

May 29, 2026

Planning Committee
Rocky River, Ohio

**RE: AKRON CHILDREN'S / ROCKY RIVER HEALTH CENTER
SUMMARY OF ITEMS
Board of Zoning and Building Appeals 6/11/26**

Members of the Board,
Please accept this letter as a summary of the request being presented. The drawings submitted provide additional supporting information.

PERIMETER FENCE

During the preliminary planning commission review, a neighboring resident presented a request to maintain the 8'-0" tall existing fence. The code limits new fences to 6'-0". The planning commission supported a variance for an 8'-0" tall fence to maintain residential privacy. The project will demolish the existing fences and replace with new fencing as indicated on AS-1.7 SITE PLAN – ARCHITECTURAL (FENCE).

8'-0" FENCE to be composite material, horizontal wood-look slat infill, finished on both sides.



6'-0" FENCE to be chain link, black.



It was observed during a site visit on 6/28 that the neighboring commercial property has large amounts of debris and loose storage up against the existing chain link fence. If the owner feels that this clutter is too unsightly for patients and families coming to the primary care entrance and parking near this fence, we would elect to either A) change the chain link fence proposed to match the composite type shown above or to B) infill the chain link with black slats as shown below. This decision would be informed by budget.



Sincerely,

A handwritten signature in black ink, appearing to read 'S. C. Radcliff', written in a cursive style.

Scott C Radcliff AIA, ACHA, LEED AP, NCARB



LuxeCore[™]

COMPOSITE FENCING SOLUTIONS BY FENCETRAC[®]

Premium | Stylish | Long-Lasting

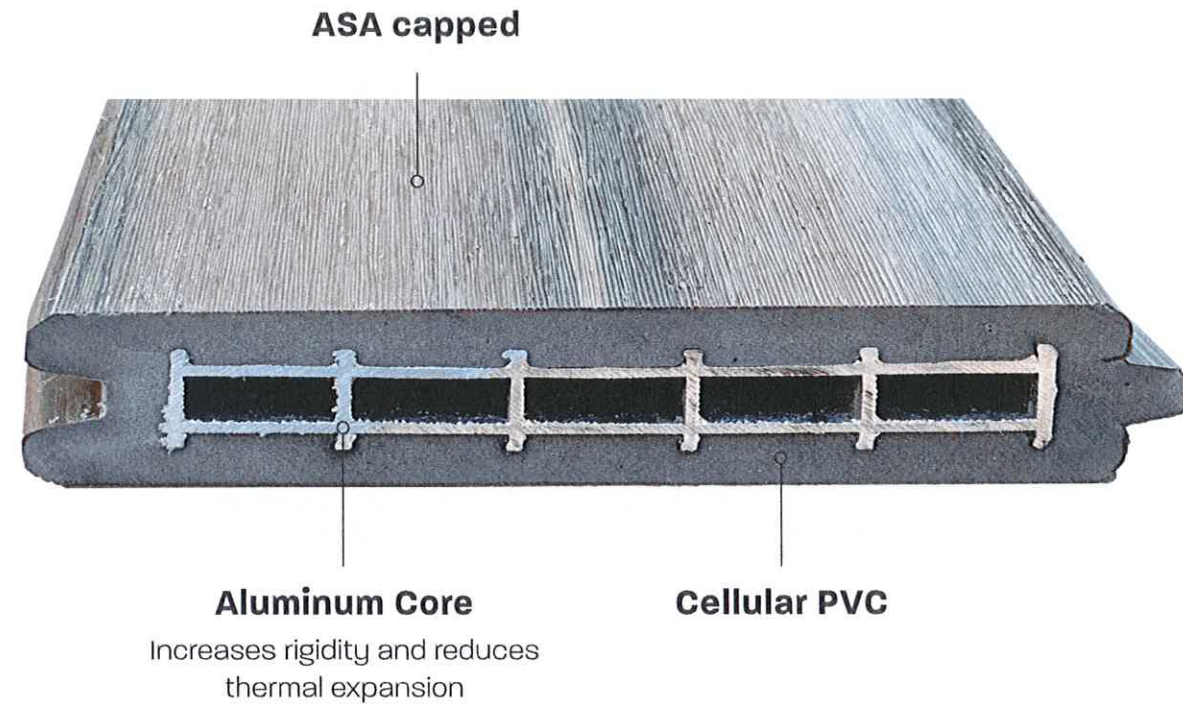


Premium Composite Fencing

About LuxeCore™

LuxeCore™ is composed of a cellular PVC core encased in ASA (acrylic-styrene-acrylonitrile), a highly weather-resistant resin that provides more strength and resilience than most other resins. **LuxeCore™** is the best synthetic fencing material on the market and is competitively priced. The luxury finish, color and texture sets it apart from most traditional fencing solutions. The product is wood-free, but gives a natural wood look that resists fading, staining and scratching with a 20-year structural guarantee.



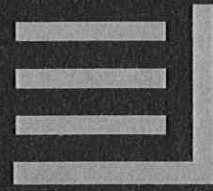


Benefits of ASA Encased Composites

Due to its outstanding resistance to moisture, mold, mildew, rotting and resiliency, the ASA material is a preferred choice in the auto industry. As the next generation of premium composite fencing, **LuxeCore™** is encased by the best weather-resistant resin on the market making it fade and UV-resistant. The material's nonporous nature eliminates unwanted moisture and prevents warping unlike typical wood-based composites. **LuxeCore™** will not easily scratch or stain and will withstand harsh elements. **LuxeCore™** is a no maintenance product and requires only an occasional pressure wash to keep the fence looking great for years to come. **LuxeCore™** is available in four colors.

Item Specifications		Colors			
Board Length	6 ft	 Harbor Gray  Tropical Teak  Timber Brown  Black Onyx			
Board Width	6 inches				
Board Thickness	1 inch				
Board Weight (approximate)	10 lbs				
Aluminum Core	6063- T5				

**Colors may appear slightly different on screen or printed than on actual product.*



The LuxeCore™ Difference

Fade Resistant

Maintains its beauty season after season without the need for costly maintenance.

Water Resistant

Because LuxeCore™ doesn't absorb moisture, it is perfect for marine environments and high humidity.

Low-Maintenance

No painting or sealing is required.

Easy to Clean

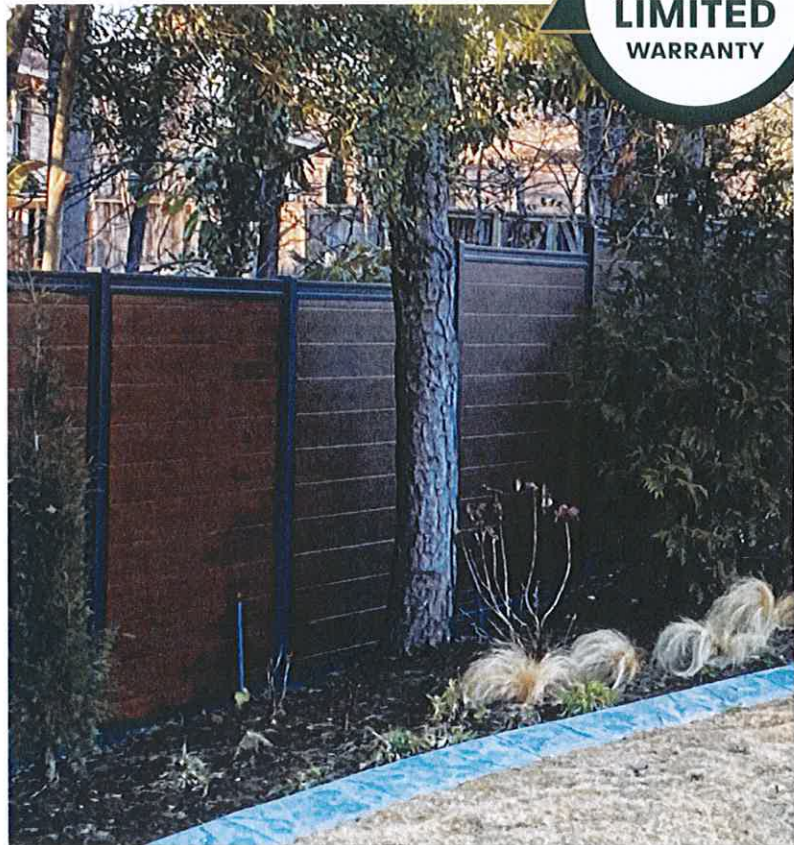
Easily cleaned with mild soap and water and impervious to most common environmental contaminants.

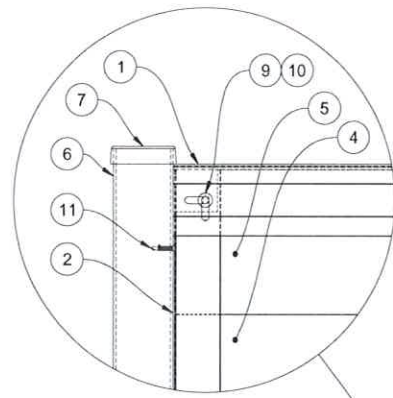
Environmentally Friendly

Cellular PVC material is recyclable, saving our precious forest resources from being depleted. In addition to being UV and water resistant, LuxeCore™ does not require chemical treatments, making it safe for kids.




**LIFETIME
LIMITED
WARRANTY**





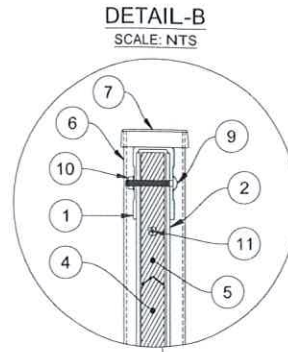
DETAIL-A
SCALE: NTS

POST RECOMMENDATIONS

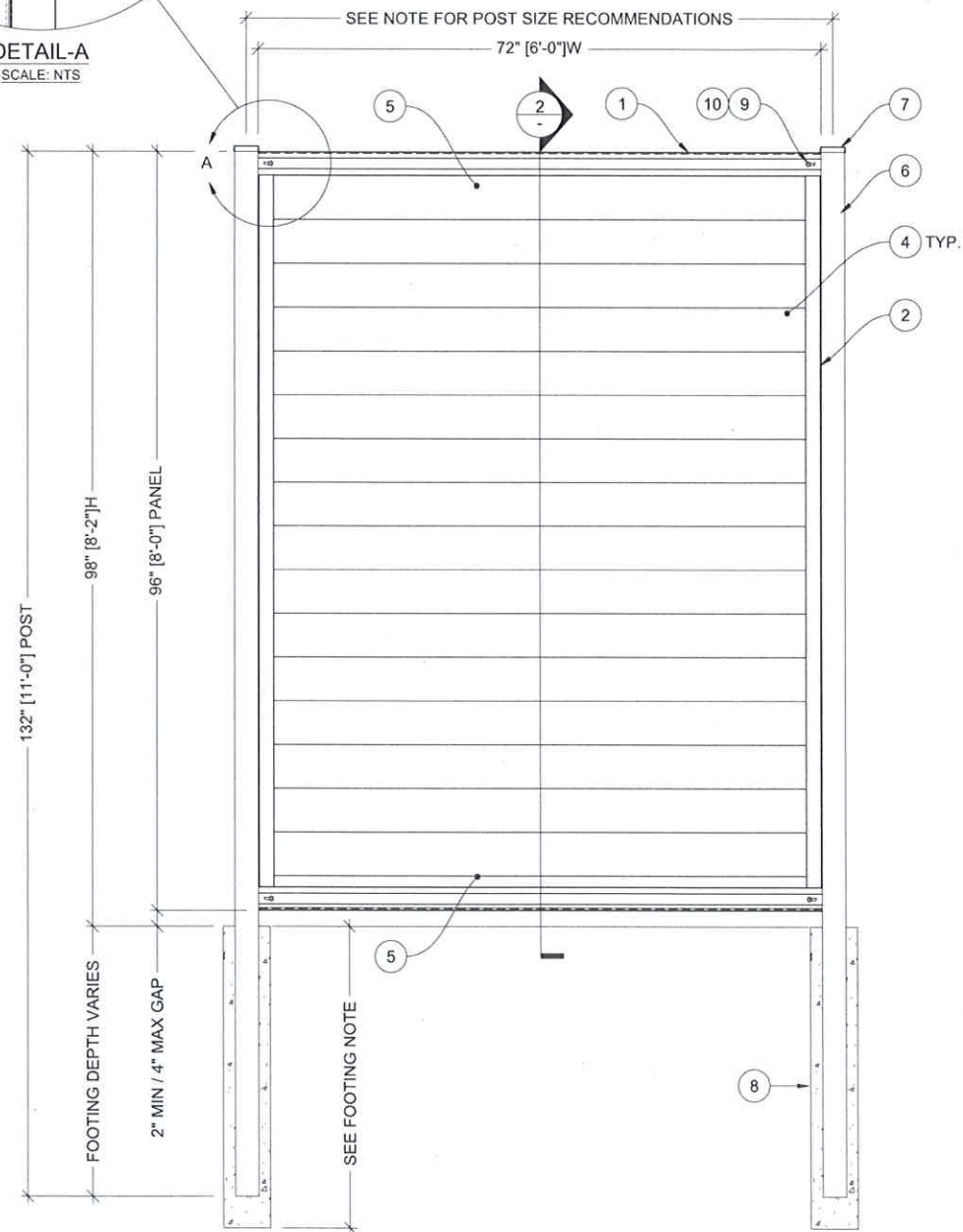
- 2 1/2" SQUARE X 14 GAUGE POST FOR RESIDENTIAL APPLICATIONS
- 3" SQUARE X 12 GAUGE POST FOR COMMERCIAL APPLICATIONS

ENGINEERING AND WINDLOAD REQUIREMENTS

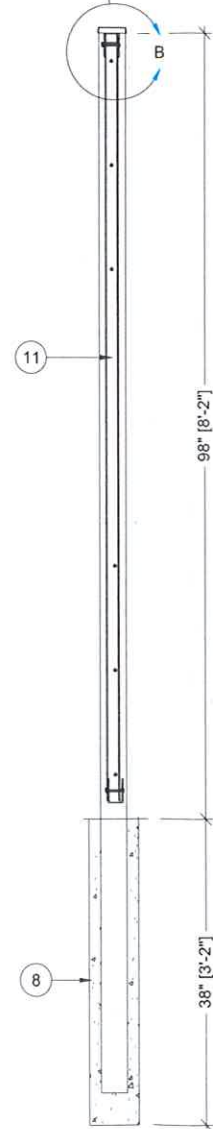
SITE SPECIFIC ENGINEERING CALCULATIONS OR STAMP WILL BE REQUIRED TO MEET LOCAL CODES. ENGINEERING FEE WILL BE ADDED TO PROJECT WHEN REQUIRED.



DETAIL-B
SCALE: NTS



1 FRONT VIEW
SCALE: 1/2" = 1'-0"



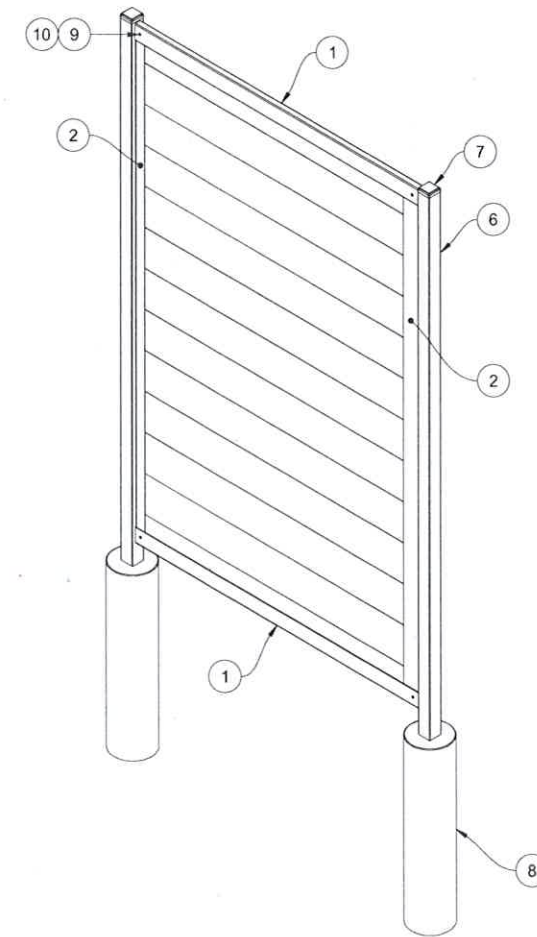
2 SECTION
SCALE: 1/2" = 1'-0"

FOOTING DEPTH AND DIAMETER SHALL BE DETERMINED BY LOCAL BUILDER CODES. TO BE VERIFIED BY FENCE INSTALLER

BILL OF MATERIALS			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	3" X 6'-0" CHANNEL	HORIZONTAL (TOP/BTM) GALVANIZED STEEL CHANNEL RAIL
2	2	2" X 6'-0" CHANNEL	VERTICAL GALVANIZED STEEL CHANNEL RAIL
3	N/A	CHANNELS ALLOW FOR UP TO 1" THK INFILL MATERIAL	INFILL QUANTITY MAY VARY DEPENDING ON TYPE SELECTED
4	11	1" X 6" X 6'-0" BOARDS	INFILL EXAMPLE ILLUSTRATED: HORIZONTAL BOARDS
5	2	1" X 6" X 6'-0" NOTCHED INFILL/BOARDS	TWO BOARDS TO BE NOTCHED FOR BOLT CLEARANCE AT TOP AND BTM CHANNEL
6	2	3" X 3" X 11GA, 9'-0" POST	STANDARD FENCE POST / OPTIONAL COMMERCIAL USE POST: 3" X 3" X 12 GA, 9'-0"L
7	2	3" X 3" CAP	3" SQ POST CAP STANDARD / OPTIONAL COMMERCIAL USE POST CAP: 3" SQ
8	2	6" DIAMETER CONCRETE PIER	POST PIER SIZE AND DEPTH TO BE SPECIFIED BY THE PROJECT'S EOR
9	4	ANSI B18.5 - 1/4-20 X 1-1/2" UNC CARRIAGE BOLT	ROUND HEAD SQUARE NECK CARRIAGE BOLT
10	4	IFI 100/107 1/4-20 HEX-HEAD FLANGE NUT	PREVAILING TORQUE TYPE HEX-HEAD FLANGE NUT
11	12	ANSI B18.6.4 - NO.10 X 5/8" SELF-TAPPING SCREW	VERTICAL CHANNEL, RECESSED HEAD SELF-TAPPING SCREW_TYPE-BT_TYPE-I

ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
CC	CENTER TO CENTER
EOR	ENGINEER OF RECORD
GA	GAUGE
H	HEIGHT
IFI	INDUSTRIAL FASTENER INSTITUTE
L	LENGTH
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE / DO NOT SCALE
SQ	SQUARE
THK	THICK / THICKNESS
TYP	TYPICAL
UNC	UNIFIED COURSE THREAD
W	WIDTH



3 ISO VIEW
SCALE: 1/2" = 1'-0"

POWDER COATING
COLOR OPTIONS

BLACK
BRONZE
WHITE
SILVER

DIMENSIONS ARE IN INCHES
UNLESS OTHERWISE SPECIFIED:
TOLERANCES:
FRACTIONAL ± 1/32"
ANGULAR: MACH / BEND ± 1/2"
TWO PLACE DECIMAL ± .03
THREE PLACE DECIMAL ± .005

FENCE TRAC

TITLE:
8' HIGH X 6' WIDE HORIZONTAL INFILL

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF FENCE TRAC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF FENCE TRAC IS PROHIBITED

	NAME	DATE
DRAWN:	JB	22-OCT-25
REVISED:	-	-
REVISED:	JB	22-OCT-25
MATERIAL:	GALVANIZED STEEL	

SIZE:	DWG. NO.	REV:
B	25-1022-009	A
SCALE: SEE DRAWING		SHEET 1 OF 1