



City of Sylvania Design Guidelines Gateway Architectural District (Topic 8) Knee Walls

October 2024

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INTRODUCTION:

Parking lot buffers help separate parking areas from sidewalks and screen parked vehicles from view. When parking areas are located between the building and the Monroe Street ROW, parking lot buffers should be installed across the full width of the adjacent parking area. The buffer should also be supplemented with landscape treatments, including trees, shrubs, and perennials. Brick masonry complimentary to the architectural character of the downtown Sylvania streetscape should be used.

PARKING LOT BUFFER CODE REQUIREMENTS

MONROE STREET CORRIDOR BUFFER:

Purpose: To create a unifying appearance of properties along the Monroe Street Corridor, as well as a pleasant experience for pedestrian and vehicular traffic traveling through the corridor.

Elements: The buffer shall consist of the following elements:

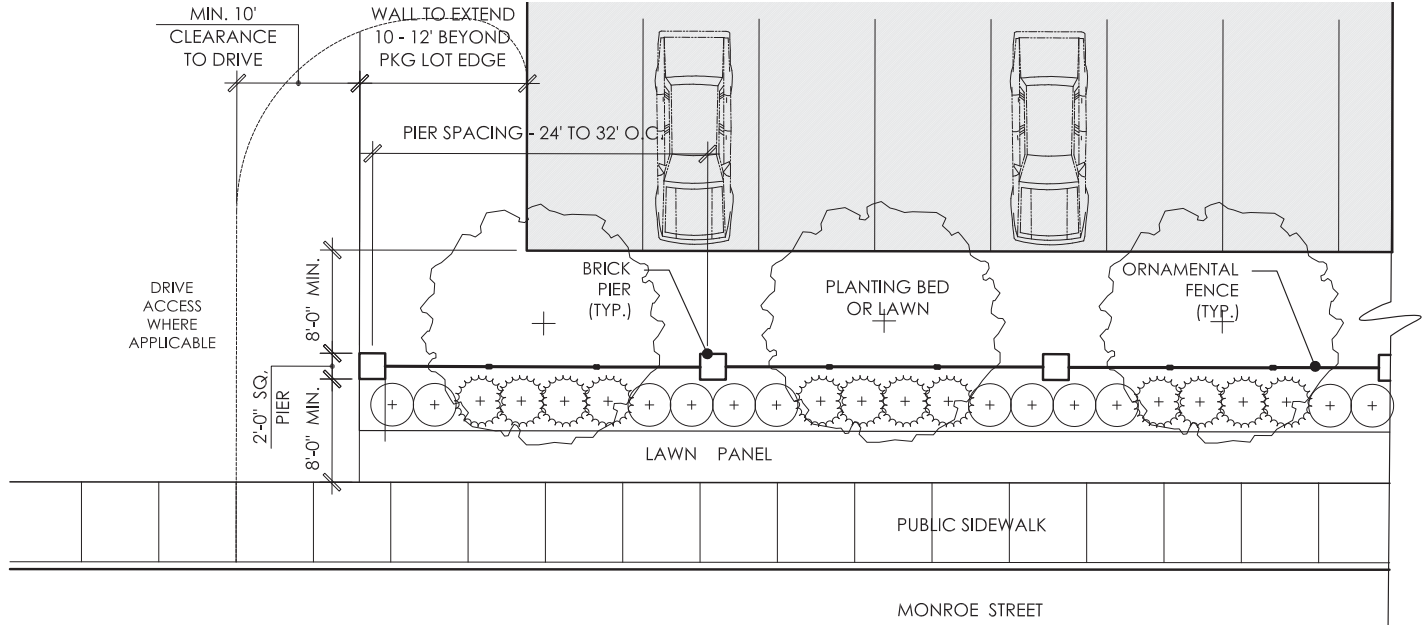
- 1) An ornamental metal fence with brick piers as outlined below.
 - a) The fence shall be a three-foot (3 1/2') industrial grade fence with 3 rails (two at the top and one at the bottom).
 - b) The post shall be 3" x 3" with a .125 wall thickness and shall have a ball finial.
 - c) The bottom of the fence shall not be enclosed.
 - d) The rails shall be 1 5/8" by 1 5/8"
 - e) The pickets shall be spaced 3 3/4" apart and shall terminate at the top rail.
 - f) There shall be a maximum of 4, 8' panel sections (32 feet max.) between piers. These fence sections shall be of equal lengths.
 - g) Color of the fence shall be black.
 - h) The Brick piers shall be two-foot (2') square and 4 1/2' tall to the top of the cap stone. The brick shall be Shenandoah, size modular, by Glen-Gery or approved equal - matching to wall south of Ace Hardware at the corner of Monroe and Main.
 - i) The cap shall be cast stone, consisting of two pieces – the bottom portion shall be 2'-2" square and 4" high and the top portion shall be 2'-0" square 4" inches high with top 2" and beveled on all 4 sides.
 - j) The entire assembly, including footings extending below the frost line, shall be designed by an architect or engineer.
 - k) The fence and piers shall extend a minimum of 10' beyond the edge of the parking lot.
 - l) Additionally, there shall be a 10' minimum clearance between any drive and the end of the fence and pier.

PARKING LOT BUFFER CODE REQUIREMENTS

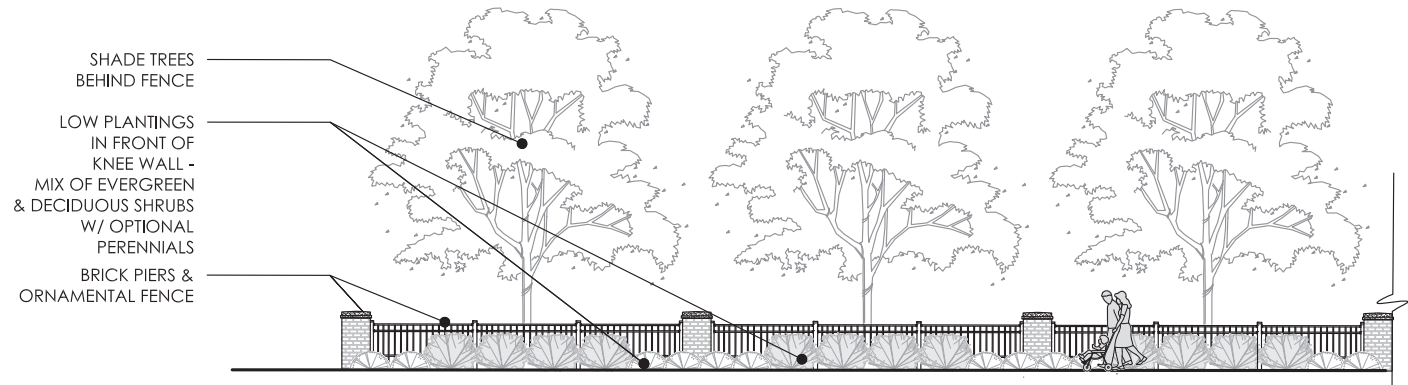
CONTINUED:

- 2) A planting strip, 5' wide and 3' wide lawn panel between the fence and piers and the public sidewalk shall be provided. (See Figures 1 and 2)
 - a) A minimum of 3 species per 100 linear feet shall be planted with the planting strip to create a diverse plant palette. Minimum plants sizes shall be as follows:
 - i) Evergreen shrubs - #5-gallon container
 - ii) Deciduous Shrubs - #3-gallon container
 - iii) Trees 2" caliper
 - iv) Perennials - #1-gallon container
 - b) The entire planting strip shall be included within a continuous hardwood mulch bed (minimum 3" deep).
- 3) There shall be an 8' wide buffer strip back of pier and a concrete curb for any 'head-in parking' spaces along the buffer corridor.
- 4) A street tree shall be planted every thirty feet (30') along the entire frontage.

PLAN & ELEVATION



PLAN



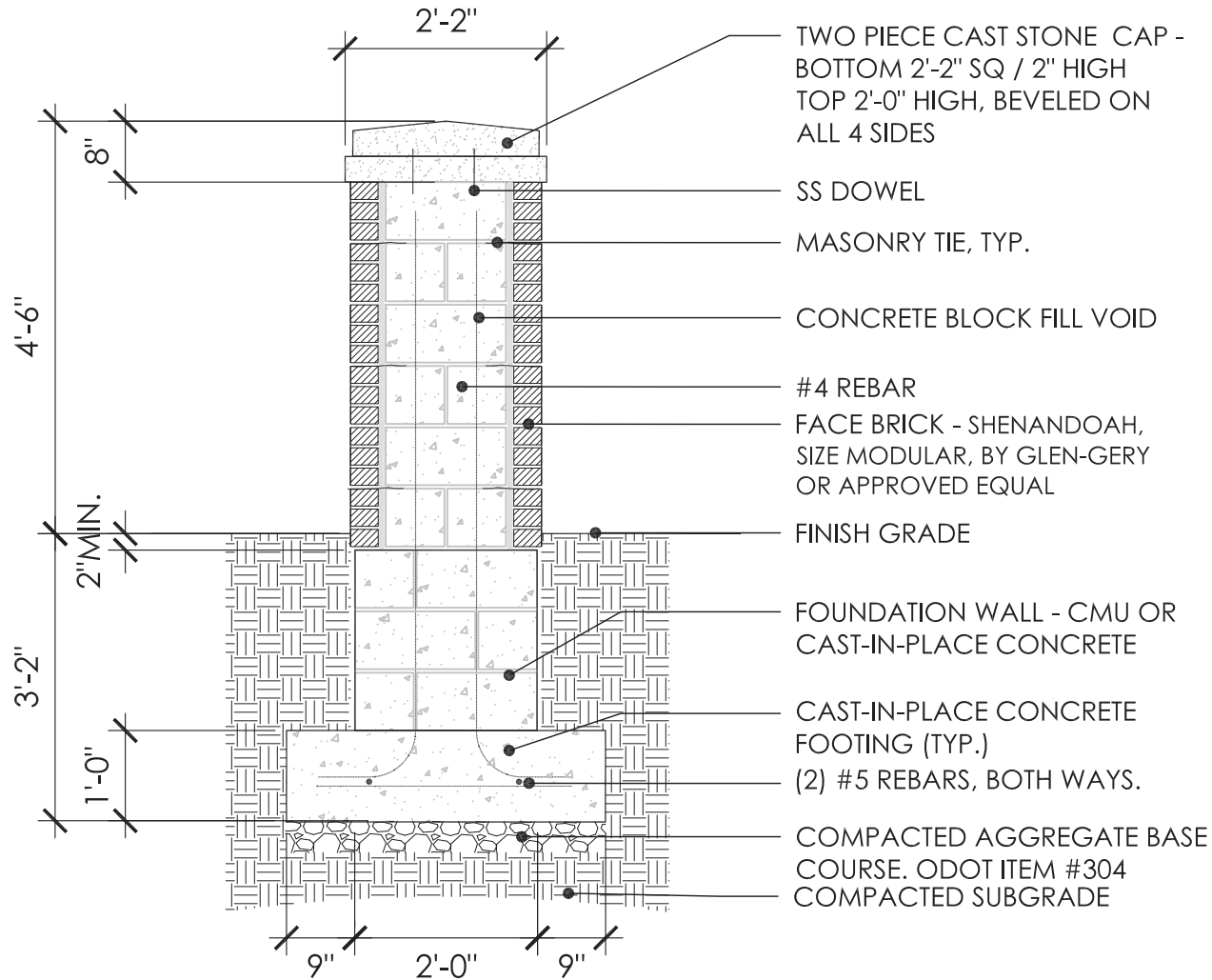
ELEVATION



RENDERING

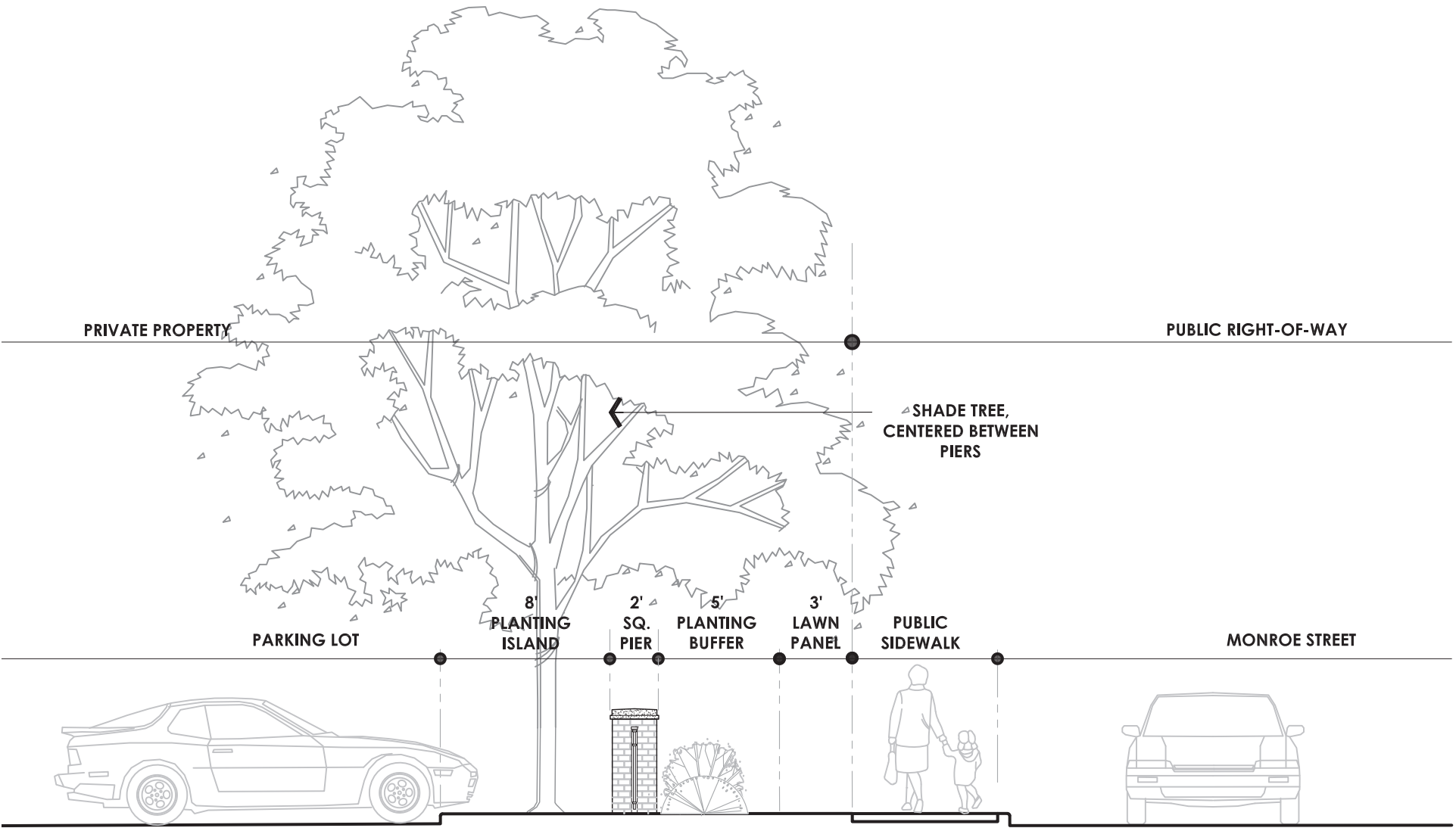


BRICK PIER SECTION



BRICK PIER

SITE SECTION



PLANTING RECOMMENDATIONS

The following plant species recommendations are provided for site landscaping.
The plant list includes species best suited for the area and conditions found along an urban corridor.
Other plant species may be used if they follow the intent and character of the standards.

SPECIES SELECTION

Minimum 3 species per 100 linear feet, create a diverse plant palette.

TREE AND PLANT SIZES

Evergreen Shrubs: Minimum #5 gallon container

Deciduous Shrubs: Minimum #3 gallon container

Trees: Minimum 2" caliper

Perennials: Minimum #1 container

SPECIES SELECTION

Evergreen Shrubs:

- Fire Chief Arborvitae
- Rheingold Arborvitae
- Denisformis Yew
- Everlow Yew
- Grey Owl Juniper
- Dwarf Mugo Pine
- Ink Berry

Deciduous Shrubs:

- Magic Capet Spirea
- New Jersey Tea
- Dwarf Oakleaf Hydrangea
- "Pugster Pink" Butterfly Bush
- Little Henry Itea

Trees:

- Kentucky Coffee Tree
- Scarlet Oak
- Frontier Elm
- Sycamore
- Trees for under powerlines**
 - Hot Wings Tatarain Maple
 - Musashino Japanese Zelkova

Perennials:

- Daylilly
- Hameln Grass
- Little Spire Dwarf Russian Sage
- Black Eyed Susan
- Profusion Salvia



PLANTING RECOMMENDATIONS

EVERGREEN SHRUBS



FIRE CHIEF ARBORVITAE



EVERFLOW YEW



GREY OWL JUNIPER



BIRD'S NEST SPRUCE



INK BERRY

DECIDUOUS SHRUBS



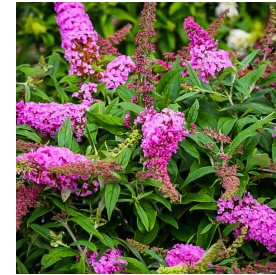
MAGIC CARPET SPIREA



NEW JERSEY TEA



DWARF OAKLEAF HYDRANGEA



"PUGSTER PINK" BUTTERFLY BUSH



LITTLE HENRY ITEA

TREES



KENTUCKY COFFEE TREE



SCARLET OAK



TATARIAN MAPLE



FRONTIER ELM



SYCAMORE

PERENNIALS



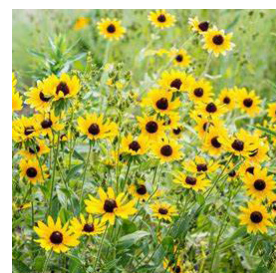
DAYLILLY



HAMELN GRASS



LITTLE SPIRE DWARF RUSSIAN SAGE



BLACK EYED SUSAN



PROFUSION SALVIA