

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

May 20th, 2020

4:30 P.M.

Virtual Meeting Viewed on www.youtube.com/CityofSanduskyOH

-
1. **Call to Order – Roll Call**
 2. **Review of April 15, 2020 Meeting Minutes**
 3. **Certificates of Appropriateness**
 - a. 256 Columbus Avenue – Outdoor patio seating area for Vita Sandusky (Postponed from April 15th meeting)
 - b. 158 E. Market Street – Exterior storefront restoration and window replacement
 4. **Staff Updates**

NEXT MEETING: June 17th, 2020

Please notify staff at least 2 days in advance of the meeting if you cannot attend.

Landmark Commission
April 15th, 2020
Meeting Minutes

Meeting called to order:

The Chairman called the meeting to order at 4:36pm. The following members were present: Mr. Michael Zuilhof, Mr. Jon Lawrence, Mr. Joe Galea, and Dr. Tim Berkey, Mr. Alan Griffiths, Mr. Ryan Nagel, and Commissioner Mike Meinzer. Mr. Thomas Horsman, Mr. Greg Voltz, and Ms. Angela Byington represented the Planning Department. Mr. Trevor Hayberger represented the Law Department.

Review of minutes from February 19th, 2019:

Mr. Zuilhof motioned to approve the minutes. Mr. Nagel seconded the motion. With no further discussion, all members were in favor to approve the minutes.

1st application:

The Chairman stated that the first application on the agenda is for a Certificate of Appropriateness for an outdoor patio seating area for Vita Sandusky located at 256 Columbus Avenue.

Mr. Horsman asked if there could be a motion to postpone the application until the May meeting.

Mr. Lawrence made a motion to postpone the application until the May meeting. Commissioner Meinzer seconded the motion. All voting members were in favor of the motion.

2nd application:

The Chairman briefly went over the intent statement that was brought up by City Commissioners when the Landmark Commission was organized as well as the process of the Landmark Commission meeting. Dr. Berkey then stated that the second application on the agenda is for a Certificate of Appropriateness for exterior renovations, signage, & outdoor patio seating area for Hot Dog Tony's located at 115 West Water Street.

Mr. Horsman stated that staff does support the project but does have some concerns that were conveyed to the applicant and includes the removal of the old doorway on the front façade as well as the replacement of the historic windows, as the historic guidelines call for restoration of windows and keeping window sizes the same. Also the new sign that was proposed would need a zoning variance.

Mr. Griffiths asked if the door on the front of the building is original or if it was added on at some point and if the windows that are proposed to replace the current ones are to be similar in look to the ones that are currently there.

Mr. Horsman stated that he will let the applicant answer the question regarding the windows they are proposing. As far as the door, he was not able to find any evidence on whether or not that was an original door or not.

Mr. Zuilhof stated that according to the guidelines, the windows should not be replaced unless they are beyond repair. He said it is his opinion that they can be repaired. As for the door, it looks modern, so as long as it is replaced according to the guidelines with similar and like materials, that should be fine.

Mr. Nagel stated that he agrees with Mr. Zuilhof regarding the windows and that the windows on the back of the building should also follow those guidelines as well and in the applicant's proposal they do not seem to be.

Mr. Zuilhof stated that he would like for staff to explain what they have talked with the applicant and other business owners about in regards to the sidewalk on Shoreline Drive. Given that the sidewalk is 25 feet wide, and they are only leaving five feet of access, seems like that might be a little bit of overreach. However, he just recently learned that was the suggestion of staff.

Mr. Voltz stated that staff did let the applicant know that they would be able to utilize the space that they are proposing on their application, due to the fact that eight and a half of the 25 feet is occupied by the amenity zone, which is a lot of the items in the back of the building that extend out into that 25 feet. The space of the ADA sidewalk that is there is six feet. Remaining is 11 ½ feet, and staff told the applicant they could use 9 ½ feet of that 11 ½ feet. Staff are also working with the liquor license rules.

Mr. Zuilhof stated that the policy he received from staff showed five feet of sidewalk access not six feet. Also, the amenity zone does not exist, only in policy perhaps, and everything that protrudes from the back of that building comes to about six and a half feet give or take, not eight and a half. The concern is that this proposal is not consistent with what has been discussed or approved in the past.

Mr. Voltz stated that block currently does have their amenity zone at six and a half feet. However the block to the east is at eight and a half feet, so that is how the eight and a half feet became a standard. The five feet is correctly shown, however, the ADA sidewalk is six feet. The fencing along the sidewalk will not be permanent, so if 5 feet is too small this year, they could see if they could move to six feet next year. That also depends on liquor control and the amount of space they will require.

Dr. Berkey stated that regarding signage, the Landmark Commission has raised concerns about the size of signage on buildings and are in the process of looking at the language on that, so the Landmark Commission may not yet be ready to approve any signage at this time.

Mr. Zuilhof stated that he would also like to get clarification from the applicant regarding the awnings because if they are going to remain illuminated, then they need to count as signage.

Applicant Greg Schmid, with Poulus & Schmid Design Group, stated that as far as signage, that is in phase two of their work and can be determined at a later time, and they are still working out the details on that anyways. The vinyl covered awnings on Water Street, they would be replacing the vinyl which is worn and weathered. The awnings, windows, and door on the store front are all part of the future phase also. The deck, dugout bar, retractable awning, are all part of phase one work, as well as the three windows and one door on Shoreline Drive. Since the restrooms are being relocated to the back area, the windows will need to be frosted windows. There are currently two entrance doors in the back. One will be closed off as that is where the restrooms will be, so just the one will be replaced. The design started last summer based on the guidelines given by the city. The five feet given in the sidewalk does meet ADA requirements.

Mr. Galea stated that he has been doing some research while the meeting has been taking place and from what he found, the five foot sidewalk does meet the ADA requirements as well as any other standards he was able to find. Also, given what Mr. Voltz had stated regarding the amenity zone and the sidewalk that will be on the other side of the street, a five foot sidewalk seems reasonable.

Mr. Horsman stated that the changes that were made to the Preservation Design Guidelines last year, state that five feet is the minimum and that a dining area cannot exceed 60% of the sidewalk. The amenity zone is not considered sidewalk in this calculation, and so that is where the dimensions came from for these plans. Also, these plans have yet to be reviewed by the Engineering division.

Mr. Zuilhof stated that he does not agree that these plans conform to the standard because in his interpretation of the standards, the standards would allow 15 feet of use by the business and leave 10 feet for the public.

Mr. Schmid stated that regarding the rectangular windows they are proposing and that some members have concerns with, it is exactly what was done two buildings to the west. Also, the arched windows are double the cost of the rectangular ones.

Dr. Berkey asked Mr. Schmid if he could clarify what he would like the Landmark Commission to vote on today regarding the components of the application since some items are in a future phase of work to be done.

Mr. Schmid replied that from the list of components on the application, they would like an answer on A) Masonry repairs and gutters, B) Shoreline Drive deck and stairs, and awning over the deck. C) New windows and enter door on Shoreline Drive side first floor, and D) Dugout bar. While they do not want to do the storefront right now, they would like to know if they would be allowed to do the vinyl clad windows, which is on every other single building on that block. The wood jambs would stay, the new windows would just go between those wood jambs. For the storefront windows, everything is wood right now. If they would not be allowed to do the vinyl clad, he would like to know that now. The vinyl clad is a much more energy efficient window. He would also like to know if they awnings will be able to be replaced on the front. He stated that since the owner has no plans of occupying the second and third floors they do not need approval on those today. However, just to let the commission know, those windows are currently single pane windows, and in order to meet the Ohio Energy Code, they cannot use the single pane windows, so that is why they want to replace those with an energy efficient window.

Mr. Nagel asked if the rear retractable awning on Shoreline Drive is going to be a canvas material and on the front, are those awnings going to be replaced again with an illuminated vinyl or canvas.

Mr. Schmid stated that the awnings on Water Street are going to be a sunbrella fabric or web lawn vinyl. The retractable awning is also going to be a sunbrella fabric or web lawn vinyl.

Mr. Zuilhof motioned to approve item A) Masonry repairs and gutters. Mr. Griffiths seconded the motion. All voting members were in favor of the motion.

Mr. Zuilhof motioned to approve item B) Shoreline Drive deck and stairs, and awning over deck. Mr. Galea seconded the motion. All voting members were in favor of the motion.

Mr. Griffiths made a motion to approve item C) New windows and enter door on Shoreline Drive side of first floor with the revisal that all windows conform completely to the shape that they are currently. Mr. Zuilhof seconded the motion. All voting members were in favor of the motion.

Mr. Zuilhof made a motion to deny item D) Dugout bar. No second was made to the motion.

Mr. Zuilhof made a motion to approve item D) Dugout bar. Commissioner Meinzer seconded the motion. All voting members were in favor of the motion.

Mr. Griffiths noted that this would also be subject to any liquor control guidelines.

Mr. Griffiths made a motion to approve item E) Patio fencing on Shoreline Drive subject to any liquor control guidelines. Mr. Galea seconded the motion. All voting members were in favor of the motion except for Mr. Zuilhof.

Mr. Griffiths made a motion to approve item G) Aluminum storefront replacement on Water Street. Mr. Lawrence seconded the motion.

Mr. Zuilhof asked for clarification if this means that the stone that is there will remain and that the windows will be framed with aluminum.

Mr. Schmid stated that was correct.

All voting members were in favor of the motion.

Mr. Schmid asked if this was also approving the other entrance door or is this to just replace what is currently there.

Mr. Horsman stated we should add that to the list as item J) Removal of second entrance door and replacing that with façade.

Mr. Schmid said that they are not yet sure if they want to remove the second entrance door yet or not, so he wasn't sure if it needed to be voted on today or not.

Mr. Griffiths made a motion to table items H) New signage on top of the building on Shoreline Drive façade, I) 2nd and 3rd story window replacement, and J) Removal of second entrance door and replacing with façade. Mr. Zuilhof seconded the motion. All voting members were in favor of the motion.

Mr. Griffiths asked for clarification on whether or not there was still going to be lighting on the vinyl awning replacement on Water Street.

Mr. Schmid stated that they have no plans to change the lighting or anything else on the awning other than the vinyl. It would have the same logo that is currently on there.

Mr. Griffiths motioned to table item F) Vinyl awning replacement on Water Street. Mr. Zuilhof seconded the motion. All voting members were in favor of the motion.

Meeting adjourned:

Dr. Berkey motioned to adjourn the meeting and the meeting ended at 6:36pm.

Approved by:

Kristen Barone, Clerk

Timothy Berkey, Chairman

LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR OUTDOOR SIDEWALK PATIO AT VITA SANDUSKY (256 COLUMBUS AVENUE)

Reference Number: PLC 20-0005

Date of Report: March 11, 2020 (Updated May 14, 2020)

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Mike Graley has submitted an application for a Certificate of Appropriateness for exterior an outdoor sidewalk patio at 256 Columbus Avenue. The following information is relevant to this application:

Applicant: Mike Graley
349 Kensington
Rocky River, OH 44116

Site Location: 256 Columbus Ave.
Sandusky, Ohio 44870

Historic Status: Individually listed building and contributing building in the Downtown Sandusky Commercial Historic District

Existing Uses: Commercial

Proposed Project: Outdoor sidewalk patio

SITE DESCRIPTION

Building location at 256 Columbus Ave.



Commercial Banking and Trust Building as it appeared in the 1924.



DEPARTMENT OF PLANNING COMMENTS

The building at 256 Columbus Ave. was constructed in 1923 for the Commercial Banking and Trust Company. It is unique in that it is the only Beaux-Arts style building in the city of Sandusky. The building was recently renovated and the top two floors now house offices for the City of Sandusky and the old bank lobby portion of the building is home the new Vita artisan grocery store.

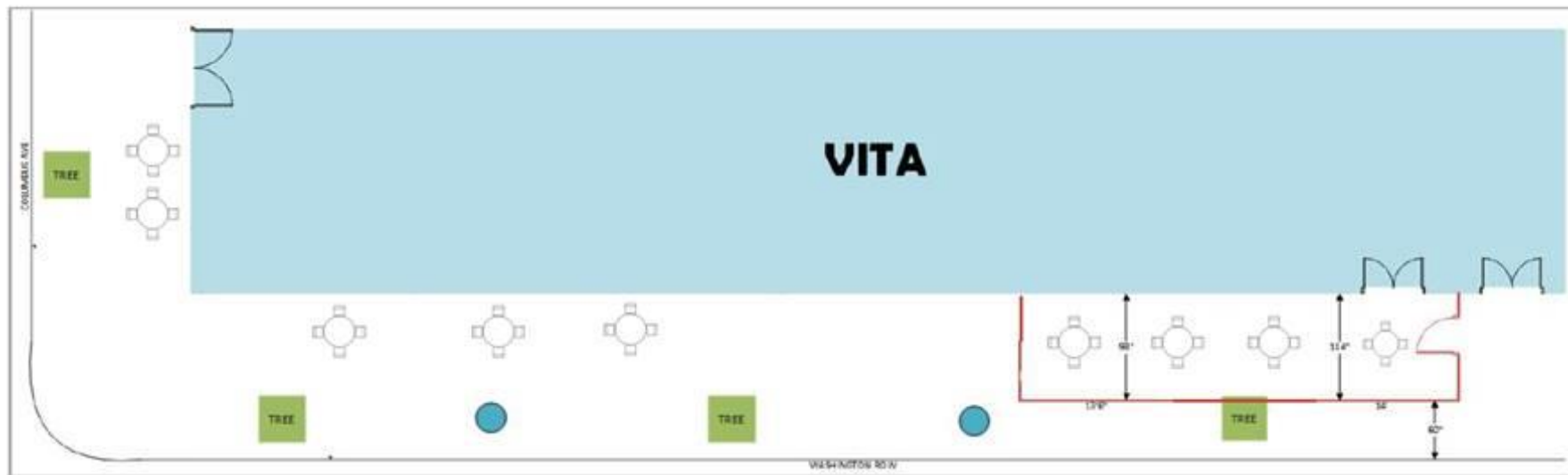
The applicant has proposed adding outdoor dining patios along the Columbus Ave. front of the building, as well the side of the building along Washington Row. The fencing would protrude 7 feet out onto the sidewalk facing Columbus Ave, and 4 feet onto the sidewalk facing Washington Row. This would leave 10 feet and 9.5 feet respectively of clear sidewalk for pedestrian access.

The applicant provided example photos of types of proposed fencing and staff informed the applicant of the standards in the Preservation Design Guidelines regarding patio fencing. Staff has asked the applicant to provide more detailed information regarding the type of fencing, particularly regarding the material, the color, and the size.

Updated 5/14/2020: The applicant has submitted a revised plan that has fencing along just a portion of Washington Row, leaving 5 feet of unobstructed sidewalk space. The specs for the fencing are included in this packet. The applicant will also be placing additional tables and chairs outside along the sidewalk, but without fencing. The Division of Engineering Services has approved this arrangement as a temporary seasonal encroachment.

CONCLUSION/RECOMMENDATION

Staff has worked with the Division of Engineering Services and the applicant, and recommends approval of the Certificate of Appropriateness for the outdoor dining fencing.



- Fencing extends from the Washington Row entrance about 30 feet to the west.
- At least 5 feet of clear sidewalk on the south side of the fencing.
- Additional tables and chairs could be placed next to building along Washington Row and Columbus Ave.
- Fencing would be removable and seasonal, and placement could be re-evaluated on yearly basis.
- Efforts are currently underway in the Ohio General Assembly regarding outdoor dining alcohol regulations, which could potentially allow for more flexibility in the near future.

Fence Construction

- Posts – 44" in height, plus top. Fence rail at 42 inches height, Fabricated from 4 x 4" Tubing
- Posts will be placed on 8 foot centers, or spaced symmetrically in any given length. I.E. A 14' Overall length will be split into two 7' lengths.
- Base Plates – 1/2" Mild Steel, Rounded edges. Plates will be located on the inside of the fence. Corner plates will be 12" square. Mid plates will be 12" wide x 8" deep, as shown on the next page.
- Pickets – 3/4" Square Tubing, welded to the upper and lower rails.
- Rails – 1" x 2" Tubing. With bolt plates on the ends.
- Rail & Picket sections will be bolted to the posts to facilitate disassembly.
- Gates – 36" Self Closing Gates with Latches

Finish

Hammertone



Satin Black

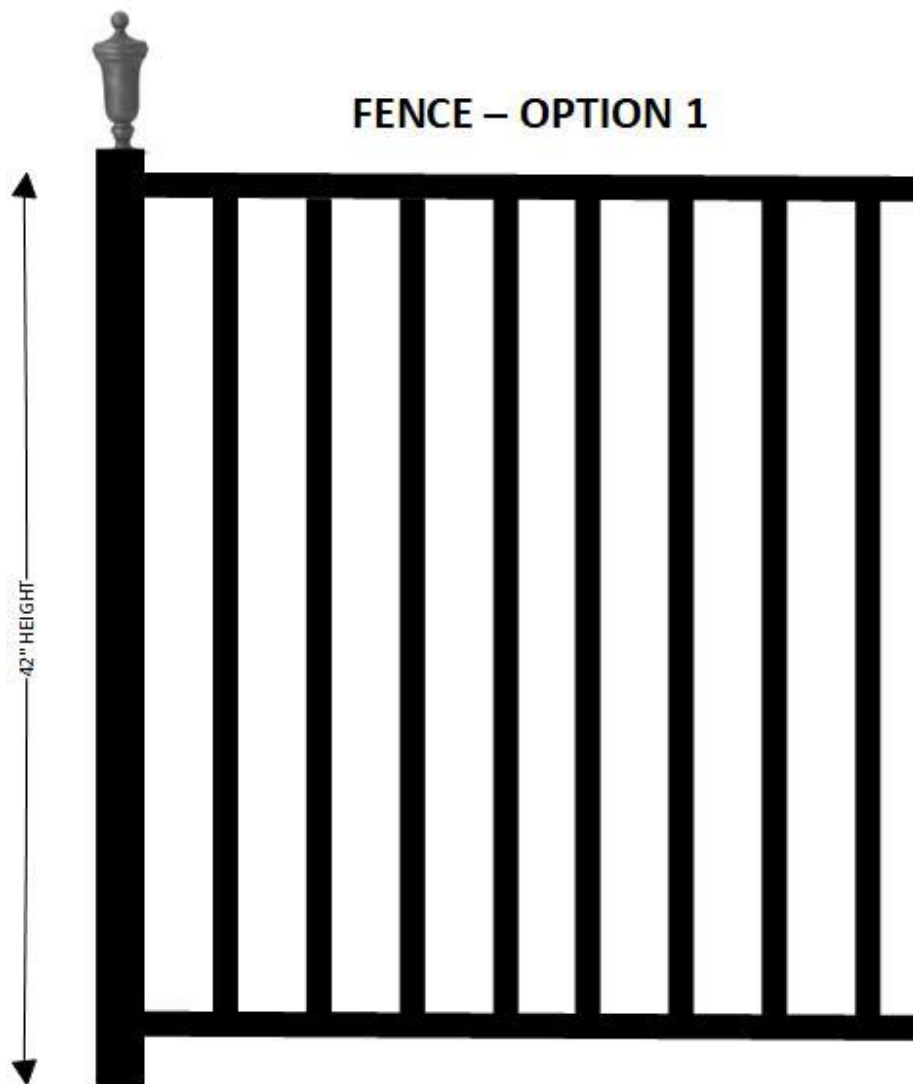


Gloss Black

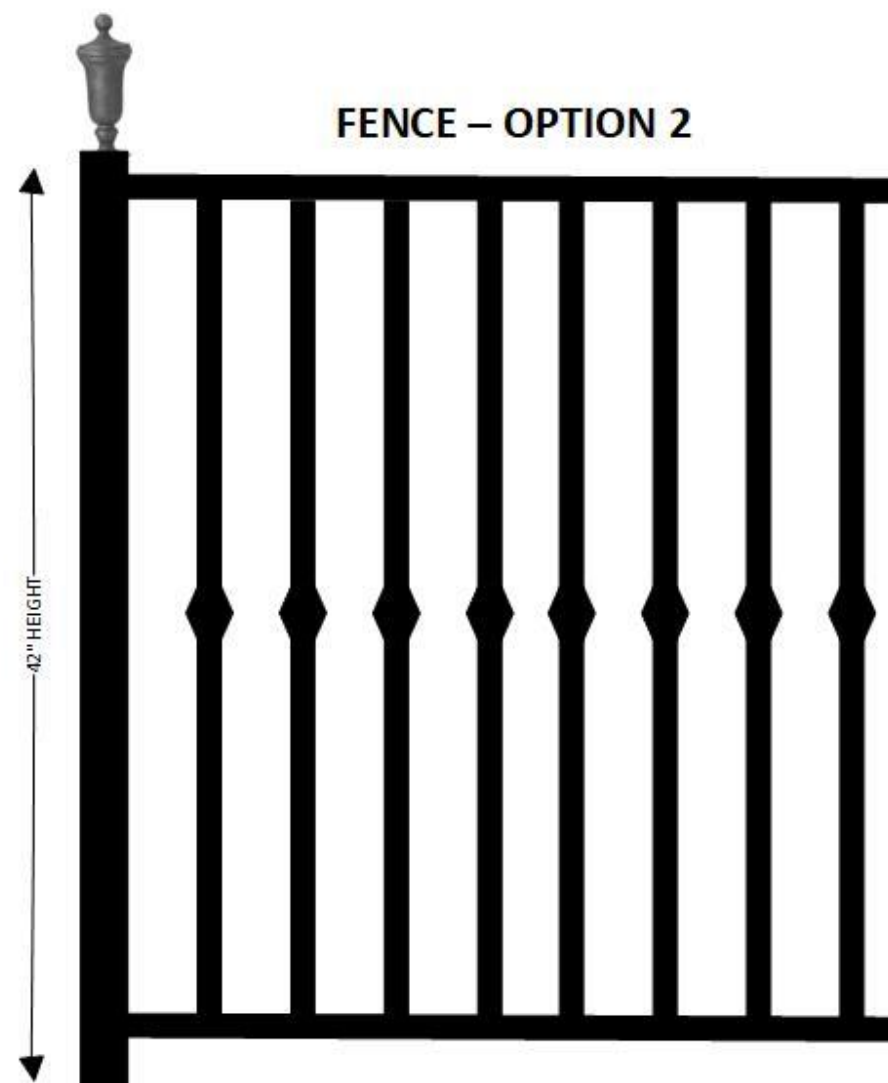


Windows along E Washington Row.

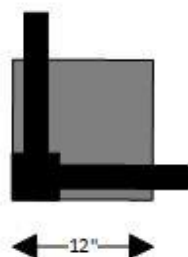




FENCE – OPTION 1

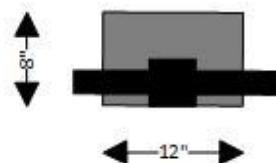


FENCE – OPTION 2



Base Plate Configurations
(Plates 1/2" Thick, located on the inside of the premise)

Corner & Straight



Vita outside seating layout



LANDMARK COMMISSION REPORT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS ON THE FEICK BUILDING AT 158 E. MARKET ST.

Reference Number: PLC 20-0008

Date of Report: May 14, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Lynn Harlan of Marous Development Group has applied for a Certificate of Appropriateness for exterior alterations on the Feick Building at 158 E. Market St. The following information is relevant to this application:

Applicant: Lynn Harlan
Marous Development Group
38025 Second St.
Willoughby, OH 44094

Owner: Feick Building, LLC
38025 Second St.
Willoughby, OH 44094

Site Location: 158 E. Market St.
Sandusky, Ohio 44870

Historic Status: Individually listed building and contributing building in the Downtown Sandusky Commercial Historic District

Existing Uses: Vacant

Proposed Project: Renovation of the Feick Building including restoration of the first floor storefront façade and replacement of the building's windows.

SITE DESCRIPTION

Building location at 158 E. Market St.



Feick Building Storefront as it appeared in the 1920s.



DEPARTMENT OF PLANNING COMMENTS

The Feick Building was originally constructed in 1909 as a three-story building by George Feick, Sr. In 1916, five additional stories were added and brought the building to its present height of eight stories. The building has had many tenants over the years, the most notable being the Sandusky Business College and the Citizens Banking Company (i.e. Civista Bank). At some point in the mid-20th century, the historic bank storefront was removed and replaced with a concrete façade. The building has been vacant in recent years.

This renovation project involves four separate components for the exterior of the building. The first is the restoration of the lintels and masonry, which will either be tuck-pointed or removed and replaced, depending on the condition. Second is the construction of the new front façade, which will be built to closely match the original bank storefront from the 1920s. Third is the replacement of the upper floor windows on the sides and rear of the building with new Quaker Aluminum Windows. Fourth is the replacement of the upper floor windows on the front side of the building with new Quaker Aluminum Windows.

The applicant has provided a narrative describing the work to be done on the storefront façade and the window replacement. Staff believes the proposed new storefront is appropriate and is in line with the historic storefront. The most significant visual deviation from the historic storefront is that the new one would add an additional doorway on the far eastern side of the building. This is to accommodate the modern needs for the storefront space, and it also creates a visual symmetry that was not present in the historic storefront. The wall panels of the storefront will be 1" thick limestone panels and the columns and cornice will be molded millwork that will be painted to match the limestone. The storefront windows and doors will be made of aluminum and painted dark bronze. The Sandusky Preservation Design Guidelines do not speak specifically about standards for restoring historic storefronts when all the historic materials had been removed, as was the case here. The Guidelines simply say "it is sometimes best to leave the modern front than attempt a restoration." Staff believes this is a situation where restoration of the historic façade is in the best interest of the building, as the modern façade did not complement the rest of the historic nature of the building.

The second major change to the building would be the replacement of the windows on the upper floors. The Guidelines state that original wooden windows should be retained and repaired when possible. The Guidelines state that if wooden windows are too deteriorated to restore, replacement windows should be made to duplicate the appearance as closely as possible. The applicant has proposed using Quaker Aluminum Windows to match the original window patterns. They are also to be painted off-white in color to replicate the existing windows. Staff has asked the applicant to provide additional information on the proposed new windows, but have not received them at the time of the writing of this report. Should the wooden windows indeed warrant replacement, staff believes the proposed new windows would be appropriate.

CONCLUSION/RECOMMENDATION

Staff believes that the proposed restoration of the Feick Building is important as it is one of the most notable buildings in the Downtown Sandusky Commercial Historic District and it also an individually listed landmark. Staff recommends granting the Certificate of Appropriateness for the restoration of the storefront, the replacement of the windows on the sides and rear of the buildings, as well as for the masonry work. Staff is awaiting additional information on the window replacement for the front side upper floors of the building, and should it be determined that the wooden windows warrant replacement, staff recommends approval of the applicant's proposed replacements.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property for Certificate of Appropriateness: 158 E. Market St. Sandusky, Ohio

Name of Property Owner: Feick Building LLC

Mailing Address of Property Owner: 38025 Second St.

City: Willoughby State: Ohio Zip: 44094

Telephone #: 216-299-6498 Email: lharlan@marous-dg.com

If same as above check here ☐

Name of Applicant: Lynn Harlan

Mailing Address of Applicant: 38025 Second St.

City: Willoughby State: Ohio Zip: 44094

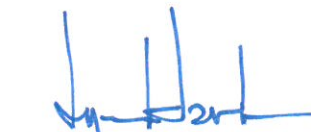
Telephone #: 216-299-6498 Email: lharlan@marous-dg.com

Description of Work to be Done:

Renovation & Restoration of The Feick Building.
Please see attached.



Signature of Property Owner 5.6.20
Date



Signature of Authorized Agent 5/6/20
Date

**SUBMISSION TO SANDUSKY LANDMARK COMMISSION
THE FEICK BUILDING NARRATIVE
158-160 E. Market Street, Sandusky, OH**

OVERVIEW

The Feick Building is an 8-story steel framed building with concrete slab floors in Sandusky, OH. The first three floors were built in 1908, and the upper five floors (the Tower), plus a 3-story Annex, were built in 1923. The upper five floors were served by two elevators.

The upper 7 floors have housed office uses since construction, while the Ground Floor originally housed a secretarial school, and, since 1923, a bank.

The planned re-use of the building is for office uses on the upper seven floors, with potential restaurant use on the Ground Floor. Renovation of the building will conform to the requirements of Chapter 34 of the Ohio Building Code for renovations to existing buildings. Elements of this planned re-use include, but are not limited to, the following:

- 100% sprinklered
- New dry standpipe and Siamese street connection
- 1 new code-compliant elevators in enlarged shafts
- Approved exit ways and travel paths

RENOVATION SCOPE:

EXTERIOR:

The building exterior has been the subject of a thorough exterior envelope assessment by Technical Assurance Inc. Any defective lintels or masonry will be removed and replaced, and the remainder will receive a thorough tuckpointing for weather resistance.

The existing precast concrete skin at the Ground Floor will be removed and replaced with an **Exterior Façade closely matching the original Bank Storefront of 1923.**

The **New Front Exterior Façade** will be made up of:

- 1.) New 1" thick Limestone Panels (Buff) – Lower Section to top of Transoms
- 2.) Molded Millwork Columns (with caps and bases) (Painted to compliment the limestone)
- 3.) Molded Millwork (or built up) Cornice – Above the Transoms (Painted to compliment the limestone).
- 4.) New Precast Sills
- 5.) New Aluminum Storefront Windows and Doors – Dark Bronze
- 6.) New Windows – Quaker Aluminum Windows to match original the window patterns. All the windows will be fixed glass, no operable sashes. Windows are to be Off-White in color to replicate the existing windows.
- 7.) All the steel lintels are to be cleaned and painted to match the new windows.

The **Windows on the Sides and Rear of the Building** will be replaced with:

- 1.) New Windows - Quaker Aluminum Windows – All clear glass, the existing glass pattern will not be retained, no operable sashes. Windows are all to be Black in color.

Estimated Cost for the **Landmark Exterior Renovations: \$1,125,000.00**

INTERIOR:

All floors, including the Basement, will have all asbestos and lead-based paint abated by a licensed abatement company.

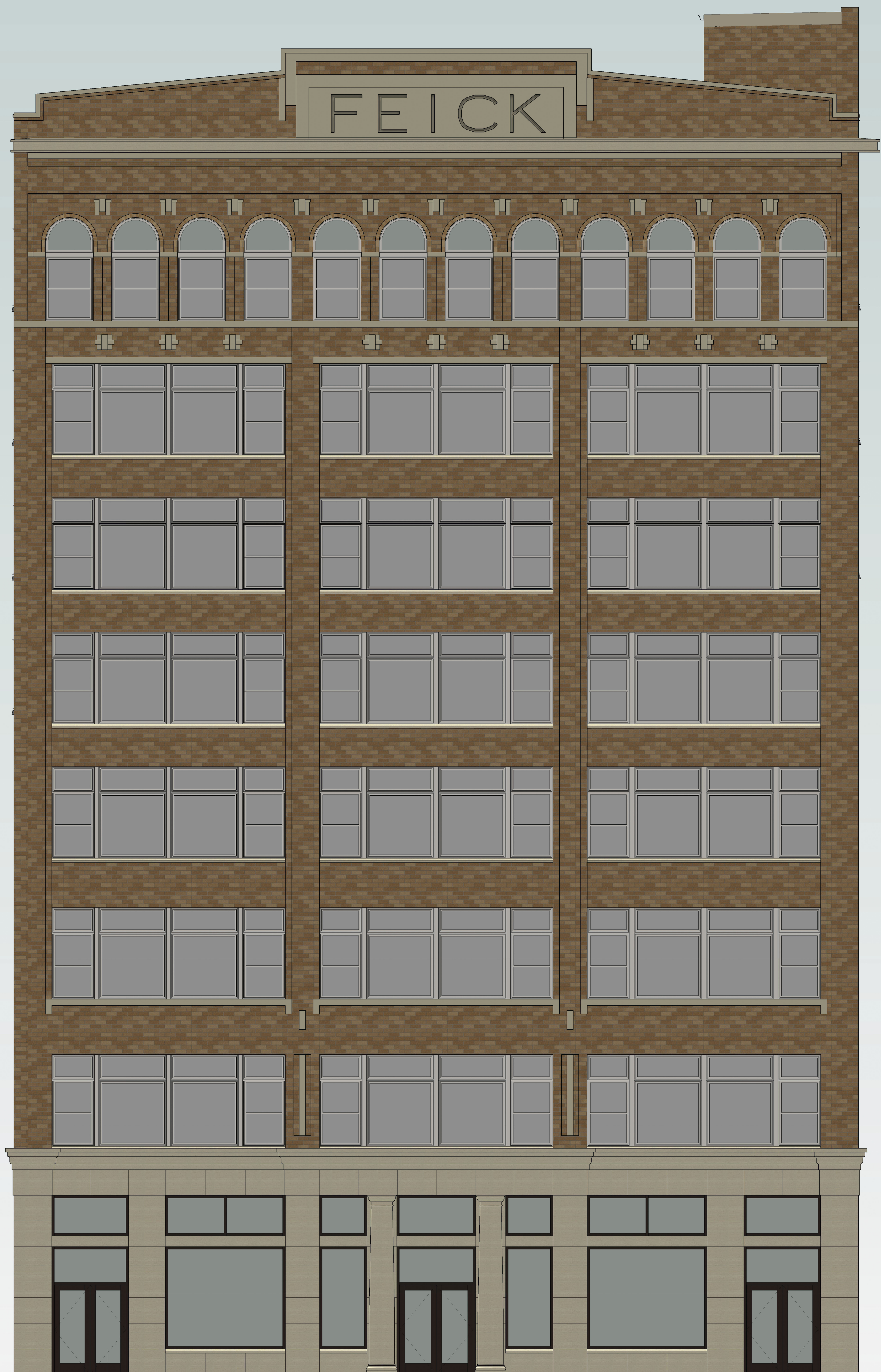
The existing elevators will be removed, the shafts and pits enlarged, and new elevators (Schindler 3300 – 3,500# rated) will be installed along with all new controls.

The decorative ceiling of the Ground Floor Banking Hall will be exposed and restored.

Floors 2-8 will have all interior partitions, fixtures, and windows removed, the floors will be patched as necessary for a level surface, new energy-efficient exterior windows will be installed, and rated doors and hardware will be placed in all exit ways and stairwells as required by Code. All exterior walls and interior columns will have new drywall surfaces and insulation as required.

A completely new HVAC system will be installed.

All existing electrical service equipment will be removed and replaced with new.



NOT FOR
CONSTRUCTION

Feick Building, LLC

8025 Second Street
Willoughby, Ohio 44094

The Feick Building

58 East Market Street
Sandusky, Ohio 44870

Enlarged Plan and Elevation at Front Facade

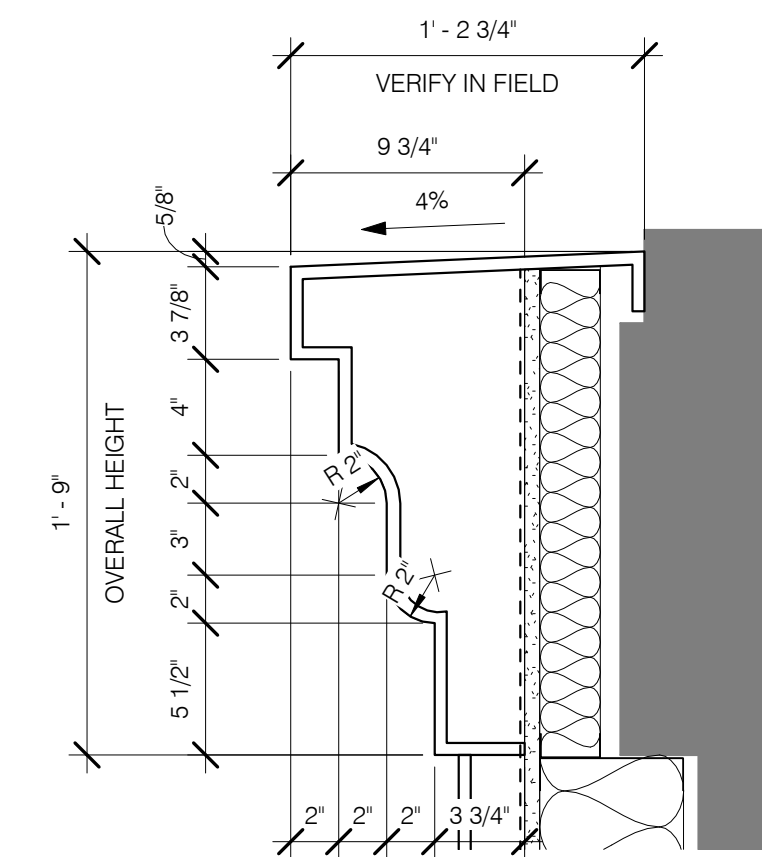
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Revisions:

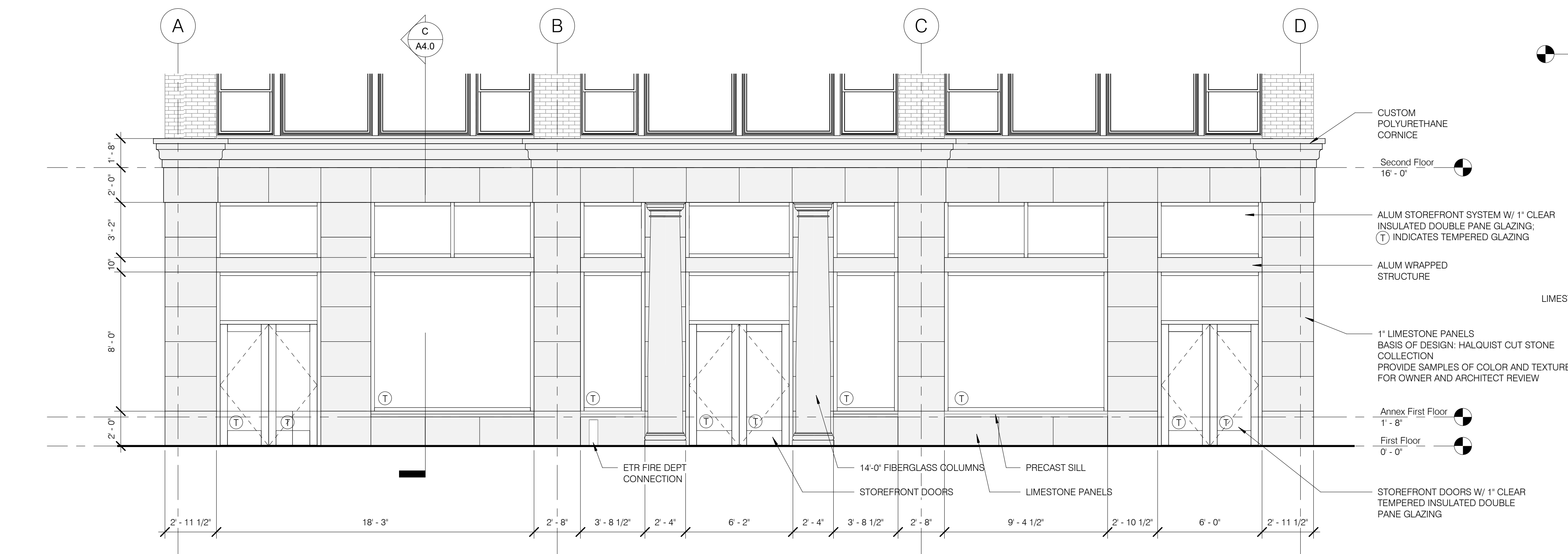
05.01.2020 100% Construction Documents

Project Number: 30470119
Designed by: CMS
Drawn by: CMS
Checked by: SIX

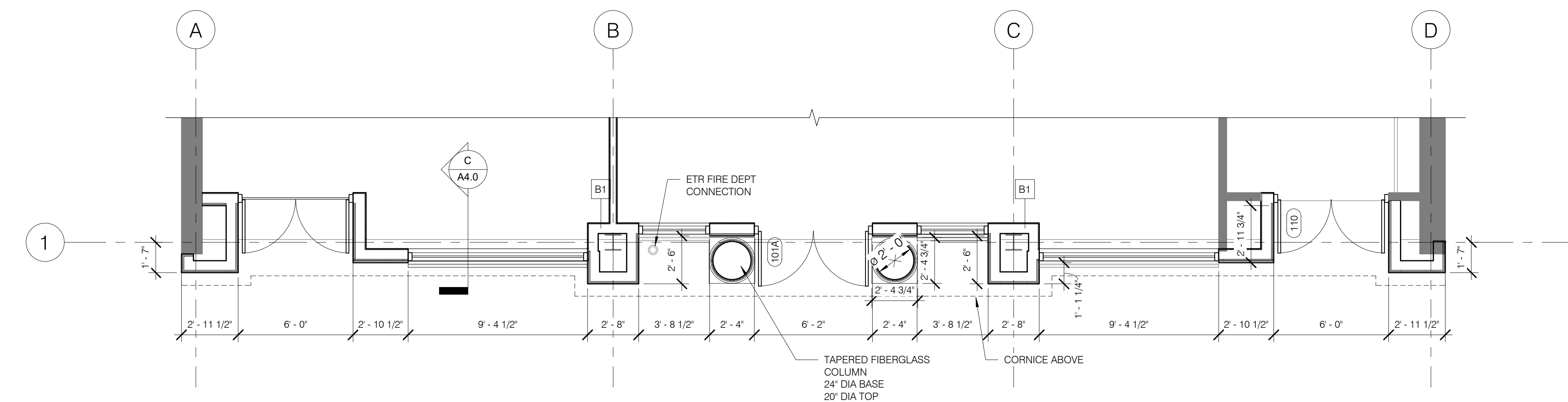
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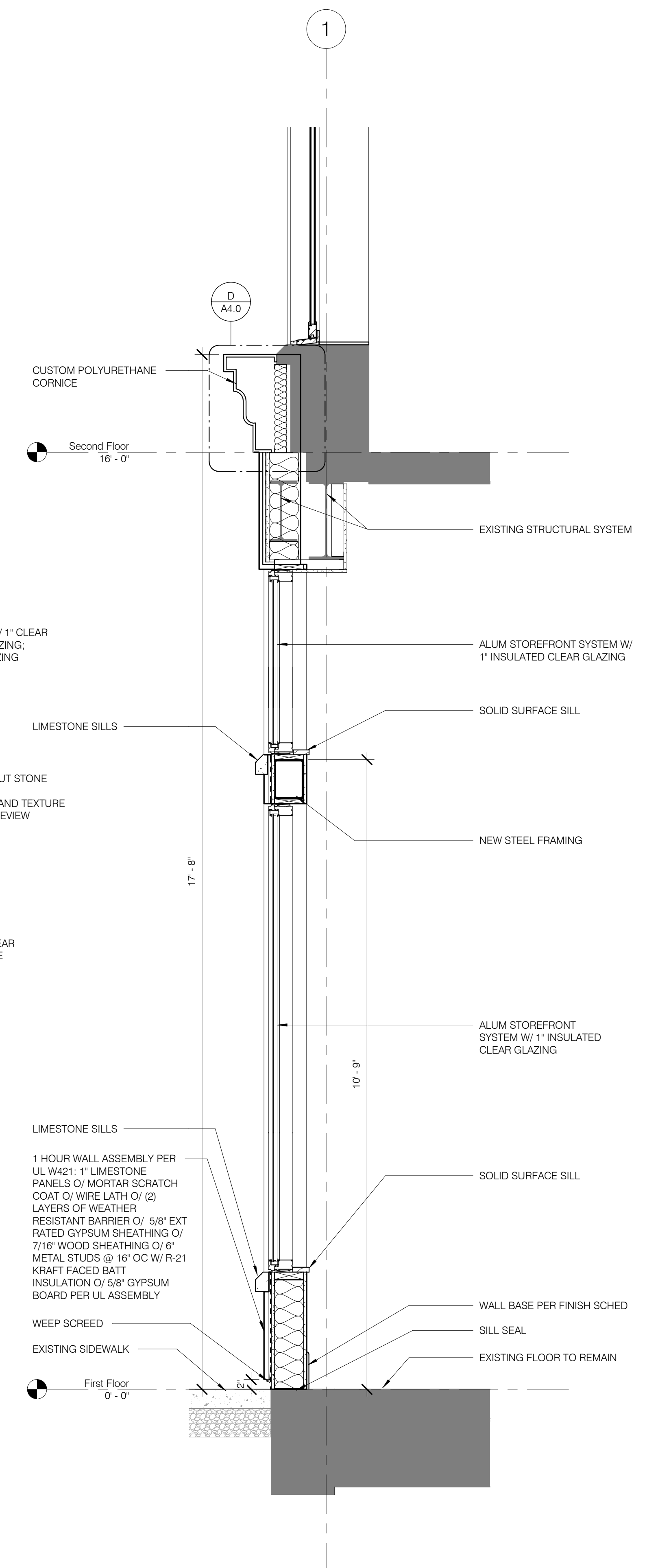
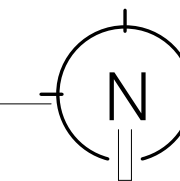
D Custom Fabricated Cornice Detail
1 1/2" = 1'-0"



A North Elevation - Enlarged First Floor
1/4" = 1'-0"



B First Floor Plan - Enlarged Front Facade
1/4" = 1'-0"



C Wall Section at Front Facade
3/4" = 1'-0"

NOT FOR
CONSTRUCTION

Feick Building, LLC

38025 Second Street
Willoughby, Ohio 44094

The Feick Building

158 East Market Street
Sandusky, Ohio 44870

North Elevation

Scale: As indicated

Revisions:

0 05.01.2020 100% Construction Documents

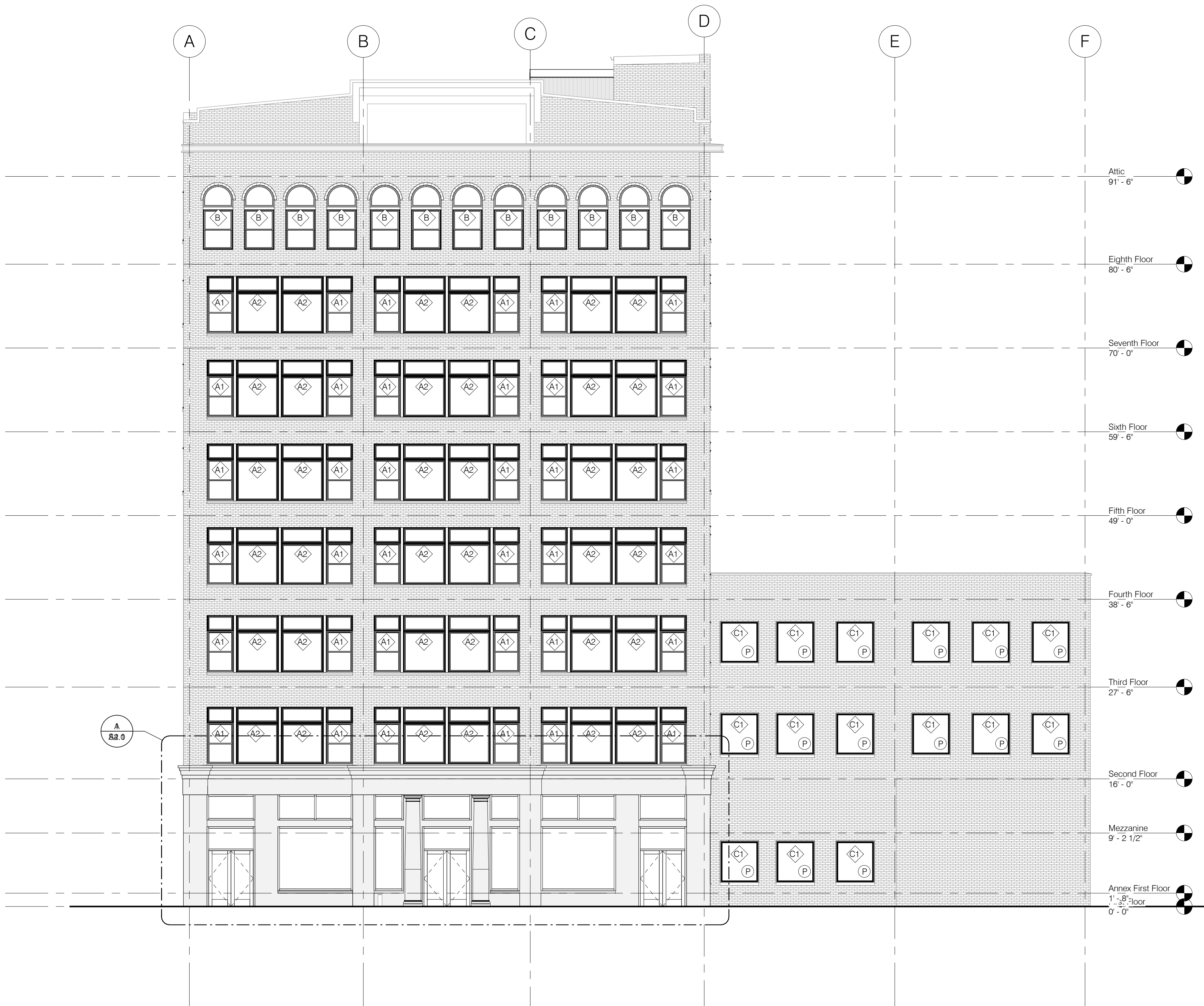
Project Number: 30470119
Design by: CMS
Drawn by: CMS
Checked by: SIX

EXTERIOR ELEVATIONS GENERAL NOTES

1. FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO NOTIFY TEH ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. ALL TUCKPOINTING MORTAR AND PATCHED BRICK AND STONE IS TO MATCH EXISTING.
3. (P) INDICATES TINTED PRIVACY GLAZING

EXTERIOR ELEVATION KEYNOTES

- 1 WALL PANEL INFILL AT WINDOW
- 2 NEW PRECAST SILL - PROFILE TO MATCH EXISTING
- 3 CORRUGATED METAL SIDING



A North Elevation
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

Feick Building, LLC

38025 Second Street
Willoughby, Ohio 44094

The Feick Building

158 East Market Street
Sandusky, Ohio 44870

East Elevation

Scale: As indicated

Revisions:

0 05.01.2020 100% Construction Documents

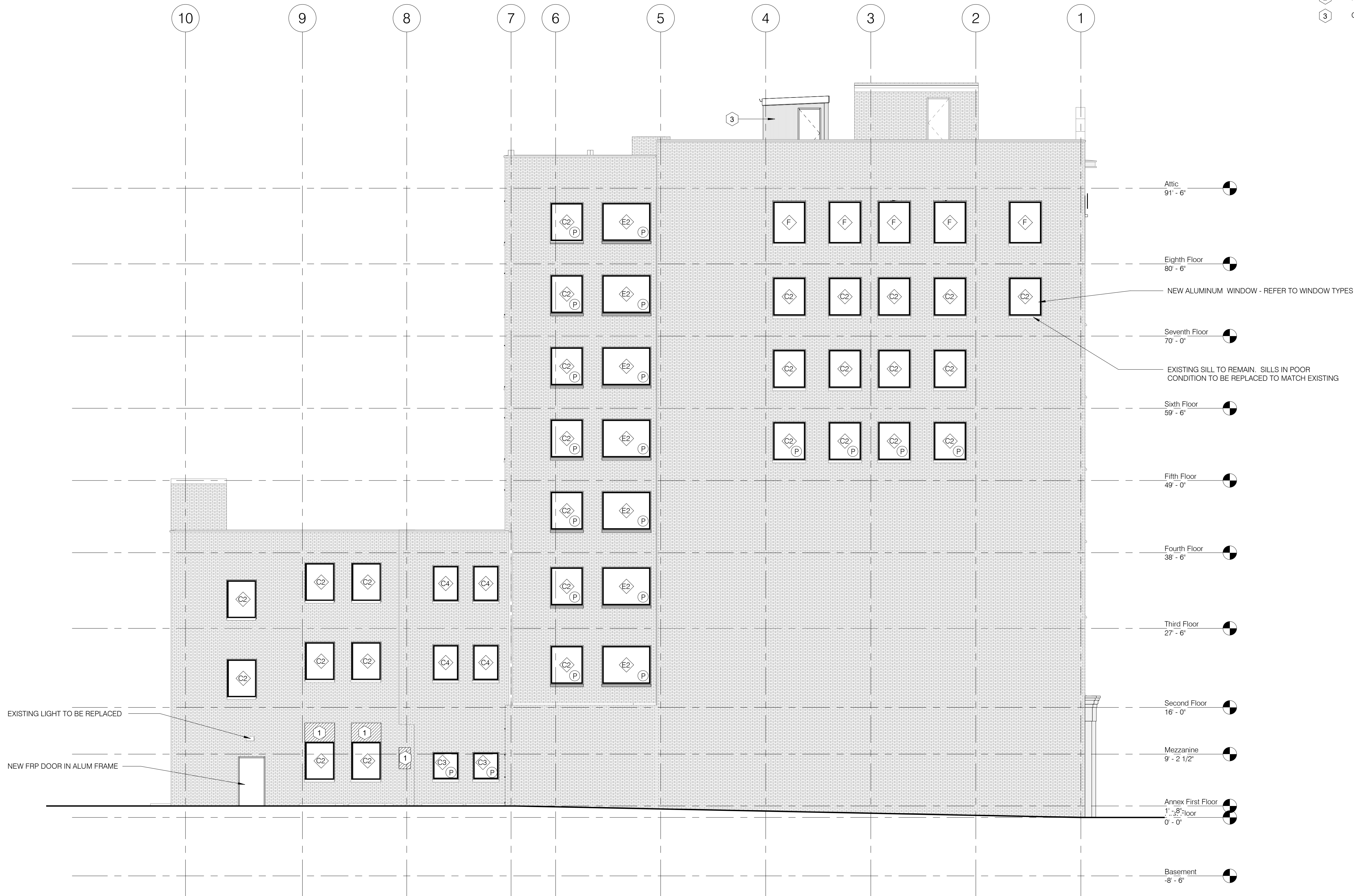
Project Number: 30470119
Design by: CMS
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Checked by: SIX

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- 1 WALL PANEL INFILL AT WINDOW
- 2 NEW PRECAST SILL - PROFILE TO MATCH EXISTING
- 3 CORRUGATED METAL SIDING



A East Elevation
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

Feick Building, LLC

38025 Second Street
Willoughby, Ohio 44094

The Feick Building

158 East Market Street
Sandusky, Ohio 44870

West Elevation

Scale: As indicated

Revisions:

0 05.01.2020 100% Construction Documents

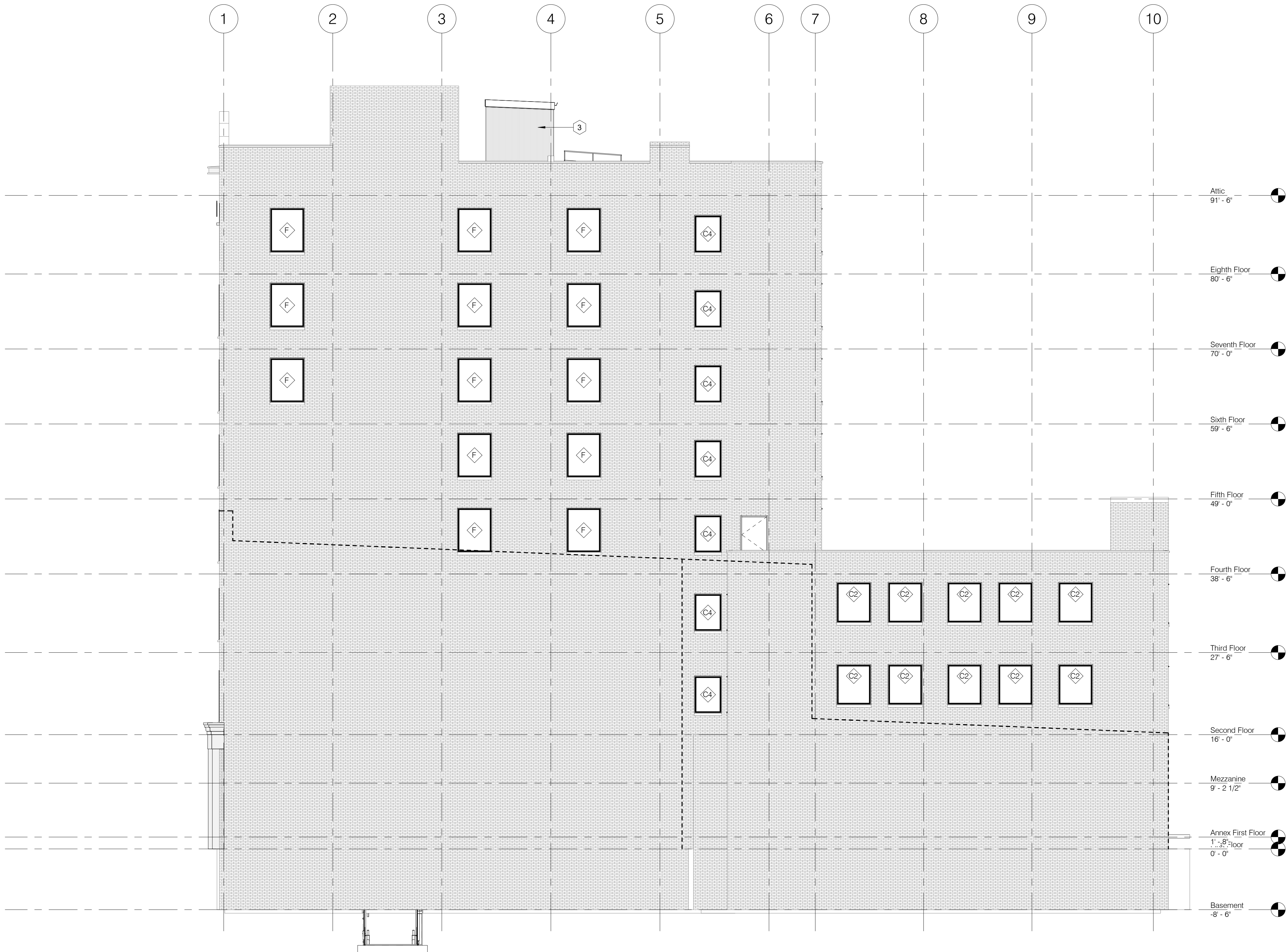
Project Number: 30470119
Design by: CMS
Drawn by: CMS
Checked by: SIX

EXTERIOR ELEVATIONS GENERAL NOTES

1. FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO NOTIFY TEH ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. ALL TUCKPOINTING MORTAR AND PATCHED BRICK AND STONE IS TO MATCH EXISTING.
3. (P) INDICATES TINTED PRIVACY GLAZING

EXTERIOR ELEVATION KEYNOTES

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South Elevation

Scale: As indicated

Revisions:

0 05.01.2020 100% Construction Documents

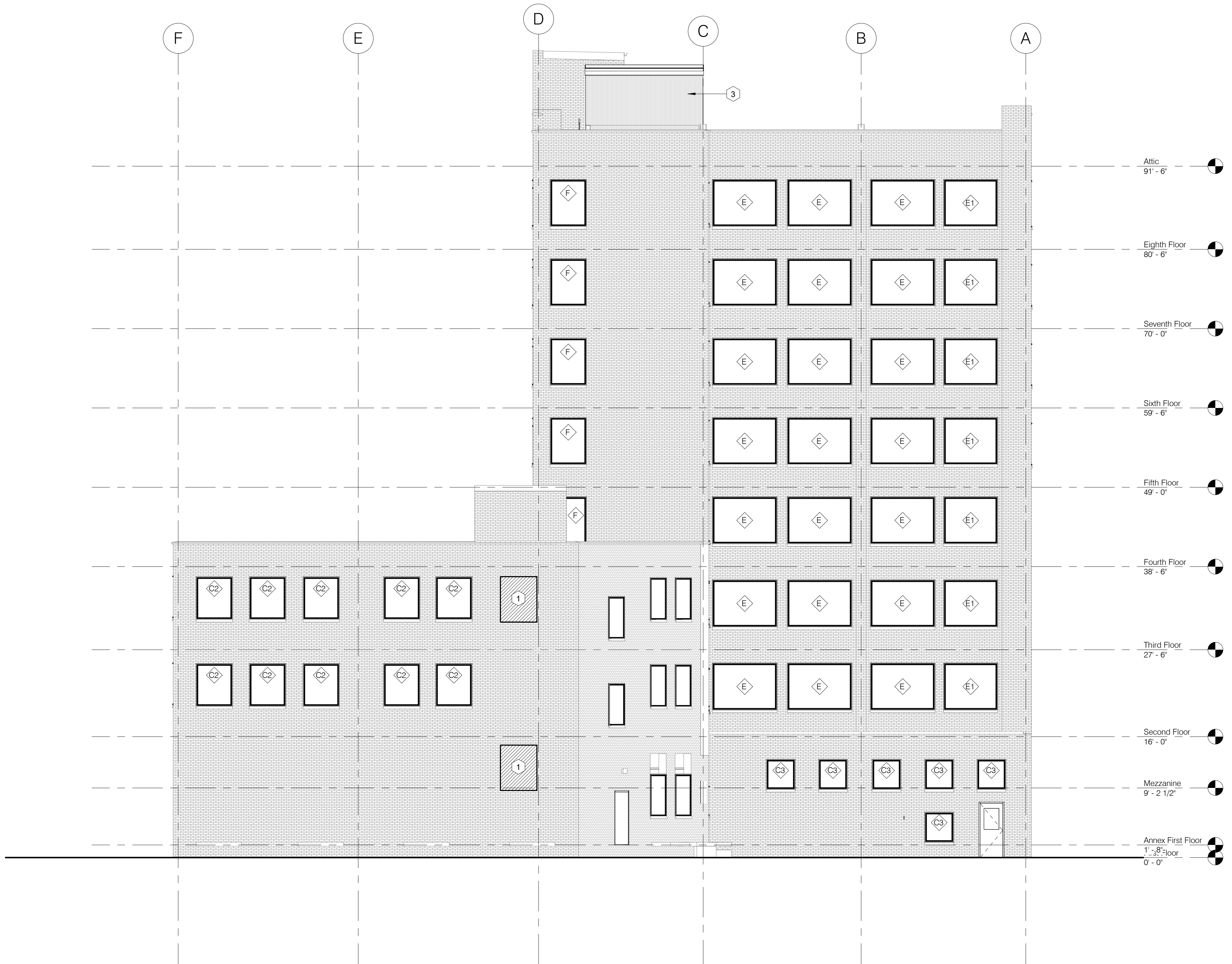
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EXTERIOR ELEVATION KEYNOTES

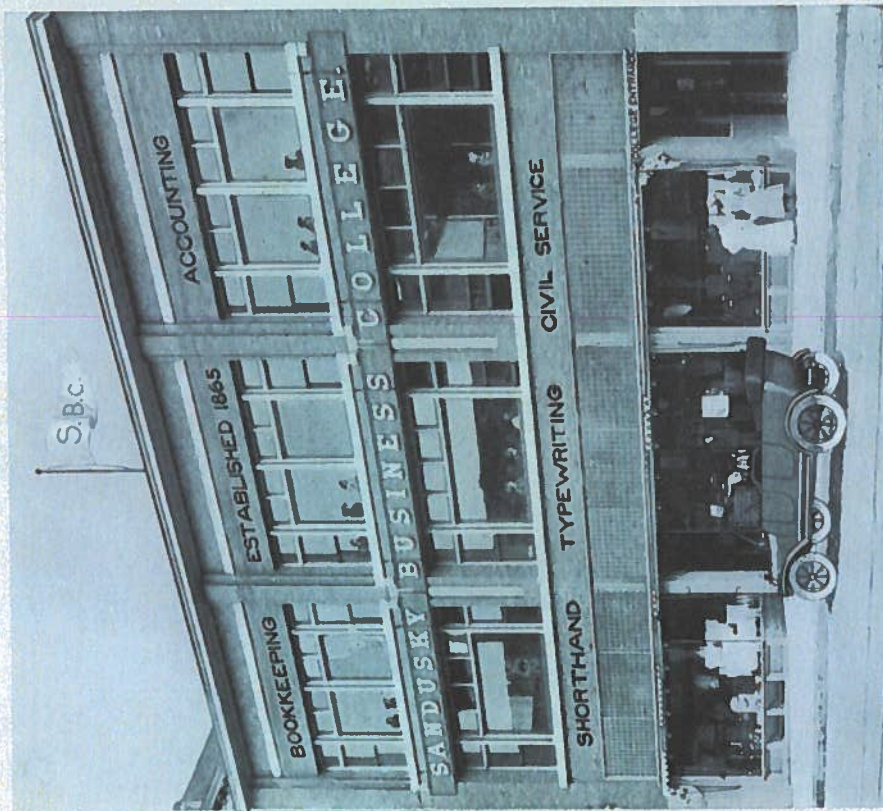
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A South Elevation
1/8" = 1'-0"



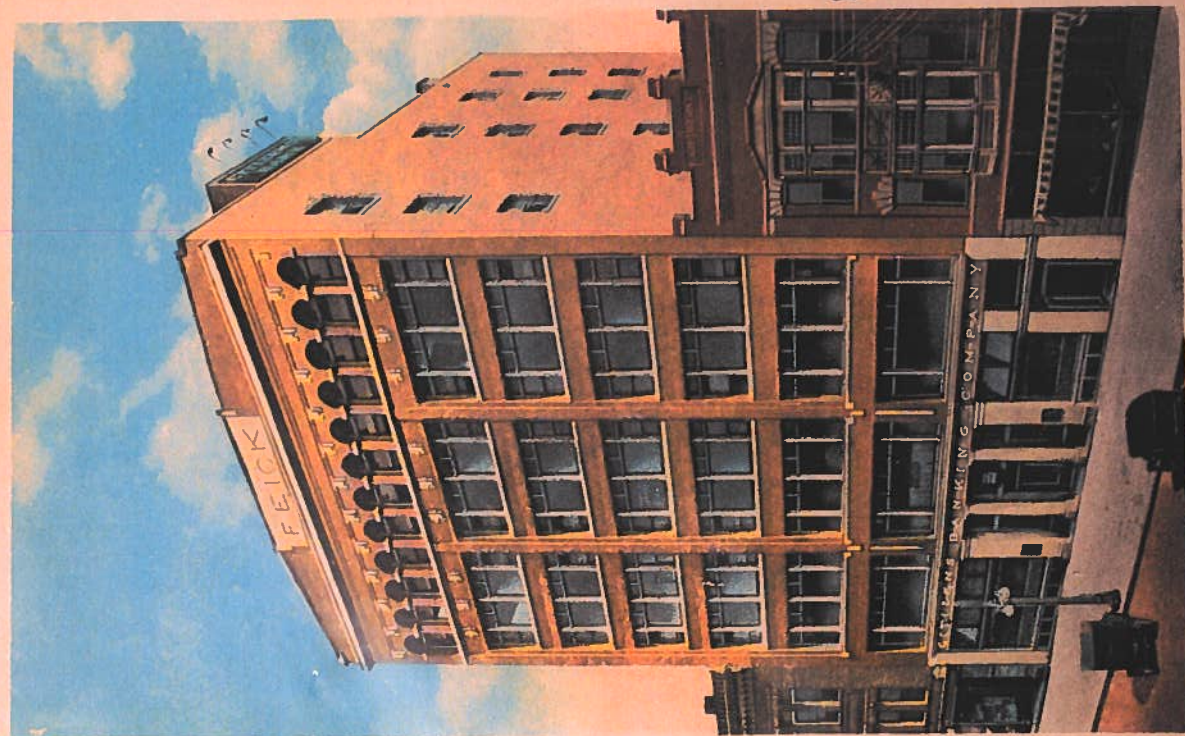
"A school should not only prepare a student to live,
but it should prepare him to make a living as well."



Sandusky Business College
158 East Market Street, Sandusky, O.







HOME OF CITIZEN'S BANKING CO., EAST MARKET ST., SANDUSKY, OHIO