



PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD  
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, January 9,, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, January 23, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: BZAP-19-18  
Applicant: Nathan Kayes  
Owner: Nathan Kayes  
Location: 528 N. Cassady Rd.

**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow exterior modifications to the site and building at this location. The modifications include: parking changes, addition of a playground, landscaping and new signage for the proposed "Green Meadows Schoolhouse" day care facility.

**BZAP:** The applicant is seeking architectural review and approval to allow exterior modifications to the site and building at this location. The modifications include: parking changes, addition of a playground, landscaping and new signage for the proposed "Green Meadows Schoolhouse" day care facility.

The applicant is also seeking A Conditional Use in accordance with Bexley Code Section 1226.12 (a)-(h), to allow an institutional use (day car facility) in the Mixed Use Commercial (MUC) Zoning District.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 12-26-2019

\*(BZAP)Board of Zoning & Planning  
Application - Review of Variance  
requests for Residential and  
Commercial Development

**Applicant**

Nathan Kayes

6144044353



nathankayes@namkinvestments.com

**Location**

528 N CASSADY AV  
Bexley, OH 43209

**BZAP-19-18**

Status: Active

Submitted: Dec 12, 2019

**A.1: Project Information**

**Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.**

Use group - child daycare : Interior renovation, outdoor playspace, exterior signage, exterior lighting, painting, windows and doors

**Architecture Review**

true

**Conditional Use**

true

**Demolition**

--

**Planned Unit Dev**

--

**Rezoning**

--

**Variance or Special Permit**

--

**What requires Major Architectural Review**

--

**What requires Minor Architectural Review**

exterior improvements (windows, siding, doors, awning, planting)

**Major Architectural Review**

--

**Minor Architectural Review**

true

**A.1: Attorney / Agent Information****Agent Name**

Sara Stucky Sayner

**Agent Address**

4450 Belden Village Stree NW, Suite 800

**Agent Email**

sara@stuckysayner.com

**Agent Phone**

330-280-2311

**A.2: Fee Worksheet****Estimated Valuation of Project**

300000

**Minor Architectural Review**

true

**Major Architectural Review**

--

**Variance Review**

--

**Zoning**

true

**Zoning Review Type**

Conditional Use request



**Sign Review and Architectural Review for Commercial Projects**

true

**Review Type**

Special Permit, Conditional Uses and All Others

**Appeal of ARB decision to BZAP**

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**Appeal of BZAP decision to City Council**

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**Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria**

Childcare - educational - quasi-public

**B: Project Worksheet: Property Information****Occupancy Type**

Commercial

**Zoning District**

MUC

**Use Classification**

Other

**Other Classification**

E

**B: Project Worksheet: Lot Info****Width (ft)**

80

**Depth (ft)**

120

**Total Area (SF)**

9600

**B: Project Worksheet: Primary Structure Info****Existing Footprint (SF)**

3776

**Proposed Addition (SF)**

0

**Removing (SF)**

0

**Type of Structure**

IIB

**Proposed New Primary Structure or Residence (SF)**

0

**Total Square Footage**

3776

**B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)****Existing Footprint (SF)**

--

**Proposed Addition (SF)**

--

**New Structure Type**

--

**Ridge Height**

--

**Proposed New Structure (SF)**

--

**Is there a 2nd Floor**

--

**Total of all garage and accessory structures (SF)**

--

**Total building lot coverage (SF)**

--

**Total building lot coverage (% of lot)****Is this replacing an existing garage and/or accessory structure?**

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**B: Project Worksheet: Hardscape****Existing Driveway (SF)**

175

**Existing Patio (SF)**

0

**Existing Private Sidewalk (SF)**

277

**Proposed Additional Hardscape (SF)**

0

**Total Hardscape (SF)**

5000

**B: Project Worksheet: Total Coverage****Total overall lot coverage (SF)**

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**Total overall lot coverage (% of lot)**

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**C.1 Architectural Review Worksheet: Roofing****Roofing**

true

**Structure**

House or Principal Structure

**Existing Roof Type**

EPDM Rubber

**New Roof Type**

TPO Rubber

**New Single Manufacturer**

--

**New Roof Style and Color**

white

**C.1 Architectural Review Worksheet: Windows****Windows**

true

**Structure**

House or Principal Structure

**Existing Window Type**

Other

**Other existing window type**

storefront

**Existing Window Materials**

Aluminum

**New Window Manufacturer**

--

**New Window Style/Mat./Color**

fixed/aluminum/black

**C.1 Architectural Review Worksheet: Doors****Doors**

true

**Structure**

House or Principal Structure

**Existing Entrance Door Type****Existing Garage Door Type**

Insulated Metal

--

**Door Finish**

Painted

**Proposed Door Type**

aluminum

**Proposed Door Style**

--

**Proposed Door Color**

black

**C.1 Architectural Review Worksheet: Exterior Trim****Exterior Trim**

true

**Existing Door Trim**

Aluminum Clad

**Proposed New Door Trim**

metal

**Existing Window Trim**

Other

**Other Existing Window Trim**

--

**Proposed New Window Trim**

metal

**Trim Color(s)**

black

**Do the proposed changes affect the overhangs?**

Yes

**C.2 Architectural Review Worksheet: Exterior Wall Finishes****Exterior Wall Finishes**

true

**Existing Finishes**

Wood Siding

**Existing Finishes Manufacturer, Style, Color**

Wood siding, color

**Proposed Finishes**

Wood Siding

**Proposed Finishes Manufacturer, Style, Color**

white

**D: Tree & Public Gardens Commission Worksheet****Type of Landscape Project**

Commercial Landscape

**Landscape Architect/Designer**

--

**Architect/Designer Phone**

330-280-2311

**Architect/Designer E-mail**

Sara Stucky Sayner

**Project Description**

Complete Interior Renovation of existing building with modification to parking lot to provide an outdoor playspace, handicap parking, and additional landscape improvements.

This project is significant to the community by providing much needed childcare to the area residents and new job opportunities. The exterior improvements will enliven the street and create a thriving business enterprise in the area. The procedures to implement plan are to bid the renovation and site work as soon as receiving approval from the Architectural Review Board and Zoning Board.

**I have read and understand the above criteria**

true

**D: (Staff Only) Tree & Public Gardens Commission Worksheet**

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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**E.1 Variance Worksheet**

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Conditional use permit for Childcare (child daycare) - Educational

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Yes, the property requires a variance to be used by the Owners operating a childcare business. No benefit without variance.

2. Is the variance substantial? Please describe.

No, this use group will not adversely impact the permitted uses in this district

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No, the essential character of the neighborhood and adjoining properties will be greatly improved by the proposed conditional use. The activity inside and outside the building will enliven the neighborhood.

**E.2 Variance Worksheet**

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No, there would be not adverse affect on the delivery of services due to the small occupancy and service requirements.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

Yes, they were aware and contacted the Zoning Department. They received a letter regarding the required parking for their use.

6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

No, the only available course of action for the Owner is to receive a conditional use permit.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes, the conditional use permit will allow the Owner to use the building, follow the intent behind the zoning requirement. Substantial justice is also done with this conditional use permit. The childcare use group will be an amenity to the community and the city of Bexley.

**F.1 Fence Variance Worksheet**

Lot Type

Interior (non-corner) lot

Narrative description of how you plan to meet the pertinent outlined variance criteria

The perimeter fencing around the playspace will be under 5'-0" tall. Wrought iron picket fence with barrier curbing separating the drive.

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### F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

**1. Compatibility:** Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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**2. Height:** Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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**3. Transparency:** Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

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**4. Screening:** A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

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**5. Visibility and Safety:** The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

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**6. Material Compatibility:** No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

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**7. Finished Side:** Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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### F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

false

Require Commercial Fences Adjacent to Residential Districts

false

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### F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

Yes

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

Yes

Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

No

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

Yes

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

Yes

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

No

The fence and/or wall shall have a minimum of 50% transparency.

Yes

That the lot exhibits unique characteristics that support the increase in fence height.

No

**G. Demolition Worksheet**

Is your property historically significant? Please attached supporting documentation. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

No

Is your property architecturally significant? Please attached supporting documentation. Recomend sources include a letter of opinion from an architect or expert with historical preservation expertise.

No

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

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If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

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I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

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**Provide a narrative time schedule for the replacement project**

The project is scheduled to be completed in the spring

**Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.**

The interior and exterior improvements to the property will greatly improve the existing building. It is currently in poor interior condition and the interior renovation will correct this condition. The exterior improvements, especially the outdoor playspace, will be utilized everyday (weather permitting) by the staff and children. The increased activity will benefit the community and neighborhood while providing a greatly needed service.

**I: Conditional Use Worksheet**

The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.

Yes

The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.

Yes

The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

Yes

The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.

Yes

The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.

The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

Yes

Yes

The use is in character and keeping and compatible with the adjacent structures and uses.

Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes

Yes

Yes

Please provide a narrative for how you meet the above criteria.

Complete Interior Renovation of existing building with modification to parking lot to provide an outdoor playspace, handicap parking, and additional landscape improvements.

This project is significant to the community by providing much needed childcare to the area residents and new job opportunities. The exterior improvements will enliven the street and create a thriving business enterprise in the area. The procedures to implement plan are to bid the renovation and site work as soon as receiving approval from the Architectural Review Board and Zoning Board.

## J: Home Occupation Worksheet

**Business Name**

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**Business Description**

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No person other than members of the family residing on the premises shall be engaged in such occupation.

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The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

--

There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.

--

There shall be no sales in connection with a home occupation.

--

No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.

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Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.

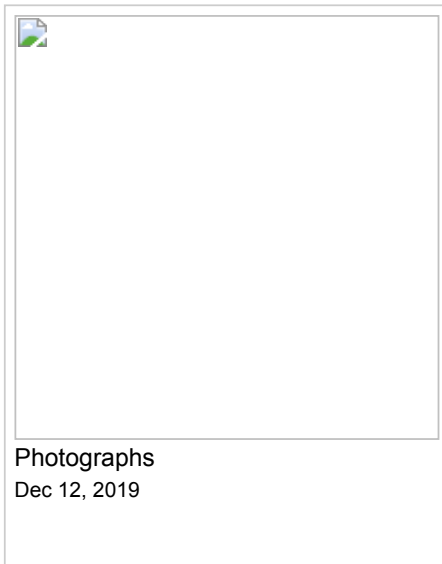
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Please provide a narrative for how you meet the above criteria.

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## Attachments (11)



**pdf Architectural Plan**

Dec 12, 2019

**pdf Exterior Elevations**

Dec 12, 2019

**pdf Site Plan**

Dec 12, 2019

**pdf zoning letter - parking.pdf**

Dec 12, 2019

**pdf OPTION 1A - RENDERINGS.pdf**

Dec 12, 2019

**pdf OPTION 1B - EXTERIOR ELEVATIONS.pdf**

Dec 12, 2019

**pdf OPTION 1B - RENDERINGS.pdf**

Dec 12, 2019

**pdf OPTION 2 - EXTERIOR ELEVATIONS.pdf**

Dec 12, 2019

**pdf OPTION 2 - RENDERINGS.pdf**

Dec 12, 2019

**pdf OPTION 2\_STREET VIEW.pdf**

Dec 12, 2019

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## Timeline

**Zoning Officer**

**Status:** Completed December 13th 2019, 3:36 pm

**Assignee:** Kathy Rose

**Kathy Rose** December 13th 2019, 3:36:35 pm

January 9 ARB and BZAP

**Kathy Rose** December 13th 2019, 3:37:47 pm



1/2/2020

Robin check the fees on this - it's ARB and A fee for a Conditional Use Request Thanks

**Jordan Cavallaro** December 16th 2019, 9:18:59 am

@Robin Shetler

**Payment**

**Status:** Paid December 16th 2019, 9:35 am

**Design Planning Consultant**

**Status:** In Progress

**Assignee:** Karen Bokor

**Architectural Review Board**

**Status:** In Progress

**Board of Zoning and Planning**

**Status:** In Progress

**City Council**

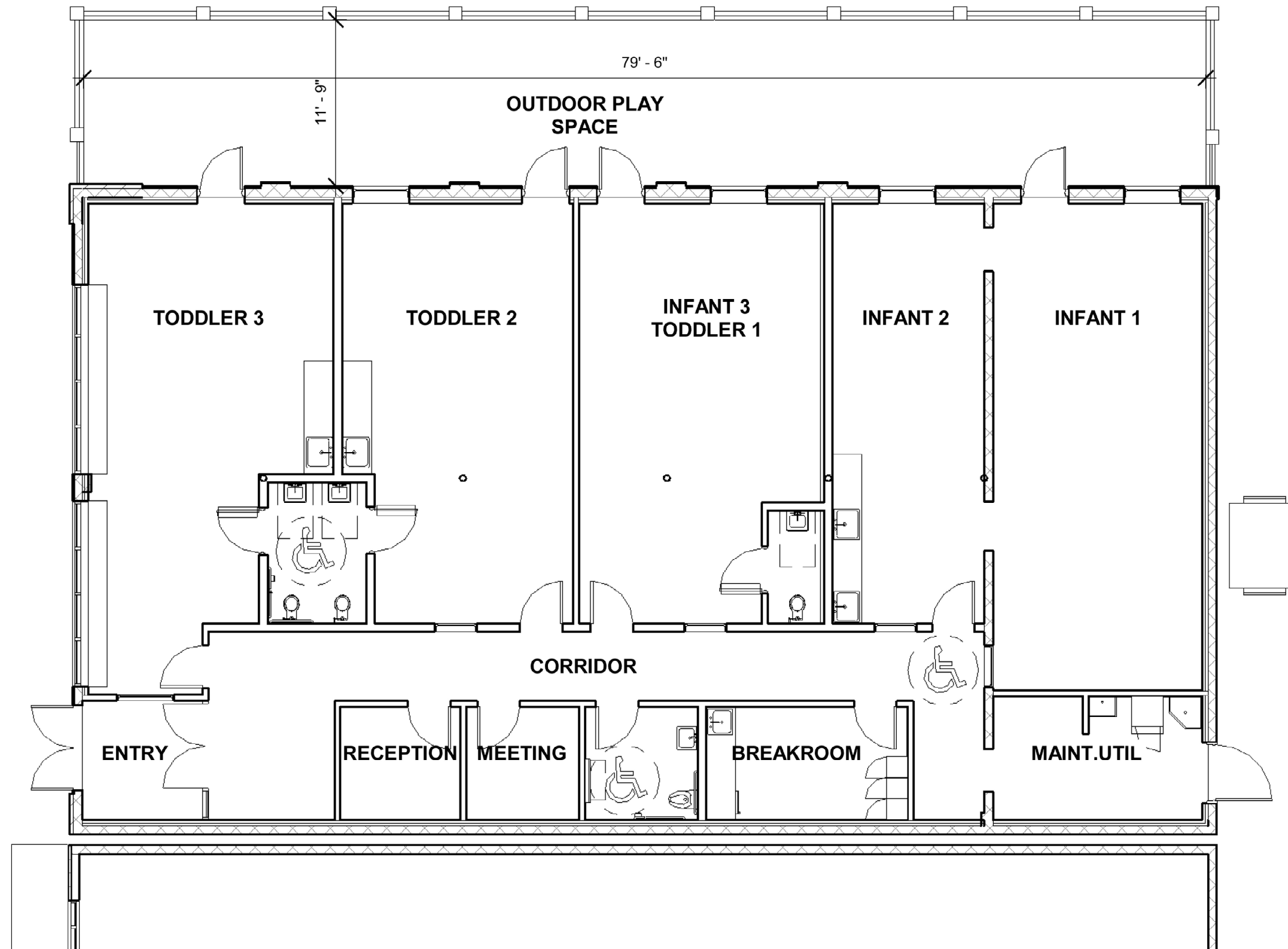
**Status:** In Progress

**Tree Commission**

**Status:** In Progress

**Arborist**

**Status:** In Progress

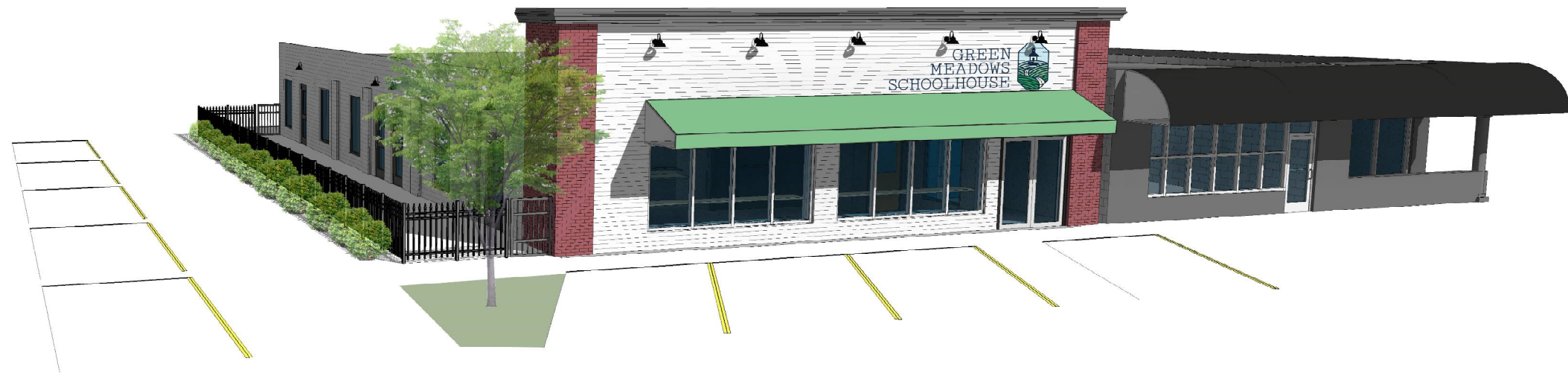


SCHEMATIC FLOOR PLAN

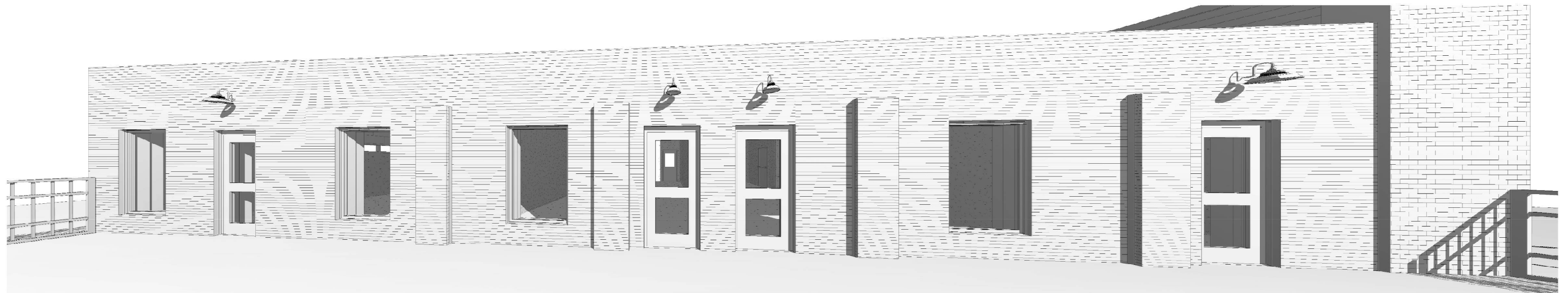
GREEN  
MEADOWS  
SCHOOLHOUSE



OPTION 1A



① EXTERIOR PERSPECTIVE



② playspace

GREEN  
MEADOWS  
SCHOOLHOUSE





④ EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"



② EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



③ EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



① EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"

GREEN  
MEADOWS  
SCHOOLHOUSE





# OPTION 2



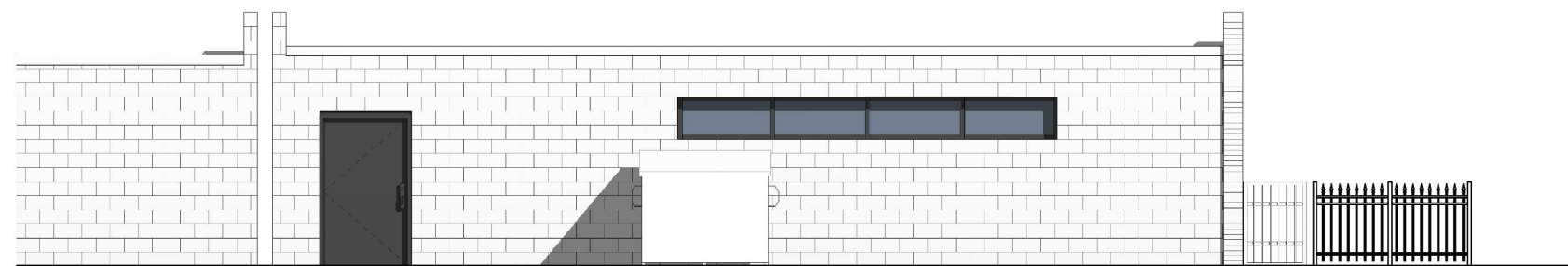
④ EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"



② EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



③ EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



① EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"

GREEN  
MEADOWS  
SCHOOLHOUSE



OPTION 2



① EXTERIOR PERSPECTIVE



② playspace

GREEN  
MEADOWS  
SCHOOLHOUSE







GREEN  
MEADOWS  
SCHOOLHOUSE



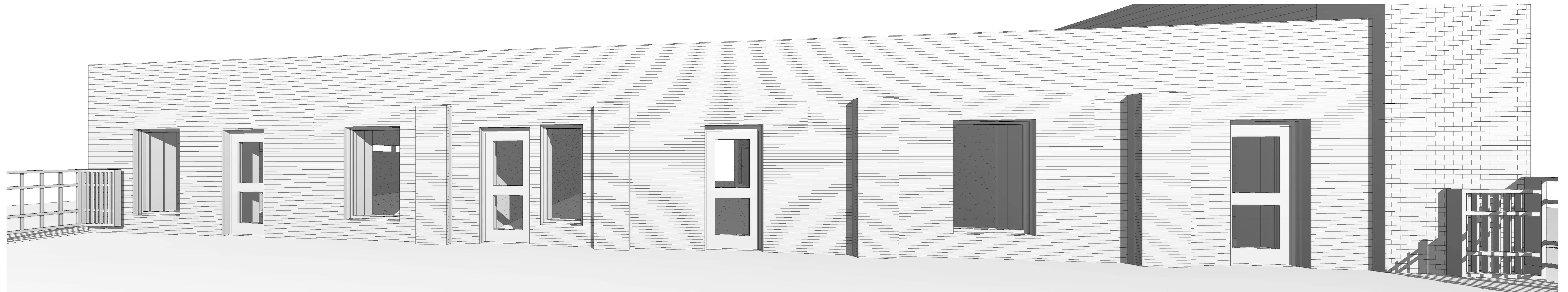
S | S  
STUCKY • SAYNER  
ARCHITECTS



# EXTERIOR PERSPECTIVE



① EXTERIOR PERSPECTIVE



② playspace

GREEN  
MEADOWS  
SCHOOLHOUSE









City of Bexley

October 15, 2019

Mr. Nathan Kayes  
250 Ashbourne Road  
Bexley, OH 43209

Re: 528 N. Cassady Avenue

Dear Mr. Kayes:

You have requested an interpretation of the Bexley Code to determine the parking requirements for a child day-care facility proposed in the existing building at 528 N. Cassady Avenue, which is located in the Mixed Use Commercial (MUC) District.

There is no specific provision in the Bexley Codified Ordinances relating to the parking requirements for a child care facility. Bexley Code Section 1230.43 identifies 'child care' as an institutional use. Educational uses are also identified as institutional uses and as quasi-public uses, which also include preschools. Bexley Code Section 1230.69. The Bexley Code does identify parking requirements for quasi-public uses in Section 1262.02(g).

As Zoning Officer for the City of Bexley, I have determined that the most similar use to a child day care facility for the purposes the parking calculations is a quasi-public use. The parking calculations that apply to such uses are provided in Bexley Code Section 1262.02(g) and are 1 space per 400 square feet of net floor area if no assembly area exists.

**Mayor Ben Kessler**

**City Council:**

Lori Ann Feibel - President  
Mary Gottesman  
Steve Keyes  
Monique Lampke  
Tim Madison  
Troy Markham  
Richard Sharp

Please let me know if you have any questions.

Best Regards,

Kathy Rose  
Director of Building & Zoning  
Zoning Officer  
City of Bexley

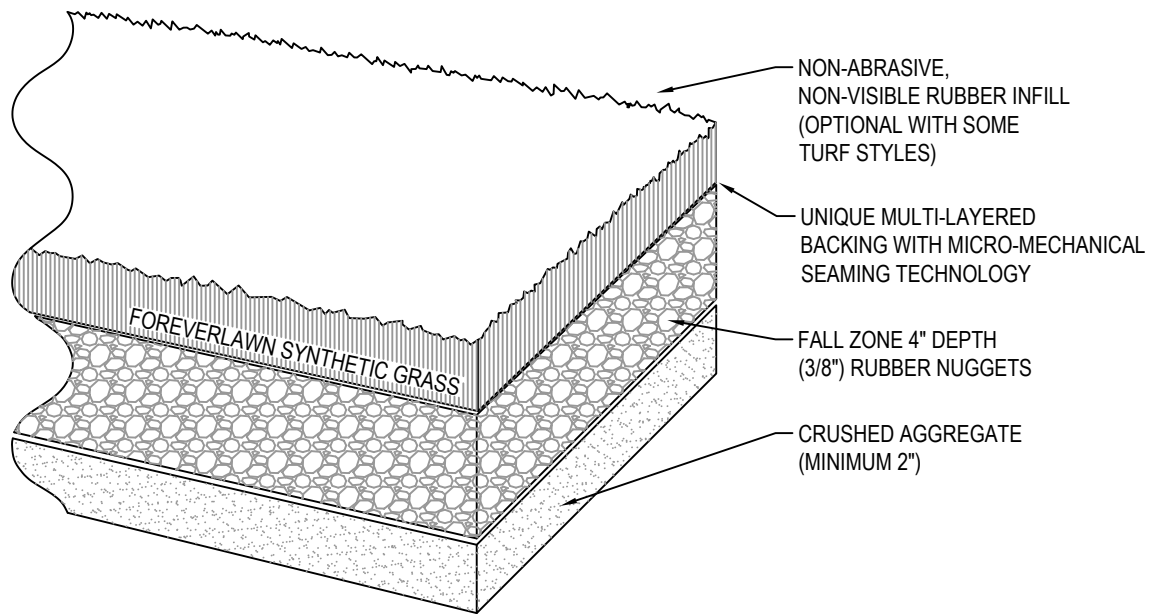
**City of Bexley Ohio**  
2242 East Main Street  
Bexley, Ohio 43209

(614) 559-4200

[www.bexley.org](http://www.bexley.org)



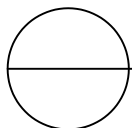
FOREVERLAWN  
8007 BEESON ST.  
LOUISVILLE, OH 44641  
TOLL FREE: 1-866-992-7876  
PHONE: (866) 992-7876  
FAX: (866) 212-1925  
www.foreverlawn.com



EDGE DETAIL - CROSS SECTION (4" RUBBER MULCH)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 1148-001



**PLAYGROUND GRASS™**

PLAYGROUND TURF: PLAYGROUND GRASS™ SYSTEM



*fortin*  
IRONWORKS



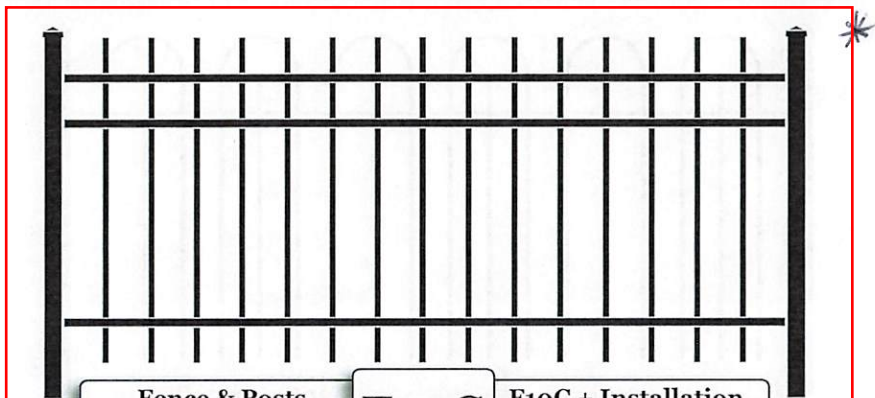


*fortin*  
IRONWORKS





# Commercial Grade Iron Fence

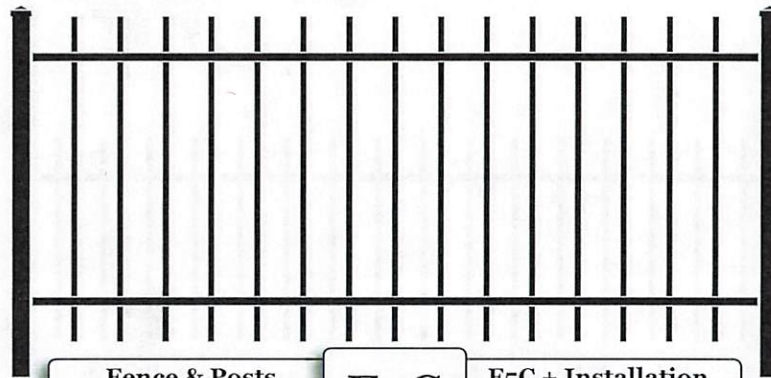


Fence & Posts  
\$55.<sup>00</sup>/foot

**F10C**

F10C + Installation  
\$85.<sup>00</sup>/foot

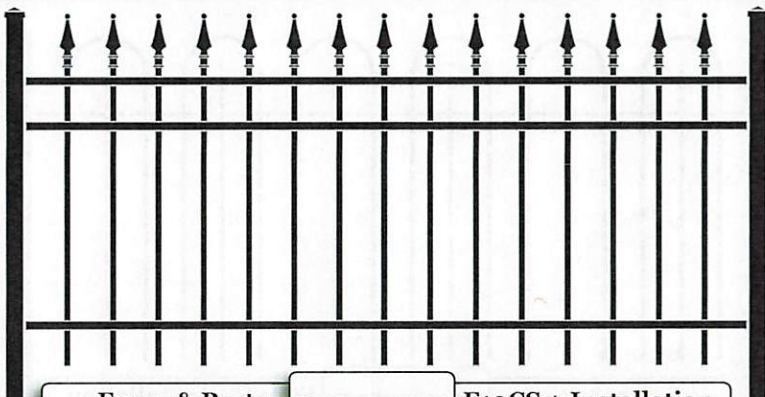
# Commercial Grade Iron Fence



Fence & Posts  
\$50.<sup>00</sup>/foot

**F5C**

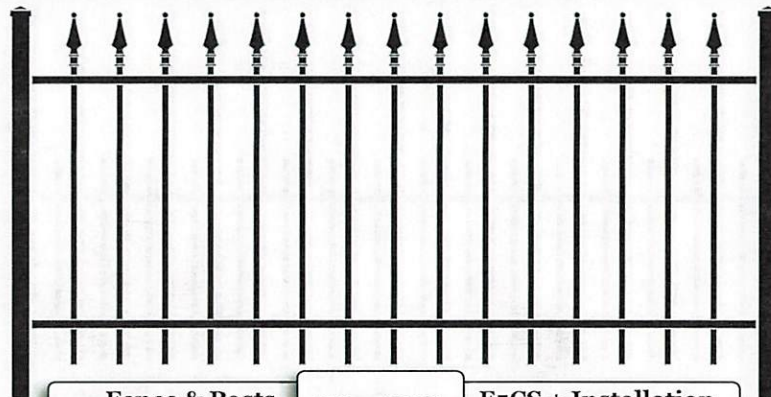
F5C + Installation  
\$80.<sup>00</sup>/foot



Fence & Posts  
\$65.<sup>00</sup>/foot

**F10CS**

F10CS + Installation  
\$95.<sup>00</sup>/foot



Fence & Posts  
\$60.<sup>00</sup>/foot

**F5CS**

F5CS + Installation  
\$90.<sup>00</sup>/foot

## AVAILABLE PICKET FINIALS:



9-Y



656-Y

## AVAILABLE POST TOPS:



NEWELL



BALL-TOP

## MATERIALS:

- 2" SQUARE POSTS
- 3/4" VERTICAL PICKETS
- 1" X 2" HORIZONTAL CHANNELS
- POWDER COATED BLACK

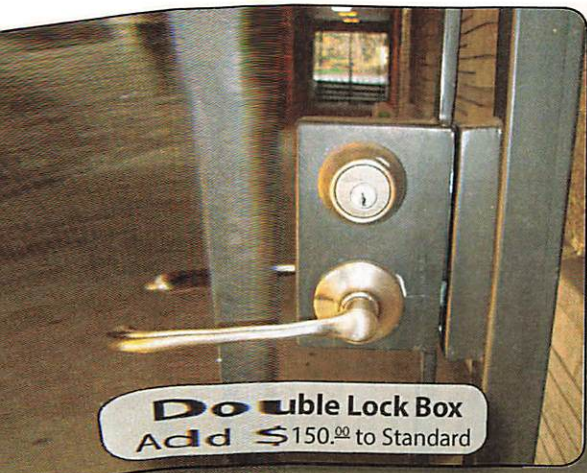
## OPTIONS:

AVAILABLE 32" TO 72" TALL  
MATCHING WALK GATE \$500.<sup>00</sup> EA.  
INSTALLATION MINIMUM \$300.<sup>00</sup>

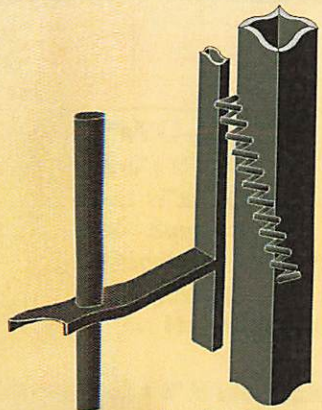
*fortin*  
IRONWORKS

944 W.5<sup>TH</sup> AVE  
COLUMBUS, OH  
(614) 291-4342

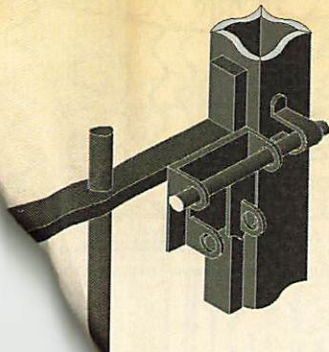




**Double Lock Box**  
Add \$150.00 to Standard



**Spring Assist Closer**  
Add \$46.00 to Standard



**Slide Bolt**  
Additional Charge

Prices Do Not In  
12

**Our Mission**

**Fortin Ironworks** builds quality and value into every gate we fabricate. Our complete line of gates are constructed with quality materials and skilled craftsmanship to fit any budget. We weld all gate components to the gate frame rather than using fasteners that eventually loosen. We also employ stylish hand forged embellishments for an old world look of quality. When purchasing a **Fortin Ironworks** gate, you can be confident that you are making a sound investment for your home or business.



photo: ww-03

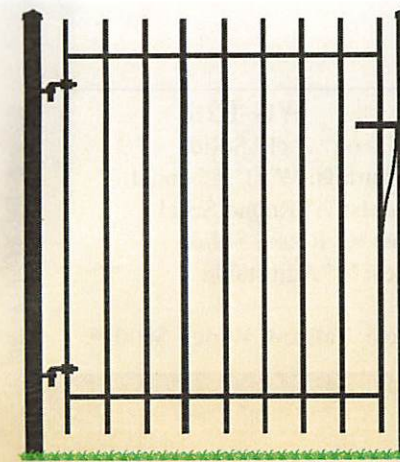
This literature is designed to be a guide to help you decide what gate style and design options best fit your needs. Every gate is based on a layout, as noted on each individual gate style. Gate styles shown are 3 feet wide by 4 feet tall for single leaf gates and 5 feet wide by 4 feet tall for double leaf gates. Single leaf and double leaf gates use a heavy gauge (3/16") 2" square tubing post. Every gate is welded together at every joint allowing for a stronger durability. Gates are primed and painted black. An upgrade of premium finishes will include a sandblasted preparation and a custom colored powder coat finish with multiple coats. Gate styles and prices may vary as length and height ratios change. Custom gate panels are available to improve layout spacing as necessary. Due to the nature of custom iron products, the prices detailed in this literature may change according to your specifications. For exact prices, please fax, mail, or bring a gate estimator your layout drawing with dimensions.

**Fortin Ironworks** walk gate size standards:

- Single Leaf Gate - 4' wide x 6' tall  
up to 24 square foot
- Double Leaf Gate - 8' wide x 6' tall  
up to 48 square foot

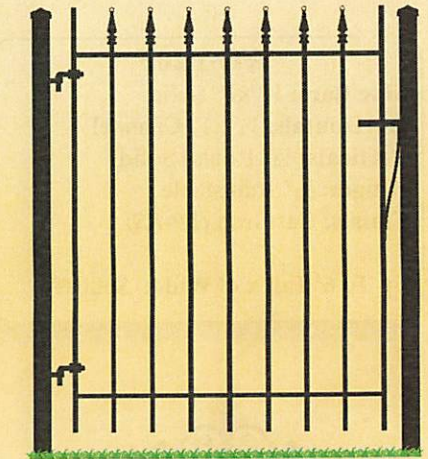
**Prices shown include:**

- 2 posts - hinge post & latch post  
or
- hinge bar & surface mounted catch  
• spring latch or slide bolt

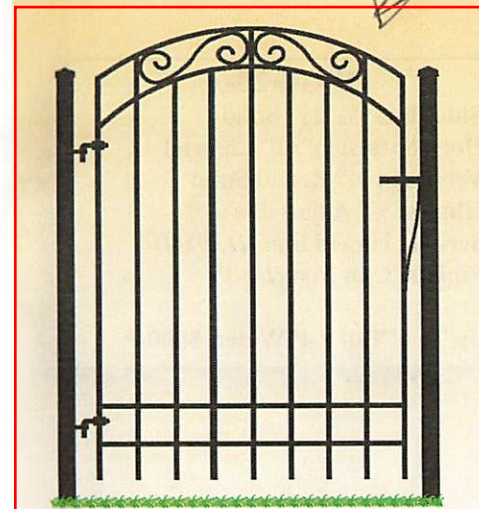


**WG-F5**  
Side Bars: 1/2"x1" Solid  
Horizontals: 1/2"x1" Channel  
Verticals: 1/2" Square Solid  
Hinges: 1/2" Adjustable  
  
Up To 6' Tall x 4' Wide: \$600.00

**WG-F5F**  
Side Bars: 1/2"x1" Solid  
Horizontals: 1/2"x1" Channel  
Verticals: 1/2" Square Solid  
Hinges: 1/2" Adjustable  
Finials: Cast Iron (L9-X)  
  
Up To 6' Tall x 4' Wide: \$650.00



**WG-502**  
Side Bars: 1/2"x1" Solid  
Horizontals: 1/2"x1" Channel  
Verticals: 1/2" Square Solid  
Hinges: 1/2" Adjustable  
Scrolls: Hand Forged Iron  
  
Up To 6' Tall x 4' Wide: \$850.00



Single Leaf Gate Styles  
Prices Do Not Include Installation





④ EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"



② EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



③ EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"



① EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"

GREEN  
MEADOWS  
SCHOOLHOUSE

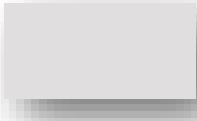
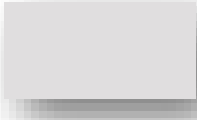








### Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

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





EXISTING WEST ELEVATION (FACING CASSADY AVENUE)



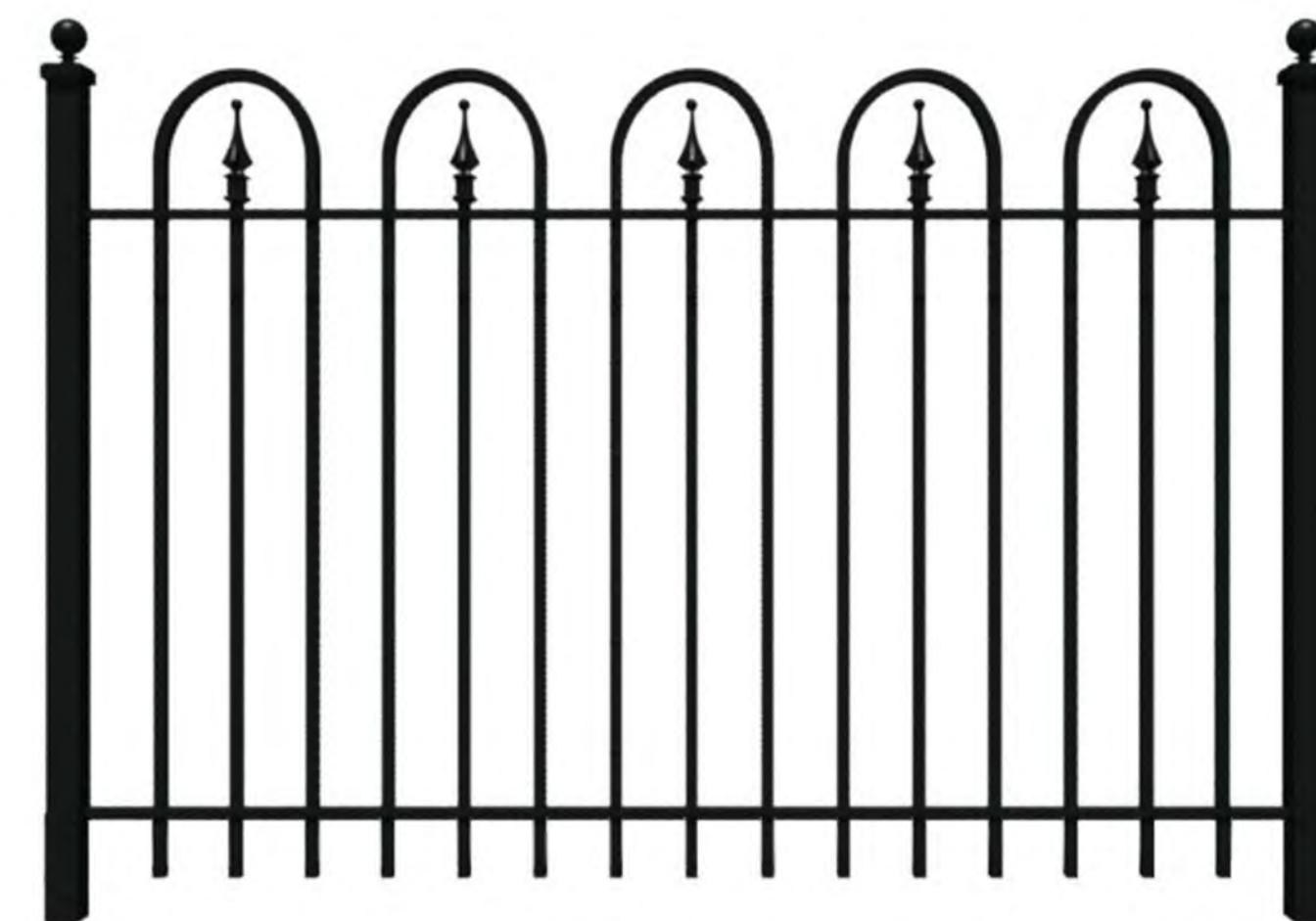
EXISTING NORTH ELEVATION (SIDE)



EXISTING WEST ELEVATION (REAR)



FABRIC AWNING



WROUGHT IRON FENCE

PAINT COLOR  
WOOD SIDING

PAINT COLOR  
DOOR, WINDOW AND AWNING

GREEN  
MEADOWS  
SCHOOLHOUSE





The complete James Hardie® ColorPlus® palette allows for multiple color combinations that expand your design options.

### Plank, Panel and Shingle Colors



### Trim

