, brick veneer on floors two through four, and fiber cement and a slate-looking shingle on the partial fifth floor.

Additional windows have been incorporated on all building elevations with a modified design. This alteration appears to be more consistent with window sizes and styles in the area. In addition, louvers have been removed from the side and rear elevations.

The rear elevation has been revised to remove a first floor ramp and doors. Doors have been added to the side elevation on the first floor.

Revised renderings have been provided showing the building in context with the area. The renderings depict the proposed building and site from multiple perspectives and angles.

Section 1135.13(b)(4) states that the front face of the building shall be broken up into storefront modules not exceeding 50 feet in width. Though the front face is not broken up into separate storefronts, it includes several projections and recessions and incorporates a cohesive design. The proposed front face of the building is similar in style to the original approval and the width of the building remains at 124 ft. The applicant has



filed a revised variance request to the Board of Zoning Appeals to allow the proposed front building elevation, as was approved on the original plan

A lighting plan was approved with P24-09 with 15 ft. light fixtures and a compliant photometric plan. Lighting plans have been provided consistent with P24-09. It should be noted that two lights noted as "P5" located in the right-of-way will need to be replaced with lights matching existing street lights along South Court Street.

### ***Council Approval***

City Council will need to authorize the following items in the form of a revocable use permit, easement, or other agreement determined appropriate by the City Law Director:

- The use of the public right-of-way for a private drop-off lane and the designation of on-street parking spaces for private use.
- Access to the rear parking lot and alterations and improvements to the City Parking Lot #4.

These items were discussed at the January 23, 2023 Council Finance Committee meeting. City Council members were receptive to the proposal.

### ***Site Plan Review Standards***

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.
- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any

street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.

- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

#### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff recommends revised approval of Site Plan and Conditional Zoning Certificate application P22-19 with the following conditions:

1. The project shall comply with Planning and Zoning Code Sections 1135.06 regarding building footprint, minimum front setback, and building height, 1135.08(a) regarding the location of parking in the front yard, and 1135.13(b)(4) regarding dividing the building face into storefronts or a variance shall be approved by the Board of Zoning Appeals.
2. Two lights noted as "P5" located in the right-of-way shall be replaced with lights matching existing street lights along South Court Street
3. Use, improvements, or access to the public right-of-way or City Parking Lot #4 shall be authorized in a format determined by the City Law Director.
4. Additional information shall be submitted to the City Engineer including an update of the Parking Supply and Demand Analysis, the effects of increased parking demand on weekends, and the potential impacts of the drop-off lane on South Court Street. The submitted information shall be found to be acceptable by the City Engineer.

The above approval recommendation includes the Commission's discretion to allow a second curb cut per Section 1135.08(b).



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
330-722-9023

Medina County Gazette – Legal Advertising  
**Please publish once: April 27, 2024**

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**NOTICE OF PUBLIC HEARINGS  
PLANNING COMMISSION AND BOARD OF ZONING APPEALS  
CITY OF MEDINA, OHIO**

The City of Medina will hold regular meetings of the Planning Commission and Board of Zoning Appeals on Thursday, May 9<sup>th</sup>, 2024 at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

The Planning Commission will hold public hearings for the following applications at their meeting, which will begin at 6:00 pm: P24-13, Brian Grambort requesting Conditional Zoning Certificate approval for a multi-family residential building at 881 Lafayette Road with Parcel Number 028-19C-08-134 in a C-3 (General Commercial) zoning district, P24-15, Cosmin Bota requesting Conditional Zoning Certificate approval for outdoor dining at 124 North Court Street in a C-2 (Central Business) zoning district, P24-16, David Myers requesting Conditional Zoning Certificate approval for a 55-unit Manufactured Housing Park expansion at properties south of Lafayette Road and west of Industrial Parkway with Parcel Numbers 028-19C-17-040 and 028-19C-17-041 in an R-3 (High Density Urban Residential) zoning district, and P22-19, James Gerspacher requesting revised Conditional Zoning Certificate approval for a hotel at 253 and 257 South Court Street in a C-2 (Central Business) zoning district.

The Board of Zoning Appeals will hold public hearings for the following applications at their meeting, which will begin at 7:00 pm: Z24-11, Brett Ruiz requesting an Area Variance to Section 1121.05 to allow a covered front porch within the front yard setback at 1053 Dover Drive in an R-1 (Low Density Residential) zoning district, Z24-12, Louis and Julie Schubert requesting an Area Variance to Section 1123.05 to allow an addition within the front yard setback at 248 South Harmony Street in the R-2 (Medium Density Residential) zoning district, Z24-13, Brooke Kaylor requesting a Use Variance to Section 1141.02 to allow a personal training business at 620 East Smith Road, Unit E8, in an I-1 (Industrial) zoning district, Z24-14, Brian Grambort requesting an Area Variance to Sections 1127.05 to allow more multi-family residential units and units with a smaller floor area than required, 1145.04 to allow less parking than required, and Section 1145.09(b)(1) to allow less parking lot landscaping than required at 881 Lafayette Road with Parcel Number 028-19C-08-134 in a C-3 (General Commercial) zoning district, Z24-15, David Myers requesting an Area Variance to Section 1145.09(a)(1) to allow a gravel drive at a property south of Lafayette Road and west of Industrial Parkway with Parcel Number 028-19C-17-041 in an R-3 (High Density Urban Residential) zoning district, and Z22-24, James Gerspacher requesting revisions to an Area Variance to Sections 1135.06 regarding maximum building footprint and minimum front setback, 1135.08(a) regarding the location of parking in the front yard, and 1135.13(b)(4) regarding the division of the building into storefronts and a new Area Variance request to Section 1135.06



**CITY OF MEDINA**  
*Community Development Department*  
132 N. Elmwood Ave. Medina, OH 44256  
330-722-9023

regarding maximum building height at 253 and 257 South Court Street in a C-2 (Central Business) zoning district.

All interested parties may attend and will be given the opportunity to address the Commission and Board during the public hearing portions of the meetings and submit evidence and written comments with respect to the applications. In the spirit of ADA compliance, individuals with a disability should contact the Community Development Department, at least 72 hours prior to the meeting to request accommodations. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact Andrew Dutton, Community Development Director, at [adutton@medinaoh.org](mailto:adutton@medinaoh.org), (330) 722-9023 or 132 North Elmwood Avenue, Medina, Ohio 44256.

## Andrew Dutton

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**From:** Mark Crumley  
**Sent:** Monday, April 29, 2024 3:18 PM  
**To:** Sarah Tome  
**Cc:** Andrew Dutton  
**Subject:** Case: P22-19; 253-257 South Court St.

Andrew and Sarah,

After review of the above said plans the fire department has no comments at this time.

Thanks

Mark Crumley, Asst. Chief  
Medina Fire Department  
300 W. Reagan Pkwy.  
Medina, Ohio 44256

Office: 330-723-5704





## Andrew Dutton

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**From:** Patrick Patton  
**Sent:** Monday, April 29, 2024 4:39 PM  
**To:** Andrew Dutton  
**Subject:** FW: Site Plan Review  
**Attachments:** P22-19 File Rev 5-9-24.pdf

Andrew-

I don't have any further comments on this submittal.

Patrick Patton, PE  
City Engineer  
City of Medina, Ohio

Phone: (330) 721-4721  
Email: [ppatton@medinaoh.org](mailto:ppatton@medinaoh.org)  
Website: [www.medinaoh.org](http://www.medinaoh.org)

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



May 1, 2024

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

Mr. Dutton,

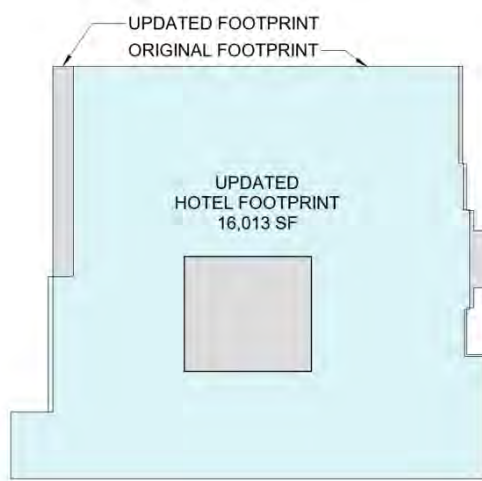
This letter is regarding the proposed hotel on parcel 028-19A-21-397. Our team has been working on adjustments to the overall building design to improve constructability, enhance the floor plans for both operational efficiency and guest experience, as well as enhance the exterior design and compatibility within the Historic District.

These adjustments have resulted in changes that require approval from the Boards and Commissions have authority and a summary of these changes is provided below for their reference.

**Building Structure:**

- 1- Footprint increase of 3,229 sf: Previously approved footprint was approximately 12,784 sf and proposed is 16,013 sf.

While there are minor changes to the perimeter dimensions, the square footage increase is largely due to the infill of the courtyard on the first floor. The courtyard remains a feature in the project accessed by guests on the second floor. The exterior perimeter of the hotel has grown negligibly, and it would be nearly impossible for someone to see that increase from outside the hotel. Please see below a snippet showing both footprints overlapped (blue is original footprint – gray is updated)



- 2- Height increase: the original approved elevations show the top of roof at 55'-0", the updated drawings show 61'-0". The additional height requested is 6'-0" higher than the previously approved plans. This increase in floor height accommodates more advanced HVAC systems than previously approved without sacrificing quality of interior spaces. Unlike the previous design, no suites will have exterior louvered grilles on the newly proposed plans. Without the new height variance, the available methods of construction are narrowed to options that are not as feasible and accommodating mechanical duct work becomes difficult.

The mansard roof was previously approved at 66'-8", the proposed is at 71'-0". This is purely an architectural feature that gives the hotel its historical character and is visible on S Court Street from all sides. The added height is not being used to generate profit to the developer(s).

- 3- Setback increase from 18ft to 21ft: the building was pushed back a few feet to allow more space between the hotel and the existing southeast building, accommodating the new accessible ramp on the southeast corner. We believe that the dimension increase will also help reduce the perceived height of the building.

#### **Building Exterior Facades:**

- 1- Brick detail added on all facades, especially primary façade (Brick reveals and soldier courses)
- 2- VTAC louvers have been eliminated on north and south facades.
- 3- Window size and shape: In the previously approved design, each hotel suite has a single wide and low window. The proposed design replaces that single window with two tall and slender windows per suite to better fit proportionally within the context of Medina's Historic District.
- 4- Replace the use of EIFS with Fiber cement (for maintenance and durability purposes - similar color) on the fifth floor.
- 5- The front canopy is reduced in size.
- 6- Cornice updates: We have assigned Sherwin William color codes to the previously submitted cornice colors to better define the selections. We have also updated the configuration of the colors on the cornice profiles.

#### **Interior Program Changes**

- 1- Hotel Suites: 77 rooms are now proposed instead of 75.
- 2- Restaurant/lounge: The hotel will include restaurant / lounge space on the first and fifth floors.













We hope this letter aids the respective boards and commission during their review. If you have any questions, please feel free to contact me. Thank you for your consideration.

Thank you,

Jana Call

# Z22-24 Previously Approved Plan - For Reference

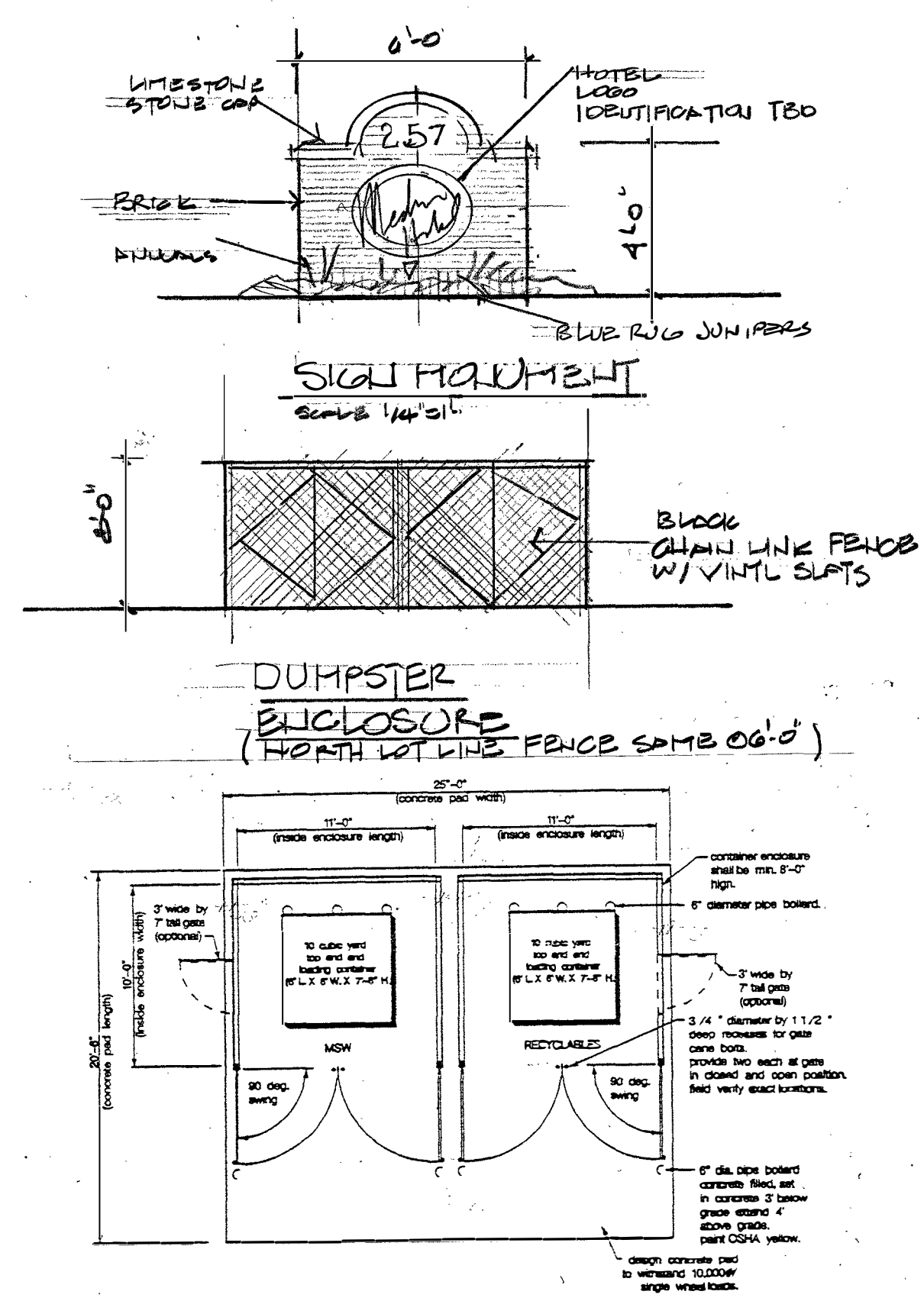
## PLANT MATERIAL LIST

KEY	QTY.	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING	REMARKS	
	JP	SEE DUG.	15"	SEAGREEN JUNIPER	JUNIPERUS CHINENSIS	AS SHOWN	---
	BED	SEE DUG.	24"	DUF. BURNING BUSH	EUONYMUS ACATA 'COMPACTA'	AS SHOWN	---
	BBL	SEE DUG.	32"	STD. BURNING BUSH	EUONYMUS ALUTUS	AS SHOWN	---
	CL	SEE DUG.	6'-1"	CLEVELAND PEAR	PYRUS	AS SHOWN	2" CAL.
	HL	SEE DUG.	6'-1"	SUNBURST HONEY LOCUST	GLEDTISIA SKYLINE	AS SHOWN	2" CAL.
	SP	SEE DUG.	6'-1"	ALBERTA SPRUCE	GLAUCA CONICA	AS SHOWN	2" CAL.
	HOSTA	SEE DUG.	8"-12"	HOSTA	FORTUNEI "AURO MARGINATA"	AS SHOWN	---
	FL	SEE DUG.	12"	FLOWERING ANNUALS	DAYLILLY, RED IMPATIANTS COREOPSIS, SWEET WILLIAM'S ASTER, GERANIUM	AS SHOWN	---
	ORN GRASS	SEE DUG.	18"	ORNAMENTAL GRASS	ELTMUS ARENARIUS	AS SHOWN	---
	VB	SEE DUG.	6'-1"	VIOLA BLUE SPRUCE	P. GLAUCA "VIOLA"	AS SHOWN	2" CAL.
	PHLOX	SEE DUG.	6"	CREEPING PHLOX	PHLOX SUBULATA- WHITE AND PINK	AS SHOWN	---
	BRJ	SEE DUG.	15"	BLUE RUG JUNIPER	WILTONII	AS SHOWN	---

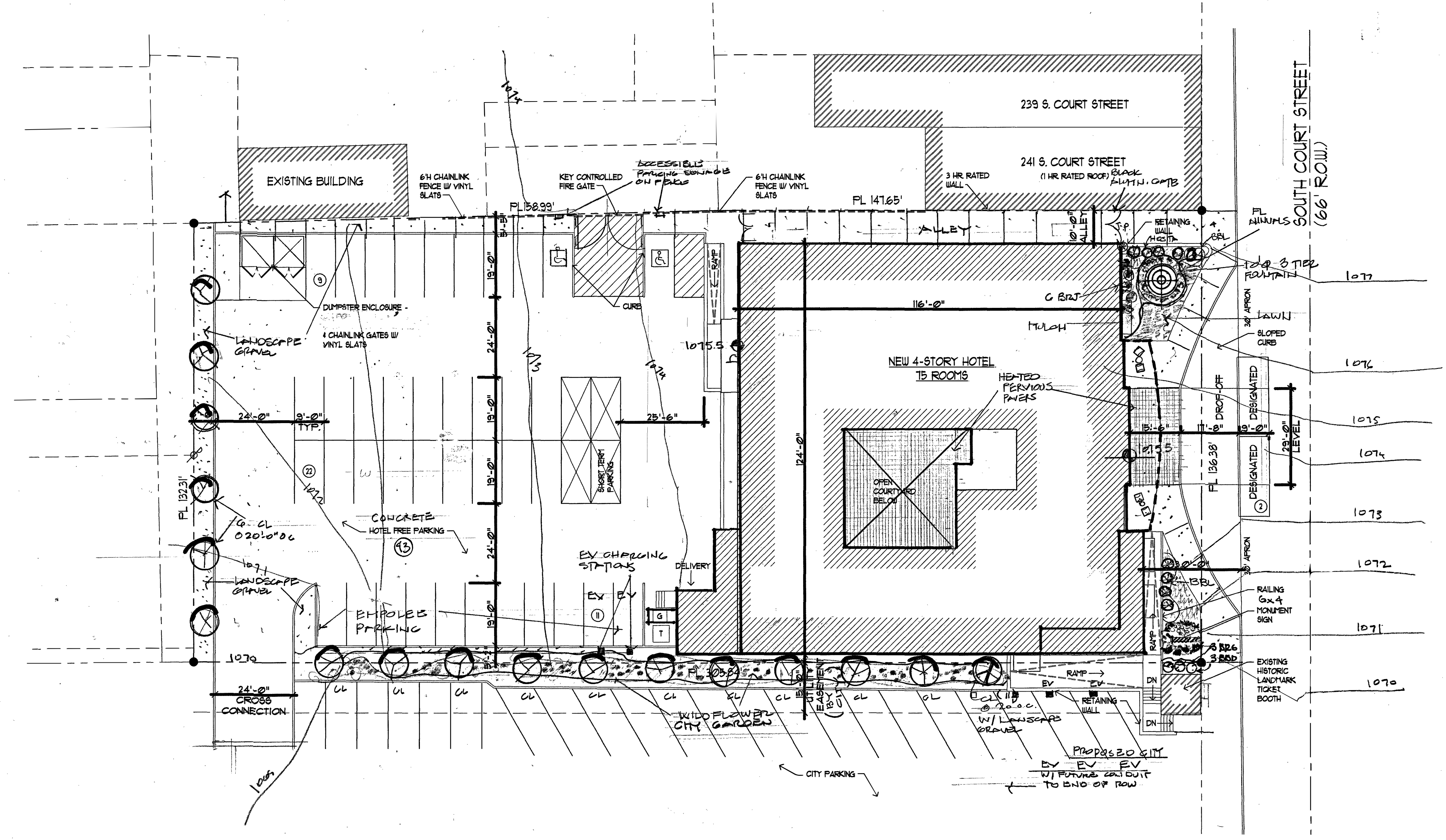
FLOWERING DOGWOOD OPTIONAL BASED ON AVAILABILITY

NOTE A PER PLANNING COMMISSION'S RECOMMENDATION: IF PHLOX OR HOSTA ARE NOT AVAILABLE AT TIME OF PLANTING, OWNER CAN SUBSTITUTE DAYLILLY, RUDBECKIA, COREOPSIS, ASTER, CONE FLOWER, SEDUM OR GERANIUM

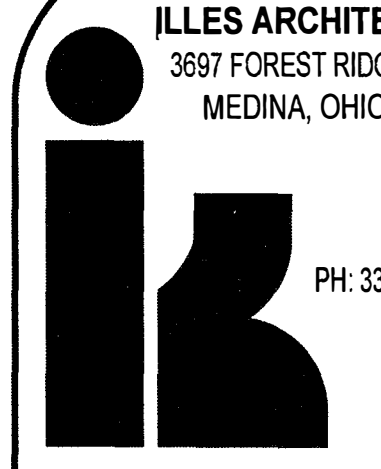
**SITE IRRIGATION**  
WILL COMPLY WITH CITY REQUIREMENT OF LANDSCAPE SITE IRRIGATION SYSTEM



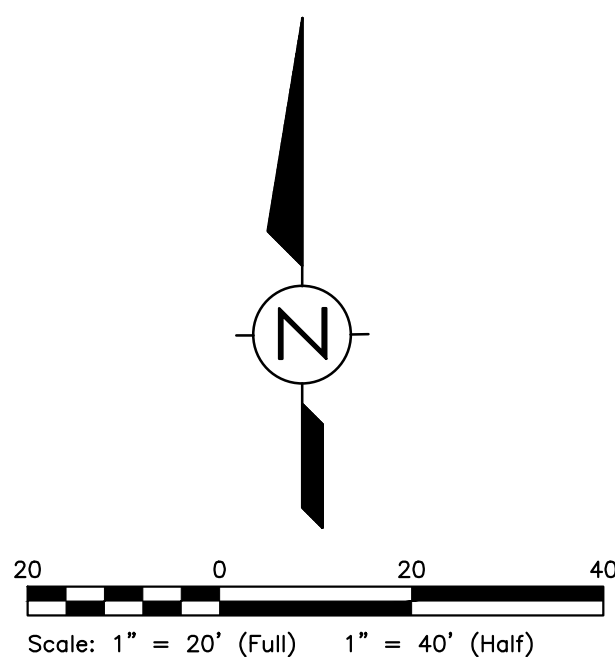
MSW & RECYCLABLES  
CONTAINER ENCLOSURE PLAN  
SCALE: 1/8" = 1'-0"



**LANDSCAPE SITE PLAN**  
SCALE: 1" = 20'  
NOTE: NOT A SURVEY. ALL DIMENSIONS TO BE VERIFIED IN-FIELD

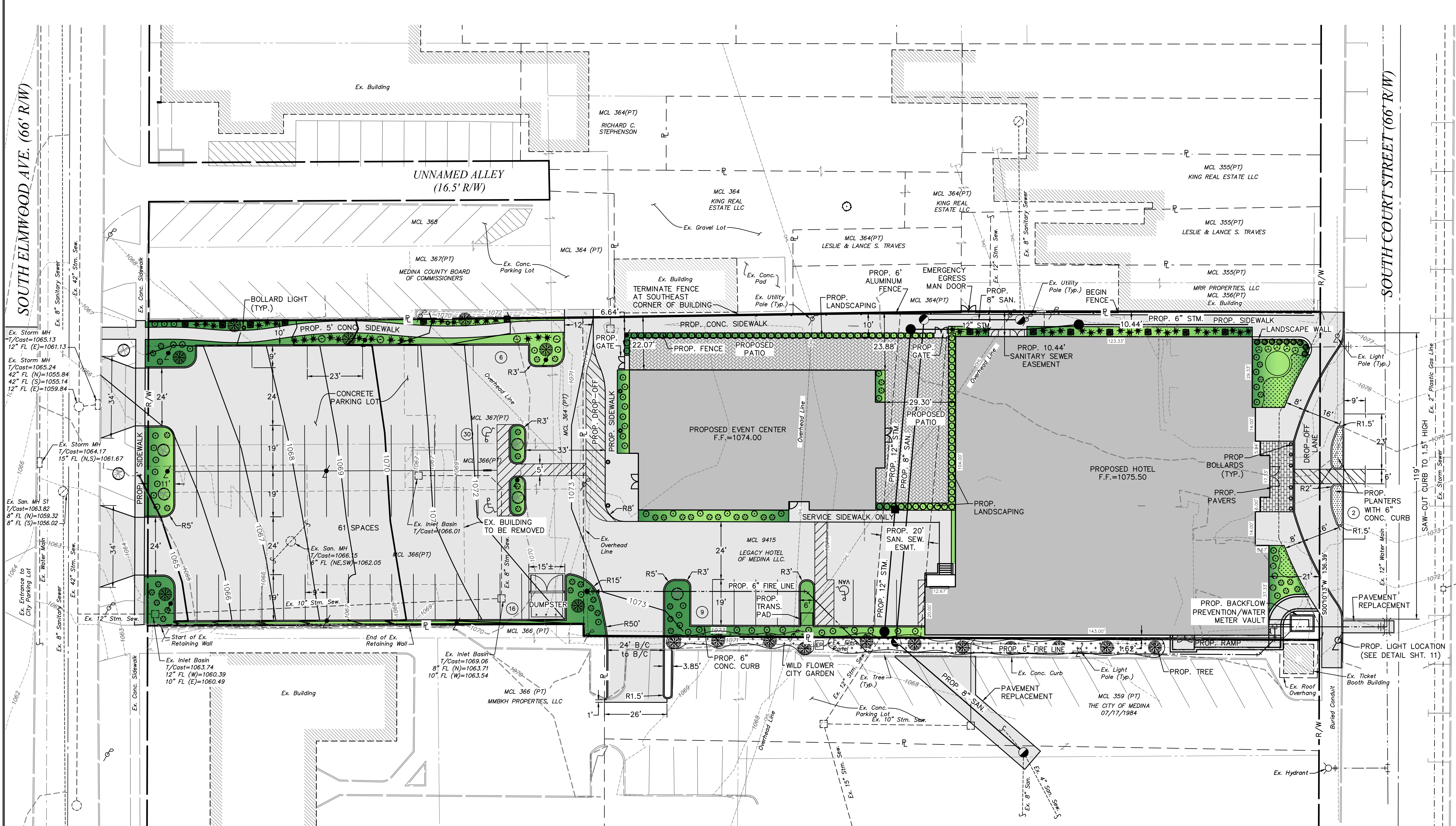











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



LEGEND


 EX. HYDRANT ASSEMBLY


 EX. LIGHT POLE


 EX. POWER POLE


 PROP. LIGHT POLE

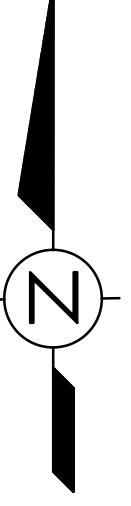
 EX. OVERHEAD LINE

 EX. SIGN

 PROP. TREE

 EX. CONCRETE PAVEMENT

 PROP. CONCRETE PAVEMENT



REVISIONS	DATE	DESCRIPTION	BY

LEGACY HOTEL OF MEDINA

CITY OF MEDINA

COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5960

PRELIMINARY SITE PLAN

SHEET TITLE:

DRAWN BY: CAH

DATE: 03/22/2024

CHECKED BY:

DATE:

PROJECT No. 22-137

ACAD FILE No. M:\1...122-137 SITE

SCALE: PLAN- 1"=20'

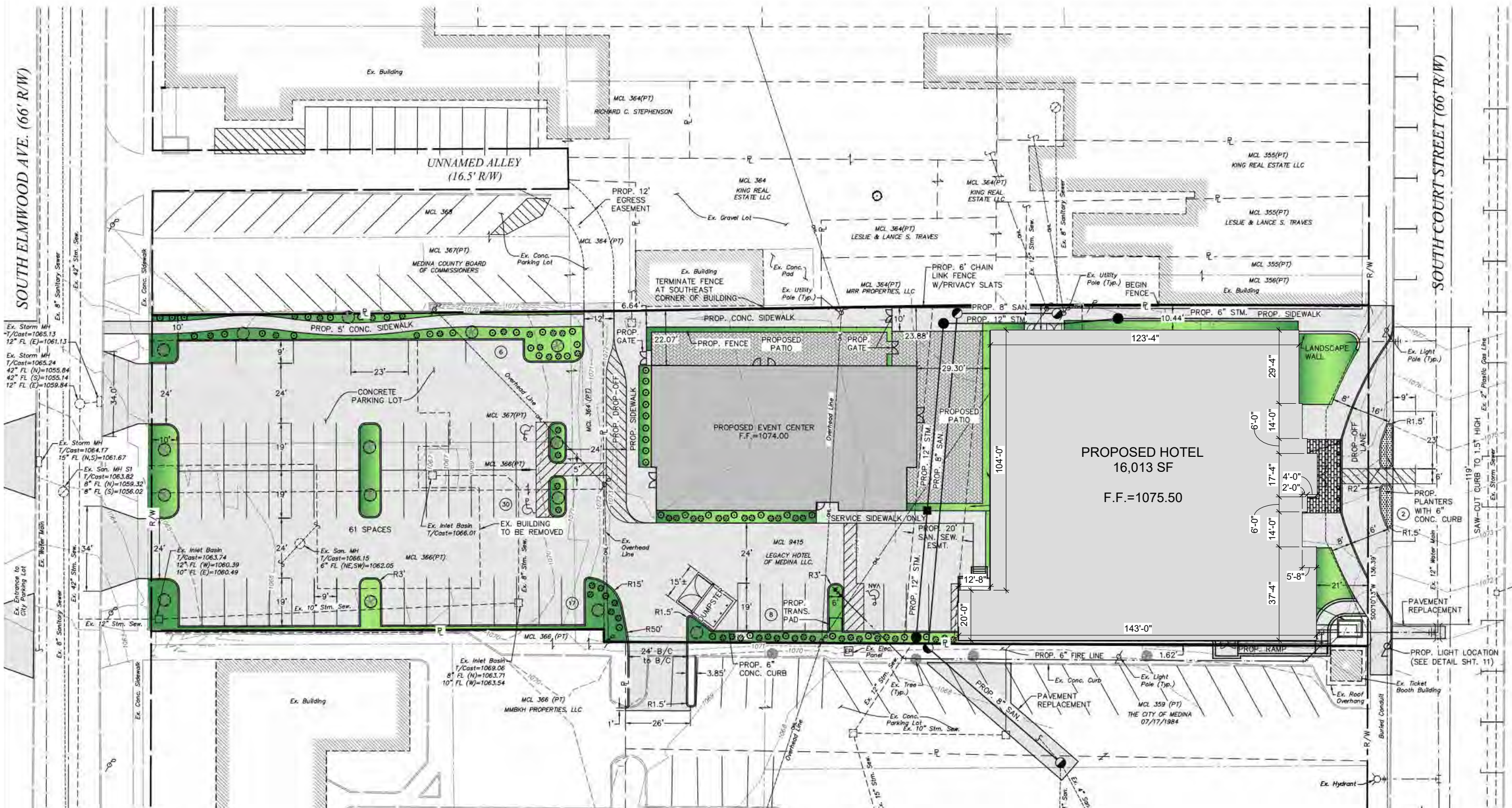
PROFILE-Horz. Vert.

SHEET NO.

2

2





**1 PLAN** PRELIMINARY SITE PLAN - HOTEL  
1" = 40'-0"



# Original Roof Plan

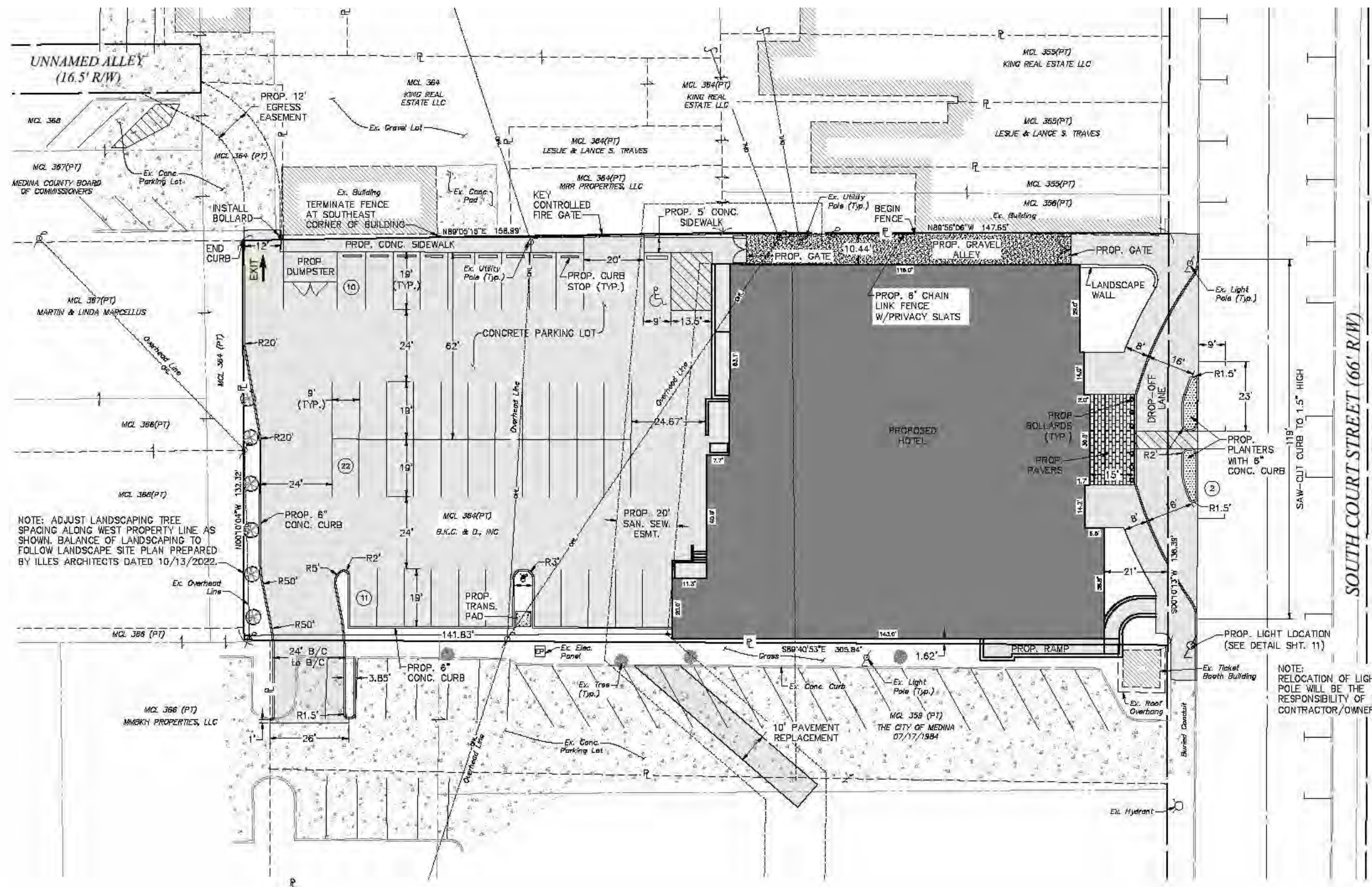
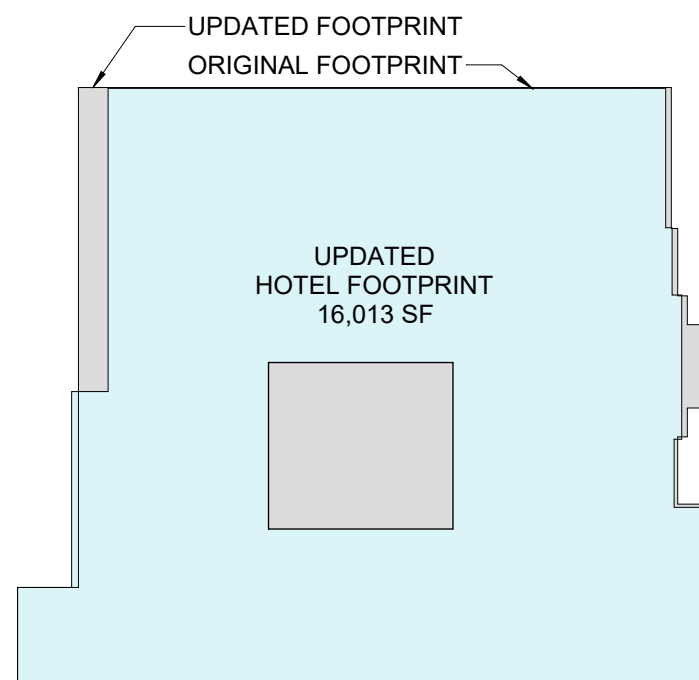
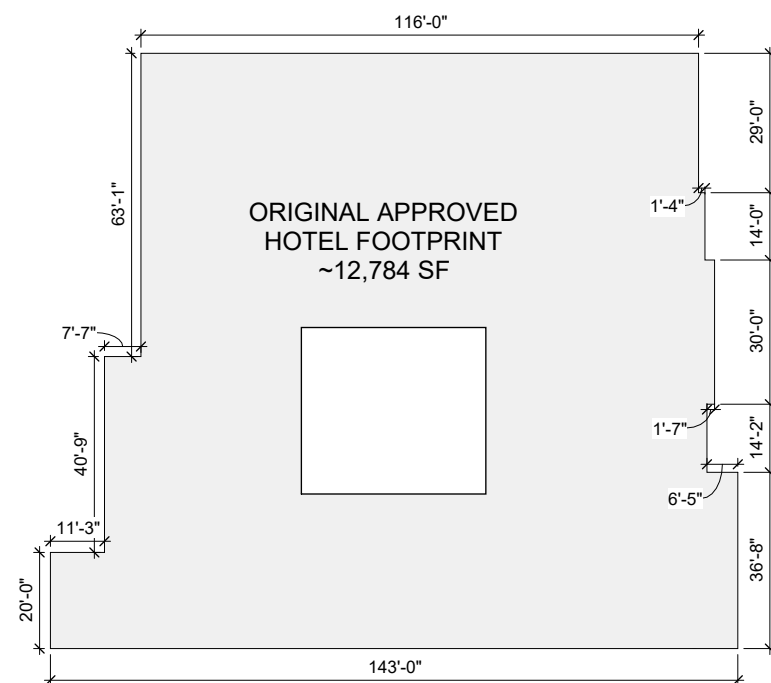


S Court St

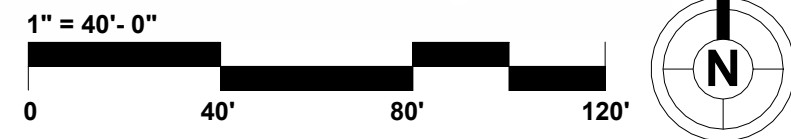
5TH LEVEL  
ROOF TOP TERRACE PLAN  
SCALE: 1/8" = 1'-0"  
6748 SF

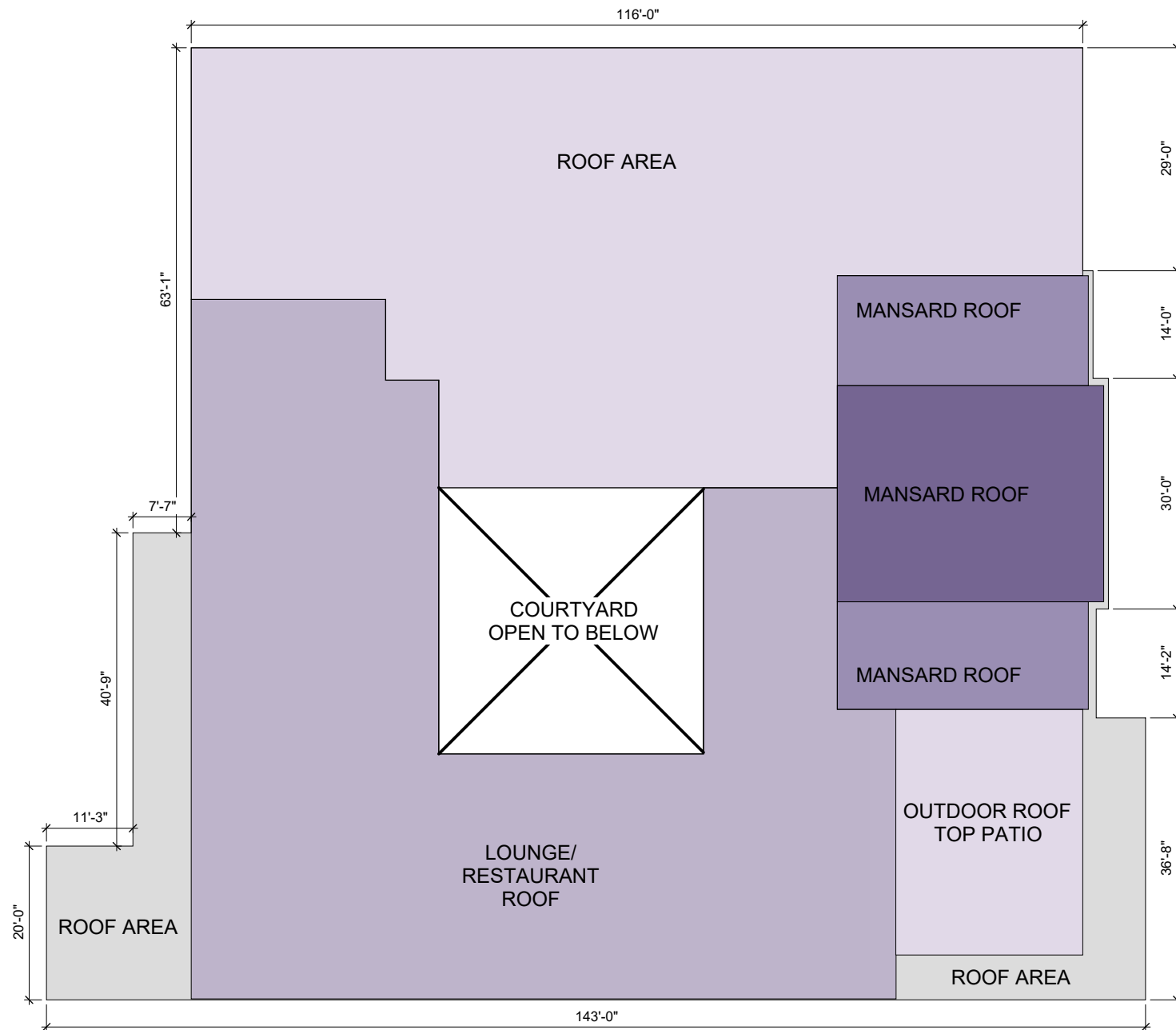
11/25/22  
1/10/23  
2/15/23  
2/22/23





**1 PLAN** PRELIMINARY SITE PLAN - ORIGINAL  
1" = 40'-0"

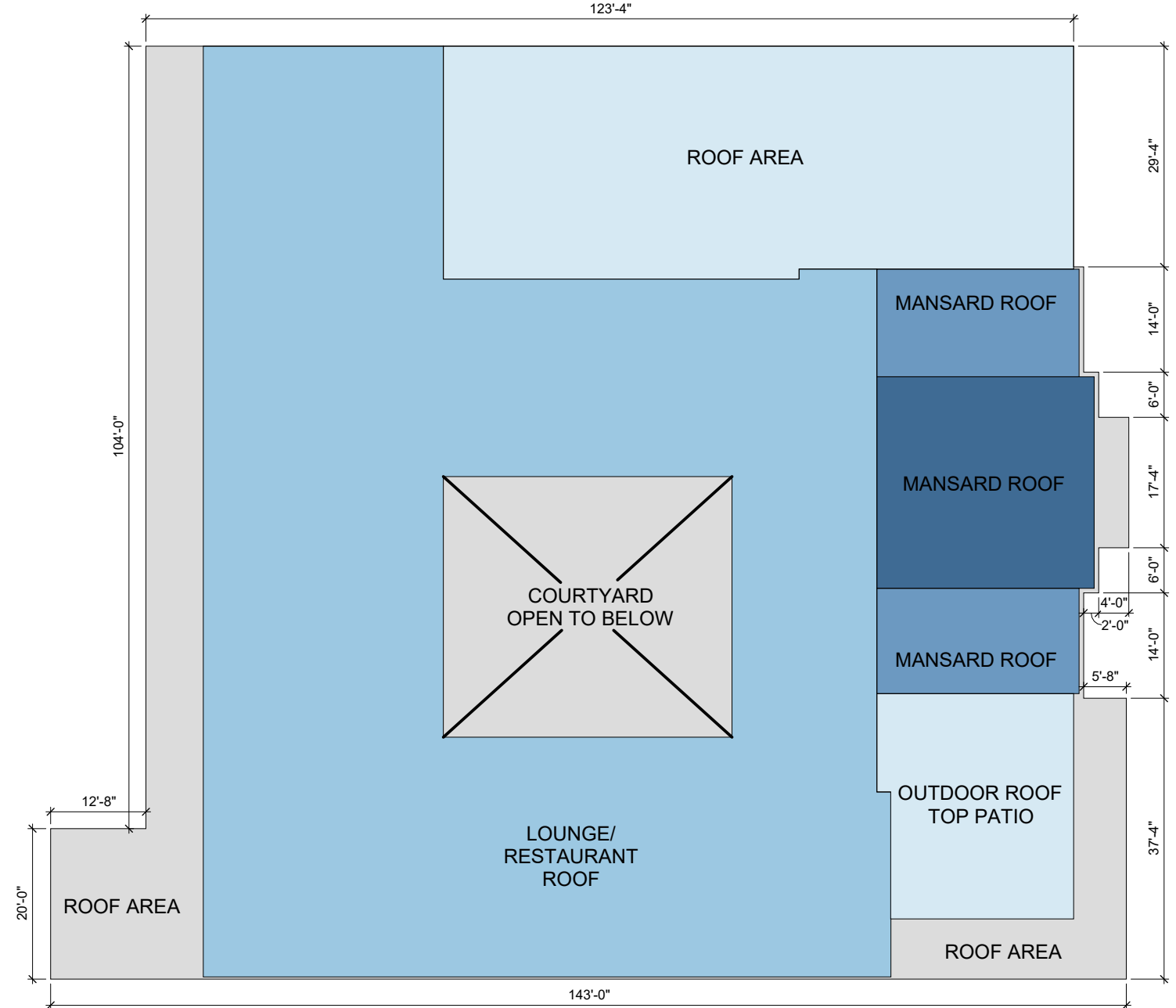




**2 PLAN** ORIGINAL ROOF PLAN OUTLINE AND HEIGHTS  
1" = 20'-0"

**ROOF AREA LEGEND**

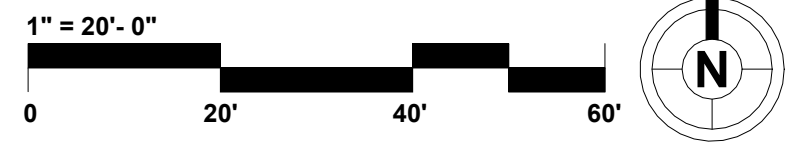
ROOF AREA (~20%) ROOF ELEVATION: 49'-4" - PARAPET @ 53'-3"	MANSARD ROOF (~5%) ROOF ELEVATION: 66'-11"
BUILDING FOOTPRINT (100%) ROOF ELEVATION: 15'-0" (~20%)	LOUNGE/ RESTAURANT ROOF (~50%) ROOF ELEVATION: 61'-1" - PARAPET @ 62'-2"
	MANSARD ROOF (~5%) ROOF ELEVATION: 71'-0"



**1 PLAN** ROOF PLAN OUTLINE AND HEIGHTS  
1" = 20'-0"

**ORIGINAL ROOF AREA LEGEND**

ROOF AREA (~40%) ROOF ELEVATION: 45'-0"	MANSARD ROOF (~6%) ROOF ELEVATION: 62'-8"
BUILDING FOOTPRINT (100%) ROOF ELEVATION: 13'-0" (~9%)	LOUNGE/ RESTAURANT ROOF (~38%) ROOF ELEVATION: 55'-0"
	MANSARD ROOF (~7%) ROOF ELEVATION: 66'-8"



MEDINA HOTEL - EVENT CENTER  
DATE: MAY 1, 2024  
PROJECT NO. 14423

PROJECT INFORMATION

SHEET NAME

ROOF OUTLINE & HEIGHT

SHEET NO.

HSK05





1

# ELEVATION EXTERIOR ELEVATIONS ORIGINAL - EAST 1" = 10'-0"





SLATE LOOK SHINGLE ROOF  
ECO STAR MAJESTIC SLATE  
TRADITIONAL CLASS C  
COLOR: CHESTNUT BROWN,  
FEDERAL GRAY, CEDAR  
BROWN, MOUNTAIN PLUM,  
DRIFTWOOD

FIBER CEMENT PANEL  
PRIMED AND PAINTED,  
COLOR: PANDA WHITE  
SW 6147

FIBERGLASS CORNICE  
ARCHITECTURAL  
FIBERGLASS C-332. NO  
CHANGE TO PROPOSED  
COLOR PALETTE

BRICK VENEER,  
GLEN-GERY: OLDE DETROIT

SIGNAGE TO BE DETERMINED  
AT A FUTURE DATE

BRICK REVEAL DETAIL

STO LIMESTONE

SOLDIER COURSE DETAIL

ANODIZED ALUMINUM FIXED  
WINDOW, LOW-E GLASS,  
FRAME COLOR: DARK BRONZE,

AWNING, COLOR: HOGAN  
ADMIRAL

ANODIZED ALUMINUM FIXED  
WINDOW, LOW-E GLASS,  
FRAME COLOR: DARK BRONZE

ARRISCRAFT - RENAISSANCE  
MASONRY UNITS, COLOR:  
LIMESTONE, FINISH: SATIN

CAST STONE BASE

CANOPY, COLOR: BRONZE

BOLLARD (FLAT TOP), COLOR: BLACK

+ 66'-11"

+ 62'-2"

+ 71'-0"

+ 53'-3"

+ 15'-0"

TOP OF ROOF  
71'-0"

ROOF  
61'-0"

PARAPET  
53'-3"

FIFTH FLOOR  
47'-10 1/4"

FOURTH FLOOR  
36'-7 5/8"

THIRD FLOOR  
25'-9 7/8"

SECOND FLOOR  
15'-0"

FIRST FLOOR  
0'-0"

1

ELEVATION HOTEL - EAST ELEVATION

1" = 10'-0"

1" = 10'-0"

0 10' 20' 30'

PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: MAY 1, 2024  
PROJECT NO. 14423

SHEET NAME

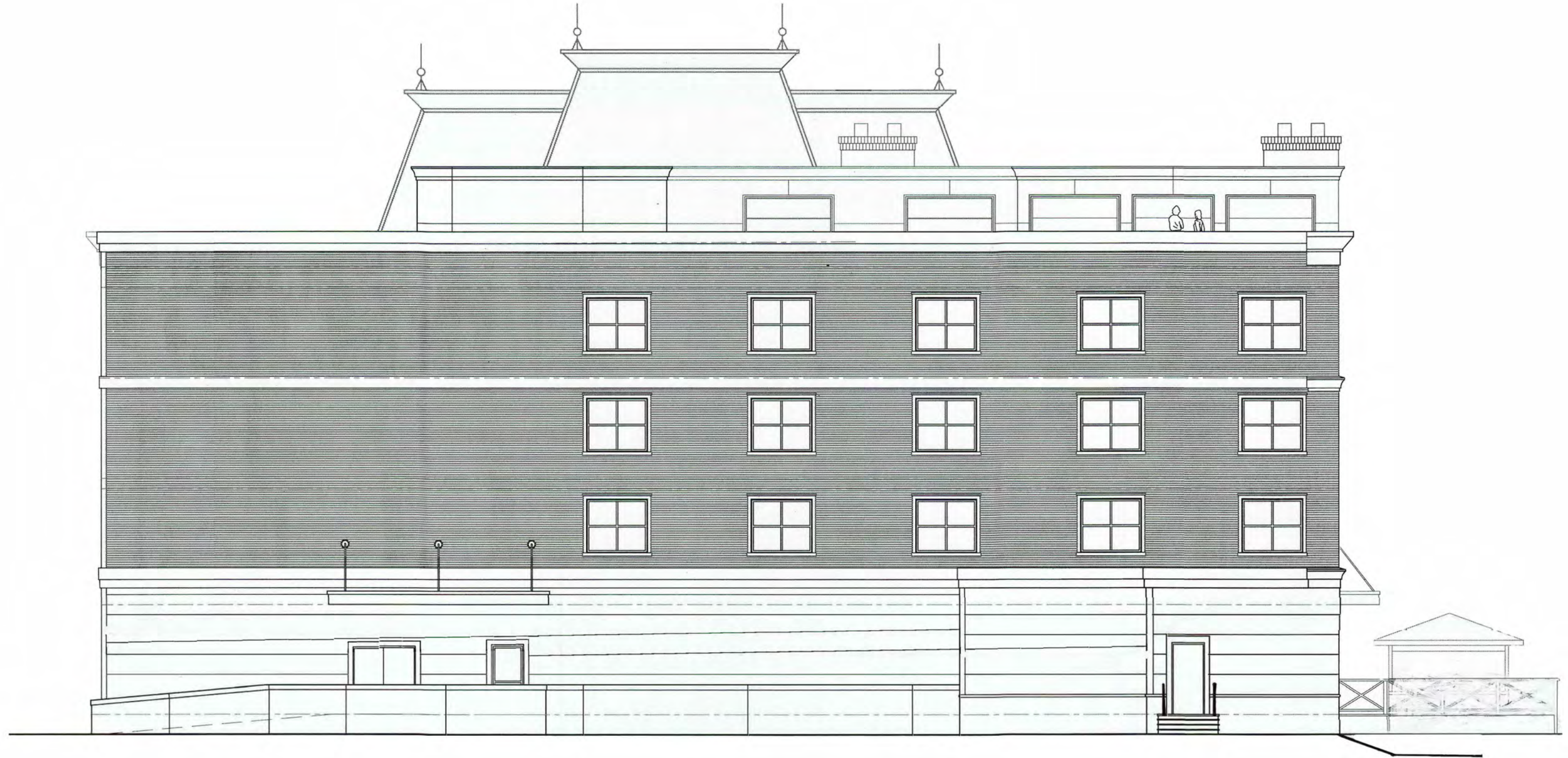
HOTEL - EAST EXTERIOR  
ELEVATION

SHEET NO.

HSK01







**1** ELEVATION EXTERIOR ELEVATIONS ORIGINAL - WEST  
1" = 10'-0"







1 ELEVATION HOTEL - WEST ELEVATION  
1" = 10'-0"



MEDINA HOTEL - EVENT CENTER  
DATE: MAY 1, 2024  
PROJECT NO. 14423

PROJECT INFORMATION

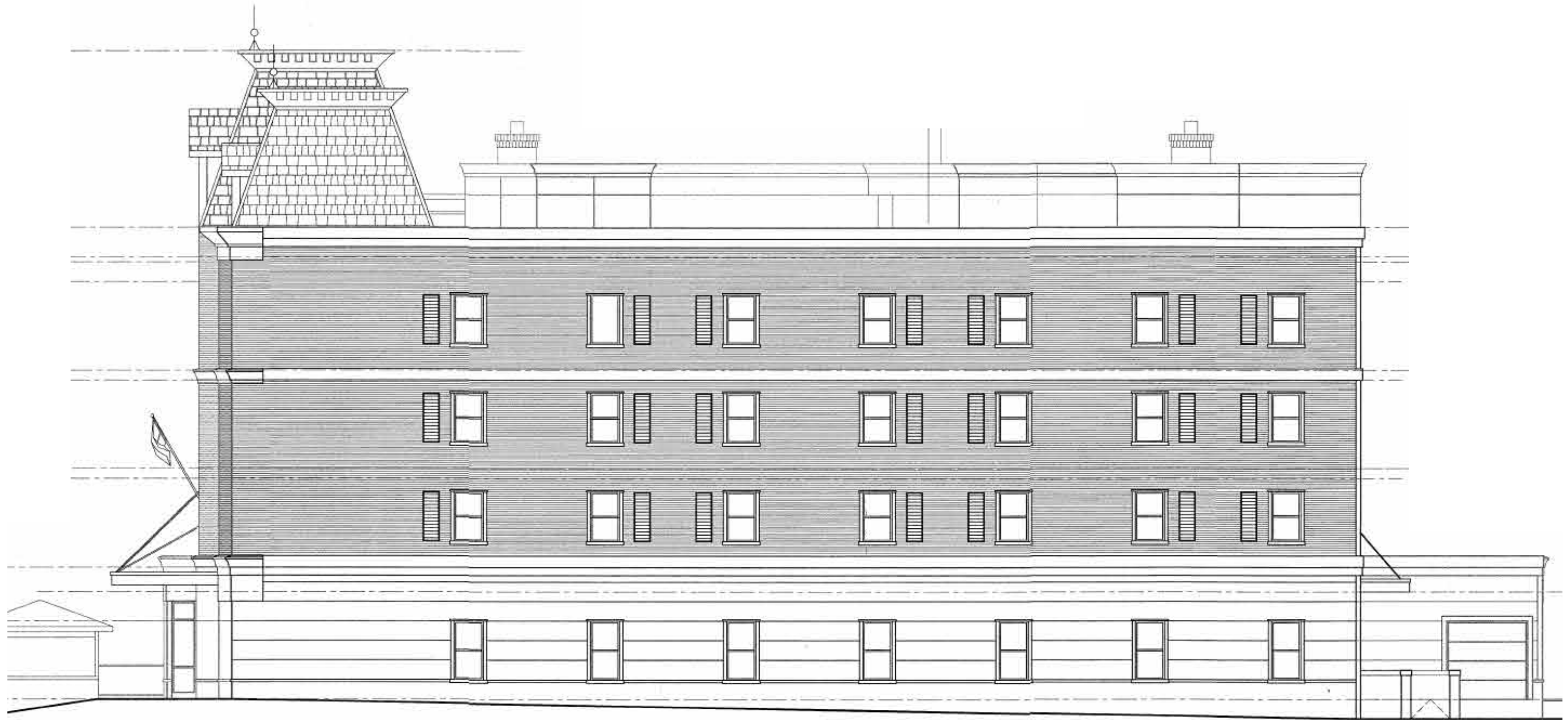
SHEET NAME

HOTEL - WEST EXTERIOR  
ELEVATION

SHEET NO.

HSK02





1 ELEVATION EXTERIOR ELEVATIONS ORIGINAL - NORTH  
1" = 10'-0"











**1** **ELEVATION** EXTERIOR ELEVATIONS ORIGINAL - SOUTH  
1" = 10'-0"





SLATE LOOK SHINGLE ROOF  
ECO STAR MAJESTIC SLATE  
TRADITIONAL CLASS C  
COLOR: CHESTNUT BROWN,  
FEDERAL GRAY, CEDAR  
BROWN, MOUNTAIN PLUM,  
DRIFTWOOD

FIBER CEMENT PANEL  
PRIMED AND PAINTED,  
COLOR: PANDA WHITE  
SW 6147

FIBERGLASS CORNICE  
ARCHITECTURAL  
FIBERGLASS C-345.  
COLOR:  
SW 6147 PANDA WHITE  
SW 0032 NEEDLEPOINT  
NAVY

BRICK VENEER,  
GLEN-GERY: OLDE DETROIT

STO LIMESTONE

BRICK REVEAL DETAIL

SOLDIER COURSE  
DETAIL

ANODIZED ALUMINUM FIXED  
WINDOW, LOW-E GLASS,  
FRAME COLOR: DARK  
BRONZE

FIBERGLASS CORNICE  
ARCHITECTURAL  
FIBERGLASS C-332. NO  
CHANGE TO PROPOSED  
COLOR PALETTE

ARRISCRAFT -  
RENAISSANCE  
MASONRY UNITS,  
COLOR: LIMESTONE,  
FINISH: SATIN

CAST STONE BASE

+ 62'-2"

+ 71'-0"

+ 66'-11"

+ 15'-0"

TOP OF ROOF  
71'-0"

ROOF  
61'-0"

PARAPET  
53'-3"

FIFTH FLOOR  
47'-10 1/4"

FOURTH FLOOR  
36'-7 5/8"

THIRD FLOOR  
25'-9 7/8"

SECOND FLOOR  
15'-0"

CANOPY, COLOR:  
DARK BRONZE

FIRST FLOOR  
0'-0"

1

ELEVATION HOTEL - SOUTH ELEVATION

1" = 10'-0"

1" = 10'-0"



MEDINA HOTEL - EVENT CENTER  
DATE: MAY 1, 2024  
PROJECT NO. 14423

PROJECT INFORMATION

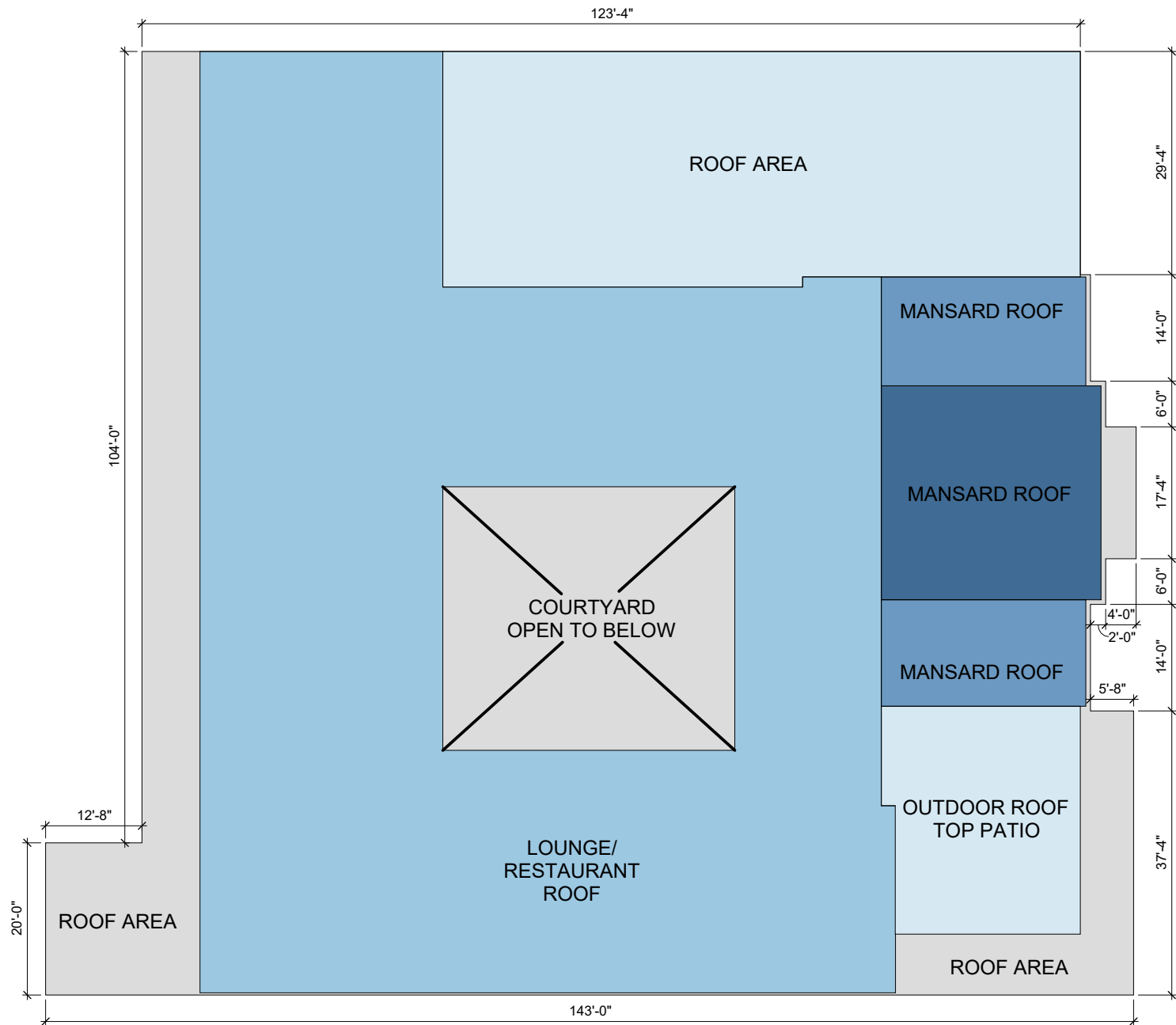
SHEET NAME

HOTEL - SOUTH  
EXTERIOR ELEVATION






SHEET NO.

HSK04



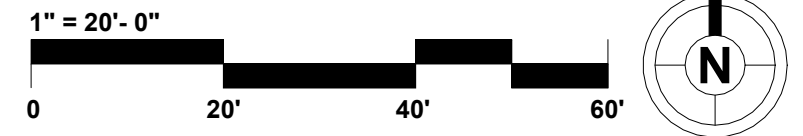


#### ROOF AREA LEGEND

-  BUILDING FOOTPRINT (100%)  
ROOF ELEVATION: 15'-0" (~20%)
-  ROOF AREA (~20%)  
ROOF ELEVATION: 49'-4" - PARAPET @ 53'-3"
-  LOUNGE/ RESTAURANT ROOF (~50%)  
ROOF ELEVATION: 61'-1" - PARAPET @ 62'-2"
-  MANSARD ROOF (~5%)  
ROOF ELEVATION: 66'-11"
-  MANSARD ROOF (~5%)  
ROOF ELEVATION: 71'-0"

## 1 PLAN ROOF PLAN OUTLINE AND HEIGHTS

1" = 20'-0"



MEDINA HOTEL - EVENT CENTER  
DATE: MAY 1, 2024  
PROJECT NO. 14423

#### PROJECT INFORMATION

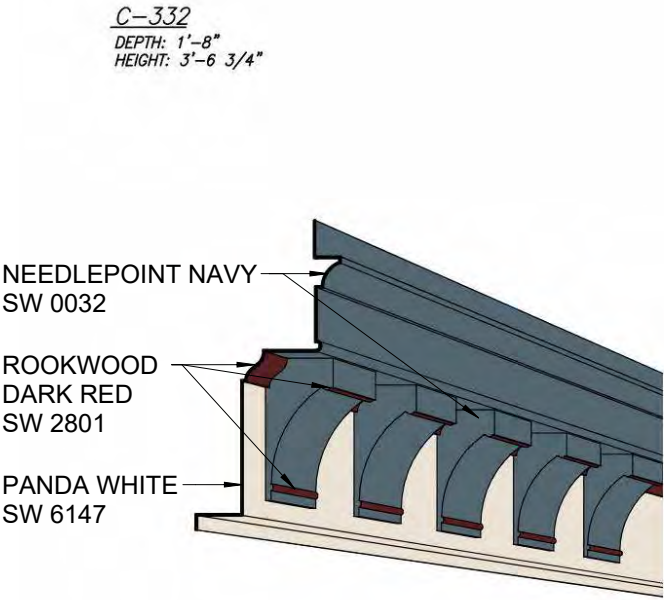
#### SHEET NAME

ROOF OUTLINE & HEIGHT

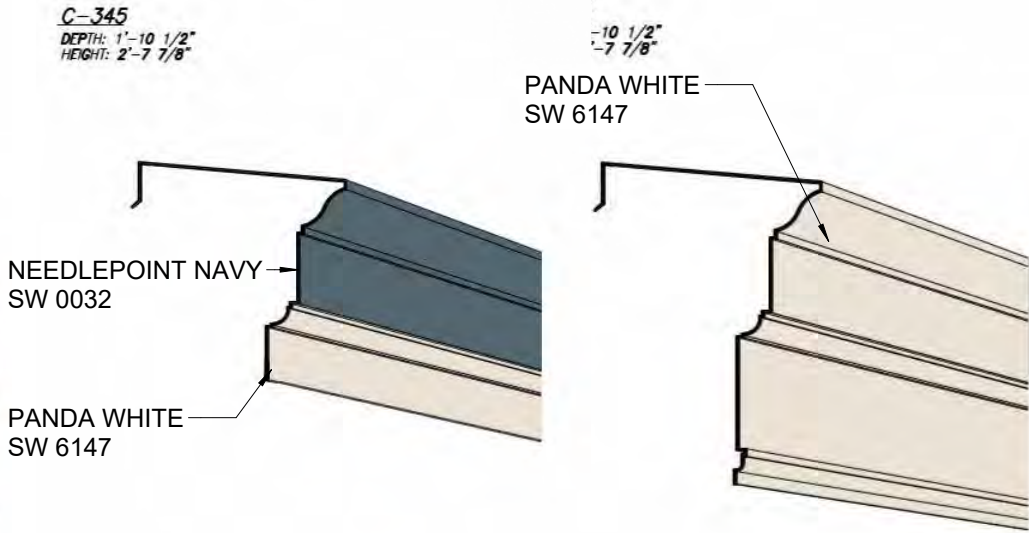
#### SHEET NO.

HSK05

FIBERGLASS CORNICE - AMERICAN  
FIBERGLASS INC. C-332 (NO CHANGE)



FIBERGLASS CORNICE - AMERICAN  
FIBERGLASS INC. C-345



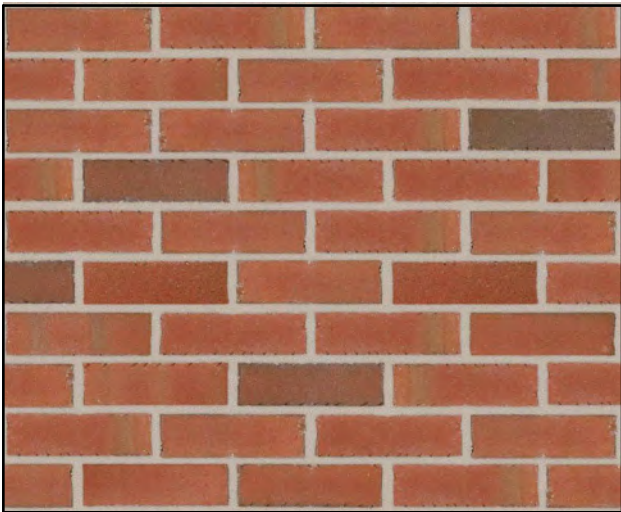
STO LIMESTONE FINISH @  
LINTELS & SILLS. (NO CHANGE)



ARRISCRAFT - RENAISSANCE MASONRY UNITS.  
COLOR: LIMESTONE, FINISH: SATIN



GLEN-GERY BRICK : OLDE DETROIT  
(NO CHANGE)

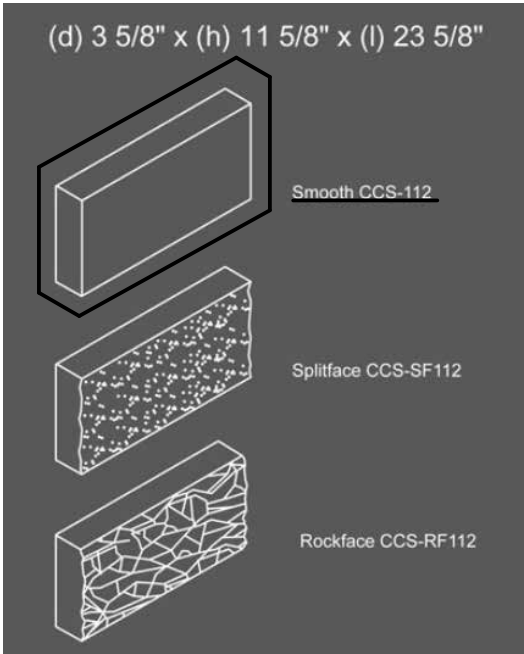


SUNBRELLA FABRICS  
COLOR: HOGAN ADMIRAL

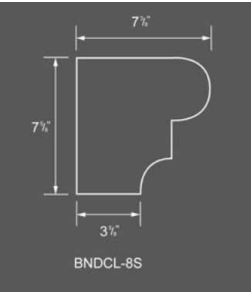


ARCHITECTURAL CAST STONE BASE, CUSTOM CASTSTONE.  
STONE SMOOTH FINISH CCS-112, CAP BNDCL-8S  
COLOR: LIMESTONE

STONE SIZE AND FINISH



CAP PROFILE



COLOR

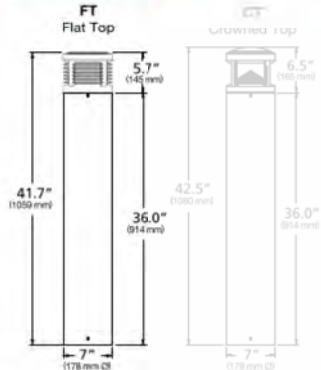






**KIMLIGHTING®**  
**PA7R IMPACT RATED**  
BOLLARD

**DIMENSIONS**



BARRETTE OUTDOOR LIVING AVALON ALUMINUM RAILING



**INFILL STYLE OPTIONS**

**Aluminum Fence at Wholesale Prices Delivered to You**

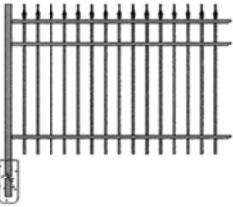
Fence Specs	Residential	Commercial
Picket	5/8" sq.	3/4" sq.
Rail	1-3/8" x 1"	1-3/4" x 1-1/4"
Fence Post	2" sq. x .062	2" x.062 or 2-1/2" x .075
Gate Post	2" sq. x .125	2" sq., 2-1/2" sq.

**Standard Colors**

\*actual colors may vary

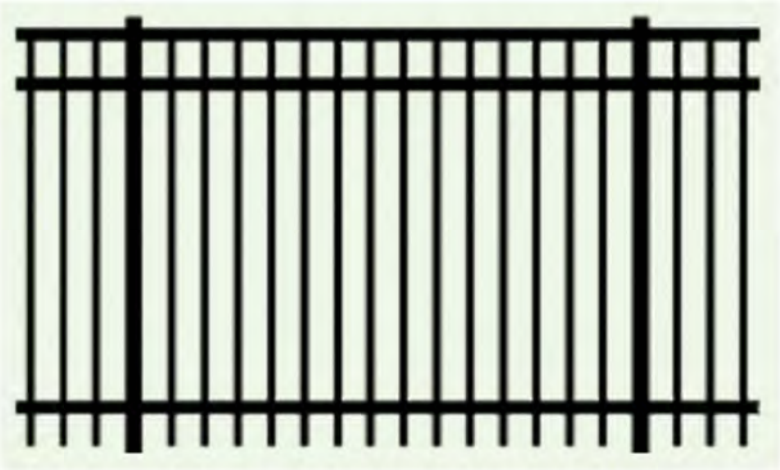


**Great Dane**

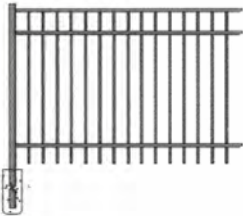


**Fence Styles**

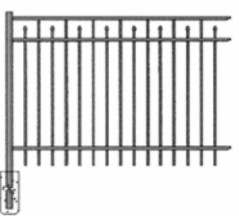
BEAGLE COMMERCIAL FENCE



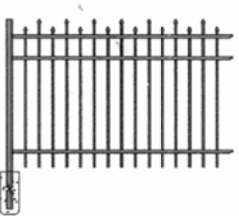
**Beagle**



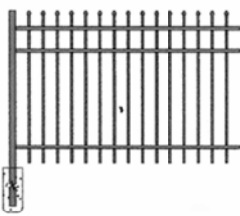
**Labrador**



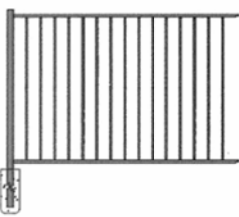
**Bull Dog**



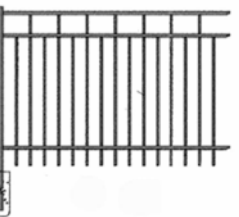
**German Shepard**



**Border Collie**



**Retriever**

























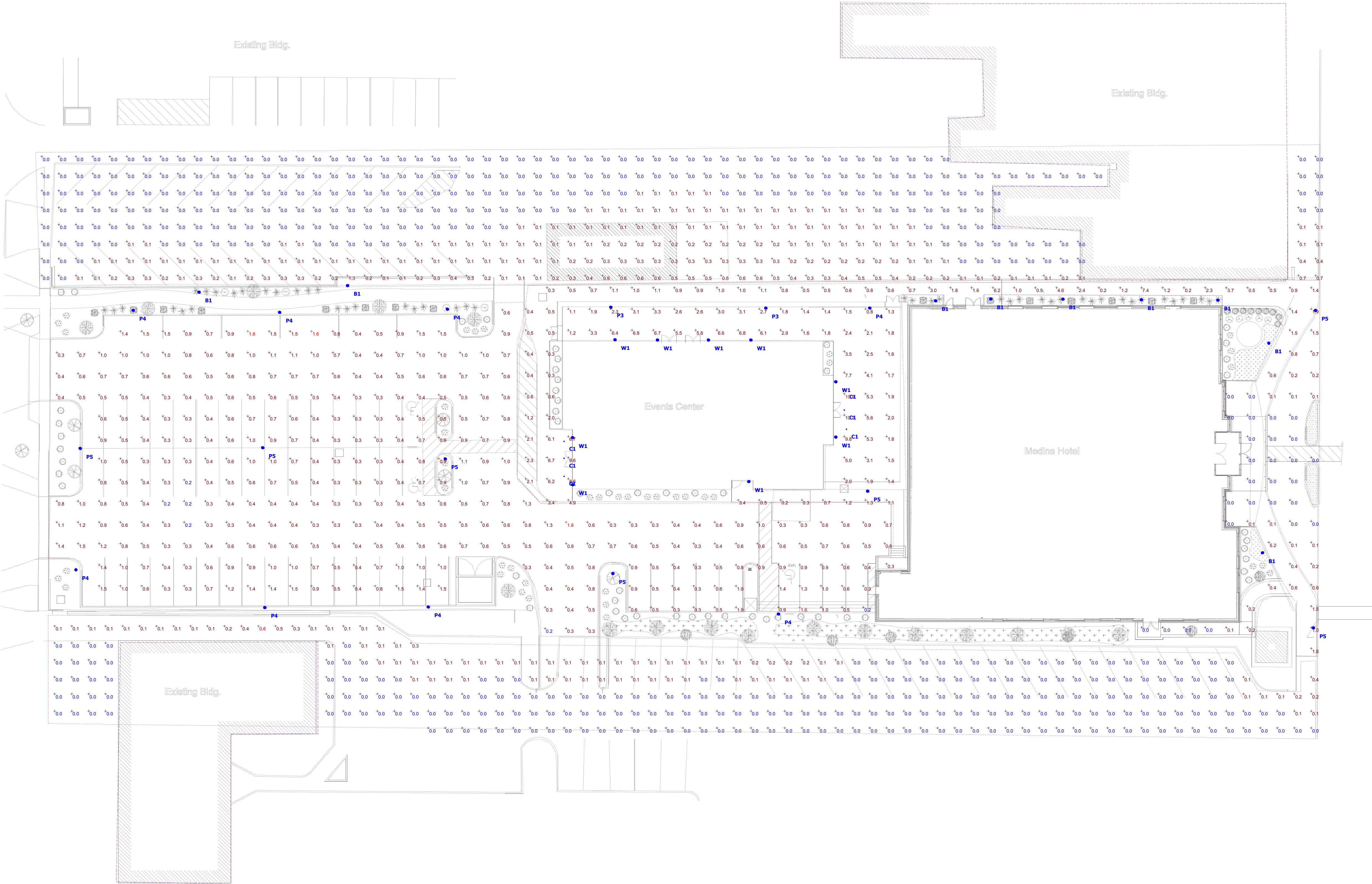




Mounting Height								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
	B1	9	TBD	SEE PROPOSED OPTIONS FOR HISTORIC PRESERVATION BOARD'S REVIEW.	BOLLARD @ 4ft	1	808	14.08
	P3	2	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type III Distribution	1	1830	25.1
	P4	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type IV Distribution	1	2988	43
	P5	7	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type V Distribution	1	2893	43.2
	W1	9	ARCHITECTURAL AREA LIGHTING	ALN440-Y3-32LED-4K-SBL-700	TOWNE COMMONS - ALN440 ONE PIECE SAND BLASTED LENS.	1	4953	74.9
	C1	6	BEACON PRODUCTS	SRT1-15-4K7-5C-UNV	SRT1 12" ROUND EDGELIT CEILING	1	2458	16.85

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

## Andrew Dutton

---

**From:** Jana Call <jana@mpg-architects.com>  
**Sent:** Thursday, May 9, 2024 9:27 AM  
**To:** Andrew Dutton  
**Cc:** Ian Jones; Jason Stevenson (jstevenson@autonomycapitalgroup.com); Bobby Johnston  
**Subject:** RE: Hotel HPB Meeting  
**Attachments:** HSK10.A - EAST FACADE - 3D PERSPECTIVE OPTION 2.pdf; HSK11.A - SOUTH EAST CORNER - 3D PERSPECTIVE OPTION 2.pdf; HSK12.A - SOUTH WEST CORNER - 3D PERSPECTIVE OPTION 2.pdf; HSK13.A - NORTH WEST CORNER - 3D PERSPECTIVE OPTION 2.pdf

Good morning Andrew,

Please see attached "Option 2" renders with the painted roof cornice.

As requested, this is a brief balcony description: The new "observation deck" is a balcony feature added on the south façade of the fifth floor, serving the "Sky Lounge" not only as a balcony, but also as an extension when the full height glass door system is fully open. The crescent shaped balcony has an area of 175 sf , with 3'-0" at the narrow sides and 5'3" in the middle. The face of the balcony will be painted navy (SW 0032 Needlepoint Navy) to match the cornice, it will also have dark bronze aluminum guard with glass at 42" high.

Thank you again for all the feedback!

Thank you,

**JANA CALL**















